CITY OF CORCORAN

Corcoran City Council Agenda
May 11, 2023 - 7:00 pm

HYBRID MEETING OPTION AVAILABLE

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

Meeting Via Telephone/Other Electronic Means
Call-in Instructions:
+1 312 626 6799 US
Enter Meeting ID: 880 7230 1590
Press *9 to speak during the Public Comment Sections in the meeting.

Video Link and Instructions:
https://us02web.zoom.us/j/88072301590
visit http://www.zoom.us and enter
Meeting ID: 880 7230 1590
Participants can utilize the Raise Hand function to be recognized to speak during the Public Comment sections in the meeting. Participant video feeds will be muted. In-person comments will be received first, with the hybrid electronic means option following.

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

1. **Call to Order / Roll Call**
2. **Pledge of Allegiance**
3. **Agenda Approval**
4. **Commission Representatives***
5. **Open Forum – Public Comment Opportunity**
6. **Presentations/Recognitions**
   a. Resolution Recognizing National Police Week*
7. **Consent Agenda**
   a. 2023-02-23 Draft Work Session and Regular Council Minutes*
   b. 2022 Draft Work Session and Regular Council Minutes September and October 2022*
   c. Financial Claims*
   d. Agriculture Preserve – Scherber*
   e. 2023 Fee Schedule Amendment*
   f. Resolution 2023-43 Gambling Permit – Rocky Mountain Elk Foundation-North Star Chapter*
   g. Approving Sound Waiver Permit-Corcoran Country Daze*
   h. Approving Sound Waiver Permit-Corcoran Lions*
   i. Invasive Species Removal – DNR Agreement*
8. **Planning Business -- Public Comment Opportunity**
   a. Cook Lake Highland PUD Amendment*
   b. Rush Creek Reserve 3rd Addition Final Plat and Final PUD*
      i. Public Hearing: Rush Creek Reserve 3rd Addition Easement Vacation*
   c. Zoning Ordinance Amendment – Non-conforming Expansion Discussion*
9. **Unfinished Business – Public Comment Opportunity**
   a. Logo Approach and Staff Process for Logo*
   b. Financial Gurarantee Policy*
10. **New Business – Public Comment Opportunity**
    a. Fund Transfers*
11. **Staff Reports**
12. **Closed Sessions**
    a. Hackamore Road Improvements and Purchase of Real Estate and Personal Property
    b. Sale of Property – 35-119-23-42-0035
    c. Attorney Client Privilege – Threatened Litigation
13. **New Business Continued**
    b. Implementation of Policy Discussion
14. **2023 City Council Schedule***
15. **Adjournment**

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

STAFF REPORT **Agenda Item: 4.**

Council Meeting: May 11, 2023	**Prepared By:** Michelle Friedrich
Topic: Commission Representatives	**Action Required** Informational

Summary

The advisory commission representatives for the May 11, 2023, Council meeting are as follows:

- Planning Commission: Corrine Brummond
- Parks and Trails Commission: Judy Strehler

Financial/Budget

N/A

Council Action

N/A

Attachments

N/A

STAFF REPORT **Agenda Item: 6a.**

Council Meeting: May 11, 2023	**Prepared By:** Jessica Beise
Topic: National Police Week – May 14-20, 2023	**Action Required:** Approval

Summary

National Police Week is scheduled for May 14-20, 2023, and is an opportunity to recognize and honor Police Department Staff for their dedication and service.

National Public Works Week is scheduled for May 21-27, 2023 and will be scheduled accordingly at a future Council meeting.

National Public Service was observed the week, May 7-13, 2023, administrative staff within the City were recognized and honored for their service to the City of Corcoran. Administrative staff includes areas of administration, clerk, finance, parks and recreation, and planning.

Financial/Budget

N/A

Options

1. Approve Resolution 2023-44 Recognizing National Police Week and Police Department Staff.
2. Decline Resolution 2023-44 Recognizing National Police Week and Police Department Staff.

Recommendation

Approve Resolution 2023-44 as presented.

Council Action

Consider a motion to approve Resolution 2023-44 Recognizing National Police Week and Honoring Police Department Staff.

Attachments

1. Resolution 2023-44 Recognizing National Police Week and Police Department Staff.

City of Corcoran *May 11, 2023*
County of Hennepin
State of Minnesota

RESOLUTION NO. 2023-44

Motion By:
Seconded By:

A RESOLUTION RECOGNIZING NATIONAL POLICE WEEK AND POLICE DEPARTMENT STAFF

WHEREAS, the City of Corcoran finds it important to recognize the work of the City's police department; and

WHEREAS, National Police Week is May 14-20, 2023; and

WHEREAS, as part of National Police Week, efforts are recognized within the City's police department staff and includes areas of public safety administration, detective, police officers, community service officers, and reserve officers; and

WHEREAS, the City recognizes the efforts made enacting the City's vision and goals while providing protection for the residents of Corcoran, excellent enforcement of Federal and State Statutes and Corcoran City Code, and dedicated community service; and

WHEREAS, the City of Corcoran recognizes the time, energy, and dedication, provided by the City's police department.

NOW, THEREFORE BE IT RESOLVED, by the City of Corcoran, the City Council hereby honors police department staff and recognizes National Police Week.

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

Whereupon, said Resolution is hereby declared adopted on this 11th day of May, 2023.

_____
Tom McKee -- Mayor

ATTEST:

City Seal

_____
Michelle Friedrich – City Clerk

STAFF REPORT Agenda Item: 7a.

Council Meeting: May 11, 2023	**Prepared By:** Michelle Friedrich
Topic: Draft Council Work Session Minutes – February 23, 2023 Draft Council Minutes – February 23, 2023	**Action Required:** Informational

Summary

Draft Minutes for the Council Work Session and Minutes for the Council Meeting for February 23, 2023, were moved from the April 27 Council meeting to the May 11 Council meeting for review.

CITY OF CORCORAN
City Council Work Session Minutes
February 23, 2023 – 5:30 pm

The Corcoran City Council met on February 23, 2023, in Corcoran, Minnesota. The City Council work session meeting was held in person and the public was present in person and remotely through electronic means using the audio and video conferencing platform Zoom.

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

City Administrator Beise, Finance Manager Ung, Planner Davis McKeown, Public Works Director Mattson, and Director of Public Safety Gottschalk were present.

1. **Call to Order / Roll Call**
   Mayor McKee called the work session to order at 5:30 pm.
2. **Cook Lake Highlands PUD Amendment**
   City Planner Lindahl reviewed the applicant's request for the work session discussion of potential PUD amendment to the cook Lake Highlands PUD that was approved in 2021, with final approval granted last spring. City Planner Lindahl noted the applicant has indicated the market has changed and would like to amend the plan. City Planner noted both Beth Hustad and Steph Griffin are available to talk about the amendment. City Planner Lindahl noted the addition of the Ebert property on the west side. City Planner Lindahl reviewed the daycare facility is in progress and been working on building permits and shown construction this spring on the corner at the entrance to the project. City Planner Lindahl reviewed the applicant would like to change the 19 villa homes proposed in the northwest corner of the site to rental units, and reviewed the United properties Applewood Point co-op unit properties would like to change the structure to a 145-unit apartment building, with the footprint height on the project remaining the same. City Planner Lindahl noted it is the internal walls that change the result in the added units. City Planner Lindahl reviewed the assisted living facility next to the daycare is no longer interested, and the applicant is asking to do 12 single-family rental units on that parcel, and then add the three-acre property to the west and add 19 single-family homes as rental units. City Planner Lindahl noted the property to the west is guided and zoned mixed residential which is the same as the underlying zoning on the Cook Lake PUD, and the plan includes 101.8 acres of HOA maintained open space along County Road 10 and noted it is a new addition with the rental component. City Planner Lindahl noted the rental component is an important part of the rental single-family concept. City Planner Lindahl reviewed the proposed plan and the new plan north of Brockton Lane and noted no physical changes on the site, however, the types of units included in the new plan are significant changes in the southwest corner of the site. City Planner Lindahl reviewed the density with the change is still within the allowed density range, at about 8 units an acre where eight to 10 is required, so a comprehensive plan amendment is not required. City Planner Lindahl reviewed the lot standards requested for the rental homes are smaller than the homes that are on the cul de sac, and those are proposed with 32-foot-wide lots with five-foot side yard setbacks. City Planner Lindahl reviewed the approval was 50-foot-wide lots with that same five-foot setback. City Planner Lindahl noted the HOA maintained open space, indicated the new property addition has not had a wetland delineation completed and noted the City would need to get a wetland delineation and determine whether that in fact is all upland. City Planner Lindahl noted that access to the single-family homes would be via a private drive, and Council would need to discuss parking if inclined to support the private drive. City Planner Lindahl outlined the question for Council is currently the city ordinance does not prohibit someone from renting a single-family home. City Planner Lindahl noted the City is working on a rental housing ordinance, and the draft ordinance allows an option for a special exemption for planned communities like this. City Planner Lindahl noted planned rental communities are different than the developer coming in and buying houses, for example like in a college town. City Planner noted the community would have planned maintenance and an owner that maintains all properties. City Planner Lindahl referenced the developer is the same developer in the Edgewater project in Maple Grove. Council and staff discussed original zoning before PUD approval allowed apartments and earlier sketch plans. City Planner Lindahl noted apartments are a permitted use in the RMF-2 zoning district. Council discussed the added 45 units and additional traffic. City Planner Lindahl

noted with the addition of the Ebert property a preliminary platted would need to be completed. Council and staff discussed the changes, non-support of 32-foot lots on a major road, and density requirements with new request. Council discussed crime statistics, PUD amendments, and existing infrastructure on the project. Council and applicant reviewed amenities, underground parking with the apartment rental building, age demographics for the development.

3. **Unscheduled Items**

   No unscheduled business was heard.

4. **Adjournment**

   MOTION: made by Bottema, seconded by Vehrenkamp to adjourn.
   Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp
   (Motion carried 5:0)
   Meeting adjourned at 6:47 pm.

_____
Michelle Friedrich – City Clerk

CITY OF CORCORAN
City Council Minutes
February 23, 2023 – 7:00 pm

The Corcoran City Council met on February 23, 2023, in Corcoran, Minnesota. The City Council meeting was held in person and the public was present in person and remotely through electronic means using the audio and video conferencing platform Zoom.

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

City Administrator Beise, City Clerk Friedrich, Planner McKeown, Public Works Director Mattson, and City Planner Lindahl were present.

1. **Call to Order/Roll Call**
   Mayor McKee called the meeting to order at 7:00 pm.
2. **Pledge of Allegiance**
   Mayor McKee invited all in attendance to rise and join in the Pledge of Allegiance.
3. **Agenda Approval**
   City Administrator Beise noted items 6a-b, will need to be moved to a future Council meeting, item 8b, Concept Sketch Plan for Amira Village, was removed per applicant request, and request was made by applicant to table item 10a, to a future Council meeting. City Administrator Beise noted the addition of item 11b, a water infrastructure bonding bill update, and 11c, Hackamore Road Improvement Project. City Administrator Beise noted Minutes were emailed to Council with copies included on the dais and added to the agenda.
   MOTION: made by Schultz, seconded by Vehrenkamp to approve the agenda as modified.
   Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp
   (Motion carried 5:0)
4. **Commission Representatives**
   Mayor McKee noted Planning Commissioner Van den Einde and Parks and Trails Commissioner Nybo were present via electronic means.
5. **Open Forum (Public Comment Opportunity)**
   Mayor McKee invited residents to communicate in-person or telephonically during Open Forum for items not included on the agenda. City Administrator Beise explained the instructions to participate in the meeting via the Zoom video format and reviewed instructions for participation in the meeting through telephone or computer. No persons participated in the public comment opportunity.
6. **Presentations/Recognitions**
   a. Resolution 2023-16 Honoring Parks and Trails Commissioner Sharon Meister
   Moved to March 9, 2023, Council meeting.
   b. Resolution 2023-17 Honoring Planning Commissioner Jim Shoulak
   Moved to March 9, 2023, Council meeting.
7. **Consent Agenda**
   a. 2023-01-26 Draft Council Work Session Minutes
   b. 2023-01-26 Draft Council Minutes
   c. Financial Claims
   d. Temporary Liquor License – Lions Park June 2-4, 2023
   e. Schedule Work Session March 9, 2023 – Pedestrian Crossing Policy
   f. Accepting Commission Resignations and Appointment Process

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g. Resolution 2023-14 Accepting Donation – Sports Star Photography

Council requested item 7g., be pulled for discussion and comment.

MOTION: made by Nichols, seconded by Schultz to approve agenda items 7a-f as presented.
Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp
(Motion carried 5:0)

Council discussed item 7g, Donation by Sports Star Photography and requested more information regarding vendors the City utilizes and the vendor issuing donations back to the City. City Administrator Beise noted the photography service provided is for parks and recreation programs for pictures, and noted other photography vendors utilize the same process. City Administrator Beise noted the donation is based on the gross dollar amount of pictures sold to participants within the program. Council inquired on multiple vendors and how the decision is made in which vendor to utilize. City Administrator Beise noted vendor selection involves pricing, customer service provided, and what products are offered. City Administrator Beise noted the donations go back directly to support the program. Council tabling the item to later in the meeting. Council discussed the preferred vendor receives access to the family names within the program, and inherently the City acts as the authoritative power to the vendor or company with that access. Council discussed not accepting the donation due to conflict of interest, and requesting vendors offer a discount to the families that are purchasing the pictures rather than the program benefiting from parents purchasing pictures.

MOTION: made by McKee, seconded by Schultz to table Consent Agenda item 7g, until April to allow staff time to gather additional information and review alternate options.

Council discussed a motion to not accept the donation to avoid additional staff time and work, and briefly discussed city-accepted donations.

Council made a friendly amendment to the Motion to table Consent Agenda item 7g, until April to allow staff time to gather additional information and review alternate options to incorporate the end user with a discount, Schultz seconded the friendly amendment to the Motion.

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

8. Planning Business (Public Comment Opportunity)

Mayor McKee invited residents to communicate in-person or telephonically during the public comment opportunity for Planning Business for items 8a and 8c. City Administrator Beise explained the instructions to participate in the meeting via the Zoom video format and reviewed instructions for participation in the meeting through telephone or computer. No persons participated in the public comment opportunity.

a. Concept Sketch Plan – Kariniemi

City Planner Lindahl reviewed the sketch for Kariniemi Meadows at 23185 County Road 10, and noted the sketch plan is for an outlot that was plotted previously as part of Karaniemi Meadows with the addition of another parcel. City Planner Lindahl reviewed Kariniemi Meadows as a nine-lot subdivision with one large outlot. City Planner Lindahl noted the applicant is now reviewing the outlot, which is roughly a 40-acre parcel on Larson Road that would combine, and are proposing three commercial lots, eight residential lots, and two outlots which does work with the open space preservation plat math. City Planner Lindahl noted with regard to the open space preservation plat, the Outlot A that was platted with Karaniemi Meadows had four development rights and noted the Wicht property to the south has four development rights, they would use three for the commercial with a resulting eight for the open space preservation plat on Larson. City Planner Lindahl noted in this concept the commercial lots wrap around the Public Works facility with one lot on the north side, and a flag log directly north and east of the Public Works facility and noted currently the lot does not meet the minimum frontage requirements for the commercial district, the third lot is south of Public Works and applicant would request a comprehensive plan amendment to re-guide the lots from rural ag to rural service commercial, and rezone from rural residential to rural commercial, similar to the zoning on County Road 19 and County Road 19 for the properties with the property on Larson slated as open space preservation plat, and does comply with code, however, the open space preservation plat as it is written, indicates 50 percent of the open space must be buildable. City Planner Lindahl noted buildable per code is different than developable and code indicates buildable does not deduct floodplain and this project is the first project where there is a large area of floodplain. City Planner Lindahl noted the significance is the open space area contains very little upland outside of the floodplain but continued in shoreland it's still open

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space with 50 percent of the land, which does comply with the code as it is written. City Planner Lindahl noted on the current concept plan using developable verbiage to reflect the same parameters in the rest of the subdivision and zoning ordinances. City Planner Lindahl reviewed Outlot B along County Road 10 on the west side of the creek, noting code does not allow unbuildable outlots, and noted the outlot would need to be part of Outlot A or part of Lot 9. City Planner Lindahl reviewed the challenges of combining Outlot A and Lot 9 as a trail would then go through that parcel or lot, and noted the larger lot size would be a benefit to the non-conforming structures on the lot. City Planner Lindahl noted the County transportation policy, and engineers' memos regarding improvements required on Larson Road, and limited access points on the County Road. City Planner Lindahl noted Parks and Trails Commission recommended to Council last year, and Council supported the recommendation regarding an existing trail, and a trail dedication upon commercial property development. City Planner Lindahl noted the trail was not taken when the plat was recorded because Public Works and Parks and Trails Commission wanted to walk the site with landowner to locate the dedicated trail location, and was approved as a moan or wood chip trail, but further determination was necessary to work with the plan that would follow what was approved and then continue south along the north side of the creek out to County Road 19. City Planner Lindahl noted the location of the trail on the north and east/west section where a commercial connection to 19 will occur would be sent back to Parks and Trails Commission to review. City Planner Lindahl noted Council comments are advisory, but applicant appreciates as much feedback as Council can provide. Council and staff discussed Outlot A and reviewed buildable estimates at 40.9 acres, with usable space as defined by code at 34 acres, which subtracts the wetland and creek at 6 acres, and area below the flood plain is 19.5 acres, so roughly 25.5 of the 40 acres are not buildable. City Planner Lindahl specified 32.4 acres of open space are required to be preserved. Council asked to hear from the applicant and applicant was experiencing technical difficulties. Technical difficulties continued.

MOTION: made by Bottema, seconded by Nichols to table item until applicant can be available to review project and answer questions.

Council noted a specific timeframe to reschedule item, and also commented on sharing Council thoughts, noting there are some discussion points that need to be addressed.

Councilor Bottema withdrew his Motion.

Motion fails for lack of withdrawn second Motion, and lack of Council vote.

Council noted requesting applicants appear in person when a concept plan is being presented.

Nate Kariniemi, applicant, apologized for the technical difficulties and noted City Planner Lindahl has laid out the specifics of the concept plan. Mr. Kariniemi requested Council feedback regarding the open space ratio and indicated the County would consider access to County Road 19, but wanted to understand what the city's viewpoint would be, and use of the parcel for commercial and residential so a decision would be based on daily traffic demands. Council asked applicant how Outlot A would redevelop in the future when municipal services are available. Mr. Kariniemi noted it would depend on what City code is, and is likely very far into the future, and does not have any proposed ideas at this time. Council inquired why the outlot has to be the size that it is and noted making the commercial lots larger. City Planner Lindahl responded the outlot is tied to the eight residential lots on the south. Council noted definition of buildable and developable will likely be amended for consistency.

MOTION: made by Bottema, seconded by Vehrenkamp, to amend the definition of buildable and developable for consistency with code.

City Administrator Beise requested a prioritization direction from Council for the code definition change. Council requested to include the definition change at clean up time.

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

(Motion carried 5:0)

Council noted the big discussion topics include the three commercial lots, zoning changes, access by Public Works, eight residential lots, and trail. Council noted declining shared access with the Public Works driveway. Council discussed commercial zoning changes with the eight residential homes as a buffer, with commercial lot 3 as an actual single access point, if Hennepin County allows it the only concern would be that the traffic or access point does not affect the home directly across the street, and noted traffic lights and sight lines to the residential property. Council discussed park dedication requirement for land with the currently zoned property, and noted the desire to have additional trails, noted the creek in the area, and the possibility of obtaining a little more high-quality park land. Council questioned how much land would the City

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be able to obtain, if the City chose not to accept cash in lieu and how much land would the City be entitled to if this project were to develop. City Planner Lindahl noted at the December 22 meeting, the update for rural residential was five percent of the land, commercial industrial was four percent of the land. City Planner Lindahl noted approximately five percent of 108 acres, so about 5 acres. City Planner Lindahl noted for the nine lot, Kariniemi Meadows subdivision, the City took the trail, and ended up giving them no Park Dedication for the trail easement because it is all under the floodplain. City Planner Lindahl noted the City took cash in lieu. Council and staff discussed the benefit of obtaining the whole outlet as a public park, buffer requirements around open space lots, and clarification of access to commercial lots needs to be a public street with developer responsible for costs. Council noted Public Works would have access to the street with two driveway accesses to the public street and would break the access to County Road 19.
Nate Kariniemi, applicant; lost connection again.
City Planner Lindahl added Mr. Kariniemi may have a question regarding County access to the third lot, with Council indicating that access is okay as long as it does not align with the residential property directly across the road. City Planner Lindahl noted the County will allow one access with Public Works and the other two commercial lots.
Nate Kariniemi, applicant, was able to reconnect electronically via phone, and requested Council direction on support of the plan before County would agree to provide additional access on County Road 19.
City Planner Lindahl confirmed the Council was supportive of the plan with individual access to County Road 19, as long as the access was not directly across from the residential property on the opposite side of County Road 19. Public Works Director Mattson noted depending on what the use is, the county will try to equidistant the spacing between the new access north at north Public Works and Larson Road. Public Works Director Mattson suggested when the developer and his team are reviewing the access, if that equidistance line matches up with that driveway, which might be something to review early in the process, especially if they require turn lanes based on density, the access point appears pretty close to the midpoint between those two roads. Council added if the access is not able to be offset, Council would discuss additional landscaping to help mitigate the change in zoning to the adjacent neighbors. Council and staff discussed that the County could force that access point, in which case, Council would not support the access for the third commercial lot.

b. Concept Sketch Plan – Amira Village

Applicant requested item be removed the agenda.

c. Transition Buffer Ordinance Discussion

City Planner Lindahl noted past discussion regarding the draft ordinance and noted there were a few changes based on Council direction. City Planner Lindahl noted Council also requested information on implementing the ordinance. City Planner Lindahl reviewed with Council other cities similar-type ordinances and noted the Ramsey staff indicated difficulty in enforcement, because of private property, and landscaping that residents may incorrectly assume is theirs. City Planner Lindahl noted utilizing easements may be the best tool to enforce. City Planner Lindahl noted the City Attorney recommended adding language to the draft ordinance that indicates any violation of this preservation easement is a misdemeanor, which is included globally in our city code, but specifically to be included in Chapter 1, and included as a code enforcement issue rather than a civil suit. City Planner Lindahl noted other cities handle violations through complaint-based notification, and do not complete any annual inspections. Council and staff discussed overplanting and the issues it creates. Council noted language in the draft ordinance to include allowance of a 10 ft encroachment for stormwater ponds into the buffer area and allow a partial allowance for that. City Planner Lindahl confirmed it was added as existing woodlands are protected. Council noted discussions regarding raised planting beds in the buffer yards, if they were considered temporary structures or not, structures that are not allowed, and structures that are allowed such as benches. Council discussed enhancements to buffers and open space buffer locations. Council also discussed the consideration of a local street separation between differing land uses such as one of lower-class buffers like an A or B, but not anything C or above. City Planner Lindahl noted the discussion was accurate but there was no change to it. Council reviewed buffers near cemeteries and churches, and City Planner Lindahl noted language could be added to include when existing parcels are replatted, they are not subject to the buffer requirements and sited the Hope Community Church project site as an example.

MOTION: made by Nichols, seconded by Bottema to ask staff to add a provision to the draft language to treat a local street as a class A buffer where a buffer is required, but not in any higher classification.

Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp
(Motion carried 5:0)
MOTION: made by McKee, seconded by Schultz to amend Section 1060.070 Chapter 1 of City Code and draft ordinance as discussed.
Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp
(Motion carried 5:0)
Council noted the discussion on expanding the buffer use and if it was clarified in the discussion appropriately. City Planner Lindahl noted expanded use was combined, however, exemption for cemeteries needs further clarification. Council noted cemeteries were not exempt in past discussions. City Planner Lindahl, for clarification noted cemeteries would be in a cemetery, where with the Hope Church example, they wouldn't need to add buffering because of expanded use. Council consensus was to move forward the buffer yard draft ordinance and send to Planning Commission.

9. Unfinished Business

Mayor McKee invited residents to communicate in-person or telephonically during the public comment opportunity for Unfinished Business for 9a-9c. City Administrator Beise explained the instructions to participate in the meeting via the Zoom video format and reviewed instructions for participation in the meeting through telephone or computer. No persons participated in the public comment period, however, City Administrator Beise noted a comment card was received from Nate Kariniemi thanking Council for their comments.

a. Mandatory Sewer and Water Connections and Request for Extension

City Administrator Beise reviewed a request to extend the mandatory sewer and water connections. City Administrator Beise noted in 2016, the City initiated the downtown water and utility streets improvement project that brought water and sewer infrastructure to the downtown area, as well as improved. City Administrator Beise outlined at that time there was a project requirement to have systems connected by 2019, with extensions for extenuating circumstances through June 30, 2023. City Administrator Beise noted Heidi here from Heidi's GrowHaus would like to speak about a request for an extension and obtain feedback from Council on how extending the deadline.
Heidi Heiland, Owner of Heidi's GrowHaus, thanked Council for the opportunity to discuss the extension tonight. Ms. Heiland requested another extension on hooking up to city sewer and water and is trying to proactive of the anticipated due date, as it will be difficult for her business to comply. Ms. Heiland noted an existing payment of the city sewer and water fees through property taxes and asked if that was correct?
City Administrator Beise responded certain properties in the downtown district pay for TLAC and water connection fees through a finance agreement over time, but that is separate from the connection itself as that is generally funded through individual owners.
Ms. Heiland added that her company is fully compliant with that part of the project. Ms. Heiland explained the complications with her property because of where the access comes into the property, and with the suggestion $60,000 cost to hookup, her business cannot afford the expense right now. Ms. Heiland noted the challenges recently occurring and though she has every intention to hook up when feasible, she is not able to at this time, and noted October will not be enough time. Ms. Heiland noted she thought she would be able to complete the hookup by this spring, but her business plan currently in place is cutting costs and trying to adopt new strategies until spring and summer bring customers through the doors. Ms. Heiland noted the hookup is a difficult capital improvement plan by itself, so she is requesting a different deadline, and for Council's understanding of her business situation.
Council discussed the current septic system at Heidi's GrowHaus and maintaining the existing well on the property after hookup, and financial impact to the City with extensions to hooking up to City sewer and water. Public Works Director Mattson noted the area charges already collected are the funding mechanism for the sewer and water infrastructure, and the extension of the connection hookup is related to compliance with City ordinances. City Administrator Beise noted the extension would extend to the remaining few businesses that have not yet connected. Council discussed extensions with final connection of October 2024. Council discussed the possibility of connecting the remaining businesses and assessing them through their property taxes so they could pay over time. City Administrator Beise noted that could be something to review with the City Attorney, because it is required by ordinance, once timelines have been established.
MOTION: made by McKee, seconded by Nichols to extend the sewer and water connection due date

through October 31, 2024, for the affected properties.
Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp
(Motion carried 5:0)
Council and staff discussed sending a letter out to the remaining properties on the final extension date.

b. Horseshoe Bend Feasibility Study

Rebecca Gunderson, 6300 Horseshoe Bend Drive, brought forth concerns of a pipe that appears to be remaining that runs across Rolling Hills, and it is listed as green instead of yellow, with a yellow one being put in and the green one remaining.
Public Works Director Mattson responded the focus was on what were the new pipes required in the drainage analysis and where were the existing pipes. Public Works Director Mattson noted staff recommendation is to replace existing pipes. Public Works Director Mattson asked for clarification of Ms. Gunderson's question reflected replacement the existing pipe that is there.
Ms. Gunderson confirmed that was her question and added the existing pipe is jagged and crumpled and is a safety concern.
Public Works Director Mattson noted the culvert would be addressed even if the project does not move forward.
MOTION: made by Bottema to approve option 2.
Motion fails for lack of second.
MOTION: made by Bottema, seconded by Vehrenkamp to approve Option 2 including a $37,000 drainage maintenance, and direct staff to obtain engineering design services proposal for managing the 10-year storm event estimate at $231,000.
Council and staff discussed other parts of the City experiencing flooding issues due to inadequate development and reviewed Corcoran Trail East and Corcoran Trail West, and are due to age of the neighborhood, precipitation, and different standards when the neighborhood was developed. Council and staff discussed assessments and appraisal valuations. Council and staff discussed the absence of a stormwater fund and noted this example illustrates the cost of maintenance. Council and staff discussed identifying what other projects may be necessary in the next few years. Council and staff discussed bonding for the current project and evaluate future fees or area charges to finance future projects.
Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp
(Motion carried 5:0)

c. 2023 Capital Improvement Plan Purchase – Trail Maintenance Equipment

Public Works Director Mattson noted the Public Works team is bringing forward a recommendation for a 2023 approved expenditure and included in the breakdown showing bonding for a $50,000 in trail maintenance equipment and accessories. Public Works Director Mattson noted after evaluation, and meeting with neighboring cities to understand what makes the most sense regarding trail maintenance equipment. Public Works Director Mattson noted the recommendation would be to purchase a John Deere 4066 tractor with a pro Pronovost p800 snow blower attachment. Public Works Director Mattson noted during the process, another tractor, a John Deere 4720, that is in the 2024 replacement plan, but not been presented yet, essentially is not needed, because the 4066 can serve a dual purpose and application in maintenance and general operations. Public Works Mattson reviewed the recommendation for the 4066 tractor is essentially to replace a tractor that was scheduled for replacement in 2024 anyhow. Public Works Mattson noted an example is in some of the newer neighborhoods, we have trailside, cross a bunch of driveways, with the blower allowing the user to redirect the snow away from driveways. Public Works Director Mattson noted other uses for the 4066 tractor include snow removal maintenance at city park, and utilized in weather-related events where there are large snow storage issues with ice underneath. Council and staff discussed the 4066 horsepower, other attachments for the tractor, brand comparisons, and cost. Public Works Director Mattson noted the monetary savings regarding the budget related item is approximately $45,000 under budget and noted the multi-purpose 4066 tractor will serve a primary role for trail maintenance, as well as other tasks as needed. Council noted concern of purchasing trail maintenance equipment when the City has an old trail maintenance plan, noted Council, and the Parks and Trails Commission have not discussed a trail maintenance plan. Council noted a discussion regarding trail maintenance and what the needs are to determine equipment that is needed, if trails need to be maintained in the winter, what HOAs will cover, and what the City will be responsible for. Council noted beginning discussions to determine what the City will be doing regarding trail maintenance. Council

inquired how the equipment could be utilized on future trails within the community. Council noted discussion is necessary to determine if trails will be open year-round, and would they be maintained for walking or other weather-related activities like cross country skiing for snowshoeing. Council and staff discussed the tractor would be utilized on bituminous trail developments and not on sidewalks.

MOTION: made by Nichols, seconded by McKee to authorize staff to purchase the John Deere 4066R tractor with snow blower in the amount of $45,500.

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

(Motion carried 5:0)

10. New Business

Mayor McKee invited residents to communicate in-person or telephonically during the public comment opportunity for New Business on items 10b-f. City Administrator Beise explained the instructions to participate in the meeting via the Zoom video format and reviewed instructions for participation in the meeting through telephone or computer. No persons participated in the public comment period.

a. Financial Assistance – Tax Abatement and TIF

Moved to a future Council meeting.

MOTION: made by McKee, seconded by Vehrenkamp to add item 10a back into the agenda for Council discussion.

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

(Motion carried 5:0)

Council discussed the positive and negative attributes of tax abatement and TIF support for a sports complex in Corcoran. Council and staff briefly discussed financial aspects. Council discussed scheduling the item for the March 9 Council meeting.

b. Charitable Gambling Fund – Table and Chair Purchase

Recreation Supervisor Christensen Buck presented a current staff request to purchase new tables and chairs for community events in Corcoran. Recreation Supervisor Christensen Buck reviewed the cost of renting tables and chairs for events was approximately $1,600 per event and noted Night to Unite and Truck Safety Seminar as two events that utilize tables and chairs. Recreation Supervisor Christensen Buck outlined the cost of $14,500 for the purchase of 60 tables and 300 chairs. Recreation Supervisor Christensen Buck noted the funding would occur through the City's Lawful Gambling Donation Fund as it was determined to be an eligible expense. City Administrator Beise added there are specific activities lawful gambling can be utilized, and the City would be looking to make the purchase under the activities and facilities for youth, or under police and fire, within the Lawful Gambling Donation Fund requirements. Council and staff discussed what the fund has been used for and City Administrator Beise noted the current funds could be utilized for the future City Park project.

MOTION: made by Schultz, seconded by Bottema to approve and authorize staff to utilize Charitable Gambling Funds to purchase in an amount up to $15,000 for the purchase is for 300 chairs and 60 tables.

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

(Motion carried 5:0)

c. Police Department Recruitment and Retention

Director of Public Safety Gottschalk presented the recruitment and retention of police officer item and noted this topic was presented to Council in work sessions over the last months. Director of Public Safety Gottschalk reviewed challenges with law enforcement recruitment and hiring that's been going on for a couple of years now, and noted there are more job openings than there are currently qualified candidates. Director of Public Works Gottschalk noted there is alarmingly low enrollment in the law enforcement programs and also in the graduation, resulting in a crisis that's going to be getting worse before it gets better. Council and staff have been talking about police recruitment and retention since 2022 when formal discussions began. Director of Public Safety Gottschalk reviewed other agencies processes regarding recruitment include hiring bonuses up $10,000 per candidate. Director of Public Safety Gottschalk reviewed the law enforcement profession has changed, seniority and financial security kept officers securely in positions. Director of Public Safety Gottschalk noted officers now look at another department, or any place they've considered working, and go there with very little risk and no pay cut, potentially even getting a hiring bonus. Director of Public Safety Gottschalk outlined the challenges of for the City of Corcoran, and what benefits and incentives make Corcoran an attractive place to work. Director of Public

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Works Gottschalk reviewed in March of 2022, all of Corcoran's police officers were asked what would be valuable to you as a recruitment or retention tool, or idea, for the City to consider. Director of Public Safety Gottschalk summarized the results and staff brought to council in June of 2022. Director of Public Safety Gottschalk noted Council direction was necessary in which recruitment and retention tools would Council consider. Director of Public Safety Gottschalk noted at the time, the direction from the Council included a request for more detail as to what the recruitment and retention tools would mean budgetarily, but also to understand how the officers value them. Director for Public Safety Gottschalk noted staff and Council formed a subcommittee on how to survey the officers to get data in a meaningful way for Council to review and discuss. Director of Public Safety Gottschalk thanked Councilor Nichols, and Councilor Bottema for helping put together the survey to access the data in a way to ascertain what the carrying cost per benefit point was. Director of Public Safety Gottschalk noted the subcommittee reviewed draft financial numbers on the carrying costs for different retention and recruitment options, and also surveyed the officers to find out what carries the most value. Director of Public Safety Gottschalk noted the findings were brought back to Council to discuss on January 12, 2023. Director of Public Safety Gottschalk reviewed which retention and recruitment item scored the highest benefit points, which had the highest number of selections by officer, and what the average score was by the selector. Director of Public Safety Gottschalk noted with that data, and numbers, and reviewing the carrying cost, the subcommittee was able to decide what that carrying cost per benefit point was. Director of Public Safety Gottschalk reviewed the conclusion and based on the feedback from the Council, and staff's recommendation the top three recruitment and retention tools that were consistent across the board included the paid sabbatical, the wellness retreat reimbursement, and the additional retirement health insurance contributions. Director of Public Safety Gottschalk reviewed health insurance incentive formula for the health insurance incentive would be approximately $20,000 per year in carrying cost, the wellness retreat reimbursement carrying cost would begin in 2023, with a carrying cost of $18,000, and the mental health sabbatical incentive beginning in 2024, with a carrying cost of approximately $20,000 in 2023. Director of Public Safety Gottschalk noted the health insurance incentive fund would fluctuate depending on officer retirements, so funding could vary year by year with the first eligible officer for retirement in 2031. Council and staff discussed eligibility for incentive benefits. Council reviewed possibilities of expanding Corcoran's Police Department into communities interested in possibly adding or combining police services. Council discussed a schedule for implementing the incentive benefits. Director of Public Works Gottschalk noted it was suggested the travel reimbursement first as it fits within what was budgeted for this year, as all three of them would, but the travel reimbursement doesn't require a long-term rollout, whereas sabbaticals will require scheduling and a phasing to over time, with scheduling a sabbatical beginning in 2024-25. Council consensus was support of staff recommendations and making sure we are effective with the intended purpose. Council and staff discussed requirements and handbook language changes for each of the incentive benefits for employed staff, and also in the event of a separation of employment.

MOTION: made by McKee, seconded by Nichols to adopt handbook language and incentive benefits as presented.

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

d. Cropland Weed Control

City Administrator Beise reviewed crop rental properties the city owns, and noted in 2022, the county reevaluated how they taxed leased land, and had reinterpreted that process. City Administrator Beise noted as a result of the reinterpreted process, the renter of city land was taxed for personal property taxes under state statute. City Administrator Beise noted staff reviewed options to explore weed control for the two parcels the city owns. City Administrator Beise noted a conversation with the city assessor's office regarding the personal property tax versus Payment in Lieu of Taxes issue with us last year, and noted the way statute reads, if the City were to do a service contract, and allow someone to put hay down and if they feed the hay to horses, or feed it to cows, and those cows are sold, that constitutes making a profit off the land, so it's likely not a great option. City Administrator Beise reviewed the other option to rent the land, is the City pays the taxes on the land, bids out the land to see what kind of rental we can receive on the land. City Administrator Beise noted this option is still a more cost effective option, rather than mowing the parcels over the summer and fall months or spraying for weeds. Council and staff discussed cost options of mowing the lawn, staff time, and subcontracting the service.

MOTION: made by McKee, seconded by Schultz direct staff to proceed with the rental route option for 2-year city cropland rentals, and to work with Council to develop a long-term plan for the parcels.
Friendly amendment made by Vehrenkamp to extend the rental properties to a three-year rental option.
Council discussed completing the long-term option for the rental parcels within the next two years.
Friendly amendment was rescinded by Vehrenkamp.
Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp
(Motion carried 5:0)

e. Parks and Trails Commission Annual Appointments

MOTION: made by Bottema, seconded by Schultz to reappoint Phil Christenson the Parks and Trails Commission.
Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp
(Motion carried 5:0)

f. Charter Commission Annual Appointments

MOTION: made by Bottema, seconded by Schultz to reappoint Ken Guenthner to the Charter Commission.
Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp
(Motion carried 5:0)

11. Staff Reports

a. Planning Project Update

Council received report.

b. Added: Water Infrastructure Bonding Update

City Administrator Beise reviewed the request for some bonding appropriation and when looking for bonding opportunities, at the time, we thought we would be able to convert part of our 2023 current project and were informed that option won't be available until at least 2024 or later. City Administrator Beise noted the City was informed about an opportunity for us to attend a public hearing and amend the language to make sure we could utilize any funding requests for other projects we are planning. City Administrator Beise outlined a proposal to do make some minor changes to the area of service to be the entire municipal service area, and then review what we've been planning for a second well in northeast, and the third cell of the water treatment facility. City Administrator Beise noted it would have given us an opportunity to leverage state dollars to get some of those projects that we've been planning for in the water fund completed. City Administrator Beise requested Council confirmation they are comfortable with the City Administrator and Mayor to attend the capital and testify on behalf of our request. Council directed staff to attend the public hearing and testify the need for funding for water projects in Corcoran.

c. Added: Hackamore Road Improvement Project Update

City Administrator Beise reviewed an update on the Hackamore Road Improvement Project. City Administrator Beise noted staff has been working with the city of Medina over the last three years since 2020 on the Hackamore Road Improvement Project, and at the point of finalizing agreements and looking to work with project partners on financial commitments and the final project parameters. City Administrator Beise noted the next steps include authorizing going out for bids and bringing back to Council the Joint powers agreement along other agreements with potential project partners along the corridor. Public Works Director Mattson noted Medina would likely be listed as the owner on the JPA agreement, with the primary engineer listed as WSB.

12. 2023 City Council Schedule

Council received schedule.

13. Adjournment

MOTION: made by Nichols, seconded by Bottema to adjourn.
Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp
(Motion carried 5:0)
Meeting adjourned at 10:05 pm on February 23, 2023.

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Michelle Friedrich – City Clerk

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STAFF REPORT Agenda Item: 7b.

Council Meeting: May 11, 2023	**Prepared By:** Michelle Friedrich
Topic: Draft Council Work Session Minutes – September 22, October 13, October 27, 2022 Draft Council Minutes – September 8, and September 22, October 13, October 27, 2022	**Action Required:** Informational

Summary

Draft Minutes for the Council Work Sessions September 22, October 13, and October 27, 2022; and Minutes for the Council Meetings for September 8, September 22, October 13, and October 27, 2022, will be provided separately to Councilmembers via email and will be placed in the City Hall Agenda Packet and on the website when available. The anticipated date is Tuesday, May 9, 2023.

Added Agenda Item: 7b1.

CITY OF CORCORAN
City Council Minutes
September 8, 2022 – 7:00 pm

The Corcoran City Council met on September 8, 2022, in Corcoran, Minnesota. The City Council meeting was held in person and the public was present in person and remotely through electronic means using the audio and video conferencing platform Zoom.

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

City Administrator Beise, City Clerk Friedrich, Finance Manager Ung, Public Works Director Mattson, and Director of Public Safety Gottschalk were present.

1. **Call to Order/Roll Call**
   Mayor McKee called the meeting to order at 7:00 pm.
2. **Pledge of Allegiance**
   Mayor McKee invited all in attendance to rise and join in the Pledge of Allegiance.
3. **Agenda Approval**
   City Administrator Beise noted the addition of work session minutes under 7a, public comments on item 8b related to the public hearing for Amberly and Bellwether, updates to the Hennepin County Levy insert to 9b, removal of 9d as a cross-share agreement is completed to be presented at a future meeting, and the addition of 9f Water Supply Treatment Plant Architectural Additions.
   MOTION: made by Nichols, seconded by Schultz to approve the agenda as modified.
   Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp
   (Motion carried 5:0)
4. **Commission Representatives**
   Mayor McKee noted Planning Commissioner Shoulak was present via electronic means and Parks and Trails Commissioner Anderson was present.
5. **Open Forum (Public Comment Opportunity)**
   Mayor McKee invited residents to communicate in-person or telephonically during Open Forum for items not included on the agenda. City Administrator Beise explained the instructions to participate in the meeting via the Zoom video format and reviewed instructions for participation in the meeting through telephone or computer. No residents participated in the Open Forum.
6. **Presentations/Recognitions**
   a. Hennepin County Commissioner Kevin Anderson

   Mayor McKee introduced Commissioner Anderson. Commissioner Anderson introduced himself and recapped Hennepin County's 2022 budget and reviewed the upcoming 2023 budget and priority items. Council and Commission Anderson discussed items of importance to the City of Corcoran and included traffic issues and road funding. Council thanked Commissioner Anderson for his time.
7. **Consent Agenda**
   a. Draft Minutes of the May 26, 2022, Council Work Session*
   b. Financial Claims*
   c. 66th/Ave Gleason Parkway Corridor Improvements-Pay Request 5*
   d. Temporary Liquor License – September 24, 2022*

   Council questioned why item 10b Request for Bond Conduit Financing or Host Approval was on the agenda for a second time in a row. City Administrator Beise noted the applicant requested a work session to discuss project financing options with Council and as Council declined a work session, the

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applicant is now asking for permission to seek financing from other cities for the project. City Administrator Beise added as the project is in Corcoran the applicant needs host approval from Council to proceed.

MOTION: made by Bottema, seconded by Vehrenkamp to approve agenda items 7a-d, as presented.
Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp
(Motion carried 5:0)

8. Planning Business (Public Comment Opportunity)

Acting Mayor Bottema invited residents to communicate in-person or telephonically during the public comment opportunity for Planning Business. City Administrator Beise explained the instructions to participate in the meeting via the Zoom video format and reviewed instructions for participation in the meeting through telephone or computer. No residents participated in the public comment opportunity.

a. Rush Creek Public Hearing and Easement Vacation

City Administrator Beise noted City Planner Lindahl would present the staff report and then public comment could be received. City Planner Lindahl noted the Public Hearing for the Easement Vacation for Rush Creek Reserve. City Planner Lindahl noted vacating the underlying easements over Outlots D and F is part of the process as new drainage and utility easements are created when next parcel is final platted.

Mayor McKee opened the Public Hearing.

City Administrator Beise explained the instructions to participate in the meeting via the Zoom video format and reviewed instructions for participation in the meeting through telephone or computer. No residents participated in the Public Hearing.

MOTION: made by Nichols, seconded by Schultz to close the Public Hearing.
Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp
(Motion carried 5:0)

MOTON: made by Bottema to Approving Resolution 2022-102 Vacation of Drainage and Utility Easements Located on Outlot D and Outlot F of Rush Creek Reserve Addition (City File 22-012).
Motion fails for lack of second.

Council noted the water drainage issue along County Road 10, installation of culverts, and grading. Council and staff discussed when grading and trail is completed, the water drainage issue will no longer exist.

MOTON: made by Bottema, seconded by Schultz to approve Resolution 2022-102 Vacation of Drainage and Utility Easements Located on Outlot D and Outlot F of Rush Creek Reserve Addition (City File 22-012)
Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp
(Motion carried 5:0)

b. Amberly Bellwether Public Hearing and Easement Vacations

City Planner Lindahl noted vacating the underlying easements over outlots that have since been replatted as part of the Bellwether 8th, Amberly 2nd, and Bellwether 9th, is part of the process to vacate easements no longer needed.

Mayor McKee open the Public Hearing.

City Administrator Beise explained the instructions to participate in the meeting via the Zoom video format and reviewed instructions for participation in the meeting through telephone or computer. City Administrator Beise noted one written public comment was received and was included in the agenda packet record.

MOTION: made by Nichols, seconded by Vehrenkamp to close the Public Hearing.
Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp
(Motion carried 5:0)

MOTION: made by Schultz, seconded by Bottema to approve Resolution 2022-103 Vacation of a Drainage and Utility Easement on Outlot F of Bellwether (City File 22-056).
Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp
(Motion carried 5:0)

MOTION: made by Schultz, seconded by Bottema to approve Resolution 2022-104 Vacation of a Drainage and Utility Easement on Outlot B of Bellwether 6th Addition (City File 22-056).
Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp
(Motion carried 5:0)

MOTION: made by Schultz, seconded by Bottema to approve Resolution 2022-105 Vacation of Drainage and Utility Easements on Outlot C and Outlot D of Bellwether 6th Addition (City File 22-056).
Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp

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(Motion carried 5:0)

9. Unfinished Business

Acting Mayor Bottema invited residents to communicate in-person or telephonically during the public comment opportunity for Unfinished Business items 9a through 9c, 9e, and 9f. City Administrator Beise explained the instructions to participate in the meeting via the Zoom video format and reviewed instructions for participation in the meeting through telephone or computer. No persons participated in the public comment period.

a. 2023 Preliminary Levy

Finance Manager Ung presented an updated 2023 Preliminary Draft Budget, reviewed timelines with Council approval necessary by September 30, 2022, with final levy and budget approval by December 28, 2022. Finance Manager Ung noted the water and sewer budget would be presented to Council in October. Finance Manager Ung revenue and expenditure comparisons for 2022 and 2023. Council and staff reviewed budgeted numbers in licenses and permits, the overall Hennepin County property value increases, and reviewed areas the budget could be decreased. Council and staff discussed the tax rate versus tax capacity. Council discussed the timeline for fire commander position and until the City has a greater need, utilizing a high-level administrator planning position until the City can support an internal fire services staff. Council and staff reviewed projected growth of City and staffing priorities.

MOTION: made by Schultz, seconded by McKee approving Resolution 2022-106 Preliminary Proposed Tax Levy Collectible in 2023.

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

(Motion carried 5:0)

b. Hennepin County Levy Insert

City Administrator Beise reviewed the Hennepin County Levy Tax Insert, and noted the insert provides additional explanation to residents on levy and tax impacts. Council requested taxable income be split between residential and commercial, and the order of items on the back side of the insert to place public safety first and define on the chart the public safety categories.

MOTION: made by Schultz, seconded by Nichols authorizing staff to submit the City of Corcoran Preliminary Budget and Draft Levy Insert to Hennepin County and to incur costs associated with the project with the amendments as discussed.

Councilor Bottema made a friendly amendment to include a description and define public safety categories on the insert.

MOTION: made by Schultz, seconded by Nichols authorizing staff to submit the City of Corcoran Preliminary Budget and Draft Levy Insert to Hennepin County and to incur costs associated with the project with the amendments as discussed, and including a description to define public safety categories.

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

(Motion carried 5:0)

c. Planning Commission Appointment

MOTION: made by Bottema to appoint John Horn to the Planning Commission to an existing term expiring on February 29, 2024.

Motion fails for lack of second.

Council discussed applicant attributes and experience within municipalities. Council briefly the applications received.

MOTION: made by Bottema, seconded by Vehrenkamp to appoint John Horn to the Planning Commission to an existing term expiring on February 29, 2024.

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

(Motion carried 5:0)

d. Moved to a future Council meeting: City Center Drive & 79th Place Mass Grading and Stormwater Improvements Cost Share Agreement

e. Order the Feasibility Study for Potential Assessments – Hackamore Road Project

City Administrator Beise reviewed the history of the Hackamore Road Improvement Project, final design discussions, and an assessment process for the subdividable properties. City Beise noted a

feasibility study cost was included as part of the cost estimates for the final design, and review of the 429 processes for the final Hackamore Road design. City Administrator Beise asked for Council approval authorizing WSB to complete the feasibility study and obtain a letter of benefit, to understand what financial contribution the three subdividable properties would be.

MOTION: made by Bottema, seconded by Schultz, to authorize staff to work with WSB to complete a feasibility study and obtain a letter of benefit as part of the Hackamore Road Improvement Project.
Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp
(Motion carried 5:0)

f. Added: Water Supply Treatment Plant Architectural Additions

City Administrator Beise noted the water treatment plant design and the architectural element discussions in previous Council meetings, and noted some changes to the water treatment plant, alternate designs including dormers on the roofline for two- or three-cell facilities. City Administrator Beise noted Council feedback is necessary for staff to ensure staff is moving forward in the right direction. Council and staff reviewed previous elements to include in an alternate bid, avoiding a warehouse look to the facility, and dormer failures and roof leaks. Council and staff reviewed design elements, pitched roof, ladder color and location, and location of facility equipment. Council provided staff direction.

10. New Business

Mayor McKee invited residents to communicate in-person or telephonically during the public comment opportunity for New Business items 10a through 10f. City Administrator Beise explained the instructions to participate in the meeting via the Zoom video format and reviewed instructions for participation in the meeting through telephone or computer. City Administrator Beise noted one comment card was received for item 10c.

a. Public Safety Reorganization

Director of Public Safety Gottschalk reviewed the public safety reorg and outlined the Deputy Director of Public Safety position, grading of the position, and not replacing the Lieutenant position at this time. Council discussed creation of a new position and posting process of the new position. Council and staff reviewed the reorganization change and noted the City's authority to make changes to organizational structure, either internal processes, or a reorganization allows for leeway.

MOTION: made by Nichols, seconded by Vehrenkamp to approve Resolution 2022-107 Amending the Organizational Structure of the Police Department.
Voting Aye: McKee, Bottema, Nichols, Schultz, and Vehrenkamp
(Motion carried 5:0)

b. Request for Bond Conduit Financing or Host Approval

City Administrator Beise noted at the August 25 Council meeting, Council declined to host a work session related to bond conduit financing. City Administrator Beise reviewed the request by St. Therese for formal consideration on whether Council would consider financing, and if not, St. Therese requests Council consider a host approval opportunity. City Administrator Beise noted the City's bond Council is available to answer any questions. City Administrator Beise noted a proposal of a $50,000 administrative fee with no restriction on fund allocation. City Administrator Beise noted next steps include a resolution for a set sale, or a resolution allowing St. Therese to access funds through a different organization. City Administrator Beise noted the applicant, St. Therese is also present. Council and Ms. Gina Ferrini from Kennedy McGraven discussed conduit bond financing, and noted there is no liability to the City. Mr. Ferrini noted the City is not responsible for making any payment on the bonds, and it does not affect the City's credit rating, or impact the City's ability to issue bonds for its own purposes. Mr. Ferrini noted the bonds are called conduit revenue bonds and Congress established a process for other non-profit entities to benefit through the same sort of tax benefit the City has to lower borrowing costs, but because of that, the City is essentially acting as a conduit for the bonds, as tax code does not allow the applicant to apply directly. Ms. Ferrini noted the code requires the City approval. Council requested tabling the item until the next Council meeting for Council to gather and understand information related to bond conduit financing.

Mr. Kelvin Chung Gaskey, CEO of St. Therese, spoke with Council on host approval and timelines, and his experience with other cities regarding bond conduit financing.

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Council noted creating a policy around what kind of fees would be appropriate for bond conduit financing in the future.

MOTION: made by McKee, seconded by Nichols, to table item to the September 22 Council meeting, and direct staff to draft appropriate resolutions.

Council asked if there is a market for host cities. Council and staff reviewed host city revenue and options. City Administrator Beise clarified if Council would like to add drafting a policy regarding bond conduit financing fees. Mayor McKee noted a friendly amendment to his original Motion to include staff time to draft a bond conduit financing fee policy.

MOTION: made by McKee, seconded by Nichols, to table item to the September 22 Council meeting, and direct staff to draft appropriate resolutions, approve staff to create a draft bond conduit financing fee policy.

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

c. Request from Bass Lake Crossing HOA – Trail Maintenance

City Administrator Beise reviewed the request from Bass Lake Crossing Homeowners Association regarding trail maintenance, and noted the City has not yet accepted trail maintenance. City Administrator reviewed the two HOA cost for maintaining the trails was approximately $1,250 in 2022. City Administrator Beise noted staff is reviewing options for a trail maintenance program to review with the Parks and Trail Commission. City Administrator Beise noted Ron Zappa from the Bass Lake Crossing Homeowners Association is present.

Ron Zappa, 7482 Fir Lane, president of the HOA for Bass Lake Crossing, opined on the trail the east side of Bass Lake Crossing, and on the west side of Cook Lake Highlands. Mr. Zappa noted the HOA has been maintaining the trail, was paved with association dues, and noted it no longer a private trail. Mr. Zappa requested reimbursement from the City for trail maintenance by the HOA.

Council inquired if the trail is on private property. Staff indicated it is on private property as the City has not yet accepted the trail. Council and staff discussed the trail easement when the development was created, and noted the trail will eventually be public once the City accepts the trail. City Planner Lindahl added the developer received a Park Dedication Credit to build the trail as part of their development requirements and has always been a public easement. City Planner Lindahl added maintenance of public trails is not in City policy, but even if it were, this trail has not yet been accepted by the City. City Planner Lindahl noted that the trail easement is public, everyone in the City, or outside the City has a right to walk on the trail. Council discussed maintenance and repair of roads within developments is the developer's responsibility until the City assumes them as a public street. Mr. Zappa responded to Council and noted with the trails at the beginning stages in Corcoran, the HOA will still maintain the trail even if Council does approve the request. Council noted beginning the process to create a draft trail maintenance policy in 2023. Staff noted the Crow River Trail on County Road 19 on the west side of Corcoran is also plowed by residents of Corcoran. Council and staff discussed the requirements of the Crow River Trail regarding winter maintenance. Council discussed snowmobiling and trail usage. Mayor McKee summarized to the HOA request for reimbursement, at this time the City would not authorize reimbursement and thanked Mr. Zappa for his time.

d. Request from Cook Lake Highlands – Utility and Street Construction

City Administrator Beise reviewed the request from Cook Lake Highlands to begin utility and street construction work, if all required assurances and fees are paid, a pre-construction meeting is held, and allowed to start prior to all documents related to the final plat are recorded. City Administrator Beise noted City Code requires all documents be recorded prior to starting work for utility and street construction. City Administrator Beise noted staff has reviewed requirements and agreements that are necessary, if Council should approve this work to begin. City Administrator Beise noted the applicant is available to answer questions. Council and staff discussed pre-construction meetings, stormwater maintenance agreement, joint powers agreement with Maple Grove, drainage from Cook Lake Highland, encroachment agreement, and park dedication. Council approved a 7-day timeline for the stormwater agreement which would be September 16, and 30 days for the remaining documents to be submitted by or a stop-work-order notice will be issued if all documents are not received with the

caveat of all documents being fully executed with appliable signatures. Council noted September 30 as the deadline for the remaining documents.

MOTION: made by Schultz, seconded by Bottema to authorize street utility work to begin 7days after receipt of financial guarantees, submission of park dedication, and a pre-construction meeting is held; and if the stormwater agreement is not full executed within seven days, by September 15, the City will issue a stop-work-order; and all other documents must be submitted by September 30, including MET Council documents; and site complies with construction hours ordinance.

Council discussed review of all items at the September 22 Council meeting.

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

(Motion carried 4:1)

Councilor Schultz noted he will be absent from the September 22 Council meeting.

e. Skid Steer Equipment Change

MOTION: made by Bottema, seconded by Nichols to authorize the purchase of two skid loaders with tracks and trade in the current skid loaders.

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

(Motion carried 5:0)

f. Police Officer Hiring Process

Director of Public Safety Gottschalk reviewed the hiring plan for police officers for 2023, noted Officer Edstrom was previously hired, and with the separator of Officer Hochstetler, the request is to continue with the authorization to add one of the 2023 positions that was previously authorized for the early hire and proceed with the police officer hiring process. Council and staff discussed 2022 funding, and the 2023 budget, and noted the fact that there were officers out, there would be funds available which were not utilized in the budget.

MOTION: made by Nichols, seconded by McKee Authorize staff to begin the hiring process for full-time Police Officer.

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

(Motion carried 5:0)

11. Staff Reports

a. Update on Park Dedication

City Administrator Beise updated Council on status of park dedication fee, amending the subdivision ordinance, and requirement of public hearing.

12. 2022 City Council Schedule

Council received schedule.

13. Adjournment

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

Voting Aye: McKee, Bottema, Nichols, and Vehrenkamp

(Motion carried 5:0)

Meeting adjourned at 11:16 pm on September 8, 2022.

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Michelle Friedrich – City Clerk

DRAFT

Added Agenda Item: 7b2.

CITY OF CORCORAN

City Council Work Session Minutes
September 22, 2022 – 5:30 pm

The Corcoran City Council met on September 22, 2022, in Corcoran, Minnesota. The City Council work session meeting was held in person and the public was present in person and remotely through electronic means using the audio and video conferencing platform Zoom.

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

City Administrator Beise, City Clerk Friedrich, Planner McKeown, and Public Works Director Mattson were present.

1. **Call to Order / Roll Call**
   Acting Mayor Bottema called the work session to order at 5:30 pm.
2. **Rental Ordinance**
   Planner McKeown reviewed the first draft rental dwelling ordinance parameters and requirements. Planner McKeown noted prior Council discussions regarding the rental ordinance and concerns of corporate entities purchasing large amounts of available housing and converting the residential homes into rental properties and options in how the ordinance is structured to mitigate this scenario. Planner McKeown noted importance of an exemption for property owners who rent to family members. Planner McKeown noted possibly including rental inspections within the rental ordinance and referenced Minneapolis Federal Bank website as a helpful resource regarding rental data. Planner McKeown noted a trend of rental property increases in Hennepin County, with approximately 6 percent non-homesteaded properties located in Corcoran. Planner McKeown also noted about 3 percent of properties in Hennepin County are owned by investors ranging from 3 to over 100 homes. Planner McKeown noted AirBNB and VRBO type rentals do not yet exist in Corcoran. Planner McKeown noted a crime free and disorderly conduct provision could be considered within the rental ordinance, however, conflicts within the Fair Housing Act would need to be evaluated if the rental ordinance includes such a provision. Staff and Council discussed aspects of the rental ordinance and reviewed a disorderly conduct provision, a three-strike system regarding enforcement of the ordinance and allowing compromise within the ordinance rather than a no tolerance system. Planner McKeown reviewed a provision within the ordinance limiting the ability to own multiple dwellings, and currently the draft references single-family homes, however, Planner McKeown noted twin homes and townhomes should be included as well. Planner McKeown reviewed another option for the rental ordinance includes limiting rental density. Planner McKeown noted limiting rental properties is an area of undetermined property right laws. Planner McKeown referenced ordinances from West St. Paul which included a cap of 10 percent rental density per block, and a cap in Winona of 30 percent. Council and staff discussed possible enforcement scenarios, types of housing to include within the ordinance, the idea of rental developments, license and inspection processes, and staffing once the rental ordinance adopted. Council and staff discussed the nuisance ordinance in relation to the rental ordinance and the definition of each ordinance within code. Planner McKeown noted finding a balance between Council vision for the community, while honoring property rights of owners. Council and staff discussed existing rental properties before adoption of the new ordinance, registration and compliance timelines, and types of rental licenses.
3. **Unscheduled Items**
   No unscheduled business was heard.
4. **Adjournment**
   MOTION: made by Nichols, seconded by Vehrenkamp to adjourn.
   Voting Aye: McKee, Nichols, and Vehrenkamp
   (Motion carried 3:0)
   Meeting adjourned at 6:28 pm.

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Michelle Friedrich – City Clerk

DRAFT

Agenda Item: 7c.
Council Meeting Date: 5/11/2023
Prepared By: Maggie Ung

FINANCIAL CLAIMS

CHECK RANGE

FUND #500 ESCROW CLAIMS

Paid to	Amount	Project name
SEE THE REGISTER FOR #500 CLAIMS		
Total	$0.00	

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

ALL OTHER FINANCIAL CLAIMS

Check Register		$385,636.75
(See attached Check Detail Registers)		
Total Checks	**$**	**385,636.75**
Total of Auto Deductions	**$**	**183,935.29**
TOTAL EXPENDITURES FOR APPROVAL	**$**	**569,572.04**

Auto Deductions / Electronic Fund Transfer / Other Disbursements

Date	Paid to		Amount	Description
4/20/2023	ADP	$	115,561.45	Net Payroll and Taxes
4/21/2023	MN State - Empower	$	5,757.83	Employee Deferred Comp/Healthcare Savings
4/21/2023	MN PERA	$	25,275.33	Employee Pension
4/24/2023	Optum Bank	$	4,684.23	Employee HSA
4/28/2023	ADP	$	339.80	Payroll Processing Fee
5/2/2023	HealthPartners	$	30,675.44	Employee Health Insurance Premium
5/3/2023	The Hartford	$	1,641.21	Employee Disability Premium
Total		$	183,935.29	

INVOICE GL DISTRIBUTION REPORT FOR CITY OF CORCORAN
EXP CHECK RUN DATES 04/28/2023 - 05/11/2023
JOURNALIZED
PAID - CHECK TYPE: PAPER CHECK
CHECK REGISTER - COUNCIL

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Check 33721							
100-45100-50300	04/28/23	MN BCA	2023 SOCCER BACKGROUND CHECKS	04282023	04/28/23	360.00	33721
			Total For Check 33721			360.00	
Check 33722							
100-00000-10200	05/04/23	CASH	CITY CLEAN UP DAY - PETTY CASH	05062023	05/04/23	300.00	33722
			Total For Check 33722			300.00	
Check 33723							
100-45100-50300	05/04/23	MN BCA	2023 SOCCER COACH BACKGROUND CHECK	05042023	05/04/23	195.00	33723
			Total For Check 33723			195.00	
Check 33724							
100-41900-50200	04/28/23	AMAZON CAPITAL SERVICES	OFFICE CHAIR MATS/OFFICE SUPPLIES	1LJW-Y3FM-9D9D	05/11/23	242.00	33724
100-41900-50210	04/28/23	AMAZON CAPITAL SERVICES	OFFICE CHAIR MATS/OFFICE SUPPLIES	1LJW-Y3FM-9D9D	05/11/23	554.25	33724
100-42100-50200	04/26/23	AMAZON CAPITAL SERVICES	NOTARY STAMP	14R1-1T4T-7GLT	05/11/23	36.84	33724
100-42100-50210	04/25/23	AMAZON CAPITAL SERVICES	PROJECTOR SCREEN	1PFV-7X6C-3G1N	05/11/23	532.20	33724
			Total For Check 33724			1,365.29	
Check 33725							
100-43100-50400	04/07/23	B & D PLUMBING HEATING & AC	SERVICE CALL	215627	05/11/23	761.00	33725
			Total For Check 33725			761.00	
Check 33726							
100-42400-50300	02/01/23	BAKER TILLY US LLP	REVIEW & ANALYSIS OF BUILDING AND	BT2306262	05/11/23	8,437.50	33726
			Total For Check 33726			8,437.50	
Check 33727							
100-41900-50210	04/20/23	BEAUDRY OIL COMPANY	PROPANE	2332552	05/11/23	170.35	33727
100-41900-50210	04/20/23	BEAUDRY OIL COMPANY	PROPANE	2332551	05/11/23	345.18	33727
100-41900-50212	04/19/23	BEAUDRY OIL COMPANY	UNLEADED 87	2332289	05/11/23	21.39	33727
100-42100-50212	04/19/23	BEAUDRY OIL COMPANY	UNLEADED 87	2332289	05/11/23	940.84	33727
100-43100-50212	04/19/23	BEAUDRY OIL COMPANY	UNLEADED 87	2332289	05/11/23	106.91	33727
100-43100-50212	04/19/23	BEAUDRY OIL COMPANY	ULS #2 DYED KODIAK B20	2332288	05/11/23	2,366.55	33727
			Total For Check 33727			3,951.22	
Check 33728							
100-42100-50220	02/17/23	BOB AND CARLS AUTO BODY INC	SQUAD 572 TAHOE REPAIR	27418	05/11/23	2,787.15	33728
100-42100-50403	02/17/23	BOB AND CARLS AUTO BODY INC	SQUAD 572 TAHOE REPAIR	27418	05/11/23	985.50	33728
			Total For Check 33728			3,772.65	
Check 33729							
100-42100-50207	04/19/23	BROWNELLS, INC.	FIREARM SUPPLIES	3001042889	05/11/23	1,437.52	33729
			Total For Check 33729			1,437.52	
Check 33730							
100-45100-50210	04/24/23	BSN SPORTS, LLC	ALUMAGOAL - SOCCER GOALS	921470429	05/11/23	3,525.99	33730
			Total For Check 33730			3,525.99	
Check 33731							
100-42100-50300	12/29/22	BURDAS TOWING	FLAT BED FOR PLYWOOD TRANSPORT	22-125695	05/11/23	241.90	33731
100-42100-50403	03/07/23	BURDAS TOWING	SQUAD 566 TOWING	23-135493	05/11/23	189.75	33731
100-42100-50403	03/05/23	BURDAS TOWING	SQUAD 566 TOWING	23-135292	05/11/23	315.10	33731
			Total For Check 33731			746.75	
Check 33732							

INVOICE GL DISTRIBUTION REPORT FOR CITY OF CORCORAN
EXP CHECK RUN DATES 04/28/2023 - 05/11/2023
JOURNALIZED
PAID - CHECK TYPE: PAPER CHECK
CHECK REGISTER - COUNCIL

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Check 33732							
100-42100-50300	04/25/23	CANVAS SOLUTIONS INC	04/2023-04/2024 SUBSCRIPTION	INV00128565	05/11/23	255.96	33732
100-42100-50300	04/28/23	CANVAS SOLUTIONS INC	04/2023-04/2024 SUBSCRIPTION	INV00128936	05/11/23	1,023.84	33732
			Total For Check 33732			1,279.80	
Check 33733							
100-00000-22205-017	04/28/23	CARSON, CLELLAND & SCHREDER	LEGAL SERVICES FOR CITY BUSINESS	04282023	05/11/23	87.00	33733
100-00000-22205-058	04/28/23	CARSON, CLELLAND & SCHREDER	LEGAL SERVICES FOR CITY BUSINESS	04282023	05/11/23	478.50	33733
100-00000-22205-132	04/28/23	CARSON, CLELLAND & SCHREDER	LEGAL SERVICES FOR CITY BUSINESS	04282023	05/11/23	986.00	33733
100-00000-36400	04/28/23	CARSON, CLELLAND & SCHREDER	LEGAL SERVICES FOR CITY BUSINESS	04282023	05/11/23	(685.00)	33733
100-41600-50300	04/28/23	CARSON, CLELLAND & SCHREDER	LEGAL SERVICES FOR CITY BUSINESS	04282023	05/11/23	5,381.16	33733
100-42100-50304	04/28/23	CARSON, CLELLAND & SCHREDER	LEGAL SERVICES FOR CITY BUSINESS	04282023	05/11/23	4,650.00	33733
			Total For Check 33733			10,897.66	
Check 33734							
100-43100-50380	05/01/23	CENTERPOINT ENERGY	PUBLIC WORKS GAS BILL 03/29/23-04/	9884559-7 04-23	05/11/23	678.85	33734
			Total For Check 33734			678.85	
Check 33735							
100-41900-50400	04/19/23	CINTAS - 470	CITY HALL MATS	4152961969	05/11/23	133.06	33735
100-42100-50400	04/26/23	CINTAS - 470	TOWELS	4153714728	05/11/23	55.12	33735
100-42100-50400	04/26/23	CINTAS - 470	TOWELS	4153714738	05/11/23	16.20	33735
100-43100-50400	04/19/23	CINTAS - 470	LG BATH TOWEL - BLUE	4152961981	05/11/23	55.12	33735
100-43100-50400	04/19/23	CINTAS - 470	CRT BLUE/CABINET	4152962024	05/11/23	87.81	33735
100-43100-50400	04/26/23	CINTAS - 470	TOWELS	4153714758	05/11/23	132.52	33735
100-43100-50400	04/26/23	CINTAS - 470	MICROFIBER WIPE	4153714714	05/11/23	18.20	33735
100-43100-50417	04/19/23	CINTAS - 470	UNIFORMS	4152962142	05/11/23	194.17	33735
100-43100-50417	04/26/23	CINTAS - 470	UNIFORMS	4153714804	05/11/23	194.17	33735
			Total For Check 33735			886.37	
Check 33736							
100-41920-50300	04/19/23	COMPUTER INTEGRATION TECH	SECURITY REMOTE SERVICES	348854	05/11/23	186.00	33736
100-41920-50300	04/19/23	COMPUTER INTEGRATION TECH	SERVICES DELIVERY ONSITE/REMOTE	348855	05/11/23	198.00	33736
			Total For Check 33736			384.00	
Check 33737							
601-49400-50300	05/02/23	COUNTY RECORDER/REGISTRAR OF	WATER TOWER SITE RECORDING	05022023	05/11/23	138.00	33737
			Total For Check 33737			138.00	
Check 33738							
100-41900-50210	04/30/23	CULLIGAN BOTTLED WATER	OFFICE WATER	100X07691905	05/11/23	86.00	33738
			Total For Check 33738			86.00	
Check 33739							
100-41900-50400	04/23/23	CUMMINS POWER LLC	SERVICE ON CITY HALL GENERATOR	E4-80549	05/11/23	578.72	33739
602-49450-50400	04/23/23	CUMMINS POWER LLC	SERVICE ON LIFT PUMP GENERATOR	E4-80550	05/11/23	793.75	33739
			Total For Check 33739			1,372.47	
Check 33740							
100-43100-50223	04/27/23	DAKOTA SUPPLY GROUP	TOILET VALVE	S102689040.001	05/11/23	47.18	33740
			Total For Check 33740			47.18	
Check 33741							
100-42100-50403	04/01/23	DVS	SQUAD 573 2023 TABS	573-2023	05/11/23	14.25	33741
			Total For Check 33741			14.25	

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Check 33742							
100-41900-50350	04/20/23	ECM PUBLISHERS INC	MAY 4 PH ZONING ORDINANCE PUD	943488	05/11/23	39.57	33742
100-41900-50350	04/27/23	ECM PUBLISHERS INC	VENDING MACHINE BID NOTICE	944681	05/11/23	75.20	33742
			Total For Check 33742			114.77	
Check 33743							
601-49400-50227	04/25/23	FERGUSON WATERWORKS #2518	WATER METER	0510165	05/11/23	1,022.60	33743
			Total For Check 33743			1,022.60	
Check 33744							
100-43100-50223	04/13/23	FLOW RIGHT PLUMBING	BACKFLOW PREVENTER TESTS	2317	05/11/23	1,125.00	33744
			Total For Check 33744			1,125.00	
Check 33745							
601-49400-50380	04/30/23	GOPHER STATE ONE CALL	APRIL 2023 - SUPPORT SERVICES	3040316	05/11/23	114.07	33745
602-49450-50380	04/30/23	GOPHER STATE ONE CALL	APRIL 2023 - SUPPORT SERVICES	3040316	05/11/23	114.08	33745
			Total For Check 33745			228.15	
Check 33746							
601-49400-50210	04/18/23	GRAINGER	FIRE HOSE ADAPTER	9678131419	05/11/23	73.94	33746
			Total For Check 33746			73.94	
Check 33747							
100-42100-50403	05/01/23	HOLIDAY COMPANIES	APRIL 2023 PD CAR WASH	003401052300	05/11/23	120.00	33747
			Total For Check 33747			120.00	
Check 33748							
100-00000-22205	04/24/23	LANDFORM PROFESSIONAL SERVIC	KWIK TRIP CUP SP PP 23-006	34254	05/11/23	158.00	33748
100-00000-22205	04/24/23	LANDFORM PROFESSIONAL SERVIC	KARINIEMI WICHT SKETCH PLAN 23-004	34256	05/11/23	39.50	33748
100-00000-22205-132	04/24/23	LANDFORM PROFESSIONAL SERVIC	WALCOTT GLEN BP22-0015	34247	05/11/23	598.00	33748
			Total For Check 33748			795.50	
Check 33749							
100-42100-50207	05/02/23	LAWSON, JOSH	TUITION REIMBURSEMENT	050223	05/11/23	1,142.51	33749
			Total For Check 33749			1,142.51	
Check 33750							
100-43100-50210	04/14/23	LIGHTBULBS.COM	LIGHT BULBS	INV3806926	05/11/23	389.88	33750
			Total For Check 33750			389.88	
Check 33751							
100-42100-50220	04/20/23	LITHGOW AUTOMOTIVE	SQUAD 570 REPAIRS	71941	05/11/23	1,850.22	33751
100-42100-50403	04/20/23	LITHGOW AUTOMOTIVE	SQUAD 570 REPAIRS	71941	05/11/23	642.15	33751
			Total For Check 33751			2,492.37	
Check 33752							
601-49400-50310	03/31/23	CITY OF MAPLE GROVE	WATER USAGE 1ST QUARTER 2023	21653	05/11/23	25,535.98	33752
			Total For Check 33752			25,535.98	
Check 33753							
601-49400-50310	03/31/23	CITY OF MAPLE GROVE	1ST QTR 2023 MAPLE GROVE WATER CON	03312023-1	05/11/23	3,306.00	33753
			Total For Check 33753			3,306.00	
Check 33754							
100-41900-50300	04/30/23	MARIE RIDGEWAY LICSW, LLC	THERAPY SESSION	2191	05/11/23	160.00	33754
			Total For Check 33754			160.00	

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Check 33755							
100-45200-50210	04/17/23	MENARDS BUFFALO	GOLF CART REPAIR SUPPLIES	82976	05/11/23	203.43	33755
			Total For Check 33755			203.43	
Check 33756							
100-42100-50210	04/12/23	MENARDS MAPLE GROVE	TIEDOWNS	15124	05/11/23	38.99	33756
100-42100-50223	04/19/23	MENARDS MAPLE GROVE	MAGNETIC STRIP / FLEX SEAL SPRAY	15519	05/11/23	21.86	33756
100-43100-50210	04/19/23	MENARDS MAPLE GROVE	DRY LUBE/T-REX TAPE	15484	05/11/23	17.52	33756
100-43100-50210	04/24/23	MENARDS MAPLE GROVE	POST MOUNT/CLIP	15731	05/11/23	43.23	33756
100-45200-50210	04/18/23	MENARDS MAPLE GROVE	CHAIR RACKS	15439	05/11/23	110.92	33756
100-45200-50210	04/18/23	MENARDS MAPLE GROVE	GOLF CART REPAIR SUPPLIES	15438	05/11/23	33.74	33756
204-42100-50210	04/25/23	MENARDS MAPLE GROVE	2X8 LUMBER FAS	15592	05/11/23	161.54	33756
			Total For Check 33756			427.80	
Check 33757							
100-42400-50300	04/25/23	METRO WEST INSPECTION SERVIC	FINALED PERMITS MARCH 2023	3659	05/11/23	57,613.05	33757
			Total For Check 33757			57,613.05	
Check 33758							
602-00000-20800	03/31/23	METROPOLITAN COUNCIL	MARCH 2023 SAC CHARGES	03012023	05/11/23	57,155.00	33758
			Total For Check 33758			57,155.00	
Check 33759							
100-41900-50210	04/18/23	MINNESOTA OFFICE FURNITURE	DESK AND ROLLING PEDESTAL	102587A	05/11/23	600.00	33759
			Total For Check 33759			600.00	
Check 33761							
100-00000-22205-130	03/27/23	NAGELL APPRAISAL & CONSULTIN	COUNTY ROAD 116 PROJECT	31309	05/11/23	6,000.00	33761
			Total For Check 33761			6,000.00	
Check 33762							
100-43100-50212	04/19/23	NAPA AUTO PARTS - Corcoran	M1 5W30 (W2)	466250	05/11/23	314.55	33762
100-43100-50220	04/19/23	NAPA AUTO PARTS - Corcoran	OIL FILTER / COIL CORD	466249	05/11/23	51.35	33762
100-43100-50220	04/20/23	NAPA AUTO PARTS - Corcoran	HYD/HOSE FITTINGS	466513	05/11/23	45.88	33762
100-43100-50220	05/01/23	NAPA AUTO PARTS - Corcoran	AIR FILTER/SPARK PLUGS/WIPERS	468581	05/11/23	147.20	33762
			Total For Check 33762			558.98	
Check 33763							
100-00000-21710	05/01/23	NATALIE DAVIS MCKEOWN	DEPENDENT CARE REIMBURSEMENT	05022023	05/11/23	192.31	33763
			Total For Check 33763			192.31	
Check 33764							
100-45200-50530	04/26/23	NW TRAILS ASSOCIATION	2023 3RD BENCHMARK	2023-3	05/11/23	11,738.31	33764
			Total For Check 33764			11,738.31	
Check 33765							
100-41410-50210	04/26/23	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES	309413192001	05/11/23	10.89	33765
100-41900-50200	04/26/23	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES	309413192001	05/11/23	41.96	33765
100-41900-50210	04/26/23	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES	309413192001	05/11/23	14.46	33765
			Total For Check 33765			67.31	
Check 33766							
100-41900-50300	04/17/23	OPTUM	H.S.A MAINTENANCE FEE (JAN, FEB, M	0001437793	05/11/23	136.50	33766
			Total For Check 33766			136.50	
Check 33767							

INVOICE GL DISTRIBUTION REPORT FOR CITY OF CORCORAN
EXP CHECK RUN DATES 04/28/2023 - 05/11/2023
JOURNALIZED
PAID - CHECK TYPE: PAPER CHECK
CHECK REGISTER - COUNCIL

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Check 33767							
100-41900-50430	04/26/23	PETE EKENBERG	WELLNESS TRAVEL REIMBURSEMENT	04242023	05/11/23	1,500.00	33767
100-42100-50207	04/20/23	PETE EKENBERG	MILEAGE - CHIEF'S CONFERENCE	04202023	05/11/23	214.84	33767
			Total For Check 33767			1,714.84	
Check 33768							
210-41920-50300	04/18/23	SCANNING AMERICA, INC	SCANNING PROJECT	29046	05/11/23	11,918.26	33768
			Total For Check 33768			11,918.26	
Check 33769							
100-43100-50321	04/18/23	SPRINT	CELL SERVICE 3/15/23 - 4/14/23	391283315-257	05/11/23	286.78	33769
			Total For Check 33769			286.78	
Check 33770							
100-00000-21709	04/17/23	STANDARD INSURANCE COMPANY	MAY 2023 LIFE INSURANCE PREMIUMS	05-2023	05/11/23	1,872.45	33770
			Total For Check 33770			1,872.45	
Check 33771							
100-42100-50210	04/06/23	PAULA STEELMAN	NOTARY REAPPOINTMENT/TACTICAL DOOR	040623	05/11/23	60.00	33771
100-42100-50433	04/06/23	PAULA STEELMAN	NOTARY REAPPOINTMENT/TACTICAL DOOR	040623	05/11/23	120.00	33771
			Total For Check 33771			180.00	
Check 33772							
100-42100-50417	04/27/23	STREICHER'S POLICE EQUIPMENT	NEW HIRE UNIFORM - A. BURNS	I1630464	05/11/23	48.99	33772
100-42100-50417	04/27/23	STREICHER'S POLICE EQUIPMENT	NAVY SERGEANT HAT	I1630466	05/11/23	48.00	33772
			Total For Check 33772			96.99	
Check 33773							
100-42100-50220	04/21/23	SUBURBAN TIRE WHOLESALE INC	POLICE TIRES (3)	10193622	05/11/23	465.00	33773
			Total For Check 33773			465.00	
Check 33774							
100-00000-21707	05/01/23	TEAMSTER LOCAL 320	UNION DUES/TLDF MAY 2023	052022	05/11/23	457.92	33774
			Total For Check 33774			457.92	
Check 33775							
100-42100-50300	05/01/23	TRANSUNION RISK & ALTERNATIV	PD INVESTIGATIONS - APRIL 2023	3609221-202304-	05/11/23	75.00	33775
			Total For Check 33775			75.00	
Check 33776							
100-41900-50401	05/01/23	ULTIMATE CLEANERS LLC	CITY HALL & PD CLEANING	23050100	05/11/23	880.00	33776
			Total For Check 33776			880.00	
Check 33777							
100-41130-50325	05/01/23	CANVAS SOLUTIONS INC	2023 COMMUNICATION SUBSCRIPTION	03770-17474678	05/11/23	119.99	33777
100-42100-50200	04/05/23	CREDIT CARD PURCHASES	EBAY - PHONE BRACKET	04052023	05/11/23	21.46	33777
100-42100-50200	04/25/23	ULINE	EVIDENCE ROOM SUPPLIES	86757965	05/11/23	179.63	33777
100-42100-50207	04/24/23	CDW GOVERNMENT	DLP PROJECTOR	1CBB771	05/11/23	1,000.00	33777
100-42100-50207	04/24/23	CREDIT CARD PURCHASES	HILTON GARDEN - TRAINING LODGING -	04242023	05/11/23	108.66	33777
100-42100-50207	04/25/23	CREDIT CARD PURCHASES	OLIVES - TRAINING MEAL - ANDRESS	04252023	05/11/23	19.07	33777
100-42100-50207	04/30/23	ECKBERG LAMMERS, P.C.	TRAINING - OLSON	452	05/11/23	649.00	33777
100-42100-50207	04/25/23	PLEAA	SPRING TRAINING - FADDEN/STEELMAN	04.25.23	05/11/23	92.70	33777
100-42100-50209	04/24/23	CDW GOVERNMENT	DLP PROJECTOR	1CBB771	05/11/23	1,000.00	33777
100-42100-50210	04/24/23	CDW GOVERNMENT	DLP PROJECTOR	1CBB771	05/11/23	907.29	33777
100-42100-50210	04/21/23	CREDIT CARD PURCHASES	CULVER'S - FIREARM SAFETY - MEALS	AAAU6LGQAEBB	05/11/23	37.13	33777
100-42100-50300	04/20/23	HUMANITY LLC	PD SHIFT PLANNING (04/20/2023-05/1	INV00264282	05/11/23	80.00	33777

INVOICE GL DISTRIBUTION REPORT FOR CITY OF CORCORAN
EXP CHECK RUN DATES 04/28/2023 - 05/11/2023
JOURNALIZED
PAID - CHECK TYPE: PAPER CHECK
CHECK REGISTER - COUNCIL

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Check 33777							
204-42100-50210	04/21/23	CORCORAN CROSSROADS MARKETPL	FAS SUPPLIES - WATER	04212023	05/11/23	14.94	33777
204-42100-50210	04/22/23	CREDIT CARD PURCHASES	DIMAGIOS PIZZA - FAS SUPPLIES - FO	FAS04222023	05/11/23	467.49	33777
204-42100-50210	04/20/23	CREDIT CARD PURCHASES	SAM'S CLUB - FAS FIELD DAY SUPPLIE	04202023	05/11/23	439.67	33777
204-42100-50210	04/20/23	CREDIT CARD PURCHASES	SIERRA - FIREARM SAFETY SUPPLIES	S0129009488	05/11/23	93.12	33777
204-42100-50210	04/21/23	CREDIT CARD PURCHASES	CULVER'S - FIREARM SAFETY - MEALS	AAAU6LGQACA7	05/11/23	27.74	33777
204-42100-50210	04/22/23	PEG'S COUNTRYSIDE CAFE	FIREARM SAFETY - MEALS	04222023	05/11/23	186.59	33777
207-42100-50210	04/24/23	CDW GOVERNMENT	DLP PROJECTOR	1CBB771	05/11/23	1,000.00	33777
			Total For Check 33777			6,444.48	
Check 33778							
100-42100-50220	04/17/23	VERSATILE VEHICLES, INC.	PD GOLF CART - HEADLIGHT ASSEMBLIE	46313	05/11/23	327.06	33778
			Total For Check 33778			327.06	
Check 33779							
100-42100-50220	04/21/23	WESTSIDE WHOLESALE TIRE	MT/BAL SQUAD CAR TIRES	923869	05/11/23	72.00	33779
			Total For Check 33779			72.00	
Check 33780							
408-48009-50530	02/16/23	WIESER CONCRETE PRODUCTS INC	TRAIL HAVEN BRIDGE REPLACEMENT	INV00000169635	05/11/23	147,735.00	33780
			Total For Check 33780			147,735.00	
Check 33781							
100-43100-50381	04/25/23	XCEL ENERGY	PW BUILDING ELECTRICITY	825565243	05/11/23	1,274.08	33781
			Total For Check 33781			1,274.08	

INVOICE GL DISTRIBUTION REPORT FOR CITY OF CORCORAN
EXP CHECK RUN DATES 04/28/2023 - 05/11/2023
JOURNALIZED
PAID - CHECK TYPE: PAPER CHECK
CHECK REGISTER - COUNCIL

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Fund Totals:							
			Fund 100 GENERAL FUND			135,338.98	
			Fund 204 FIREARMS SAFETY			1,391.09	
			Fund 207 TRUCK SAFETY			1,000.00	
			Fund 210 ARPA FUND			11,918.26	
			Fund 408 PAVEMENT MANAGEMENT			147,735.00	
			Fund 601 WATER			30,190.59	
			Fund 602 SEWER			58,062.83	
			Total For All Funds:			385,636.75	

STAFF REPORT **Agenda Item: 7d.**

Council Meeting: May 11, 2023	**Prepared By:** Dwight Klingbeil
Topic: Agriculture Preserve Application (City File. No. 23-010)	**Action Required:** Approval

60-Day Review Deadline: June 16, 2023

1. Application Request

Ann Scherber requests City approval for initiation of the Metropolitan Agricultural Preserve program on two parcels consisting of 150.3 acres of land owned by D A Scherber Et Al Rev Trust at 22622 County Road 10 (PIDs 08-119-23-42-0002 & 17-119-23-11-0001).

2. Background

The landowners recently split one 22622 County Road 10 (08-119-23-42-0002) through a land division process exempt from City approvals per state statute. The new 26.43-acre and 87.78-acre lots will continue to be farmed as a single unit with PID 17-119-23-11-0001, but the new lots have not yet been assigned new PIDs by the County. These parcels was previously enrolled in the Agricultural Preserve program but expired June 21, 2022. An amendment to the 2040 Future Land Use Map is required to continue the Agricultural Preserve designation on these parcels. The properties are zoned as Rural Residential and outside the Metropolitan Urban Service Area (MUSA) shown on the City's Comprehensive Plan.

3. Analysis of Request

Ann Scherber, the Trustee, is applying to commence enrollment in the Ag Preserve program without an initiation of expiration. This is consistent with the requirements of Minnesota State Statute §473H.

4. Recommendation

Move to adopt Resolutions 2023-45 approving designation.

Attachments:

1. Resolution 2023-45
2. Aerial Location Map
3. 2040 Land Use Map

City of Corcoran *May 11, 2023*
County of Hennepin
State of Minnesota

RESOLUTION NO. 2023-45

Motion By:
Seconded By:

A RESOLUTION APPROVING A REQUEST FOR METROPOLITAN AGRICULTURAL PRESERVE DESIGNATION FOR 150.3 ACRES OF LAND OWNED BY D A SCHERBER ET AL REV TRUST AT 22622 COUNTY ROAD 10 (PID 08-119-23-42-0002 & 17-119-23-11-0001) (CITY FILE 23-010)

WHEREAS, the property owner of 150.3 acres of land currently identified by PIDs 08-119-23-42-0002 and 17-119-23-11-0001 requests approval of an Agricultural Preserve designation for property legal described as follows:

See Attachment 1.

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

WHEREAS, the owner of the described property made an official application for their designation as an agricultural preserve attached to this resolution as Attachment A;

WHEREAS, the property owners request the City of Corcoran to submit an Affidavit of Authority attached to this resolution as Attachment B; and

WHEREAS, the property owner completed the Metropolitan Agricultural Preserves Restrictive Covenant attached to this resolution as Attachment C; and

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

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

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

RESOLUTION NO. 2023-45

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

Whereupon, said Resolution is hereby declared adopted on this 11th day of May 2023.

_____
Tom McKee – Mayor

ATTEST:

City Seal

_____
Michelle Fredrick – City Clerk

RESOLUTION NO. 2023-45

ATTACHMENT 1

Legal Description for 17-119-23-11-0001

That Part of the Northeast Quarter lying North of County Road Number 10 and East of the West 3 Acres Thereof Except Road, all in Section 17, Township 119, Range 23, Hennepin County, Minnesota, according to the recorded plat thereof.

Legal Description for 08-119-23-42-0002 prior to lot split

The North half of the Southeast Quarter of Section 8 and the Southwest Quarter of the Southeast Quarter of Section 8, except roads, all in Section 8, Township 119, Range 23, Hennepin County, Minnesota, according to the recorded plat thereof.

The West 3 acres of that part of the Northeast Quarter of Section 17 lying North of County Road Number 10, except the West 200.5 feet thereof, except road, all in Section 17 Township 119, Range 23, Hennepin County, Minnesota, According to the recorded plat thereof.

Anticipated Legal Descriptions for 08-119-23-42-0002 after lot split

Lot 1

The Northeast Quarter of the Southeast Quarter and that part of the Northwest Quarter of the Southeast Quarter lying East of the West 500.00 feet thereof and that part of the Southwest Quarter of the Southeast Quarter lying East of the West 402.95 feet thereof, all in Section 8, Township 119, Range 23, Hennepin County, Minnesota.

Lot 2

The West 500.00 feet of the Northwest Quarter of the Southeast Quarter of Section 8, Township 119, Range 23, Hennepin County, Minnesota.

AND

The West 3.0 acres of the Northwest Quarter of the Northeast Quarter of Section 17, Township 119, Range 23, Hennepin County, Minnesota, lying Northerly of County Road No. 10, EXCEPT the West 200.50 feet thereof.

AND

The West 402.95 feet of the Southwest Quarter of the Southeast Quarter of Section 8, Township 119, Range 23, Hennepin County, Minnesota.

EXCEPT:

RESOLUTION NO. 2023-45

The West 200.50 feet of the South 320.00 feet of the Southwest Quarter of the Southeast Quarter of Section 8, Township 119, Range 23, Hennepin County, Minnesota.

ALSO EXCEPT:

The West 130.00 feet of the North 300.00 feet of the South 620.00 feet of the Southwest Quarter of the Southeast Quarter of Section 8, Township 119, Range 23, Hennepin County, Minnesota.

RESOLUTION NO. 2023-45

ATTACHMENT A

Application for Initiation Placement of Land Into A Metropolitan Agricultural Preserve

RESOLUTION NO. 2023-45

ATTACHMENT B

Affidavit of Authority

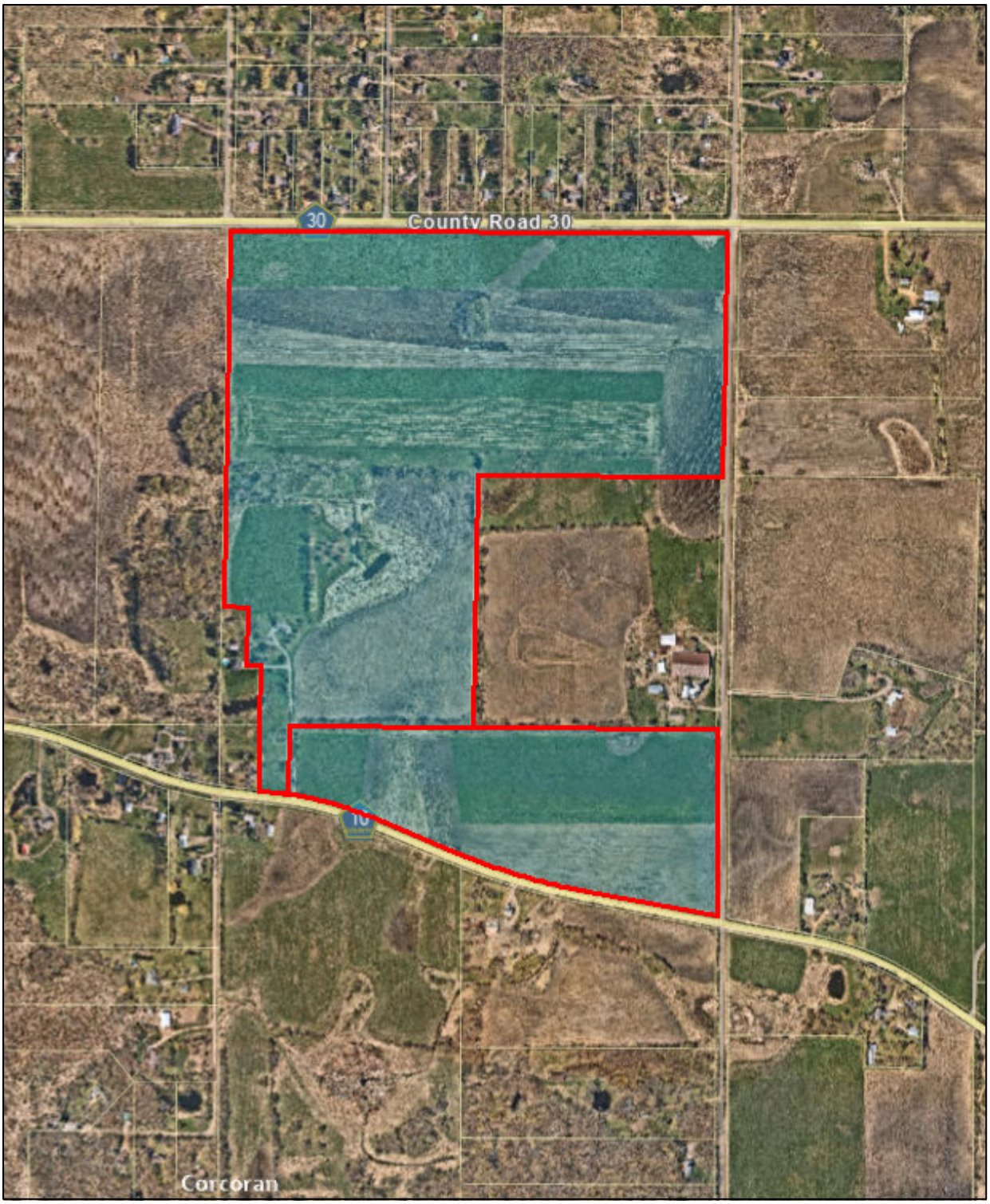
RESOLUTION NO. 2023-45

ATTACHMENT C

Metropolitan Agricultural Preserves Restrictive Covenant

Hennepin County Locate & Notify Map

Date: 5/1/2023



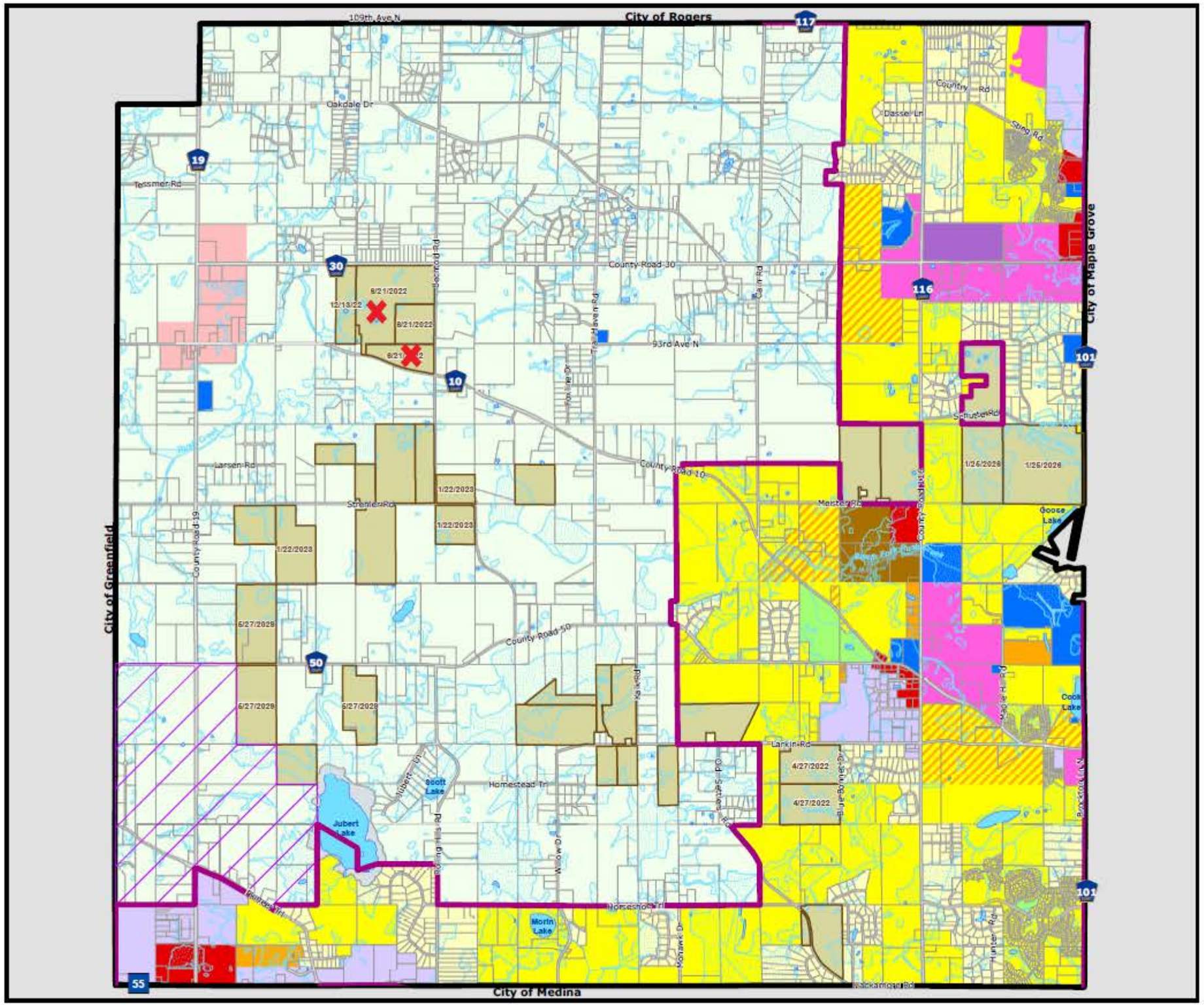
Buffer Size:

Map Comments:

0 205 410 820 Feet

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

For more information, contact Hennepin County GIS Office
300 6th Street South, Minneapolis, MN 55487 / gis.info@hennepin.us



CITY OF CORCORAN

2040 COMPREHENSIVE PLAN

Map 2-1
2040 Future Land Use

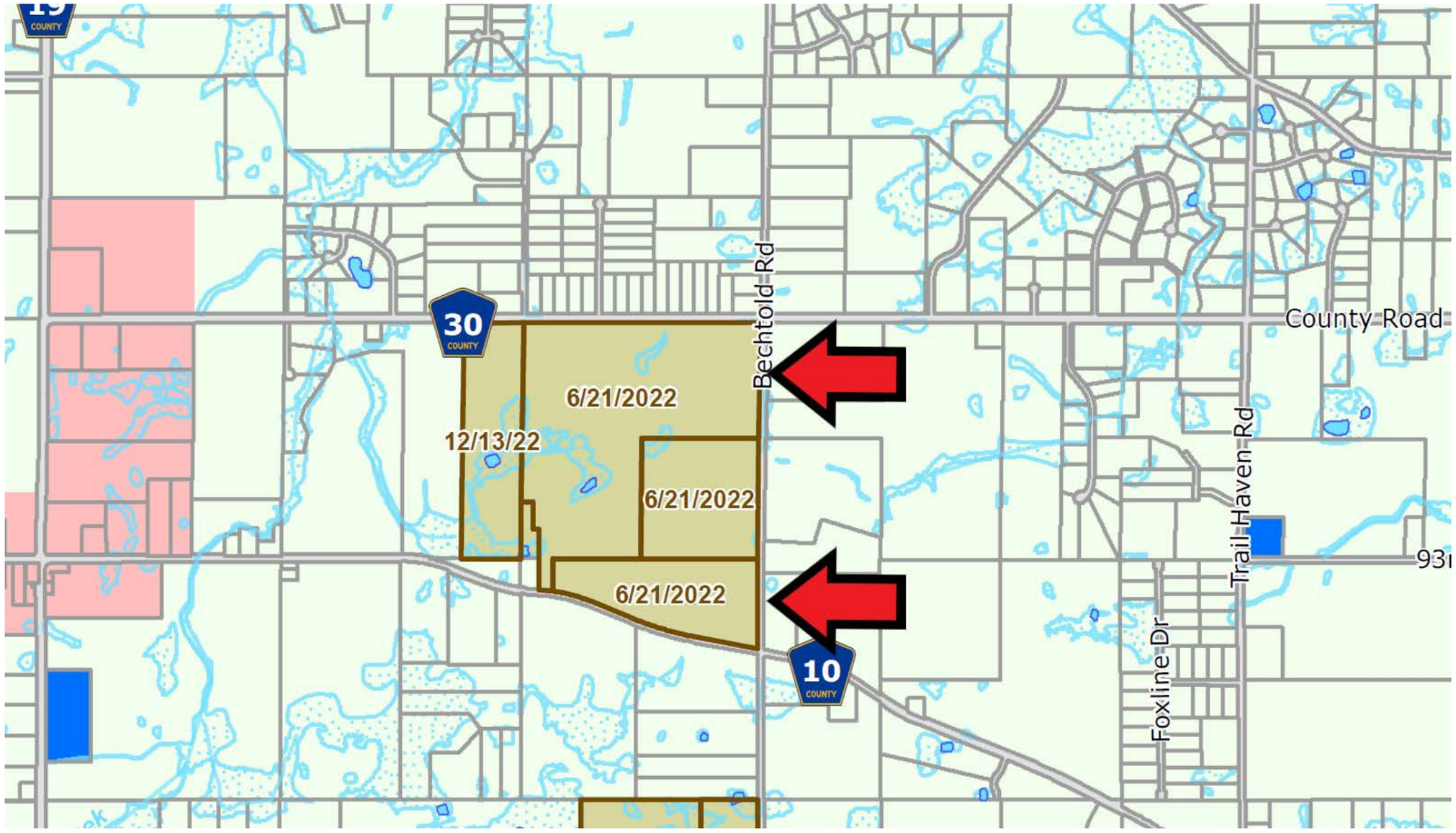
- Rural/Ag Residential
- Existing Residential
- Low Density Residential
- Medium Density Residential
- Mixed Residential
- High Density Residential
- Rural Service/Commercial
- Commercial
- Mixed Use
- Business Park
- Light Industrial
- Public/Semi-Public
- Parks/Open Space
- Agricultural Preserve (Date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

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

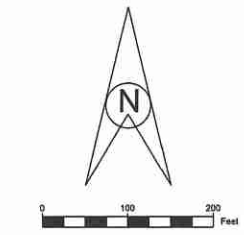
3,000 1,500 0 3,000
Feet

N

Path: \\MSPFSV02\DesignDept\Library\Software\GIS\Client\City of Corcoran\City wide maps\2040 Future Land Use.mxd
Date: 10/27/2021 Time: 9:57:35 AM User: LPSRemote


30
COUNTY
Bechtold Rd
County Road
6/21/2022
12/13/22
6/21/2022
6/21/2022
10
COUNTY
Foxline Dr
Trail Haven Rd

Certificate of Survey



LEGEND

- T — denotes Telephone Pedestal
- denotes Power Pole
- OHE — denotes Overhead Electric Line
- x — denotes Fence Line

PROPOSED PROPERTY DESCRIPTON:

The West 500.00 feet of the Northwest Quarter of the Southeast Quarter of Section 8, Township 119, Range 23, Hennepin County, Minnesota.

AND

The West 3.0 acres of the Northwest Quarter of the Northeast Quarter of Section 17, Township 119, Range 23, Hennepin County, Minnesota, lying Northerly of County Road No. 10, EXCEPT the West 200.50 feet thereof.

AND

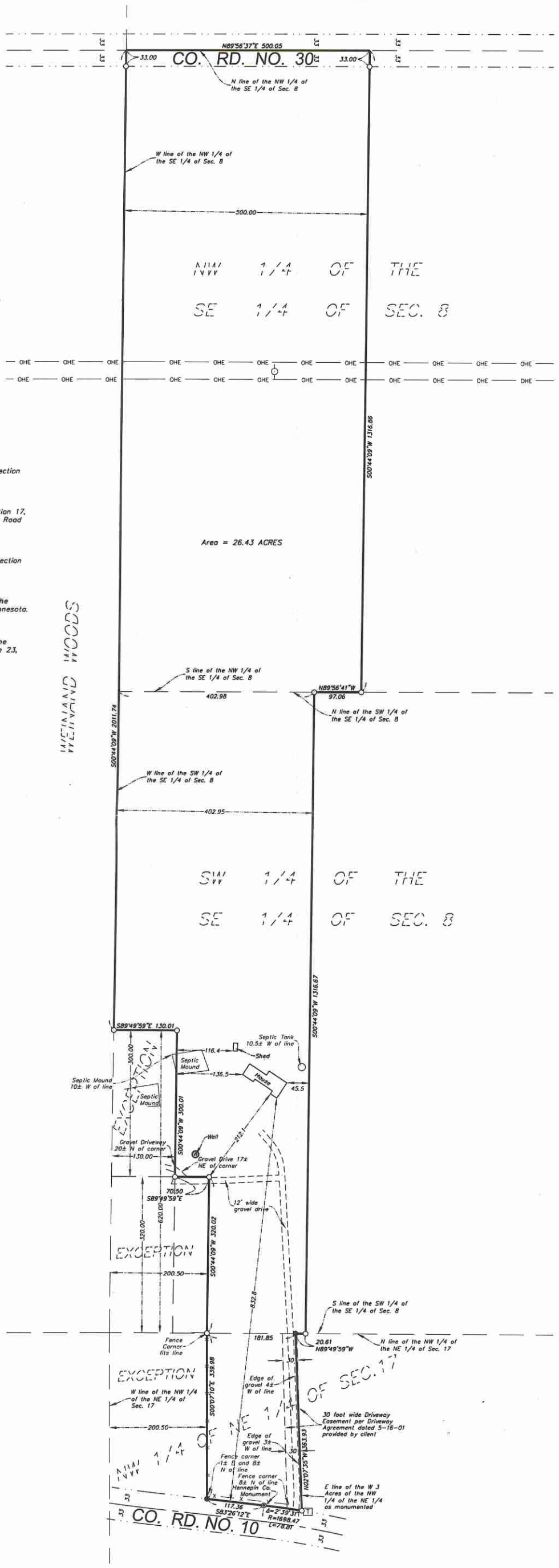
The West 402.95 feet of the Southwest Quarter of the Southeast Quarter of Section 8, Township 119, Range 23, Hennepin County, Minnesota.

EXCEPT:

The West 200.50 feet of the South 320.00 feet of the Southwest Quarter of the Southeast Quarter of Section 8, Township 119, Range 23, Hennepin County, Minnesota.

ALSO EXCEPT:

The West 130.00 feet of the North 300.00 feet of the South 620.00 feet of the Southwest Quarter of the Southeast Quarter of Section 8, Township 119, Range 23, Hennepin County, Minnesota.



Certificate of Survey on part of the SE 1/4 Sec. 8. and part of the NE 1/4 Sec. 17. T. 119, R. 23, Hennepin County, Minnesota	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.	Requested By: Dan Scherber			OTTO ASSOCIATES Engineers & Land Surveyors, Inc.
Revised:	Paul E. Otto License #40062 Date: 3-20-23	Date: 3-9-23	Drawn By: T.R.K.	Scale: 1"=100'	Checked By: P.E.O.

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

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

Project No. 23-0136

OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.

DATE: March 30, 2023
CLIENT: Dan Scherber
OTTO PROJECT NO. 23-0136

PROPERTY DESCRIPTION FOR THE REMAINDER OF PARCEL ID 0811923420002:

The Northeast Quarter of the Southeast Quarter and that part of the Northwest Quarter of the Southeast Quarter lying East of the West 500.00 feet thereof and that part of the Southwest Quarter of the Southeast Quarter lying East of the West 402.95 feet thereof, all in Section 8, Township 119, Range 23, Hennepin County, Minnesota.

STAFF REPORT **Agenda Item: 7e.**

Council Meeting: May 11, 2023	**Prepared By:** Maggie Ung
Topic: 2023 Fee Schedule Amendment	**Action Required:** Approval

Summary

At the Council meeting on December 22, 2022, the 2023 Fee Schedule was adopted. Staff is recommending an amendment to the Maple Grove water connection charges. The charges follow the Maple Grove fee schedule and was not reflected in the 2023 Fee Schedule.

Financial/Budget

The fee schedule sets the amounts charged for various items/services.

Options

1. Adopt Ordinance 2023-485 Amending the 2023 Fee Schedule.
2. Amend Ordinance 2023-485 Amending the 2023 Fee Schedule.

Recommendation

Staff recommends adopting Ordinance 2023-485 Amending the 2023 Fee Schedule.

Council Action

Consider a motion to adopt Ordinance 2023-485 Amending the 2023 Fee Schedule.

Attachments

1. Ordinance 2023-485 Amending the 2023 Fee Schedule
2. 2023 Amended Fee Schedule

City of Corcoran *May 11, 2023*
County of Hennepin
State of Minnesota

ORDINANCE NO. 2023-485

Motion By:
Seconded By:

AN ORDINANCE AMENDING 2023 FEE SCHEDULE

The Corcoran City Council ordains as follows:

Section 1. Purpose.

The Corcoran City Council has determined that the fees to be charged by the City for development, inspections, and other related services shall be adopted by ordinance.

Section 2. Amendment of the 2023 Fee Schedule.

The fees to be charged by the City of Corcoran for 2023 are listed on the attached Exhibit A, (copy is available at City Hall); that said fee schedule is hereby adopted.

Section 3. Continuation/Amendment.

Any amendment to the fee schedule shall be made annually, or more often if necessary, by ordinance; if there are no amendments to the fee schedule, the most recently adopted fee schedule ordinance shall remain in force and effect until amended.

Effective Date. This Ordinance shall be in full force and effect upon its publication and passage.

ADOPTED by the City Council on the 11th day of May 2023.

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

_____
Tom McKee – Mayor

ATTEST:

City Seal

_____
Michelle Friedrich – City Clerk

CITY OF CORCORAN
2023 FEE SCHEDULE
Table of Content

Administrative Fees

Records & Service for City Document
Code Books
Copies
Labor/Staff Research
Late Fees / Penalties / Cancellation
Processing Fees
Recycling Fee
City Park - Picnic Facility
Engraved Memorial Bricks
Administrative Fees - Rentals

Licenses & Miscellaneous Permits

Liquor/Tobacco/Lawful Gambling
Burning Permit
Driveway Permit
Grading & Land Reclamation Permit
Overweight Vehicle Permit
Sign Permit
Utility Permit

Public Safety

Police Reports
Car Seat Checks
Police Patch
Finger Printing
False Alarm Fire Emergency
False Alarm Police
Firearm & Hunting Permits
Rental Fee
Vehicle Impound
Animal Impound
Event Security Rates
Emergency Communications Systems Fee
Fire Department Entry Key Lock Box

Public Works

Equipment Usage
Public Works Labor
Lawn Mowing - Property Cleanup
Swing Away Mail Box Arms
Street Department Fees

Planning Development & Zoning Fees

Land Use Permit/Application Type

Utility Rates

Water Fees
Sanitary Sewer Fees
Connection Fees
Other Utility Fees

Building Permit and Related Fees

CITY OF CORCORAN 2023 FEE SCHEDULE	2023 FEE	Notes
ADMINISTRATIVE FEE SCHEDULE		
Records & Service for City Document (Includes Tax)		
Assessment Search from County	25.00	
USB Flash Drive	10.00	
Interest charge on 30 day past due Escrow accounts	0.10	
Notary Fee - per document	1.00	
Candidate Filing Fee	10.00	
Code Books		
Code Book (Codes/Zoning/Subd) Binder	65.00	
Municipal Code Only	65.00	
Subdivision Code Only	35.00	
Zoning Code Only	35.00	
Comprehensive Plan Book Printed - special order	100.00	
Copies		
Copies black/white - up to 8 1/2x14 per page	0.25	
Copies black/white - 11 x 17 per page	0.55	
Copies Color up to 8 1/2x14 pp	1.00	
Copies Color 11x17	1.50	
Copies Oversize (Larger than 11X17) - Special Order	Varies	
Labor/Staff Research		
Data Request Retrieval Cost per hour	*Salary of the lowest-paid entity employee who can complete the task*	
Normal Business Hrs (1 hr minimum) per hour	65.00	
After Hours (1 hr minimum) per hour	100.00	
Late Fees / Penalties / Cancellation		
Returned Check Fee	35.00	
ACH Return / NSF (non-sufficient fund) Chargeback	35.00	
Delinquent Fee	10.00	
Permit Cancellation Fee	25.00	
Processing Fees		
Recreation Credit Card Processing Fee - Transactions under $100.00	N/C	
Recreation Credit Card Processing Fee - Transactions over $100.00	3.49% less $3.49	
InvoiceCloud Credit Card Processing Fee - Utility Bills	1.25%	
InvoiceCloud Credit Card Processing Fee - Building Permits	3.25%	
InvoiceCloud Credit Card Processing Fee - Miscellaneous	2.50	
Maps		
Color Maps - on cardstock	3.00	
Oversized or Laminated - special order	Varies	
Topos - special order	Varies	
Recycling Fee		
Recycling Fee - Annually	51.42	
Recycling Delinquent Fee	10.00	
Recycling Provider Late Fee	1.5% per month	
City Park - Picnic Facility		
Group 1 (Local Non-Profit Groups): NW Area Jaycees, Corcoran Lions, Pioneer Society, NW Trails, Corcoran Garden Club, Corcoran Bee Club, St. John's Lutheran School *Damage deposit required	N/C	
Group 2: Corcoran Residents *Damage deposit required	10% Discount	
Damage Deposit - Required for All Rentals / Amenities	350.00	
Pavilion Rental Fee	100.00	
Soccer/Football/Baseball - per field (per hour usage | minimum 2 hours)	22.00	
Lights (Lions Field only) - Additional per game	30.00	
Scoreboard and PA System (Snyder Field only | per game)	25.00	
Tennis Courts - All courts 2 hour usage	15.00	
Engraved Memorial Bricks (tax included)		
4 x 8 Engraved Brick	50.00	
12 x 12 Engraved Brick	100.00	
Engraved Stone (Large)	135.00	
Engraved Stone (X-Large)	175.00	
48" Maintenance Free Bench	Varies*	
Concrete Bench - 22 Characters	Varies*	
Granite Bench	Varies*	
*Product and prices subject to change with vendors		
Administrative Fees - Rentals		
Mutiple Date Change Fee (1 Date Change Per Year Free)	10.00	

CITY OF CORCORAN 2023 FEE SCHEDULE	2023 FEE	Notes
ADMINISTRATIVE FEE SCHEDULE		
Licenses & Miscellaneous Permits		
Liquor/Tobacco/Lawful Gambling License/Permit		
Temporary 3.2 Malt Liquor License - 1 - 4 Day Event	25.00	
Temporary Malt Liquor License - 1 - 4 Day Event	25.00	
Temporary 3.2 Malt Liquor License - Annual Max	100.00	
On Sale 3.2 Malt Liquor	100.00	
Off Sale 3.2 Malt Liquor	25.00	
Investigation (New/Transfer License)	100.00	
On Sale Intoxicating Liquor	4,000.00	
On Sale Wine	2,000.00	
Off Sale Intoxicating Liquor (Fee limited by State Law)	150.00	
Sunday Sale Intoxicating Liquor (Fee limited by State Law)	200.00	
Investigation Fee (New/Transfer License)	300.00	
2:00 am Closing	Paid to State	
Tobacco License	150.00	
Fireworks Permit-Per Event	50.00	
Hobby Kennel - Annual Fee	75.00	
Exempt Gambling Permit - Held at Non-Premise Permitted Site	N/C	
Exempt Gambling Permit - Held at a Premise Permitted Site (ie. Conducts Regular Charitable Gambling Activities	50.00	
Solid Waste Hauler License Application	75.00	
Burning Permit		
Valid for 1 month	10.00	
Valid for 6 months	50.00	

Public Safety		
Police Reports		
Police Reports - Per Page	0.25	
Audio/Video on USB Flash Drive	10.00	
Normal Business Hrs (1 hr min.) per hour	*Salary of the lowest-paid entity employee who can complete the task*	
Car Seat Checks		
Resident	N/C	
Non-Resident - 1st Seat	25.00	
Non-Resident - Additional Seats	10.00	
Police Patch		
Police Patch - Available Only to Full-time Police Officers	5.00	
Finger Printing		
Resident	N/C	
Non-Resident	25.00	
Additional Cards - Resident	N/C	
Additional Cards - Non-Resident	5.00	
False Alarm Fire/Medical Emergency		
2-3 In any 12-month period (Each)	75.00	
4+ In any 12-month period (Each)	150.00	
False Alarm Police		
1-3 In any 12-month period	N/C	
4+ In any 12-month period	100.00	
Firearm & Hunting Permits		
Shooting Range Annual Review Fee	250.00	
Goose Lake Hunting Permit	10.00	
Permit to Purchase/Transfer	N/C	
Rental Fee		
Range contract per day (law enforcement agencies only)	100.00	
Command Post per day	250.00	
Vehicle Impound		
Vehicle Impound Release	10.00	
Storage Fee Daily	35.00	
Animal Impound		
1st Offense (Plus impound fees to shelter)	21.48	
2nd and Subsequent Offenses (Plus impound fees to shelter)	42.96	
No Kennel License	50.00	
Event Security Rates		
Officer - per hour	100.00	
Officer - per hour Holiday rate	125.00	
Reserve Officer - per hour	30.00	

CITY OF CORCORAN 2023 FEE SCHEDULE	2023 FEE	Notes
ADMINISTRATIVE FEE SCHEDULE		
Emergency Communications Systems Fee		
Per Single Residential Unit	100.00	
Up to 4 Units	200.00	
Up to 10 Units	500.00	
For Any Number of Units Above 10 Units	1,000.00	
Fire Department Entry Key Lock Box		
DAMA Box and/or Mounting Kits	Cost plus 10%	
Recreational Vehicle Permit		
Recreational Vehicle Permit **Term depends on year issued*	$10.00 per year	

CITY OF CORCORAN 2023 FEE SCHEDULE	2023 FEE	Notes
ADMINISTRATIVE FEE SCHEDULE		
Public Works		
Equipment Usage Per Hour (Government Agency Assistance)		
Tractor/Backhoe	Per FEMA's Current Schedule of Equipment Rates	
Dump Truck		
Front End Wheel Loader		
Road Grader		
Skid Loader		
Wood Chipper		
Public Works Labor		
Per Hour	65.00	
Lawn Mowing - Property Cleanup		
Mowing 1 acre & under	315.00	
Mowing over 1 acre - $315 + additional hourly rate	85.00	
Contract tree and weed removal	Cost + 65.00	
Contract rubbish removal	Cost + 65.00	
Swing Away Mail Box Arms (Sales Tax included)		
Post only (mailbox not included)	65.00	
Post and Installation (mailbox not included)	150.00	
Street Department Fees		
Street Sign Install Labor (Per hour)	75.00	
Bituminous Trail Reimbursement Cost (per lineal foot)	17.00	
Culvert priced per foot	Cost + 65.00	
Grading & Land Disturbance Permit		
Greater than 50 Cubic Yards (or less than 50 Cubic Yards non-exempt)	100.00*	
One Acre or greater of disturbance	300.00*	
Driveway Review (New or Altered Access)	100.00*	
Escrow Determined by City Engineer or City Representative*	Varies -1000.00 Minimum	
Engineering Review - per hour	Contract Rate	
Overweight Vehicle Permit		
Agriculture	N/C	
Commercial Tow Truck	750.00	
Daily Permit - Non Exempt Emergency	100.00	
Seasonal - Emergency (Septic, Liquid Propane & Similar)	N/C	
No Permit Penalty	Double Fee	
All Charges are Per Truck - Permits are Restricted		
Utility Permit	Moved to Public Works section	
Utility Work in the Right-of-Way - IE:Comcast, Century Link, CenterPoint Energy, Wright-Hennepin, etc	100.00	

Local Government Unit Fees	Non-Refundable Application Fee	Escrow
Exemption Certificates	200.00	1,000.00
Determinations	200.00	1,000.00
Delineation Review	200.00	2,000.00
Pond Excavations	200.00	1,000.00
Wetland Replacement Plans <10,000 SF Impact on Single Basins or , 1/4 Acre Impact for Private Driveways	400.00	2,000.00
All Other Replacement Plans	400.00	2,500.00
Replacement Plan in Conjunction with Wetland Banking	400.00	3,500.00
All Other Wetland Banking Applications	400.00	3,500.00
Monitoring - Per Basin	400.00	6,000.00
** Additional Weland Replacement Plan and Banking Escrows and Sureities are determined on a site-specific basis.*		
Wetland Conservation Act Violations (Restoration Order)		
Any person or entity that fails to obtain a permit under City Ordinance prior to performing work shall pay a penalty of two times the original permit fee and shall be required to pay all costs associated with enforcement, including reasonable attorney's fees.		

CITY OF CORCORAN 2023 FEE SCHEDULE	2023 FEE		Notes
ADMINISTRATIVE FEE SCHEDULE			
Planning Development & Zoning Fees			
Land Use Permit/Application Type	**Non-Refundable Application Fee**	**Escrow**	
Agriculture Preserve Application - Placement (fee limited by state)	50.00	-	
Agriculture Preserve Application - Removal (fee limited by state)	50.00	-	
Administrative Permit	100.00	1,000.00	
Minor Subdivision, Lot Line Adjustment/Consolidation	100.00	1,500.00	
Certificate of Compliance	80.00	-	
Development Rights Appeal	100.00	500.00	
Comprehensive Plan Amendment	1,000.00	2,200.00	
Conditional Use Permit (CUP)	550.00	2,200.00	
Conditional Use Permit (CUP) Amendment	200.00	1,000.00	
Environmental Review	500.00	5,000.00	
Interim Use Permit	500.00	2,000.00	
Final Plat – Base Fee Regular / OSP	400.00	5,000.00	
Final Plat – Per Lot Regular /OSP	15.00	-	
Residential Park Dedication Fees (Subdivision Ordinance)	Section 955		
Single Family Per Unit	5,954.00	-	
Multi Family Per Unit	4,040.00	-	
Commerical and Industrial Per Acre	5,866.00	-	
Preliminary Plat – Base Regular / OSP	400.00	5,000.00	
Preliminary Plat – Per Lot Regular / OSP	15.00	-	
PUD -Preliminary Development Plan	575.00	5,000.00	
PUD - Final Development Plan	500.00	5,000.00	
PUD - Sketch Plat/Plan Review	450.00	2,000.00	
Rezoning	575.00	2,000.00	
Sign - Wetland Buffer Sign (per sign - requires site inspection)	20.00	-	
Sign - Development Notice Sign $165.00 first sign/ $50.00 each additional	165.00	-	
Site Plan	425.00	1,500.00	
Site Plan Amendment - Minor	200.00	1,000.00	
Sketch Plat/Plan Review - Regular / OSP	450.00	1,750.00	
Topography Exemption, Wetland Waiver, Electronic File Waiver	200.00	1,000.00	
Vacation	350.00	1,000.00	
Variance	550.00	2,000.00	
Zoning/Subdivision Code Amendment	700.00	2,000.00	
Infrastructure Feasibility Study / Review		5,000.00	
Additional Escrow May Be Required on a Project by Project Basis			
Meeting with City Consultants and City Staff (first hour no charge)	Over 1 hour Contract fee	500.00	
Public Works Director Review - per hour	90.00		
Additional Escrow May Be Required on a Project by Project Basis			
City Planner Review - per hour	65.00		
Additional Escrow May Be Required on a Project by Project Basis			
Fence Permit			
Any fence taller than 7' requires a building permit fee based on valuation + state surcharge			
Fence (residential within 6' of property line)	35.00		
Zoning and Setback Review Only			
Sign Permit			
No Planning Commission Review - Temporary	35.00		
No Planning Commission Review - Permanent	150.00		

CITY OF CORCORAN 2023 FEE SCHEDULE	2023 FEE	2022 Fee
UTILITY FEE SCHEDULE		
WATER FEES		
Residential		
Water Base Fees - per month	21.63	
Water Usage Rates - residential (monthly use) per 1,000 gallons		
Tier 1: 0 gallons to 4,999 gallons	2.31	
Tier 2: 5,000 gallons to 8,999 gallons	2.78	
Tier 3: 9,000 gallons to 19,999 gallons	3.48	
Tier 4: 20,000 gallons and over	4.49	
Multi-Residential (7+ units)		
Water Base Fees - per month	21.63	
Water rates - Multi-residential (monthly use) per 1,000 gallons		
Tier 1: 1,000 gallons +	2.78	
* REU = residential equivalent unit		
Non-Residential		
Water Base Fees - per month		
Non residential - Under 1" Meter	26.73	
Non residential - 1" to 3" Meter	26.73	
Non residential - Over 3" Meter	34.61	
Water rates - non residential (monthly use) per 1,000 gallons		
Tier 1: 1,000 gallons +	2.78	
SANITARY SEWER FEES		
Residential		
Sewer Base Fees - per month	30.45	
Sewer rates - residential (monthly use) per 1,000 gallons		
Existing Customers - Based on Winter Water Usage (November-March)	3.02	
New Customers - Based on 4,500 gallons per month	3.02	
Multi-Residential		
Sewer Base Fees - per month	30.45	
Sewer rates - non residential (monthly use) per 1,000 gallons		
Tier 1: 1,000 gallons +	3.02	
Non-Residential		
Sewer Base Fees - per month	30.45	
Sewer rates - non residential (monthly use) per 1,000 gallons		
Tier 1: 1,000 gallons +	3.02	
Manufactured Homes Park		
Sewer rates - (monthly use) per 1,000 gallons		
Maple Hill Estates (804,000 gallons per month)	3.85	

CITY OF CORCORAN 2023 FEE SCHEDULE	2023 FEE	2022 Fee
UTILITY FEE SCHEDULE		
CONNECTION FEES		
Trunk Line Availability Charge (TLAC)		
Watermain & Raw Water - Trunk Line Availability Charge (TLAC) - per acre: Southeast	9,197.81	
Treatment & Storage - Trunk Line Availability Charge (TLAC) - per acre: Southeast	12,433.97	
Watermain & Raw Water - Trunk Line Availability Charge (TLAC) - per acre: Northeast	12,198.97	
Treatment & Storage - Trunk Line Availability Charge (TLAC) - per acre: Northeast	24,922.12	
Sewer Trunk Line Availability Charge (TLAC) - per acre	7,526.31	
Connection Fees - City of Corcoran		
Water Connection Fee (per unit) - Single Family	1,294.00	
Water Connection Fee (per unit) - Multi-Family	1,034.00	
Water Connection Fee (per unit) - Non-Residential	1,294.00	
Sewer Connection Fee (per unit) - Single Family	1,280.00	
Sewer Connection Fee (per unit) - Multi-Family	1,024.00	
Sewer Connection Fee (per unit) - Non-Residential	1,280.00	
Connection Fees - City of Maple Grove (Per Maple Grove Fee Schedule)		
Water Connection Fee (per unit) - Residential/individual laundry facilities	2,999.00	~~2,942.00~~
Water Connection Fee (per unit) - Residential/ no individual laundry facilities	2,399.00	~~2,942.00~~
Water Connection Fee (per acre) - Commercial/Industrial/Mixed	11,996.00	~~11,767.00~~
Water Connection Fee (per acre) - All other Churches which do not house weekday school, preschool, and/or daycare activities	5,998.00	~~11,767.00~~
Parks, per acre (0.5 times low density residential rate)	1,500.00	
Volumetric Charges - per 1,000 gallons	2.3600	
Connection Fees - Metropolitan Council		
Sewer Access Charge (SAC)	2,485.00	
Meter Fees		
Meter - standard	Cost plus 10%	
Meter - larger than standard	Cost plus 10%	
Meter Inspection	65.00	
Meter - Temporary Installation	65.00	
OTHER UTILITY FEES		
Miscellaneous Fees		
Maple Grove Serviced Properties	Cost plus 10%	
Broken Water Meter Fee - payable by each user for each month (Based on 4,500 gallons of water used per month)	10.40	
Late/Past Due Payments		
Delinquent Utility Fee	10.00	
Late Payment Penalty	10% of unpaid bill	
Water Disconnect	65.00	
Water Reconnect	65.00	
Bulk Water Sales		
Set Up/Administrative Fee	65.00	
Water Meter Rental Deposit	1,000.00	
Tier 1: 1,000 gallons +	2.78	

2023 CITY OF CORCORAN BUILDING PERMIT AND RELATED FEES SCHEDULE

BUILDING PERMIT FEE - Fee is 100% of the adopted fee schedule below, plus State surcharge and applicable reviews listed below.

TOTAL VALUATIONS (Residential & Commercial)	**BUILDING PERMIT FEE SCHEDULE**
$1.00 to $500.00	$21.00
$501.00 to $2,000.00	$21.00 for the first $500.00 plus $2.75 for each additional $100.00, or fraction thereof, to and including $2,000.00.
$2,001.00 to $25,000.00	$62.25 for the first $2,000.00 plus $12.50 for each additional $1,000.00, or fraction thereof, to and including $25,000.00.
$25,001.00 to $50,000.00	$349.75 for the first $25,000.00 plus $9.00 for each additional $1,000.00, or fraction thereof, to and including $50,000.00.
$50,001.00 to $100,000.00	$574.75 for the first $50,000.00 plus $6.25 for each additional $1,000.00, or fraction thereof, to and including $100,000.00.
$100,001.00 to $500,000.00	$887.25 for the first $100,000.00 plus $5.00 for each additional $1,000.00, or fraction thereof, to and including $500,000.00.
$500,001.00 to $1,000,000.00	$2,887.25 for the first $500,000.00 plus $4.25 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00.
$1,000,001.00 and up	$5,012.25 for the first $1,000,000.00 plus $2.75 for each additional $1,000.00, or fraction thereof

PLAN REVIEW FEE: 65% of the Building Permit Fee calculated from the above schedule.
REPETITIVE PLAN REVIEW FEE: 25% of the Building Permit Fee calculated from the above schedule
PLAN REVIEW FEE IS NON-REFUNDABLE

STATE SURCHARGE: Based on the table below. For valuation use the fees listed above

BUILDING VALUATION	**STATE SURCHARGE***
One Million or less	.0005 x valuation with minimum of $1.00 for Flat Rate Permits [up to $10,010 valuation]
$1,000,001 to $2,000,000	$ 500 + .0004 x (Value -$1,000,000)
$2,000.001 to $3,000,000	$ 900 + .0003 x (Value - $2,000,000)
$3,000,001 to $4,000,000	$1200 + .0002 x (Value - $3,000,000)
$4,000,001 to $5,000,000	$1400 + .0001 x (Value - $4,000,000)
Greater than $5,000,000	$1500 + .00005 x (Value - $5,000,000)

SEC FEE: .0005 x permit valuation for all Building Permits except Re-Roof, Re-side, Re-Window, Decks & Interior Remodels. Minimum $150.00 New Home or Commercial Construction, Minimum $50.00 on any other non-exempt construction

ZONING AND SET BACK REVIEW: $25.00 for permits requiring review, $75.00 for New Construction plus any costs for City Planner to review. Agricultural Structure requires a Certificate of Compliance.

EMERGENCY COMMUNICATIONS SYSTEMS FEE: $100.00 for new construction single family homes. Multiple residential unit rates per adopted fee schedule.

2023 CITY OF CORCORAN BUILDING PERMIT AND RELATED FEES SCHEDULE

OVER THE COUNTER PERMITS

Re-Roof, Re-side and Windows	$90.00 each + State Surcharge Fee ($1.00)
General Plumbing (Residential)	$50.00 minimum + additional $5.00 per fixture + State Surcharge Fee ($1.00)
Water Heaters / Water Softeners (change out only)	Water Heater $35.00 per unit + State Surcharge Fee ($1.00) Water Softener $35.00 per unit + State Surcharge Fee ($1.00)
Mechanical (Residential)	$75.00 per unit + State Surcharge Fee ($1.00) (Furnace, AC or Gas line) Additional $10.00 gas fitting/connection fee for each unit over 3 units **The following qualify as a "unit"** Furnace, AC, Air Exchange, In-floor heat, Boiler, Geothermal System, Ground System Heat Pump, Garage Heater, etc.
Gas Fireplace	$75.00 + State Surcharge Fee ($1.00)

*State Surcharge fee is subject to State change

OTHER INSPECTIONS AND FEES

Inspection outside normal business hours; minimum two hour charge	$90.00 per hr.
Re-inspection Fee	$45.00 per hr.
Inspections for which no fee is specifically indicated	$60.00 per hr.
Site Inspection Fee	RESIDENTIAL $45.00 ea. COMMERCIAL $80.00 ea.
Additional plan review required by changes, additions, or revisions to approved plans (min. ½ hour charge)	$60.00 per hr.
Miscellaneous and special services per contract	$60.00 per hr.
Water Hook Up/Connection Permit (Plan review and inspection of the connection to the municipal water system for existing properties)	$100.00 + $45.00 for per additional inspection
Sewer Hook Up/Connection Permit (Plan review and inspection of the connection to the municipal water system for existing properties)	$100.00 + $45.00 for per additional inspection
Pre-Move inspection	$150.00 ea.
Moved – In structure (not including foundation, interior remodel, etc.)	$250.00 ea.
Commercial Plumbing permit and plan review	Based on valuation
Commercial Mechanical permit and plan review	Based on valuation
Electrical Inspections (Residential & Commercial)	Per State Inspector
Demolition	Residential $150.00 + State Surcharge ($1.00) Commercial $250.00 + State Surcharge ($1.00)
Mobile Home Installation	$250.00 + State Surcharge ($1.00)
Permit Cancellation Fee	$25.00 + Plan Review Fee
Replacement Permit Card Fee	$30.00

2023 CITY OF CORCORAN BUILDING PERMIT AND RELATED FEES SCHEDULE

CERTIFICATE OF SURVEY

City Ordinance Title IV: 40-2 Certificate of Survey requirement. A certificate of survey shall be required with all building permit applications for new construction and building permits that enlarge or alter the footprint of an existing structure. Application for exemption (Building permits only) – If the proposed structure meets all of the required setbacks from the property line, flood plain, wetlands and easements by two times.

PENALTY

Any person or entity that fails to obtain a permit under City Ordinance Title IV: 40-40.04 prior to performing work shall pay a penalty of two times the original permit fee and shall be required to pay all costs associated with enforcement, including reasonable attorney's fees.

All fees are to be paid at time of permit issuance

City of Corcoran
County of Hennepin
State of Minnesota

May 11, 2023

RESOLUTION NO. 2023-43

Motion By:
Seconded By:

A RESOLUTION APPROVING CHARITABLE GAMBLING IN THE CITY OF CORCORAN, MINNESOTA

BE IT RESOLVED, by the City Council of the City of Corcoran that the following Charitable Gambling License is granted effective for the dates as indicated, to the following Licensee, which provided appropriate application.

LICENSEE	LICENSE	LICENSE EFFECTIVE DATE
Rocky Mountain Elk Foundation-North Star Chapter 8976 Zanzibar Lane North Maple Grove, MN 55311	Charitable Gambling *(Bingo and Raffle)*	July 8, 2023 (One day license) *Event located at* *The Stanchion* *20037 County Road 10* *Corcoran, MN 55340*

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

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

DRAFT

Whereupon, said Resolution is hereby declared adopted on this 11th day of May, 2023.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Michelle Friedrich – City Clerk

STAFF REPORT **Agenda Item: 7g.**

Council Meeting: May 11, 2023	**Prepared By:** Deputy Director Burns
Topic: Waiver Request for Amplified Sound – 7205 Brockton Lane, Lions Park. 2023 Corcoran Country Daze	**Action Required:** Approval

Summary

Northwest Area Jaycees are requesting a waiver for amplified sound at Corcoran Lions Park, 7205 Brockton Lane, for the Corcoran Country Daze event.

The request is for amplified live music until 12:00 am on Friday, August 11, and Saturday, August 12, 2023.

The Northwest Area Jaycees are the primary host for the 20th annual Corcoran Country Daze event. This is a community focused event and fundraiser for the non-profit Northwest area Jaycees. The application was approved as submitted by the operations group of Public Safety, Code Enforcement, and Public Works.

Financial/Budget

N/A

Options

Authorize a waiver for amplified sound until 12:00 am on Friday, August 11, and Saturday, August 12, 2023.

Deny a waiver for amplified sound until 12:00 am on Friday, August 11, and Saturday, August 12, 2023.

Council Action

Authorize a waiver for amplified sound until 12:00 am on Friday, August 11, and Saturday, August 12, 2023.

Attachments

1. Applications for Contract Police Security

Corcoran Police Department

8200 County Road 116
Corcoran, MN 55340
Phone (763) 420-8966 Fax (763) 420-8965

EVENT REQUEST

[X] Public Event [ ] Private Event

In an effort to meet your security needs, we ask that you read the attached City of Corcoran Event Policy. Then fully complete and submit the application at least sixty (60) days prior to your event.

Name of Event: Corcoran Country Daze

Location of Event: Corcoran Lions Park

Date(s) of Event: August 11 & 12 2023

Event Sponsor: Northwest Area Jaycees/Corcoran Community Fund

Event Website: corcorancountrydaze.org

Main Contact Name: Kirsten Thompson

Cell Phone No.

Main Contact Email Address:

Event Day on site contact: Kirsten Thompson

Cell Phone No.

Expected Attendance: 2000-5000 per day

Event Starting Time: 5pm Friday, all day Sat

Event Ending Time: Midnight

Officers Requested: [X] Yes [ ] No

Security Starting Time: 5pm

Security Ending Time: 12:30am

Number of Officers Requested: TBD

Licensed Officers:

Reserve Officers:

Security Provided by: [ ] Corcoran Police [ ] Private [X] Both CPD / Private

Private Security Info. Name: Security Specialists Inc. (getting bids from others but this is most likely)

Contact Person: Mark Winter

Phone No.

POLICE DEPARTMENT

	YES	NO	
1.	☑	☐	Does this event involve the sale or availability of alcoholic beverages to the public? If YES you must obtain a temporary liquor license through City Hall.
2.	☑	☐	Do you anticipate any medical support, security or traffic control services will be required?
3.	☑	☐	Will this event affect traffic in the area? If YES, explain how traffic will be affected? Slowed down entering/exiting
4.	☐	☑	Does this event involve a **moving route** (parade, race, run/walk, etc.) of any kind, along streets, trails or sidewalks? If YES, attach a map or sketch of your proposed route, indicate the direction of travel and/or provide a written narrative to explain your route.
5.	☑	☐	Will this event involve outdoor music? If YES, please describe: Live music Friday and Saturday
6.	☑	☐	Will this event involve any noise requiring exception to the noise ordinance? If YES, please describe: Concerts
7.	☐	☑	Will this event be on or adjacent to any body of water? If YES, has Water Patrol been notified?

FIRE DEPARTMENT

	YES	NO	
8.	☑	☐	Will there be a pyrotechnics (fireworks) display? If yes, you must apply for a permit from City Hall 30 days prior to the event Most likely, will apply for permit if we move forward
9.	☑	☐	Is this event likely to involve a tent more than 200 sq. ft. or a canopy more than 400 sq. ft.? If YES, estimate number of tents and sizes: Numerous tents- 10X10', 15X15', 20x40' and 40x60'
10.	☑	☐	Does the proposed event plan to use propane? If YES, for what and where? Cooking, concessions bldg

CITY AND BUILDING CODES

11.	☑	☐	Will there be any temporary electrical wiring or generators used? If yes, you must apply for an electrical permit from the Sate MN Labor / Industry 763-241-2102 (Generators must be surrounded by barriers with a fire extinguisher readily available.)
12.	☑	☐	Will there be a need for portable toilet facilities?
13.	☑	☐	Does this event involve any hanging banners or signage? If yes, you must apply for a sign permit from City Hall
14.	☑	☐	Does this event involve animals? If YES, please describe: Petting zoo, pony rides
15.	☑	☐	Does this event involve amusement attractions (carnival rides, inflatable's, dunk tanks, etc.) If YES, please describe: Inflatables
16.	☑	☐	Will any food or beverages be available or sold at the event? If YES, provide a Hennepin County food permit
17.	☑	☐	Will any part of this event be held on city of public property? If YES, please describe: Still in the planning stages, in communication with Parks and Recreation

All requests for contractual police services are subject to approval by the Chief of Police or his/her designee. Request must be a minimum of two (2) hours per officer and cancellation with less than twenty-four (24) hours notice will require a charge of two (2) hours per scheduled officer payable by the requesting business or organization. The requesting business will be billed by the City of Corcoran payable within fifteen (15) days of receipt of invoice. Any charges for future court proceedings that result from the requested service will be billed to the requesting business. It is understood that the services requested are in addition to police services normally provided and not in lieu thereof, and that officers assigned are not subject to direct supervision or control by the requestor, but will coordinate with the event organizers.

THE REQUESTING BUSINESS FURTHER AGREES TO WAIVE ANY AND ALL CLAIMS AGAINST THE CITY OF CORCORAN, ITS POLICE DEPARTMENT AND OFFICERS FOR ANY FORM OF DAMAGE OR INJURY RESULTING OUT OF THE SERVICES PROVIDED OR REQUESTED HEREIN.

Applicant Signature Kirsten Thompson **Date** 4/26/23

_____	_____	_____
Mayor	***City Administrator***	***Police Chief***

OFFICE USE ONLY

Application □ Approved as Submitted □ Approved See Below □ Denied See Below

□ Corcoran Police □ Fire Department □ Building Inspector

□ Road Closure Granted □ Noise Ordinance Exception Granted

□ Off-Premise Alcohol Allowed □ ____Police Officers Required □ ____Other City Staff

Comments

_____

_____

_____

_____

Corcoran Police
Event Policy

The Corcoran Police Chief will authorize security for all City, Public and Private Events based on the number of expected people, type of activity, and experience as described below.

Type of Events

City Event – An event fully or partially sponsored by the City of Corcoran
Public Event – An event open to the public
Private / Other Event – An event closed to the public or outside of normal business

When Security is Required

City Event – When requested by City Officials
Public events – anytime alcohol is served
- or crowds exceeding or expecting to exceed 500
- or where public safety or health is concerned

Private Events / Other – Outside of normal business when alcohol is served. (This policy does not affect private residents.)

Level of Security Required

The Chief of Police will determine the number of uniformed officers working at each event
- If alcohol is served a minimum of:

One (1) licensed police officer and two (2) reserve police officers
Sponsor may request additional officers to be supplied upon availability
Sponsor may hire qualified private security subject to the Chief of Police approval, requires thirty (30) days notice Or other levels of security as determined by the Chief of Police

Sponsor's Requirements

Submission of completed application form to the Chief of Police sixty (60) prior to the event
Receive approved application from Chief of Police
Any other requirements determined by the Chief of Police

Police Department Requirements

Promptly notify sponsor of approval or denial of application
Notify sponsor of any additional requirement(s)
Attempt to meet all the needs of the applicant

Rates of Compensation

City Events – No Cost

Public and Private Events –	Licensed Police Officer	$100.00 per hour
	Reserve Police Officer	$30.00 per hour
	City Holidays	$125.00 per hour

Payment

Payment for Corcoran Officers made directly to: **City of Corcoran** within fifteen (15) days of invoice. City of Corcoran may require an escrow account as part of the application.

Funds paid for Reserve Police Officers go to the fund for training and equipment of the Reserve Program and not the individual reserve officer

Officers Duties

Attempts will be made to accommodate sponsor's special requests; however, responsibility for duty assignments remain with the officer-in-charge of the event

Special Notes

Only uniformed police and fire personnel are to direct traffic on City, County and State roads

Policy Approval

Passed by the Council of the City of Corcoran, Hennepin County, Minnesota, the 27th day of April, 2000, updated the 26th day of October, 2006.

STAFF REPORT **Agenda Item: 7h.**

Council Meeting: May 11, 2023	**Prepared By:** Deputy Director Burns
Topic: Waiver Request for Amplified Sound – 7205 Brockton Lane, Lions Park. June 3rd, August 26th , September 9 h 2023	**Action Required:** Approval

Summary

Corcoran Lions are requesting a waiver for amplified sound at Corcoran Lions Park 7205 Brockton Lane.

Request is for amplified sound until 12:00 am on Saturday, June 4, 2023 (Tractor Pull), Saturday, August 26, 2023 (NTPA Tractor Pull), and September 9, 2023 (Demo Derby). Anticipated event completions are around 10:00 pm, however, applicant is asking for exemption until 12:00 am for unforeseen weather or mechanical delays. If an event is cancelled due to inclement weather, a waiver would apply to the scheduled makeup date.

The scheduled events are long standing public events used for community fundraising for the Corcoran Lions. If approved, gathering may be shut down for public safety reasons or exceeding past the approved time. The application was approved as submitted by the operations group of Public Safety, Code Enforcement, and Public Works.

Financial/Budget

N/A

Options

Authorize a waiver for amplified sound until 12:00 am on Saturday, June 3, 2023, Saturday August 26, 2023, and September 9, 2023.

Deny a waiver for amplified sound until 12:00 am on Saturday June 3, 2023, Saturday, August 26, 2023, and September 9, 2023.

Council Action:

Authorize a waiver for amplified sound until 12:00 am on Saturday June 3, 2023, Saturday, August 26, 2023, and September 9, 2023.

Attachments:

1. Applications for Contract Police Security

Corcoran Police Department

8200 County Road 116
Corcoran, MN 55340
Phone (763) 420-8966 Fax (763) 420-8965

EVENT REQUEST

☒ Public Event ☐ Private Event

In an effort to meet your security needs, we ask that you read the attached City of Corcoran Event Policy. Then fully complete and submit the application at least sixty (60) days prior to your event.

Name of Event: Corcoran Lions pull

Location of Event: Corcoran Lions Park

Date(s) of Event: June 3

Event Sponsor: Corcoran Lions

Event Website:

Main Contact Name: Ross Poppler

Cell Phone No. [redacted]

Main Contact Email Address:

Event Day on site contact: ↑

Cell Phone No. ↑

Expected Attendance: 2500

Event Starting Time: 7:00 pm

Event Ending Time: 10 pm

Officers Requested: ☒ Yes ☐ No

Security Starting Time: 5:00 pm

Security Ending Time: 11 pm

Number of Officers Requested:

Licensed Officers: 1 Reserve Officers: 3

Security Provided by: ☒ Corcoran Police ☐ Private ☐ Both CPD / Private

Private Security Info. Name:

Contact Person: Phone No.

POLICE DEPARTMENT

	YES	NO	
1.	☒	☐	Does this event involve the sale or availability of alcoholic beverages to the public? If YES you must obtain a temporary liquor license through City Hall.
2.	☒	☐	Do you anticipate any medical support, security or traffic control services will be required?
3.	☒	☐	Will this event affect traffic in the area? If YES, explain how traffic will be affected?
4.	☐	☒	Does this event involve a **moving route** (parade, race, run/walk, etc.) of any kind, along streets, trails or sidewalks? If YES, attach a map or sketch of your proposed route, indicate the direction of travel and/or provide a written narrative to explain your route.
5.	☐	☒	Will this event involve outdoor music? If YES, please describe:
6.	☒	☐	Will this event involve any noise requiring exception to the noise ordinance? If YES, please describe: Announcer Booth
7.	☐	☒	Will this event be on or adjacent to any body of water? If YES, has Water Patrol been notified?

FIRE DEPARTMENT

	YES	NO	
8.	☐	☒	Will there be a pyrotechnics (fireworks) display? If yes, you must apply for a permit from City Hall 30 days prior to the event
9.	☐	☒	Is this event likely to involve a tent more than 200 sq. ft. or a canopy more than 400 sq. ft.? If YES, estimate number of tents and sizes:
10.	☒	☐	Does the proposed event plan to use propane? If YES, for what and where? grills

CITY AND BUILDING CODES

11.	☐	☒	Will there be any temporary electrical wiring or generators used? If yes, you must apply for an electrical permit from the Sate MN Labor / Industry 763-241-2102 (Generators must be surrounded by barriers with a fire extinguisher readily available.)
12.	☒	☐	Will there be a need for portable toilet facilities?
13.	☐	☒	Does this event involve any hanging banners or signage? If yes, you must apply for a sign permit from City Hall
14.	☐	☒	Does this event involve animals? If YES, please describe:
15.	☐	☒	Does this event involve amusement attractions (carnival rides, inflatable's, dunk tanks, etc.) If YES, please describe:
16.	☒	☐	Will any food or beverages be available or sold at the event? If YES, provide a Hennepin County food permit
17.	☐	☒	Will any part of this event be held on city of public property? If YES, please describe:

All requests for contractual police services are subject to approval by the Chief of Police or his/her designee. Request must be a minimum of two (2) hours per officer and cancellation with less than twenty-four (24) hours notice will require a charge of two (2) hours per scheduled officer payable by the requesting business or organization. The requesting business will be billed by the City of Corcoran payable within fifteen (15) days of receipt of invoice. Any charges for future court proceedings that result from the requested service will be billed to the requesting business. It is understood that the services requested are in addition to police services normally provided and not in lieu thereof, and that officers assigned are not subject to direct supervision or control by the requestor, but will coordinate with the event organizers.

THE REQUESTING BUSINESS FURTHER AGREES TO WAIVE ANY AND ALL CLAIMS AGAINST THE CITY OF CORCORAN, ITS POLICE DEPARTMENT AND OFFICERS FOR ANY FORM OF DAMAGE OR INJURY RESULTING OUT OF THE SERVICES PROVIDED OR REQUESTED HEREIN.

Applicant Signature Russ Popp **Date** 4.25-23

Mayor ***City Administrator*** ***Police Chief***

OFFICE USE ONLY

Application □ Approved as Submitted □ Approved See Below □ Denied See Below

□ Corcoran Police □ Fire Department □ Building Inspector

□ Road Closure Granted □ Noise Ordinance Exception Granted

□ Off-Premise Alcohol Allowed □ ____Police Officers Required □ ____Other City Staff

Comments

Corcoran Police Department

8200 County Road 116
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Phone (763) 420-8966 Fax (763) 420-8965

EVENT REQUEST

☒ Public Event ☐ Private Event

In an effort to meet your security needs, we ask that you read the attached City of Corcoran Event Policy. Then fully complete and submit the application at least sixty (60) days prior to your event.

Name of Event: Corcoran Lions Nationals Pull
Location of Event: Corcoran Lions Park

Date(s) of Event: Aug 26
Event Sponsor: Lions

Event Website:

Main Contact Name: Russ Popper
Cell Phone No. [redacted]

Main Contact Email Address:

Event Day on site contact:
Cell Phone No.

Expected Attendance: 2500

Event Starting Time: @ 7:00 pm
Event Ending Time: 10 pm

Officers Requested: ☒ Yes ☐ No

Security Starting Time: 5 pm
Security Ending Time: 11 pm

Number of Officers Requested:
Licensed Officers: 1 Reserve Officers: 4

Security Provided by: ☒ Corcoran Police ☐ Private ☐ Both CPD / Private

Private Security Info. Name:

Contact Person: Phone No.

POLICE DEPARTMENT

	YES	NO	
1.	☒	☐	Does this event involve the sale or availability of alcoholic beverages to the public? If YES you must obtain a temporary liquor license through City Hall.
2.	☒	☐	Do you anticipate any medical support, security or traffic control services will be required?
3.	☒	☐	Will this event affect traffic in the area? If YES, explain how traffic will be affected?
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5.	☐	☒	Will this event involve outdoor music? If YES, please describe:
6.	☒	☐	Will this event involve any noise requiring exception to the noise ordinance? If YES, please describe: Announcer Booth
7.	☐	☒	Will this event be on or adjacent to any body of water? If YES, has Water Patrol been notified?

FIRE DEPARTMENT

	YES	NO	
8.	☐	☒	Will there be a pyrotechnics (fireworks) display? If yes, you must apply for a permit from City Hall 30 days prior to the event
9.	☐	☒	Is this event likely to involve a tent more than 200 sq. ft. or a canopy more than 400 sq. ft.? If YES, estimate number of tents and sizes:
10.	☒	☐	Does the proposed event plan to use propane? If YES, for what and where? grills

CITY AND BUILDING CODES

11.	☐	☒	Will there be any temporary electrical wiring or generators used? If yes, you must apply for an electrical permit from the Sate MN Labor / Industry 763-241-2102 (Generators must be surrounded by barriers with a fire extinguisher readily available.)
12.	☒	☐	Will there be a need for portable toilet facilities?
13.	☐	☒	Does this event involve any hanging banners or signage? If yes, you must apply for a sign permit from City Hall
14.	☐	☒	Does this event involve animals? If YES, please describe:
15.	☐	☒	Does this event involve amusement attractions (carnival rides, inflatable's, dunk tanks, etc.) If YES, please describe:
16.	☒	☐	Will any food or beverages be available or sold at the event? If YES, provide a Hennepin County food permit
17.	☐	☒	Will any part of this event be held on city of public property? If YES, please describe:

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Applicant Signature R Pool **Date** 4-25-23

Mayor ***City Administrator*** ***Police Chief***

OFFICE USE ONLY

Application □ Approved as Submitted □ Approved See Below □ Denied See Below

□ Corcoran Police □ Fire Department □ Building Inspector

□ Road Closure Granted □ Noise Ordinance Exception Granted

□ Off-Premise Alcohol Allowed □ ____Police Officers Required □ ____Other City Staff

Comments

Corcoran Police Department

8200 County Road 116
Corcoran, MN 55340
Phone (763) 420-8966 Fax (763) 420-8965

EVENT REQUEST

☒ Public Event ☐ Private Event

In an effort to meet your security needs, we ask that you read the attached City of Corcoran Event Policy. Then fully complete and submit the application at least sixty (60) days prior to your event.

Name of Event: Corcoran Lions Derby Location of Event: Corcoran Lions Park

Date(s) of Event: Sept 9 Event Sponsor: Lions

Event Website: Corcoran Lions. ORG

Main Contact Name: Russ Poppler Cell Phone No. [redacted]

Main Contact Email Address: ↑

Event Day on site contact: ↑ Cell Phone No. ↑

Expected Attendance: 2500

Event Starting Time: 7 pm Event Ending Time: 10 pm

Officers Requested: ☒ Yes ☐ No

Security Starting Time: 5 pm Security Ending Time: 10 pm

Number of Officers Requested: Licensed Officers: 1 Reserve Officers: 3

Security Provided by: ☒ Corcoran Police ☐ Private ☐ Both CPD / Private

Private Security Info. Name:

Contact Person: Phone No.

POLICE DEPARTMENT

	YES	NO	
1.	X		Does this event involve the sale or availability of alcoholic beverages to the public? If YES you must obtain a temporary liquor license through City Hall.
2.	X		Do you anticipate any medical support, security or traffic control services will be required?
3.	X		Will this event affect traffic in the area? If YES, explain how traffic will be affected?
4.		X	Does this event involve a **moving route** (parade, race, run/walk, etc.) of any kind, along streets, trails or sidewalks? If YES, attach a map or sketch of your proposed route, indicate the direction of travel and/or provide a written narrative to explain your route.
5.		X	Will this event involve outdoor music? If YES, please describe:
6.	X		Will this event involve any noise requiring exception to the noise ordinance? If YES, please describe: Announcer Booth
7.		X	Will this event be on or adjacent to any body of water? If YES, has Water Patrol been notified?

FIRE DEPARTMENT

	YES	NO	
8.		X	Will there be a pyrotechnics (fireworks) display? If yes, you must apply for a permit from City Hall 30 days prior to the event
9.		X	Is this event likely to involve a tent more than 200 sq. ft. or a canopy more than 400 sq. ft.? If YES, estimate number of tents and sizes:
10.	X		Does the proposed event plan to use propane? If YES, for what and where? grills

CITY AND BUILDING CODES

11.		X	Will there be any temporary electrical wiring or generators used? If yes, you must apply for an electrical permit from the Sate MN Labor / Industry 763-241-2102 (Generators must be surrounded by barriers with a fire extinguisher readily available.)
12.	X		Will there be a need for portable toilet facilities?
13.		X	Does this event involve any hanging banners or signage? If yes, you must apply for a sign permit from City Hall
14.		X	Does this event involve animals? If YES, please describe:
15.		X	Does this event involve amusement attractions (carnival rides, inflatable's, dunk tanks, etc.) If YES, please describe:
16.	X		Will any food or beverages be available or sold at the event? If YES, provide a Hennepin County food permit
17.		X	Will any part of this event be held on city of public property? If YES, please describe:

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Applicant Signature Russ Byl **Date** 4-25-23

Mayor	*City Administrator*	*Police Chief*

OFFICE USE ONLY

Application □ Approved as Submitted □ Approved See Below □ Denied See Below

□ Corcoran Police □ Fire Department □ Building Inspector

□ Road Closure Granted □ Noise Ordinance Exception Granted

□ Off-Premise Alcohol Allowed □ ____Police Officers Required □ ____Other City Staff

Comments

STAFF REPORT **Agenda Item: 7i.**

Council Meeting: May 11, 2023	**Prepared By:** Jessica Beise
Topic: Invasive Species Removal – DNR Agreement	**Action Required:** Approval

Summary

The City was contacted by the University of Minnesota who is working in conjunction with the DNR related to combating aquatic invasive species. They have identified phargmites on City land at 7150 Old Settler Road. The DNR has a grant funded program to treat these invasive species and has approached the City to enter into a simple agreement to allow the DNR to access the site and utilize the EPA approved herbicide to remove invasive species. The removal would happen between August and October of 2023 and would be monitored, and a follow up treatment would likely be applied during the same time period in 2024.

For information about invasive Phragmites visit: https://maisrc.umn.edu/phragmites

Financial/Budget

The removal costs are covered by a DNR grant.

Options

1. Authorize staff to enter into an agreement with the DNR for the removal of phragmites.
2. Decline to enter into agreement with the DNR for the removal of phragmites.

Recommendation

Staff recommends authorizing staff to enter into an agreement with the DNR for the removal of phragmites.

Council Action

Consider a motion to authorize staff to enter into agreement with the DNR for the removal of phragmites.

Attachments

1. DNR Agreement

Landowner Agreement

Agreement Number_10733440_____ Agreement Period Start 6/1/23 End 12/30/25

Landowner Name _City of Corcoran_____

Address 1 _7150 Old Settlers Rd_____

Address 2 *(mailing address if different from physical address*)_8200 Co Rd 116_____

City _Corcoran_____ State MN Zip_55340_____

Phone _763-400-7029_____

Email
_jbeise@corcoranmn.gov_____
__

Section, Township, Range_PID 2711923440027_____

Township/City Name _Corcoran_____County _Hennepin_____

Coordinates _45.08296, -93.56782_____

This Agreement is between the Minnesota Department of Natural Resources (MDNR) and the above named landowner. The purpose is to eradicate and prevent the spread of nonnative phragmites (Phragmites australis subsp. australis) a dangerous aquatic invasive plant species, and is authorized by MN Statute 84D.02 subd. 1, which directs the Commissioner of Natural Resources to establish a statewide program to prevent and curb the spread of invasive species of aquatic plants and wild animals.

The parties agree as follows:

Management of nonnative Phragmites: The MDNR staff or their agents will control some or all of the nonnative phragmites (*Phragmites australis subsp. australis*) on the landowner's property using EPA registered aquatic herbicides. They may return following the treatment to monitor the treatment site and to plan follow up management. Work will be done in accordance with all applicable state and federal laws and local ordinances. A detailed management plan may be attached.

Access: The Landowner hereby grants the Minnesota Department of Natural Resources' employees or agents a license to access the parcel(s) under management for the purpose of implementing the management of nonnative phragmites, and reviewing the results of treatment. DNR may access the location of the nonnative plants by crossing the above-described property; DNR will use existing driveways and paths to the extent possible.

Liability: Each party is liable for its own actions and the actions of its employees, and is not liable for the actions of the other party. The State's liability is limited by the Minnesota Tort Claims Act, Minn. Stat. sec. 3.736.

In have read, understand, and fully agree to all of the conditions of this Agreement

Landowner Name (print) _____

Landowner Signature _____ Date _____

MDNR Ecological and Waters Program Manager _____

Signature _____ Date _____

Added Agenda Item: Public Comment 8a.

From: Jessica Beise
To: Kendra Lindahl Forwarding; Natalie Davis; Dwight Klingbeil
Subject: Fwd: Council meeting 4/27/23
Date: Tuesday, May 9, 2023 8:30:30 AM

Dwight can you file this?

Get Outlook for iOS

On May 2, 2023, at 7:11 PM, Gerry Tucker [redacted] wrote:

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.

Dear Mr. Mayor and Councilors,

What we have seen happen in Washington, D.C. and in St. Paul has, sadly, also landed in Corcoran. That being the LACK OF FORESIGHT and LACK OF INTEGRITY by our elected officials.

I am saddened and disgusted by the way you allowed two community "bullies" to demean and debase Trek Development and United Properties representatives and openly prevaricate about the Cook Lake Highlands development.

What transpired at your meeting on 4/27 sends a dark and chilling message about future development in Corcoran. And Bass Lake Crossing will suffer the consequences of its NIMBY tactics of smearing and lying about that and those it doesn't like/want.

Thursday, 4/27 was a dark day in the City of Corcoran.

Sadly submitted,

Gerry Tucker
[redacted]
[redacted]

[redacted]

Added Agenda Item: Public Comment 8a.

From: Mary Tucker
To: Tom McKee; Jonathan Bottema; Jeremy Nichols; Alan Schultz; Dean Vehrenkamp; Jessica Beise
Subject: Cook Highlands Development
Date: Saturday, May 6, 2023 4:08:33 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.

Mr. Mayor and members of Corcoran City Council,
I am Mary Tucker and I live at [redacted] Corcoran. I am writing to let you know that I am very much in favor of the amended proposal which Beth Hustad brought to you at the last city council meeting for Cook Lake Highlands. She met with about 25 neighbors the evening before the city council meeting to discuss with us her new proposal. I was part of that group. While this email can only speak for me and my thoughts, if you were to ask me what my impression of how the new proposal was received by those residents, I would tell you that I thought the majority were very pleased. They understood the reason for the changes and were not concerned about any traffic issues. In fact, I feel like we have more traffic issues now with the construction traffic using 74th Ave. to get to the development of high end rentals that back up to Cook Lake Highlands. And until the Brockton Lane intersection is complete, I think that will continue. I was also under the impression that the City Council would not have any issues with the proposed changes, so I did not attend the meeting in person, but watched it via zoom. I was taken by total surprise with City Council's response. I am well aware that Steve and Lynn, who spoke so eloquently at the meeting, are very opposed to the plan and have been from the very beginning. They are certainly entitled to their opinion, but they do not speak for the entire neighborhood. Since the last meeting, I have spoken with 5 other households at our end of the Fir Lane who will be most impacted by the development. No one had listened to the City Council meeting and were completely surprised that the proposal was not accepted. I asked them to write to you and express their opinion on the proposal. I do not know if any have done so, but it was clear to me that we all are tired of the back and forth and wish that the plan could just go forward.

But, as I stated at the beginning of this email, I can truly only speak for myself. If you want to really know what others think, then come over and talk with them, but do not let 2 people speak for the whole group as it gives a false picture of how the residents feel.

Please reconsider your objections to the proposed plan. With the current zoning of that piece of property, I do not think you could do any better. The neighbors are vehemently opposed to market rate apartments and that appears to be the only alternative to the senior rental units which are proposed. Single family homes on the entire property as Lynn suggested at the meeting would only work if City Council changed the zoning for the property.

Thank you for reading this and hopefully seeing that there really are 2 sides to the issue.

Mary Tucker

Added Agenda Item: Public Comment 8a.

From: Jessica Beise
To: Linda Canton
Subject: FW: Cook-Highlands
Date: Thursday, May 11, 2023 12:54:54 PM

From: Tom McKee <tmckee@corcoranmn.gov>
Sent: Thursday, May 11, 2023 11:43 AM
To: Jessica Beise <jbeise@corcoranmn.gov>
Subject: Fw: Cook-Highlands

Hey Jess,

Please include with public comments

Thanks,

Tom

From: Jon and Pat Blanchar <[redacted]>
Sent: Thursday, May 11, 2023 9:19 AM
To: Tom McKee <tmckee@corcoranmn.gov>
Subject: Cook-Highlands

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.

We agree with Beth. Amira is a good fit and a popular community. What are the alternatives if they back out?

Senior living does not include children, that is the main draw, plus renting takes ownership headaches out of the equation. These rentals will be upper scale prices. Interest rates have changed the market.

Traffic should not be an issue to us.

Jon & Pat Blanchar

Sent from Mail for Windows

STAFF REPORT

Revised Agenda Item: 8a.

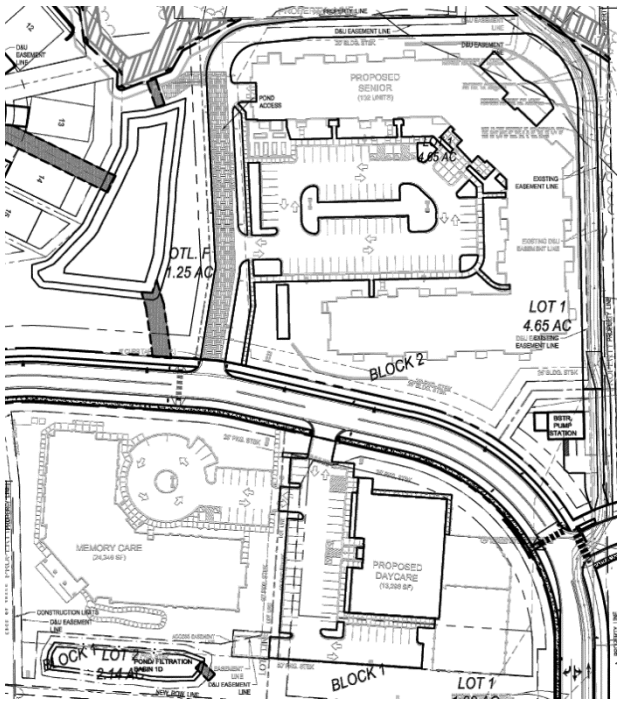
City Council Meeting: May 11, 2023	**Prepared By:** Kevin Shay through Kendra Lindahl
Topic: Planned Unit Development (PUD) Amendment for "Cook Lake Highlands" (city file 23-005)	**Action Required:** Feedback

Review Deadline: May 23, 2023

1. Request

The applicant, Beth Hustad of Trek Real Estate and Development and New Horizon Academy, is requesting a planned unit development amendment (PUDA) to allow the following amendments:

1. An increased impervious surface for the Cook Lake Highlands.
2. To allow 32 units, instead of the 27 approved with the final PUD, for the memory care building on Lot 2, Block 1 of Cook Lake Highlands.
3. To allow the apartment building to change from a 100-unit co-op building to a 145-unit age-restricted apartment building.



2. Background

Cook Lake Highlands received preliminary PUD and preliminary plat approval on August 12, 2021 and final plat and final PUD approval on March 24, 2022. The development was approved for 19 single family lots, one daycare lot, one memory care lot with 27 units and one lot for the Applewood Point senior multifamily building consisting of 100 co-op units.

At the April 27, 2023 meeting, the City Council moved to recommend denial of the request related to the change from the coop to the apartment and bring back resolutions for denial of that request and approval of the other requests and a draft resolution for denial of all three requests to the May 11th meeting.

3. Analysis

Planned Unit Development Amendment

The applicant has submitted a narrative stating the reasoning for the PUD amendment to the approved PUD and provides details on the reasoning and approach to the development.

Impervious Surface Amendment

New Horizon Academy is requesting an increased impervious surface of 40,889 square feet from the 36,083 square feet that was approved with the original PUD. The impervious surface increase is 4,806 square feet and changes the impervious surface from 44.3% to 50.2% on the New Horizon site.

However, the impervious surface that was approved with the original PUD was for the Cook Lake Highlands site as a whole. The change to the New Horizon site increases the total impervious surface for Cook Lake Highlands from 39% to 39.8%. The amendment to the approved PUD would be to allow the 0.8% increase to the allowed impervious surface.

The change to the impervious surface is being requested due to some design changes and additional impervious surfaces proposed for the playground area and some additional sidewalk areas associated with the platy area. Revised stormwater calculations have been provided to account for the additional impervious surface area. modifications for the increased impervious areas within the building lots have been reviewed by the City and watershed and meet the regulatory standards

Memory Care Unit Amendment

The applicant is requesting an amendment to allow 32 units in the memory care building where 27 was approved with the final plat. The preliminary plat was approved on August 12, 2021 with 32 units in the memory care building. With the final plat application, the development team requested to reduce the unit count to 27 units. Unfortunately, they have indicated that this was an architectural error. While preparing the detailed construction plans, it was discovered 32 units is the appropriate design and unit count for the structure. The applicant is requesting to return to the unit count approved with the preliminary plat and PUD.

Apartment Unit Count Amendment

The applicant is requesting to change the 100-unit Applewood Point Co-op to a 145-unit apartment building on Block 2. There is no change to the footprint of the building proposed, but the units would be modified in the change from a co-op to an apartment. The applicant’s narrative explains how the change would be made to the building to allow for the additional units:

"The major change to the floor plans will be reprogramming the building with Amira homes which average 1,100 sq ft compared to the current Applewood units averaging 1,550 sq ft. The smaller homes within the same building footprint allow for the increase from 100 to 145 homes. The Amira community will have several 1 bedroom; 1 bedroom den; and several studios. The Applewood had all 2-bedroom homes. To break this down further, the additional 45 homes result in approximately 11 more homes per floor (the existing homes are reduced in size so building footprint remains unchanged). There will essentially be no visible change when entering the community—just 11 more unit entry doors spread out on each floor"

The Comprehensive Plan notes that the City calculates net density (gross land area – wetlands, public streets and land below the 100-year OHWL) to ensure compliance with the Comprehensive Plan goals. *The City created this definition*. The Metropolitan Council net density calculation is different because it does not subtract public streets from acreage and results in a lower density than the City calculation. The net density must be 8-10 units per acre in the Mixed Residential land use classification.

- The net land area for the development is 14.2 acres using the City calculation, which allows 133 to 167 units for the site.
- The net land area under the Met Council density calculation is 18.07 acres, which allows 145 to 181 units for the site.

The City Council has the option to approve any of the options because they could meet density requirements under different definitions. Because the plat monitoring programs shows that the City is currently exceeding the 3 unit per acre minimum, none of the options would bring the City out of compliance with our city-wide density goals.

These density calculations are based on the entire site. The following table is a list of how the different options impact density:

Approval	Apartment	Single Family	Memory Care	Total	Post Development Density	Met Council Density
Existing Approval (Option 3)	100	19	27	146	10.3	8.1
Preliminary Plat Approval (Option 2 for Resolution)	100	19	32	151	10.6	8.4
Option 2 without kitchenette in memory care	100	19	0	119	8.4	6.6
Option 1 for Resolution – Applicant request (without kitchenette in memory care)	145	19	0	164	11.6	9.1

A dwelling unit is defined in Minnesota as, “a single unit providing complete, independent, living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.”

With the initial PUD approval, the applicant suggested, and the City required, a kitchenette in each unit in the memory care to allow the units to be counted towards the required density. The density would not have met the required 8-10 units per acre without the units. The kitchenette will not be hooked up as it is a safety issue for the people living in the memory care units. The removal of the kitchenette as proposed by the applicant as part of the PUD amendment request would eliminate the units from being counted as units for the density calculations.

The parking required for the building will increase with the change in the number of units within the building. The applicant has indicated in their narrative that they will be modifying the underground parking to increase the number of parking stalls to account for the additional units. They provided an underground parking concept to show the garage with 165 parking stalls compared to the 121 underground parking stalls shown with the 100 unit building. This increase in the number of parking stalls will bring the total for the site to 240, which is more than the 218 required spaces for the number of units.

The city engineer has reviewed the revised plans and the adjacent roadway system will continue to operate to a sufficient level with the additional units.

The applicant has indicated that change from a coop to an apartment is driven by the market and provided the following reasoning for the request to change,

> *“Due to current market conditions which have created significant headwinds for “for sale” products, United Properties made the decision to no longer pursue a cooperative community on this site. Our sales efforts fell significantly short of the 60% presale hurdle required by HUD. United has experienced very strong interest and leasing at their senior rental communities which are branded under the Amira name. United is proposing a change from the Applewood to the Amira product. The Amira community would target a similar user who is 55+; typically moves from a single-family home; and is looking for an upscale rental alternative to buying that creates a sense of community. Residents can sign leases up to 3 years in length.”*

The Council has discretion in approving a change to the uses in this PUD. However, United Properties has indicated that they will not proceed with the coop on this site. If there is not a buyer for the lot the site would remain vacant indefinitely. Allowing United properties to build the senior apartment would allow completion of the site development, would retain the physical site improvements as originally approved as part of the PUD and allow another housing option in the City.

Summary

At the last meeting, the Council asked staff to bring back resolutions for denial. Option 2 would approve the increased impervious surface area and the increased memory care units from 27 to 32 (as approved in the preliminary plans). Staff has also included an option to approve the applicant's request and an option to deny all of the applicant's requests.

4. Recommendation

Move to adopt one of the following:

1. Resolution 2023-33 approving the PUD amendment

Or

2. Resolution 2023-33 approving the impervious surface and memory care amendments and denying the apartment amendment

Or

3. Resolution 2023-33 denying all requests in the PUD amendment

Attachments

1. Resolution 2023-33 for approval (Option 1)
2. Resolution 2023-33 for partial approval (Option 2)
3. Resolution 2023-33 for denial (Option 3)
4. Applicant Narrative dated April 6, 2023
5. Final Plat Density Calculation dated November 29, 2021
6. Approved Site Plan dated August 4, 2022
7. Revised Site Plan dated April 10, 2023
8. Amira Apartment Concept dated March 24, 2023
9. Applewood Point Images dated April 10, 2023
10. Engineer's memo dated April 17, 2023

STAFF REPORT Agenda Item: 8a.

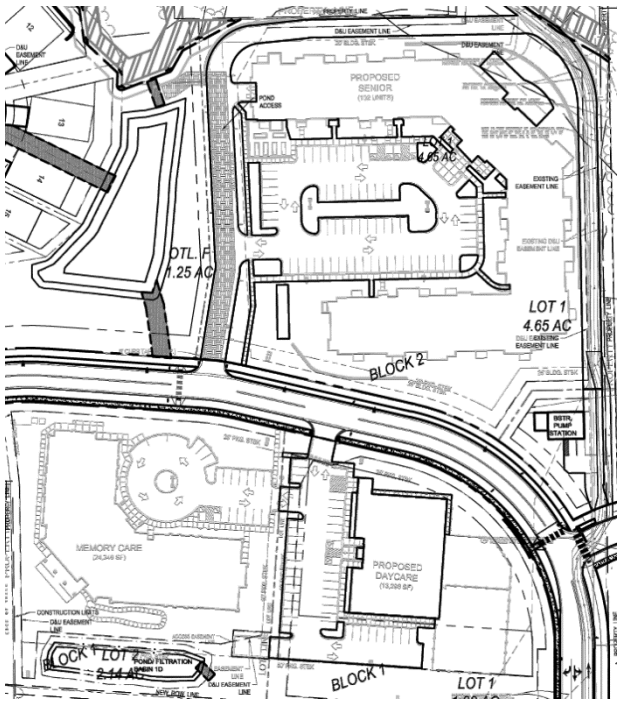
City Council Meeting: May 11, 2023	**Prepared By:** Kevin Shay through Kendra Lindahl
Topic: Planned Unit Development (PUD) Amendment for "Cook Lake Highlands" (city file 23-005)	**Action Required:** Feedback

Review Deadline: May 23, 2023

1. Request

The applicant, Beth Hustad of Trek Real Estate and Development and New Horizon Academy, is requesting a planned unit development amendment (PUDA) to allow the following amendments:

1. An increased impervious surface for the Cook Lake Highlands.
2. To allow 32 units, instead of the 27 approved with the final PUD, for the memory care building on Lot 2, Block 1 of Cook Lake Highlands.
3. To allow the apartment building to change from a 100-unit co-op building to a 145-unit age-restricted apartment building.



2. Background

Cook Lake Highlands received preliminary PUD and preliminary plat approval on August 12, 2021 and final plat and final PUD approval on March 24, 2022. The development was approved for 19 single family lots, one daycare lot, one memory care lot with 27 units and one lot for the Applewood Point senior multifamily building consisting of 100 co-op units.

At the April 27, 2023 meeting, the City Council moved to recommend denial of the request related to the change from the coop to the apartment and bring back resolutions for denial of that request and approval of the other requests and a draft resolution for denial of all three requests to the May 11th meeting.

3. Analysis

Planned Unit Development Amendment

The applicant has submitted a narrative stating the reasoning for the PUD amendment to the approved PUD and provides details on the reasoning and approach to the development.

Impervious Surface Amendment

New Horizon Academy is requesting an increased impervious surface of 40,889 square feet from the 36,083 square feet that was approved with the original PUD. The impervious surface increase is 4,806 square feet and changes the impervious surface from 44.3% to 50.2% on the New Horizon site.

However, the impervious surface that was approved with the original PUD was for the Cook Lake Highlands site as a whole. The change to the New Horizon site increases the total impervious surface for Cook Lake Highlands from 39% to 39.8%. The amendment to the approved PUD would be to allow the 0.8% increase to the allowed impervious surface.

The change to the impervious surface is being requested due to some design changes and additional impervious surfaces proposed for the playground area and some additional sidewalk areas associated with the platy area. Revised stormwater calculations have been provided to account for the additional impervious surface area. modifications for the increased impervious areas within the building lots have been reviewed by the City and watershed and meet the regulatory standards

Memory Care Unit Amendment

The applicant is requesting an amendment to allow 32 units in the memory care building where 27 was approved with the final plat. The preliminary plat was approved on August 12, 2021 with 32 units in the memory care building. With the final plat application, the development team requested to reduce the unit count to 27 units. Unfortunately, they have indicated that this was an architectural error. While preparing the detailed construction plans, it was discovered 32 units is the appropriate design and unit count for the structure. The applicant is requesting to return to the unit count approved with the preliminary plat and PUD.

Apartment Unit Count Amendment

The applicant is requesting to change the 100-unit Applewood Point Co-op to a 145-unit apartment building on Block 2. There is no change to the footprint of the building proposed, but the units would be modified in the change from a co-op to an apartment. The applicant’s narrative explains how the change would be made to the building to allow for the additional units,

"The major change to the floor plans will be reprogramming the building with Amira homes which average 1,100 sq ft compared to the current Applewood units averaging 1,550 sq ft. The smaller homes within the same building footprint allow for the increase from 100 to 145 homes. The Amira community will have several 1 bedroom; 1 bedroom den; and several studios. The Applewood had all 2-bedroom homes. To break this down further, the additional 45 homes result in approximately 11 more homes per floor (the existing homes are reduced in size so building footprint remains unchanged). There will essentially be no visible change when entering the community—just 11 more unit entry doors spread out on each floor"

The Comprehensive Plan notes that the City calculates net density (gross land area - wetlands and land below the 100-year OHWL) to ensure compliance with the Comprehensive Plan goals. The net density must be 8-10 units per acre that is expected in the Mixed Residential land use classification. The net land area for the development is 16.67 acres which allows 133 to 167 units for the site. These density calculations are based on the entire site. The following table is a list of the possible combinations for density based on how the City Council acts.

Approval	**Apartment**	**Single Family**	**Memory Care**	**Total**	**Density**
Existing Approval (Option 3)	100	19	27	146	8.8
Preliminary Plat Approval (Option 2 for Resolution)	100	19	32	151	9.1
Option 2 without kitchenette in memory care	100	19	0	119	7.1 (Does not meet density range)
Option 1 for Resolution – Applicant request (without kitchenette in memory care)	145	19	0	164	9.8

A dwelling unit is defined in Minnesota as, “a single unit providing complete, independent, living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.”

With the initial PUD approval, the applicant suggested, and the City required, a kitchenette in each unit in the memory care to allow the units to be counted towards the required density. The density would not have met the required 8-10 units per acre without the units. The kitchenette will not be hooked up as it is a safety issue for the people living in the memory care units. The removal of the kitchenette as proposed by the applicant as part of the PUD amendment request would eliminate the units from being counted as units for the density calculations.

The parking required for the building will increase with the change in the number of units within the building. The applicant has indicated in their narrative that they will be modifying the underground parking to increase the number of parking stalls to account for the additional units. They provided an underground parking concept to show the garage with 165 parking stalls compared to the 121 underground parking stalls shown with the 100 unit building. This increase in the number of parking stalls will bring the total for the site to 240, which is more than the 218 required spaces for the number of units.

The city engineer has reviewed the revised plans and the adjacent roadway system will continue to operate to a sufficient level with the additional units.

The applicant has indicated that change from a coop to an apartment is driven by the market and provided the following reasoning for the request to change,

> *“Due to current market conditions which have created significant headwinds for “for sale” products, United Properties made the decision to no longer pursue a cooperative community on this site. Our sales efforts fell significantly short of the 60% presale hurdle required by HUD. United has experienced very strong interest and leasing at their senior rental communities which are branded under the Amira name. United is proposing a change from the Applewood to the Amira product. The Amira community would target a similar user who is 55+; typically moves from a single-family home; and is looking for an upscale rental alternative to buying that creates a sense of community. Residents can sign leases up to 3 years in length.”*

The Council has discretion in approving a change to the uses in this PUD. However, United Properties has indicated that they will not proceed with the coop on this site. If there is not a buyer for the lot the site would remain vacant indefinitely. Allowing United properties to build the senior apartment would allow completion of the site development, would retain the physical site improvements as originally approved as part of the PUD and allow another housing option in the City.

Summary

At the last meeting, the Council asked staff to bring back resolutions for denial. Option 2 would approve the increased impervious surface area and the increased memory care units from 27 to 32 (as approved in the preliminary plans). Staff has also included an option to approve the applicant's request and an option to deny all of the applicant's requests.

4. Recommendation

Move to adopt one of the following:

1. Resolution 2023-33 approving the PUD amendment
2. Resolution 2023-33 approving the impervious surface and memory care amendments and denying the apartment amendment
3. Resolution 2023-33 denying the PUD amendment

Attachments

1. Resolution 2023-33 for approval (Option 1)
2. Resolution 2023-33 for partial approval (Option 2)
3. Resolution 2023-33 for denial (Option 3)
4. Applicant Narrative dated April 6, 2023
5. Approved Site Plan dated August 4, 2022
6. Revised Site Plan dated April 10, 2023
7. Amira Apartment Concept dated March 24, 2023
8. Applewood Point Images dated April 10, 2023
9. Engineer's memo dated April 17, 2023

City of Corcoran
County of Hennepin
State of Minnesota

Revised Agenda Attachment
Option 8a1.

May 11, 2023

RESOLUTION NO. 2023-33

Motion By:
Seconded By:

APPROVING AN AMENDMENT TO THE APPROVED FINAL PUD DEVELOPMENT PLAN FOR "COOK LAKE HIGHLANDS" AT 19220 COUNTY ROAD 10 (PID 25-119-23-14-0003) (CITY FILE 23-005)

WHEREAS, Beth Hustad of Trek Real Estate and Development, Inc. ("the applicant") requested approval of a planned unit development amendment (PUDA) to allow an increased impervious surface coverage, 32 units for the memory care building on Lot 2, Block 1 and a 145-unit senior apartment building on Lot 1, Block 2 all for "Cook Lake Highlands" on property legally described as follows on property legally described as follows:

> *Lot 1 and 2, Block 1, and Lot 1, Block 2, Lots 1-19, Block 3 and Outlots A to F, Cook Lake Highlands, Hennepin County, Minnesota, according to the recorded plat thereof*

WHEREAS, a planned unit development plan approval is a requirement of the final approval of the applicant's subdivision and development application.

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

1. A PUD amendment is approved for "Cook Lake Highlands," in accordance with the plans and application received by the City on March 24, 2023 and revisions received on April 10, 2023 except as amended by this resolution.

2. This amendment modifies Condition 11 of Resolution 2021-36, which approved PUD flexibility for 39% impervious surface coverage for the entire project. The PUD is amended to allow 39.8% impervious surface coverage for the entire project.

    a. The PUD flexibility is required to allow increased impervious surface coverage on Lot 1, Block 1 for the playground and sidewalks at New Horizon Academy.

    b. The existing stormwater management plan will accommodate the increased area without changes.

RESOLUTION NO. 2023-33

3. Resolution 2022-22 approving the final PUD Development Plan with 27 units for the memory care is modified by this amendment to allow 32 units. This is consistent with the preliminary approvals in Resolution 2021-36, which approved 32 memory care units.

    a. Revised building plans must be submitted with the building permit showing 32 units for the memory care facility.

    b. The units shall not have kitchen facilities included so they are not considered units under the HUD definition.

4. A PUD amendment is approved to modify Resolution 2021-36 and Resolution 2022-22 to allow a 145 unit senior apartment building where a 100 unit senior coop was approved, based on the following findings:
    a. The footprint of the building does not change.
    b. Adequate parking is available. The plans show an additional 44 underground parking stalls. The proposed parking complies with ordinance requirements.
    c. No additional impervious surface coverage is proposed.
    d. Revised building plans and building elevations must be submitted with the building permit showing 145 units for the senior apartment building.

5. A PUD amendment is approved to modify Resolution 2022-22, condition #24 to reflect a change in the park dedication fees related to the additional units in this PUD amendment.

    a. The applicant previously satisfied the park dedication due with the prior PUD plan with dedication of Outlot C in exchange for a waiver of the park dedication due on the 19 villa lots and a cash contribution of $336,407.00. The charge was calculated in accordance with Section 955 of the City's Subdivision Ordinance as follows: 100 multifamily units x $3,141.00 ($314,100.00) plus (27 memory care units / 146) x $4,498 ($17,809.00) plus 1 daycare facility x $4,498 ($4,498.00) = $336,407.00.

    b. The revised PUD plan requested by the applicant includes an additional 50 units. Park dedication fees are typically collected with final plat, but as part of this PUD amendment shall be charged for the additional units upon this final approval and shall be calculated and paid based on the fees in place when the final plat was approved, in accordance with Chapter 955 of the City Code. Park dedication for the new PUD would be $475,775.96. The charge was calculated in accordance with Section 955 of the City's Subdivision Ordinance as follows: 145 multifamily senior units x $3,141.00 ($455,445.00) plus (32 memory care units / 196) x $4,498 ($15,832.96) plus 1 daycare facility x $4,498 ($4,498.00) = $475,775.96.

    c. With credit for the previous park dedication payment the amount due with this PUD amendment is $139,368.96 due prior to issuance of building permit.

6. The applicant shall comply with all requirements of the City Engineer's memo, dated April 17, 2023.

RESOLUTION NO. 2023-33

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

Whereupon, said Resolution is hereby declared adopted on this 11th day of May 2023.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Michelle Friedrich - City Clerk

City of Corcoran
County of Hennepin
State of Minnesota

May 11, 2023

RESOLUTION NO. 2023-33

Motion By:
Seconded By:

APPROVING AN AMENDMENT TO THE APPROVED FINAL PUD DEVELOPMENT PLAN FOR "COOK LAKE HIGHLANDS" AT 19220 COUNTY ROAD 10 (PID 25-119-23-14-0003) (CITY FILE 23-005)

WHEREAS, Beth Hustad of Trek Real Estate and Development, Inc. ("the applicant") requested approval of a planned unit development amendment (PUDA) to allow an increased impervious surface coverage, 32 units for the memory care building on Lot 2, Block 1 and a 145-unit senior apartment building on Lot 1, Block 2 all for "Cook Lake Highlands" on property legally described as follows on property legally described as follows:

> *Lot 1 and 2, Block 1, and Lot 1, Block 2, Lots 1-19, Block 3 and Outlots A to F, Cook Lake Highlands, Hennepin County, Minnesota, according to the recorded plat thereof*

WHEREAS, a planned unit development plan approval is a requirement of the final approval of the applicant's subdivision and development application.

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

1. A PUD amendment is approved for "Cook Lake Highlands," in accordance with the plans and application received by the City on March 24, 2023 and revisions received on April 10, 2023 except as amended by this resolution.

2. This amendment modifies Condition 11 of Resolution 2021-36, which approved PUD flexibility for 39% impervious surface coverage for the entire project. The PUD is amended to allow 39.8% impervious surface coverage for the entire project.

    a. The PUD flexibility is required to allow increased impervious surface coverage on Lot 1, Block 1 for the playground and sidewalks at New Horizon Academy.

    b. The existing stormwater management plan will accommodate the increased area without changes.

3. Resolution 2022-22 approving the final PUD Development Plan with 27 units for the memory care is modified by this amendment to allow 32 units. This is consistent with the preliminary approvals in Resolution 2021-36, which approved 32 memory care units.

    a. Revised building plans must be submitted with the building permit showing 32 units for the memory care facility.

    b. The units shall not have kitchen facilities included so they are not considered units under the HUD definition.

4. A PUD amendment is approved to modify Resolution 2021-36 and Resolution 2022-22 to allow a 145 unit senior apartment building where a 100 unit senior coop was approved, based on the following findings:
    a. The footprint of the building does not change.
    b. Adequate parking is available. The plans show an additional 44 underground parking stalls. The proposed parking complies with ordinance requirements.
    c. No additional impervious surface coverage is proposed.
    d. Revised building plans and building elevations must be submitted with the building permit showing 145 units for the senior apartment building.

5. A PUD amendment is approved to modify Resolution 2022-22, condition #24 to reflect a change in the park dedication fees related to the additional units in this PUD amendment.

    a. The applicant previously satisfied the park dedication due with the prior PUD plan with dedication of Outlot C in exchange for a waiver of the park dedication due on the 19 villa lots and a cash contribution of $336,407.00. The charge was calculated in accordance with Section 955 of the City's Subdivision Ordinance as follows: 100 multifamily units x $3,141.00 ($314,100.00) plus (27 memory care units / 146) x $4,498 ($17,809.00) plus 1 daycare facility x $4,498 ($4,498.00) = $336,407.00.

    b. The revised PUD plan requested by the applicant includes an additional 50 units. Park dedication fees are typically collected with final plat, but as part of this PUD amendment shall be charged for the additional units upon this final approval and shall be calculated and paid based on the fees in place when the final plat was approved, in accordance with Chapter 955 of the City Code. Park dedication for the new PUD would be $475,775.96. The charge was calculated in accordance with Section 955 of the City's Subdivision Ordinance as follows: 145 multifamily senior units x $3,141.00 ($455,445.00) plus (32 memory care units / 196) x $4,498 ($15,832.96) plus 1 daycare facility x $4,498 ($4,498.00) = $475,775.96.

    c. With credit for the previous park dedication payment the amount due with this PUD amendment is $139,368.96 due prior to issuance of building permit.

RESOLUTION NO. 2023-33

6. As a result of the approved changes, the project will have a net density of 9.8 units per acre where 8-10 units per acre are required. Only the single family homes and apartments count toward this density requirement.

7. The applicant shall comply with all requirements of the City Engineer's memo, dated April 17, 2023.

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

Whereupon, said Resolution is hereby declared adopted on this 11th day of May 2023.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Michelle Friedrich - City Clerk

City of Corcoran
County of Hennepin
State of Minnesota

Revised Agenda Attachment
Option 8a2.

May 11, 2023

RESOLUTION NO. 2023-33

Motion By:
Seconded By:

APPROVING AN AMENDMENT TO THE APPROVED FINAL PUD DEVELOPMENT PLAN FOR "COOK LAKE HIGHLANDS" AT 19220 COUNTY ROAD 10 (PID 25-119-23-14-0003) (CITY FILE 23-005)

WHEREAS, Beth Hustad of Trek Real Estate and Development, Inc. ("the applicant") requested approval of a planned unit development amendment (PUDA) to allow an increased impervious surface coverage, 32 units for the memory care building on Lot 2, Block 1 and a 145-unit senior apartment building on Lot 1, Block 2 all for "Cook Lake Highlands" on property legally described as follows on property legally described as follows:

> *Lot 1 and 2, Block 1, and Lot 1, Block 2, Lots 1-19, Block 3 and Outlots A to F, Cook Lake Highlands, Hennepin County, Minnesota, according to the recorded plat thereof*

WHEREAS, a planned unit development plan approval is a requirement of the final approval of the applicant's subdivision and development application.

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

1. A PUD amendment is approved for "Cook Lake Highlands," in accordance with the plans and application received by the City on March 24, 2023 and revisions received on April 10, 2023 except as amended by this resolution.

2. This amendment modifies Condition 11 of Resolution 2021-36, which approved PUD flexibility for 39% impervious surface coverage for the entire project. The PUD is amended to allow 39.8% impervious surface coverage for the entire project.

    a. The PUD flexibility is required to allow increased impervious surface coverage on Lot 1, Block 1 for the playground and sidewalks at New Horizon Academy.

    b. The existing stormwater management plan will accommodate the increased area without changes.

RESOLUTION NO. 2023-33

3. Resolution 2022-22 approving the final PUD Development Plan with 27 units for the memory care is modified by this amendment to allow 32 units. This is consistent with the preliminary approvals in Resolution 2021-36, which approved 32 memory care units.

    a. Revised building plans must be submitted with the building permit showing 32 units for the memory care facility.

    b. The units must have kitchen facilities included so they can be considered units under the HUD definition.

4. A PUD amendment is denied to modify Resolution 2021-36 and Resolution 2022-22 to allow a 145-unit senior apartment building where a 100-unit senior coop was approved, based on the following findings:

    a. The purpose and intent of Planned Unit Development pursuant to the City Code is not met. The applicant has not demonstrated that the proposed amendment will provide for an efficient approach to land use which sufficiently protects and promotes the health, safety, comfort, aesthetics, economic viability, and the general welfare of the City.

    b. The benefits to the PUD do not offset the PUD flexibilities being granted and the overall project is not of higher quality than what would be allowed through normal zoning standards.

    c. While the uses provided within the development are desirable for the community, the overall site design and quality of the development do not create a project that is superior to what could be achieved through adherence to the primary zoning regulations and the approved PUD.

    d. The applicant has not sufficiently demonstrated how the aesthetics of the site have been substantially enhanced to justify departure from the primary zoning regulations and the approved PUD.

5. A PUD amendment is approved to modify Resolution 2022-22, condition #24 to reflect a change in the park dedication fees related to the additional units in this PUD amendment.

    a. The applicant previously satisfied the park dedication due with the prior PUD plan with dedication of Outlot C in exchange for a waiver of the park dedication due on the 19 villa lots and a cash contribution of $336,407.00. The charge was calculated in accordance with Section 955 of the City's Subdivision Ordinance as follows: 100 multifamily units x $3,141.00 ($314,100.00) plus (27 memory care units / 146) x $4,498 ($17,809.00) plus 1 daycare facility x $4,498 ($4,498.00) = $336,407.00.

    b. The revised PUD plan requested by the applicant includes an additional 5 units. Park dedication fees are typically collected with final plat, but as part of this PUD amendment shall be charged for the additional units upon this final approval and shall be calculated and paid based on the fees in place when the final plat was approved, in accordance with Chapter 955 of the City Code. Park dedication for

RESOLUTION NO. 2023-33

the new PUD would be $475,775.96. The charge was calculated in accordance with Section 955 of the City's Subdivision Ordinance as follows: 100 multifamily senior units x $3,141.00 ($314,100.00) plus (32 memory care units / 151) x $4,498 ($20,551.39) plus 1 daycare facility x $4,498 ($4,498.00) = $339,149.39.

c. With credit for the previous park dedication payment the amount due with this PUD amendment is $2,742.39 due prior to issuance of building permit.

6. The applicant shall comply with all requirements of the City Engineer's memo, dated April 17, 2023.

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

Whereupon, said Resolution is hereby declared adopted on this 11th day of May 2023.

_____
Tom McKee - Mayor

ATTEST:

_____ ***City Seal***
Michelle Friedrich – City Clerk

City of Corcoran
County of Hennepin
State of Minnesota

May 11, 2023

RESOLUTION NO. 2023-33

Motion By:
Seconded By:

APPROVING AN AMENDMENT TO THE APPROVED FINAL PUD DEVELOPMENT PLAN FOR "COOK LAKE HIGHLANDS" AT 19220 COUNTY ROAD 10 (PID 25-119-23-14-0003) (CITY FILE 23-005)

WHEREAS, Beth Hustad of Trek Real Estate and Development, Inc. ("the applicant") requested approval of a planned unit development amendment (PUDA) to allow an increased impervious surface coverage, 32 units for the memory care building on Lot 2, Block 1 and a 145-unit senior apartment building on Lot 1, Block 2 all for "Cook Lake Highlands" on property legally described as follows on property legally described as follows:

> *Lot 1 and 2, Block 1, and Lot 1, Block 2, Lots 1-19, Block 3 and Outlots A to F, Cook Lake Highlands, Hennepin County, Minnesota, according to the recorded plat thereof*

WHEREAS, a planned unit development plan approval is a requirement of the final approval of the applicant's subdivision and development application.

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

1. A PUD amendment is approved for "Cook Lake Highlands," in accordance with the plans and application received by the City on March 24, 2023 and revisions received on April 10, 2023 except as amended by this resolution.

2. This amendment modifies Condition 11 of Resolution 2021-36, which approved PUD flexibility for 39% impervious surface coverage for the entire project. The PUD is amended to allow 39.8% impervious surface coverage for the entire project.

    a. The PUD flexibility is required to allow increased impervious surface coverage on Lot 1, Block 1 for the playground and sidewalks at New Horizon Academy.

    b. The existing stormwater management plan will accommodate the increased area without changes.

RESOLUTION NO. 2023-33

3. Resolution 2022-22 approving the final PUD Development Plan with 27 units for the memory care is modified by this amendment to allow 32 units. This is consistent with the preliminary approvals in Resolution 2021-36, which approved 32 memory care units.

    a. Revised building plans must be submitted with the building permit showing 32 units for the memory care facility.

    b. The units must have kitchen facilities included so they can be considered units under the HUD definition.

4. A PUD amendment is denied to modify Resolution 2021-36 and Resolution 2022-22 to allow a 145-unit senior apartment building where a 100-unit senior coop was approved, based on the following findings:

    a. The purpose and intent of Planned Unit Development pursuant to the City Code is not met. The applicant has not demonstrated that the proposed amendment will provide for an efficient approach to land use which sufficiently protects and promotes the health, safety, comfort, aesthetics, economic viability, and the general welfare of the City.

    b. The benefits to the PUD do not offset the PUD flexibilities being granted and the overall project is not of higher quality than what would be allowed through normal zoning standards.

    c. While the uses provided within the development are desirable for the community, the overall site design and quality of the development do not create a project that is superior to what could be achieved through adherence to the primary zoning regulations and the approved PUD.

    d. The applicant has not sufficiently demonstrated how the aesthetics of the site have been substantially enhanced to justify departure from the primary zoning regulations and the approved PUD.

5. A PUD amendment is approved to modify Resolution 2022-22, condition #24 to reflect a change in the park dedication fees related to the additional units in this PUD amendment.

    a. The applicant previously satisfied the park dedication due with the prior PUD plan with dedication of Outlot C in exchange for a waiver of the park dedication due on the 19 villa lots and a cash contribution of $336,407.00. The charge was calculated in accordance with Section 955 of the City's Subdivision Ordinance as follows: 100 multifamily units x $3,141.00 ($314,100.00) plus (27 memory care units / 146) x $4,498 ($17,809.00) plus 1 daycare facility x $4,498 ($4,498.00) = $336,407.00.

    b. The revised PUD plan requested by the applicant includes an additional 5 units. Park dedication fees are typically collected with final plat, but as part of this PUD amendment shall be charged for the additional units upon this final approval and shall be calculated and paid based on the fees in place when the final plat was approved, in accordance with Chapter 955 of the City Code. Park dedication for

RESOLUTION NO. 2023-33

the new PUD would be $475,775.96. The charge was calculated in accordance with Section 955 of the City's Subdivision Ordinance as follows: 100 multifamily senior units x $3,141.00 ($314,100.00) plus (32 memory care units / 151) x $4,498 ($20,551.39) plus 1 daycare facility x $4,498 ($4,498.00) = $339,149.39.

c. With credit for the previous park dedication payment the amount due with this PUD amendment is $2,742.39 due prior to issuance of building permit.

6. As a result of the approved changes, the project will have a net density of 8.8 units per acre where 8-10 units per acre are required. The single family homes, memory care and apartments count toward this density requirement.

7. The applicant shall comply with all requirements of the City Engineer's memo, dated April 17, 2023.

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

Whereupon, said Resolution is hereby declared adopted on this 11th day of May 2023.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Michelle Friedrich-City Clerk

City of Corcoran
County of Hennepin
State of Minnesota

Revised Agenda Attachment
Option 8e3.

May 11, 2023

RESOLUTION NO. 2023-33

Motion By:
Seconded By:

DENYING AN AMENDMENT TO THE APPROVED FINAL PUD DEVELOPMENT PLAN FOR "COOK LAKE HIGHLANDS" AT 19220 COUNTY ROAD 10 (PID 25-119-23-14-0003) (CITY FILE 23-005)

WHEREAS, Beth Hustad of Trek Real Estate and Development, Inc. ("the applicant") requested approval of a planned unit development amendment (PUDA) to allow an increased impervious surface coverage, 32 units for the memory care building on Lot 2, Block 1 and a 145-unit senior apartment building on Lot 1, Block 2 all for "Cook Lake Highlands" on property legally described as follows on property legally described as follows:

> *Lot 1 and 2, Block 1, and Lot 1, Block 2, Lots 1-19, Block 3 and Outlots A to F, Cook Lake Highlands, Hennepin County, Minnesota, according to the recorded plat thereof*

WHEREAS, a planned unit development plan approval is a requirement of the final approval of the applicant's subdivision and development application.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that the Corcoran City Council denies the request for an amendment to the approved final PUD development plan, based on the following findings:

1. The purpose and intent of Planned Unit Development pursuant to the City Code is not met. The applicant has not demonstrated that the proposed amendment will provide for an efficient approach to land use which sufficiently protects and promotes the health, safety, comfort, aesthetics, economic viability, and the general welfare of the City.

2. The benefits to the PUD do not offset the PUD flexibilities being granted and the overall project is not of higher quality than what would be allowed through normal zoning standards.

3. While the uses provided within the development are desirable for the community, the overall site design and quality of the development do not create a project that is superior to what could be achieved through adherence to the primary zoning regulations and the approved PUD.

4. The applicant has not sufficiently demonstrated how the aesthetics of the site have been substantially enhanced to justify departure from the primary zoning regulations and the approved PUD.

VOTING AYE	**VOTING NAY**
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☐ **Bottema, Jon**	☐ **Bottema, Jon**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Schultz, Alan**	☐ **Schultz, Alan**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

RESOLUTION NO. 2023-33

Whereupon, said Resolution is hereby declared adopted on this 11th day of May 2023.

_____
Tom McKee - Mayor

ATTEST:

_____ ***City Seal***
Michelle Friedrich – City Clerk

City of Corcoran
County of Hennepin
State of Minnesota

May 11, 2023

RESOLUTION NO. 2023-33

Motion By:
Seconded By:

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☐ **Schultz, Alan**	☐ **Schultz, Alan**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

RESOLUTION NO. 2023-33

Whereupon, said Resolution is hereby declared adopted on this 11th day of May 2023.

Tom McKee - Mayor

ATTEST:

City Seal

Michelle Friedrich - City Clerk

April 6, 2024
Cook Lake Highlands
PUD Amendment Narrative Revised

JB Limited & Trek Development, Cook Lake Highlands development team, is requesting a PUD Amendment for Cook Lake Highlands. The current PUD is approved for 23 lots and 6 outlots consisting of 19 single family 50' lots with 5' and 5' side setbacks, 1 daycare lot, 1 memory care lot with 27 units, and 1 lot for the Applewood Point senior co-op multifamily building consisting of 100 units. The following are the proposed changes to the PUD per the feedback and discussion at the February 23, 2023 City Council work session:

- New Horizon Academy (Lot 1 Block 1): New Horizon Academy purchased Lot 1 Block 1 from JB Limited in December 2022. Below is the narrative received from New Horizon regarding the requested change:

The New Horizon Academy located at Lot 1, Block 1 of Cook Lake Highlands is requesting to increase the allowable impervious surface for this project that was approved as part of the original PUD. The original PUD assumed 36,083 SF of impervious surface area. The proposed project has 40,889 SF of impervious surface area. The increased impervious surface area is due to an increase in site sidewalks around the proposed playground area along with factoring the play surface itself as impervious area. Stormwater calculations have been provided to the City and watershed that show the designed stormwater system is sized to handle this increased impervious area.

- Memory Care site (Lot 2 Block 1): The buyer, Grace Communities, has recommitted to the site. The Cook Lake Highlands Preliminary Plat was approved August 12, 2021 with a 32 unit memory care site. Between the Preliminary Plat and Final Plat approvals, Grace Communities' development team requested we reduce the unit count to 27 units. Unfortunately, this was an architectural error. While preparing a more detailed construction plan, Grace Communities discovered 32 units is the appropriate design and unit count. On behalf of Grace Communities, we are requesting to return to the Preliminary Plat approval unit count of 32 units. All other elements of Grace Communities Final Plat approval shall remain the same.

- Multi-Family Site (Lot 1 Block 2): On behalf of United Properties, we are requesting to amend the approved multi-family, 100-unit co-op to a 145-unit age-restricted multi-family apartment. The building footprint, height, and the site plan will remain the same. The units will be a smaller size and the unit count will change from 100 to 145 units. Please see below narrative and attached plans provided by United Properties regarding further details on this requested change:

United Properties has over two dozen best-in-class senior living communities in Minnesota, Colorado, and Florida, including two existing 55+ active adult communities and another under construction right here in the Twin Cities. Each Amira community location is selected for its beautiful setting and convenient access to nearby dining, shopping, recreation, and entertainment destinations.
Our Amira communities benefit from maintenance-free living in contemporary homes, with thoughtfully designed indoor and outdoor spaces, beautifully landscaped grounds, and an abundance of amenities and life enrichment activities.

By 2030, 1 out of 5 Americans will be 65 or over, according to the U.S. Census Bureau, and will grow to nearly 100 million by 2060. United Properties and Amira are poised to meet the demand of our aging population.

The current approved Applewood Point plans reflect 100 units within a 4 story u-shaped footprint. Attached is a site plan and some exterior imagery of the front entrance and overall community looking east. Also attached are floor plans and below is a link to our virtual "fly around of the site". Due to current market conditions which have created significant headwinds for "for sale" products, United Properties made the decision to no longer pursue a cooperative community on this site. Our sales efforts fell significantly short of the 60% presale hurdle required by HUD. United has experienced very strong interest and leasing at their senior rental communities which are branded under the Amira name. United is proposing a change from the Applewood to the Amira product. The Amira community would target a similar user who is 55+; typically moves from a single-family home; and is looking for an upscale rental alternative to buying that creates a sense of community. Residents can sign leases up to 3 years in length. United's long-term strategy is to own these communities.

The impact on the current plans to switch to an Amira will be minimal. Referencing the attached floor plans, most of the common areas are located in the center building core on floors 1 and 2. These common areas would remain essentially the same with the only addition being 2 more offices off the main lobby for a leasing person and activities director. We may also consider adding a golf simulator in the garage level if space allows. The major change to the floor plans will be reprogramming the building with Amira homes which average 1,100 sq ft compared to the current Applewood units averaging 1,550 sq ft. The smaller homes within the same building footprint allow for the increase from 100 to 145 homes. The Amira community will have several 1 bedroom; 1 bedroom den; and several studios. The Applewood had all 2-bedroom homes. To break this down further, the additional 45 homes result in approximately 11 more homes per floor (the existing homes are reduced in size so building footprint remains unchanged). There will essentially be no visible change when entering the community—just 11 more unit entry doors spread out on each floor.

Looking at the exterior the same will hold true. United is not proposing a change in the building materials of brick/cultured stone; cement Hardie board and vertical lap siding. All homes will have a balcony or patio so there will be an additional 11 stacks of balconies spread out around the building perimeter. Windows may be shifted to match the new programming, but the size and style of windows will remain unchanged. The front entrance as reflected in the attached material will be fine-tuned to reflect/match the adjacent units but will look basically the same. There will be no change to the exterior parking and to accommodate the additional 45 homes, the underground garage will be expanded (see attached) to match the additional homes. In short, changes would be subtle and the general building appearance and height would remain unchanged.

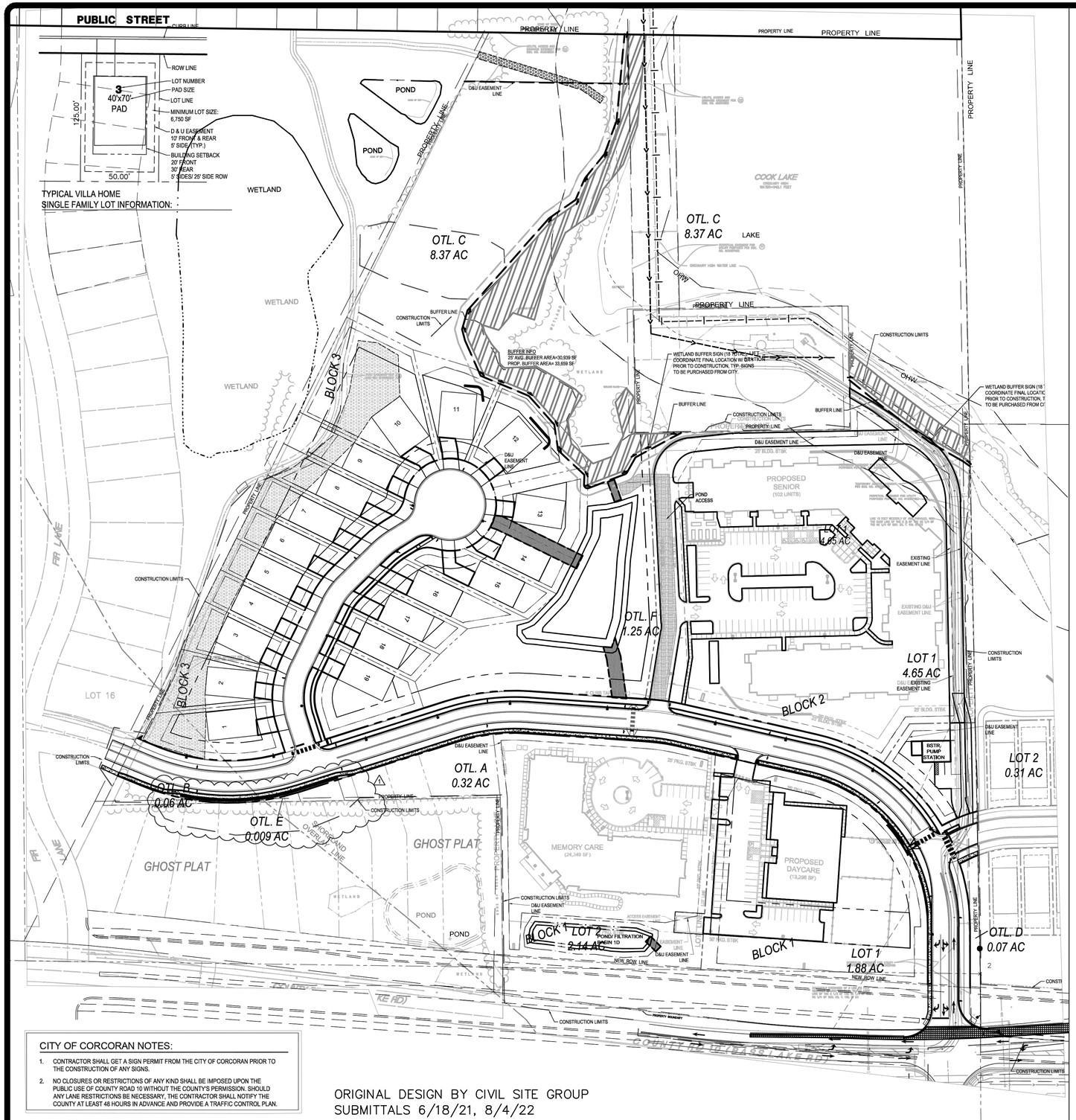
United Properties will provide updated floor plans and exterior elevations provided there is support and approval for this pivot from the Applewood to the Amira senior brand. It is a significant time and financial undertaking to reprogram these floor plans and then reflect these changes to the exterior. When a unit demising wall changes the windows may shift to reflect the room within. This would happen throughout each floor. United has recently completed this identical change of use at a former Applewood community in Lake Elmo. This was previously a 100-unit Applewood which was

changed to a 146-unit Amira. Like this location, we did not change to building footprint or building height; and the additional parking was accommodated by expanding the underground garage.

Sincerely,

Beth Hustad

Beth Hustad
Trek Real Estate and Development



CITY OF CORCORAN NOTES:

1. CONTRACTOR SHALL GET A SIGN PERMIT FROM THE CITY OF CORCORAN PRIOR TO THE CONSTRUCTION OF ANY SIGNS.
2. NO CLOSURES OR RESTRICTIONS OF ANY KIND SHALL BE IMPOSED UPON THE PUBLIC USE OF COUNTY ROAD 10 WITHOUT THE COUNTY'S PERMISSION. SHOULD ANY LANE RESTRICTIONS BE NECESSARY, THE CONTRACTOR SHALL NOTIFY THE COUNTY AT LEAST 48 HOURS IN ADVANCE AND PROVIDE A TRAFFIC CONTROL PLAN.

ORIGINAL DESIGN BY CIVIL SITE GROUP
SUBMITTALS 6/18/21, 8/4/22

SITE AREA TABLE:

OVERALL SITE AREA CALCULATIONS:	EXISTING		PROPOSED	
BUILDING COVERAGE	3,865 SF	0.3%	144,869 SF	12.2%
ALL PAVEMENTS	14,348 SF	1.2%	224,274 SF	18.8%
ALL NON-PAVEMENTS	1,172,849 SF	98.5%	821,918 SF	69.0%
TOTAL SITE AREA	1,191,062 SF	100.0%	1,191,062 SF	100.0%

OVERALL IMPERVIOUS SURFACE		
EXISTING CONDITION	18,213 SF	1.5%
PROPOSED CONDITION	369,143 SF	31.0%
DIFFERENCE (EX. VS PROP.)	350,930 SF	29.5%

Zoning:
Existing Zoning:
RMF-2 (Mixed Residential District, 8-10 u/a)
2040 Land Use Guide:
Mixed Residential
Proposed Zoning/ Land Use:
PUD

Overall Net Density:
Max=198 units/lots (10 u/a) - *Met Council*
Min=158 units/lots (8 u/a) - *Met Council*
Max=166 units/lots (10 u/a) - *City of Corcoran*
Min=133 units/lots (8 u/a) - *City of Corcoran*

Block 1, Lot 1, Kid Day Care:	0 units
Block 1, Lot 2, Memory Care:	32 units
Block 2, Lot 1, Senior Living:	145 units
Block 3, Villa SF lots 50' x 125' min.:	19 lots
TOTAL:	196 units/lots

	LOT NO.	LOT AREA (SF)	LOT AREA (AC)	EXISTING WET AREA OMIT (SF)	PROP. WET AREA OMIT (SF)	BUFFER AREA OMIT (SF)	POND AREA OMIT (SF)	BLDG HC (SF)	LOT PVMT HC (SF)	SF PATIO HC (SF)	TOTAL LOT HC	% LOT HC
BLOCK 1	1	82077	1.88	691	0	0	0	13298	22785	0	36082	44.33%
	2	93390	2.14	0	0	0	6183	24349	20001	0	44350	47.49%
BLOCK 2	1	202417	4.65	4997	4997	5664	0	50917	67139	0	118056	59.80%
	2	13300	0.31	0	0	0	0	1506	3625	0	5131	38.58%
BLOCK 3	1	12939	0.30	0	0	0	0	2800	610	150	3560	27.52%
	2	10612	0.24	0	0	0	0	2800	555	150	3505	33.02%
	3	8105	0.19	0	0	0	0	2800	558	150	3508	43.28%
	4	6639	0.15	0	0	0	0	2800	550	150	3500	52.72%
	5	6634	0.15	0	0	0	0	2800	550	150	3500	52.76%
	6	7075	0.16	0	0	0	0	2800	632	150	3582	50.62%
	7	7931	0.18	0	0	0	0	2800	668	150	3618	45.62%
	8	9076	0.21	0	0	0	0	2800	757	150	3707	40.84%
	9	9300	0.21	0	0	0	0	2800	578	150	3528	37.94%
	10	24488	0.56	0	0	0	0	3500	756	150	4406	17.99%
	11	11541	0.26	0	0	113	0	3250	658	150	4058	35.16%
	12	14714	0.34	0	58	1759	0	3250	571	150	3971	26.99%
	13	11781	0.27	0	0	222	0	2800	573	150	3523	29.90%
	14	7199	0.17	0	0	0	0	2800	706	150	3656	50.78%
	15	8922	0.20	0	0	0	0	2800	1211	150	4161	46.64%
	16	8550	0.20	0	0	0	0	2800	882	150	3832	44.82%
	17	7153	0.16	0	0	0	0	2800	797	150	3747	52.38%
	18	6606	0.15	0	0	0	0	2800	550	150	3500	52.98%
	19	12760	0.29	0	0	0	0	2800	550	150	3500	27.43%
OTL. A		13909	0.32	0	0	0	0	0	0	0	0	0.00%
OTL. B		2718	0.06	0	0	0	0	0	0	0	0	0.00%
OTL. C		364543	8.37	236120	236120	25761	0	0	0	0	0	0.00%
OTL. D		2884	0.07	1681	0	0	0	0	0	0	0	0.00%
OTL. E		383	0.01	0	0	0	0	0	0	0	0	0.00%
OTL. F		54436	1.25	0	0	0	20346	0	0	0	0	0.00%
ROW (STREETS)		124775	2.86	4913	0	0	0	0.00	92028	0	92028	76.78%
ROW (CSAH 10)		44204	1.01	3519	0	0	0	0.00	3135	0	3135	7.71%
OVERALL TOTAL		1191062	27.34	251921	241185	33519	26529	144869	221424	2850	369143	39.31%

	AREA SF	AREA AC	MAX. UNITS	MIN. UNITS	# OF UNITS	UNITS/AC
PRE DEVELOPMENT DENS.	939141	21.56	215.60	172.48	147	6.8
POST DEV. DENS.	618187	14.19	141.92	113.53	147	10.4
MET COUNC. DENS.	787166	18.07	180.71	144.57	147	8.1

SITE LAYOUT NOTES:

1. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
3. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
4. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
5. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
6. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
8. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
9. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
10. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
11. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
13. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
14. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
15. ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
16. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
17. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
18. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. ⚠

SITE PLAN LEGEND:

- BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DEATIL.
- PRIVATE CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, SEE DETAIL.
- CITY CONCRETE SIDEWALK PAVEMENT. SEE DETAIL.
- PROPOSED WETLAND BUFFER AREA
- POND ACCESS ROUTE
- PROPERTY LINE
- SHORELAND OVERLAY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
  HC = ACCESSIBLE SIGN
  NP = "NO PARKING THIS SIDE OF STREET"
  NPF = "NO PARKING FIRE LANE"
  NPC= "NO PARKING IN CUL-DE-SAC'
  ST = STOP
  CP = COMPACT CAR PARKING ONLY

N
0 40 80 160
GRAPHIC SCALE IN FEET

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

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota
Name
Reg. No. Date

Revisions
4-6-2023-updated unit count from 8/4/2022 submittal by Civil Site Group

Date 4-6-2023
Designed
Drawn JLT

SITE PLAN OVERALL | TREK DEVELOPMENT | COOK LAKE HIGHLANDS, CORCORAN, MINNESOTA | 1 OF 1

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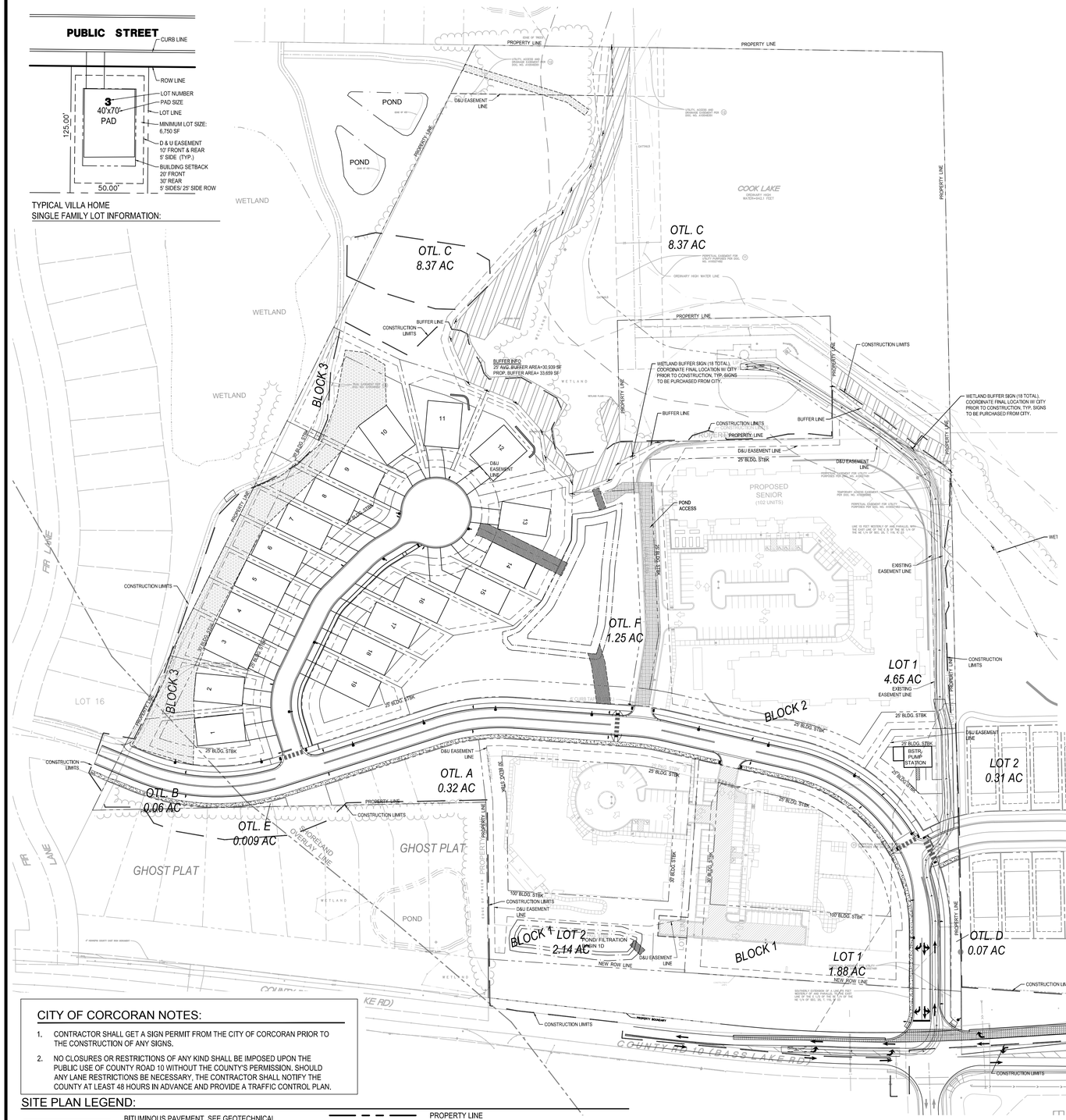
TYPICAL VILLA HOME
SINGLE FAMILY LOT INFORMATION:



CITY OF CORCORAN NOTES:

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SITE PLAN LEGEND:

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- CITY CONCRETE SIDEWALK PAVEMENT. SEE DETAIL.
- PROPOSED WETLAND BUFFER AREA
- POND ACCESS ROUTE
- PROPERTY LINE
- SHORELAND OVERLAY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
  HC = ACCESSIBLE SIGN
  NP = "NO PARKING THIS SIDE OF STREET"
  NPF = "NO PARKING FIRE LANE"
  NPC= "NO PARKING IN CUL-DE-SAC'
  ST = STOP
  CP = COMPACT CAR PARKING ONLY

SITE AREA TABLE:

Zoning:
Existing Zoning:
RMF-2 (Mixed Residential District, 8-10 u/a)
2040 Land Use Guide:
Mixed Residential
Proposed Zoning/ Land Use:
PUD

Overall Net Density:
Max=198 units/lots (10 u/a) - *Met Council*
Min=158 units/lots (8 u/a) - *Met Council*
Max=166 units/lots (10 u/a) - *City of Corcoran*
Min=133 units/lots (8 u/a) - *City of Corcoran*

Block 1, Lot 1, Kid Day Care: 0 units
Block 1, Lot 2, Memory Care: 32 units
Block 2, Lot 1, Senior Living: 102 units
Block 3, Villa SF lots 50' x 125' min.: 20 lots
TOTAL: 154 units/lots

	LOT NO.	LOT AREA (SF)	LOT AREA (AC)	EXISTING WET AREA OMIT (SF)	PROP. WET AREA OMIT (SF)	BUFFER AREA OMIT (SF)	POND AREA OMIT (SF)	BLDG HC (SF)	LOT PVMT HC (SF)	SF PATIO HC (SF)	TOTAL LOT HC	% LOT HC
BLOCK 1	1	82077	1.88	691	0	0	0	12380	28509	0	40889	50.24%
	2	93390	2.14	0	0	0	6183	24349	20001	0	44350	47.49%
BLOCK 2	1	202417	4.65	4997	4997	5664	0	50917	67139	0	118056	59.80%
	2	13300	0.31	0	0	0	0	1506	3625	0	5131	38.58%
BLOCK 3	1	12939	0.30	0	0	0	0	2800	610	150	3560	27.52%
	2	10612	0.24	0	0	0	0	2800	555	150	3505	33.02%
	3	8105	0.19	0	0	0	0	2800	558	150	3508	43.28%
	4	6639	0.15	0	0	0	0	2800	550	150	3500	52.72%
	5	6634	0.15	0	0	0	0	2800	550	150	3500	52.76%
	6	7075	0.16	0	0	0	0	2800	632	150	3582	50.62%
	7	7931	0.18	0	0	0	0	2800	668	150	3618	45.62%
	8	9076	0.21	0	0	0	0	2800	757	150	3707	40.84%
	9	9300	0.21	0	0	0	0	2800	578	150	3528	37.94%
	10	24488	0.56	0	0	0	0	3500	756	150	4406	17.99%
	11	11541	0.26	0	0	113	0	3250	658	150	4058	35.16%
	12	14714	0.34	0	68	1759	0	3250	571	150	3971	26.99%
	13	11781	0.27	0	0	222	0	2800	573	150	3523	29.90%
	14	7199	0.17	0	0	0	0	2800	706	150	3656	50.78%
	15	8922	0.20	0	0	0	0	2800	1211	150	4161	46.64%
	16	8550	0.20	0	0	0	0	2800	882	150	3832	44.82%
	17	7153	0.16	0	0	0	0	2800	797	150	3747	52.38%
	18	6606	0.15	0	0	0	0	2800	550	150	3500	52.98%
	19	12760	0.29	0	0	0	0	2800	550	150	3500	27.43%
OTL. A		13909	0.32	0	0	0	0	0	0	0	0	0.00%
OTL. B		2718	0.06	0	0	0	0	0	0	0	0	0.00%
OTL. C		364543	8.37	236120	236120	25761	0	0	0	0	0	0.00%
OTL. D		2884	0.07	1681	0	0	0	0	0	0	0	0.00%
OTL. E		383	0.01	0	0	0	0	0	0	0	0	0.00%
OTL. F		54436	1.25	0	0	0	20346	0	0	0	0	0.00%
ROW (STREETS)		124775	2.86	4913	0	0	0	0.00	92028	0	92028	76.78%
ROW (CSAH 10)		44204	1.01	3519	0	0	0	0.00	3135	0	3135	7.71%
OVERALL TOTAL		1191062	27.34	251921	241185	33519	26529	143952	227148	2850	373950	39.82%

SITE LAYOUT NOTES:

1. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER, ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
3. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
4. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
5. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
6. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
8. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
9. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
10. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
11. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
13. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
14. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
15. ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
16. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
17. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
18. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

Know what's **below.** **Call** before you dig.

1" = 80'-0"
40'-0" 0 80'-0"

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Ave
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

trek development group, inc.

PROJECT **COOK LAKE HIGHLANDS**
Corcoran, Minnesota

JB LIMITED, LLC
4655 Nicols Road, Suite 106, Eagan, MN 55122

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.

David J. Knaeble
DATE 6/13/22 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/15/20	CITY SUBMITTAL
2/5/21	CITY RESUBMITTAL
3/15/21	CITY RESUBMITTAL
6/7/21	CITY RESUBMITTAL
11/29/2021	CITY RESUBMITTAL
1/11/22	CITY RESUBMITTAL
1/26/22	CITY RESUBMITTAL
2/5/22	CITY RESUBMITTAL
3/23/22	CITY RESUBMITTAL
5/6/22	CITY RESUBMITTAL
6/13/22	CONSTRUCTION DOCUMENTS

DRAWN BY:KIT, DK REVIEWED BY: DK, MP
PROJECT NUMBER: 20011

REVISION SUMMARY

DATE	DESCRIPTION
6/18/21	CITY RESUBMITTAL
4/10/23	CITY RESUBMITTAL

SITE PLAN OVERALL

C2.0

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GARAGE PLAN

1" = 40'-0"

FIRST FLOOR PLAN

1" = 40'-0"

UNITED PROPERTIES
CREATING DEEP ROOTS

CONCEPT DESIGN PLANS

D1 | 20005

Amira of Corcoran

Corcoran, Minnesota
03/15/2023

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Momentum Design Group

APPLEWOOD POINTE
COOPERATIVE COMMUNITIES

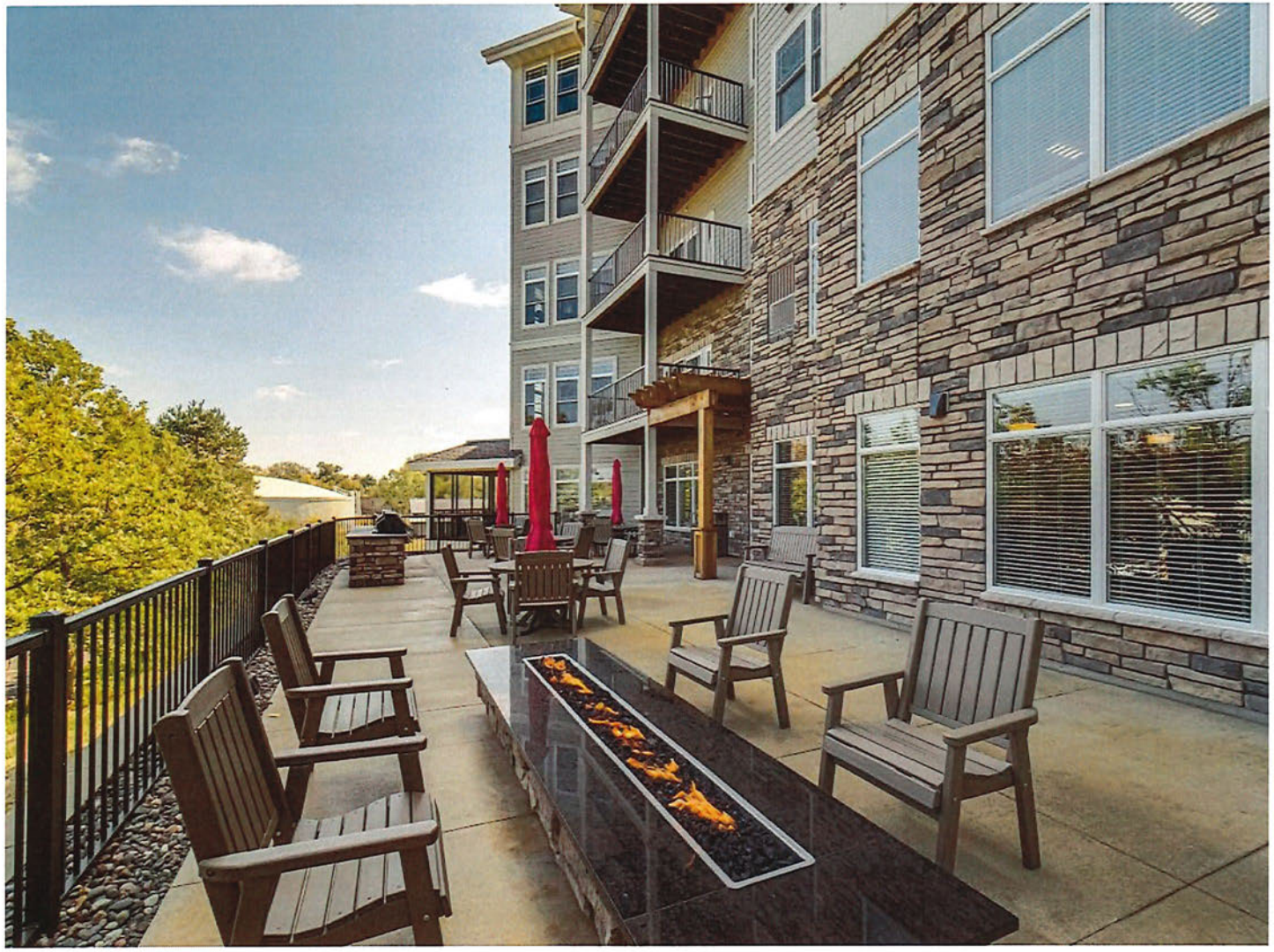
Exterior Imagery

APPLEWOOD POINTE
COOPERATIVE COMMUNITIES

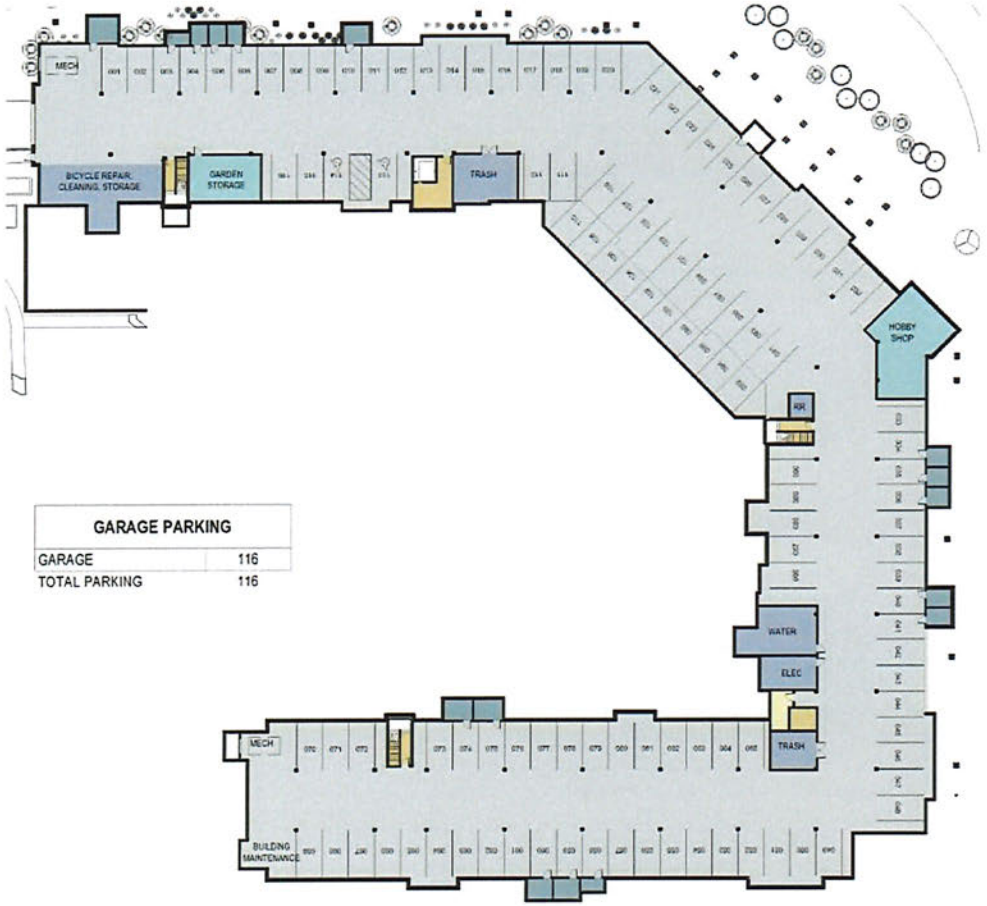
Exterior Imagery

APPLEWOOD POINTE
COOPERATIVE COMMUNITIES

Site Plan



Exterior Imagery



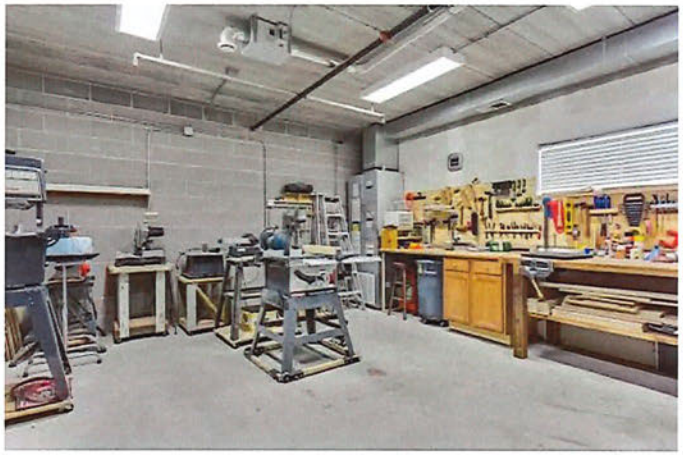
GARAGE PARKING	
GARAGE	116
TOTAL PARKING	116

GARAGE PLAN

1" = 40'-0"

Garage Level

- Hobby Shop
- Bike Storage
- Bike Repair
- Car Wash
- Electric Vehicle Charging Station



APPLEWOOD POINTE
COOPERATIVE COMMUNITIES

Floor Plan

FIRST FLOOR PLAN
1" = 40'-0"

1st Floor

- 2-story Lobby
- Great Room
- Parlor
- Library
- Guest Suites
- Fitness Center
- Outdoor Patio
- Outdoor Grilling Station
- Screened Porch
- Fire Pit
- Walking Trails
- Community Gardens

APPLEWOOD POINTE
COOPERATIVE COMMUNITIES

2nd Floor

- Club Room
- Art & Craft
- Lounge
- Conference Room
- Work Room

SECOND FLOOR PLAN

1" = 40'-0"

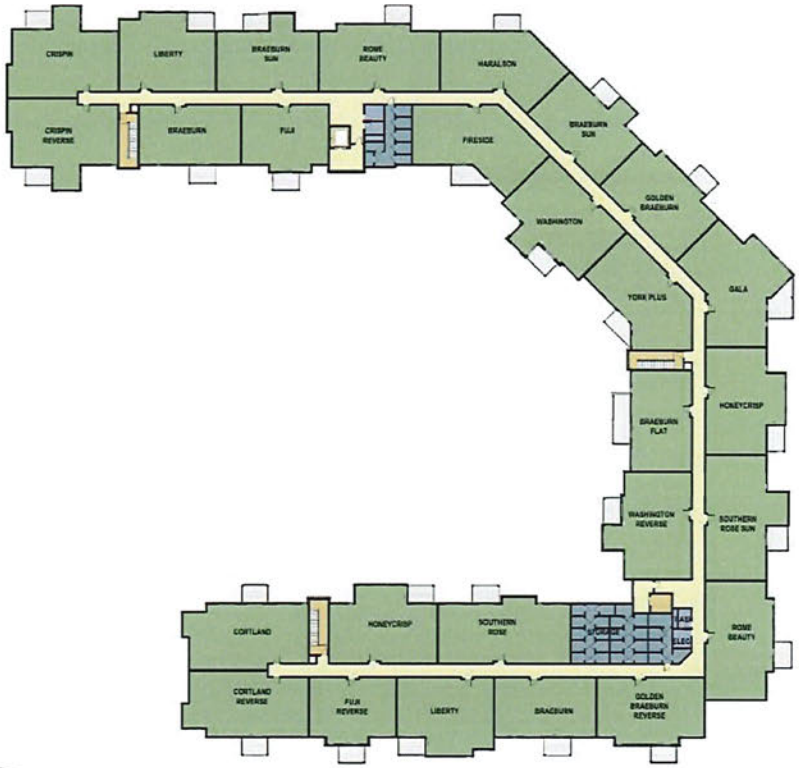
Floor Plan

APPLEWOOD POINTE
COOPERATIVE COMMUNITIES

3rd and 4th Floor

- Units and Resident Storage

THIRD FLOOR PLAN



FOURTH FLOOR PLAN

APPLEWOOD POINTE
COOPERATIVE COMMUNITIES

Floor Plan

Stantec

Memo

To:	Kevin Mattson, City of Corcoran	From:	Kent Torve, City Engineer Steve Hegland, PE
Project:	Cook Lake Highlands PUD Amendment	Date:	April 17th, 2023

Exhibits:

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

1. Cook Lake Highlands PUD Amendment Site Plan, Revision Dated April 10th, 2023

Comments:

General:

1. The proposed site plans have no impacts on the public water and sewer systems which were previously reviewed and approved.
2. The modifications for the increased impervious areas within the building lots have been reviewed by the City and watershed and meet the regulatory standards.
3. The adjacent roadway system will continue to operate to a sufficient level with the additional units.

End of Comments

STAFF REPORT Agenda Item: 8b.

City Council Meeting: May 11, 2023	**Prepared By:** Chris Hong through Kendra Lindahl, AICP
Topic: Final Plat and Final Planned Unit Development (PUD) Plan for "Rush Creek Reserve 3rd Addition" (city file no. 23-007) **PUBLIC HEARING.** Easement Vacation for "Rush Creek Reserve 3rd Addition" (City File No. 23-007)	**Action Required:** Approval

Review Deadline: May 20, 2023

1. Description of Request

The applicant, M/I Homes of Minneapolis/St. Paul, LLC, has submitted a request for approval of a final plat and final PUD plan application for "Rush Creek Reserve 2nd Addition", a development of 18 residential units on 4.6 acres.

The applicant has also requested approval to vacate drainage and utility easements established on Outlot C of Rush Creek Reserve. The easements are no longer needed as new easements were provided with the Rush Creek Reserve 3rd Addition plat. A public hearing must be held for an easement vacation.

2. Background

In the Summer of 2014, the Council reviewed a concept plan for the project, formerly known as the Sawgrass development.

On December 11, 2014, the Council granted preliminary approvals for 246 homes on 103 acres. These approvals were valid for two years.

On February 23, 2017, January 25, 2018, and February 28, 2019, one-year extensions were approved for the project.

On February 27, 2020, the Council approved an extension of the preliminary approvals until August 27, 2020.

On November 23, 2020, the Council approved phase 1 of Rush Creek Reserve for 80 residential lots and eight outlots on 103 acres. A PUD amendment was also processed with the final PUD for phase 1.

On April 28, 2022, Council approved final plats and final planned unit development (PUD) plans for Rush Creek Reserve 2nd Addition which replatted Outlots D and F of Rush Creek Reserve (1st Addition).

On May 26, 2022, Council approved a PUD amendment to allow reduced side yard setbacks for the twin home and townhome portions of the development.

On April 27, 2023, the Council was originally scheduled to review these requests. The applicant requested that the matter be tabled to the May 11th Council meeting. The public hearing for the vacation was opened on April 27th and continued to the May 11th Council meeting.

3. Analysis

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

A. Level of City Discretion in Decision-Making

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

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

The City has a relatively high level of discretion in approving the vacation. If the City finds that the drainage and utility easement is no longer needed, the City may vacate the easement.

B. Consistency with Ordinance Standards

Final Plat

The applicant is requesting approval of a final plat for 18 residential lots. The final plat is consistent with the approved preliminary plat and final PUD plan for the entire development. If this subdivision is approved, it would bring the total number of platted lots to 204 in the Rush Creek Reserve project.

A development contract has been prepared for this phase of the project and will be approved with the final plat.

Final PUD Plan

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

The 3rd addition will plat 18 residential villa lots. There is a master association with three sub-associations, including one for the villas.

Lot Size and Setbacks

The applicant is showing lot sizes and setbacks that are consistent with the preliminary plat and preliminary PUD plan. The minimum lot size is 4,000 square feet and the minimum lot width is 55 feet measured at the setback line. Detached villas have a minimum front setback of 20 feet (15 feet for front porches), rear setback of 20 feet and side setbacks of 7.5 feet. All lots meet size and setback requirements. Each street frontage is a corner lot and the plans must show front setbacks on both lot lines.

Landscaping

Section 1060.070 of the Zoning Ordinance requires one overstory tree for each home. At least two overstory trees, in addition to the required street tree, must be planted on each villa lot. The submitted landscape plan complies with this requirement.

Signage

No development signage is proposed with this addition.

Easements

The applicant has provided 10 ft. drainage and utility easements along the front and rear lot lines and 5 ft. drainage and utility easements along the side lot lines for residential lots. The City Engineer's memo details areas in which additional easements are needed for utilities.

Streets

The street layout and design are consistent with the preliminary approvals. Xyloid Avenue was constructed in earlier phases of the development and will be extended into a cul-de-sac. It will be a 28-foot road within a 50-foot right-of-way.

In consultation with the Public Works department, the City Engineer recommends removal of the cul-de-sac island on Xyloid Avenue because of the maintenance issues they create. This shall modify condition 19 of the Resolution 2014-73 approving the preliminary PUD development plan to eliminate the landscape cul-de-sac island requirement. Plans must be revised to remove the island as a condition for approval.

All 28-foot roads must be signed no parking on one side of the roadway and no parking signs are required within all cul-de-sacs. Per the City Engineer's memo, the Signing and Striping Plan (T1.01) must be revised to show the required no parking signs.

Parking

Section 1060.060 requires that all single family housing units include 2 parking stalls per unit. All of the villa floor plans include a 2-car garage.

Grading/Stormwater

The City Engineer's memo includes comments and conditions to ensure compliance with local, watershed and State standards for grading and stormwater.

Utilities

The City Engineer's memo provides detailed comments and conditions for the utility plans. Municipal sewer and water are available to serve the site.

Off-Site Improvements

No off-site improvements are required at this project phase.

Lighting

The applicant has submitted a lighting plan that shows lighting locations. Streetlights are generally located on the sidewalk side of the street, but their final location will be coordinated with the City and field located during construction.

Wetlands

The final plans show several wetlands with buffers and buffer setbacks consistent with the preliminary plat. None of these wetlands are in the area being platted as the 3rd Addition, however, several wetlands are adjacent to the plan in areas that will be graded. Section 1050.010, Subd. 7 requires that monuments be installed at each lot line where it crosses a wetland buffer and where needed to indicate the contour of the buffer, with a maximum spacing of 200 ft. along the wetland buffer edge. Plans must be revised to show these wetland buffer mouments as a condition for approval.

Parks, Trails and Open Space

Plans must be revised to move the proposed sidewalk on the east side of Xyloid Avenue to the west to connect to the eight-foot trail as a condition for approval.

The development residents will benefit from proximity to the community park to the south and the public trails connecting this development to public parks.The City should accept park dedication in the form of land where shown on plans. Park dedication due is based on the requirements in place at the time of final plat. Park dedication is required at 15% of the net pre-development area or cash-in-lieu of land. The City will take a combination of land (in the form of trail easements) and cash to satisfy the park dedication requirements.

Plans show the construction of an off-road trail (net area 0.1 net acre) with this phase between Lots 8 and 9, Block 1. The applicant must also provide a trail easement exhibit for this phase.

Density exhibits submitted by the applicant show 4.6 pre-development net acres for this phase, which would require:

- Park land dedication of 0.69 net acres (4.6 x 15%)
- Cash-in-lieu of land, or
- Some combination of cash and park land

Park dedication will be a combination of cash-in-lieu of land and off-road trail easements calculated as follows:

18 single family lots = $107,172 (18 x $5,954)

The trail easement of 0.1 net acres satisfies 2.2% of required park dedication. Therefore, the remaining cash-in-lieu of land shall be $104,842.17 ($107,172 x 97.8%).

Easement Vacation

As part of the Rush Creek Reserve subdivision, blanket drainage and utility easements were provided over all outlots. When the applicant replatted the outlot as the next phase of development (Rush Creek Reserve 3rd Addition), they also submitted an easement vacation and provided new drainage and utility easements over the new parcels. The existing easements are no longer needed because new easements are being dedicated with the Rush Creek Reserve 3rd Addition plat. The easement vacation will be recorded at the County with the Rush Creek Reserve 3rd Addition plat.

Staff has reviewed the vacation request with the City Engineer and finds that the drainage and utility easements are no longer required and have no objection to the vacation. New drainage and utility easements are provided to the City with newly platted lots and outlots within each addition.

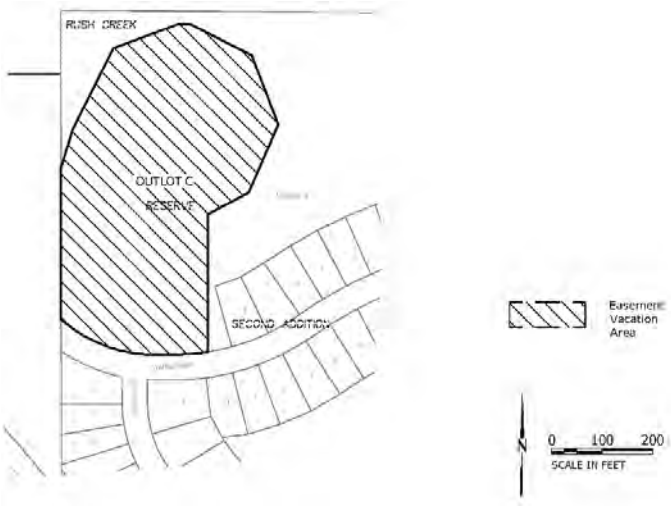


Figure 1. Rush Creek Reserve 3rd Addition vacation area

Conclusion

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

4. Recommendation

Move to adopt the following:

a. Resolution 2023-34 approving the final PUD plan,
b. Resolution 2023-35 approving the final plat and development contract and
c. Resolution 2023-36 approving the Rush Creek Reserve 3rd Addition vacation

Attachments

1. Resolution 2023-34 approving the final PUD plan for Rush Creek Reserve 3rd Addition
2. Resolution 2023-35 approving the final plat and development contract for Rush Creek Reserve 3rd Addition
3. Resolution 2023-36 approving the vacation for Rush Creek Reserve 3rd Addition
4. Development Contract
5. Site Location Map
6. City Engineer's Memo dated April 20, 2023
7. Applicant's narrative dated March 21, 2023
8. Final Planned Unit Development Plans dated April 14, 2023
9. Final Plat dated March 21, 2023
10. Vacation Exhibit dated March 21, 2023
11. Phasing Plan dated April 17, 2023

City of Corcoran
County of Hennepin
State of Minnesota

May 11, 2023

RESOLUTION NO. 2023-34

Motion By:
Seconded By:

APPROVING FINAL PLANNED UNIT DEVELOPMENT PLAN FOR "RUSH CREEK RESERVE 3RD ADDITION" FOR M/I HOMES OF MINNEAPOLIS/ST. PAUL LLC (PID 23-119-23-420-103) (CITY FILE NO. 23-007)

WHEREAS, M/I Homes of Minneapolis/St. Paul, LLC (the "applicant") has requested approval of a final planned unit development (PUD) plan for "Rush Creek Reserve 3rd Addition" for 18 new residential units on 4.6 acres of property legally described as:

> *Outlot C, Rush Creek Reserve Second Addition, according to the recorded plat thereof, Hennepin County, Minnesota.*

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does approve the request for a final PUD plan, subject to the following conditions:

1. A final PUD plan is approved to create 18 residential lots for "Rush Creek Reserve 3rd Addition" in accordance with the plans and application received by the City on March 21, 2023, April 10, 2023 and April 14, 2023, except as amended by this resolution.

2. Approval is subject to the preliminary approvals (Resolutions 2014-72 and 2014-73) in addition to the final PUD approval for the project (Resolution 2020-87).

3. Approval is contingent upon approval of the final plat (Resolution 2022-42).

4. The applicant shall comply with all requirements of the City Engineer's memo dated April 20, 2023.

5. The plans shall be revised to eliminate the cul-de-sac island from Xyloid Avenue.
    a. The City Engineer recommends that the island be removed due to maintenance issues.
    b. This shall modify condition 19 of Resolution 2014-73 approving the preliminary PUD development plan to eliminate the landscape cul-de-sac island requirement from this phase and future phases of the development.
    c. Plans must be updated to eliminate the cul-de-sac island.

6. The HOA shall be responsible for the maintenance of ponds, sidewalks and all common areas, including lighting and landscaping in those areas.

7. Parking shall be permitted on one side of the street and shall be signed in accordance with City standards.

8. Lighting shall comply with the requirements of Section 1060.040 of the Zoning Ordinance and generally be placed on the sidewalk side of the street.
    a. The applicant shall work with City staff to finalize the street locations.

9. The future homeowners in the development will benefit from the public trail system in Corcoran. Park dedication for Rush Creek Reserve shall be a combination of land (in the form of trail easements) and cash to satisfy the park dedication requirements. Park dedication is required at final plat of each phase.
    a. Park dedication for this phase shall be credit for the off-road trail easement dedicated to the City and the remainder shall be cash-in-lieu of land for 18 single family units.
    b. Trails shall be 8 ft. wide in a 20 ft. wide trail easement and credit shall be given for the net area of the easement.
    c. The remainder of park dedication shall be cash-in-lieu of land.
    d. The applicant shall be responsible for finished grading and ground cover for all trails within the development. No credit towards the required dedication shall be given for this work.
    e. Credit shall be given for trail paving, if directed by the City.

FURTHER, the following items must be addressed prior to issuance of building permits:

10. Mechanical equipment (including air conditioning units) must be located in the side or rear yard and shown on plans.

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

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

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

Whereupon, said Resolution is hereby declared adopted on this 11th day of May 2023.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Michelle Friedrich - City Clerk

City of Corcoran
County of Hennepin
State of Minnesota

May 11, 2023

RESOLUTION NO. 2023-35

Motion By:
Seconded By:

APPROVING FINAL PLAT AND DEVELOPMENT CONTRACT FOR "RUSH CREEK RESERVE 3RD ADDITION" FOR M/I HOMES OF MINNEAPOLIS/ST. PAUL LLC (PID 23-119-23-420-103) (CITY FILE NO. 23-007)

WHEREAS, M/I Homes of Minneapolis/St. Paul, LLC (the "applicant") has requested approval of a final plat for "Rush Creek Reserve 3rd Addition" for 18 new residential units on 4.6 acres of property legally described as:

> *Outlot C, Rush Creek Reserve Second Addition, according to the recorded plat thereof, Hennepin County, Minnesota.*

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

1. A final plat is approved to create 18 residential lots for "Rush Creek Reserve 3rd Addition" in accordance with the plans and application received by the City on March 21, 2023, April 10, 2023 and April 14, 2023, except as amended by this resolution.

2. Approval is subject to the preliminary approvals (Resolution 2014-72 and 2014-73) in addition to the final PUD approval for the project (2020-87).

3. Approval is contingent upon approval of the final PUD (Resolution 2023-34) and easement vacation (Resolution 2023-36).

4. An encroachment agreement shall be required for the retaining wall on the erosion control and grading plans and any other items placed within the City right-of-way or easements if approved by the City.

5. The applicant must submit a final plat for each future phase of development. No approvals are granted at this time for phases of development.

6. The applicant shall comply with all requirements of the City Engineer's memo dated April 20, 2023.

7. Park dedication shall be as required by Resolution 2023-34 approving the final PUD development plan.

FURTHER, prior to release of the final plat for recording:

8. The following documents must be approved by the City Attorney:
    a. Homeowners Association documents
    b. Trail Easement in recordable form (including any changes to the existing easement in Outlot B, Rush Creek Reserve 2nd Addition)
    c. Encroachment Agreement(s)
    d. Development Contract

9. Letter of credit must be in place and all fees paid.

10. Plans must be revised to show:
    a. Wetland buffer monuments for the wetland buffers west of the project site.
    b. The sidewalk moved from the east to the west side of Xyloid Avenue in this phase connecting to the constructed trail.

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

11. The applicant must file the final plat at Hennepin County within 2 years of the date of approval or the approval shall expire.

12. Record the approving resolutions and associated documents at Hennepin County and provide proof of recording to the City.

13. The following documents must be recorded at Hennepin County:
    a. Homeowners Association documents
    b. Trail Easement
    c. Encroachment Agreement
    d. Development Contract

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

14. Lot corner monuments shall be installed as required by the Subdivision Ordinance. A financial guarantee shall be required to ensure installations per City requirements.

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

Whereupon, said Resolution is hereby declared adopted on this 11th day of May 2023.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Michelle Friedrich - City Clerk

City of Corcoran
County of Hennepin
State of Minnesota

May 11, 2023

RESOLUTION NO. 2023-36

Motion By:
Seconded By:

A RESOLUTION APPROVING VACATION OF DRAINAGE AND UTILITY EASEMENT IN RUSH CREEK RESERVE 3RD ADDITION (PID 23-119-23-420-103) (CITY FILE NO. 23-007)

WHEREAS, M/I Homes of Minneapolis/St. Paul, LLC (the "applicant") has requested approval of an easement vacation, and;

WHEREAS, the applicant has requested vacation of the existing easements on property legally described as follows:

Outlot C, RUSH CREEK RESERVE ADDITION, Hennepin County, Minnesota.

WHEREAS, the Corcoran City Council reviewed the vacation at a duly called public hearing, and;

WHEREAS, notice of the public hearing was mailed to all landowners of property directly abutting the area to be vacated and all utility companies serving the area, and;

WHEREAS, notice of the public hearing was published in the official newspaper, and;

WHEREAS, the City finds that the existing drainage and utility easements are no longer required as new easements were dedicated with the Rush Creek Reserve 3rd Addition plat, and;

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

1. The applicant must record the resolution approving the vacation at Hennepin County and provide the City of Corcoran with proof of recording.

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

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

RESOLUTION NO. 2023-36

Whereupon, said Resolution is hereby declared adopted on this 11th day of May 2023.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Michelle Friedrich - City Clerk

(reserved for recording information)

DEVELOPMENT CONTRACT

(Developer Installed Improvements)

RUSH CREEK RESERVE 3RD ADDITION

This **DEVELOPMENT CONTRACT** (this "Contract") dated _____, 2023, is entered into by and between the **CITY OF CORCORAN**, a Minnesota municipal corporation (the "City"), and ***M/I Homes of Minneapolis/St. Paul, LLC, A DELAWARE CORPORATION*** (the "Developer") and shall be effective upon full execution by the City and the Developer. The City and the Developer are sometimes collectively referred to herein as the "parties" or each a "party". This is an amendment to the master Rush Creek Reserve Development Contract dated June 9, 2021.

1) **REQUEST FOR PLAT APPROVAL.** The Developer has asked the City to approve a plat for Rush Creek Reserve 3rd Addition (referred to in this Contract as the "plat"). The land is situated in the County of Hennepin, State of Minnesota, and is legally described in the attached Exhibit A (the "Subject Property").

2) **CONDITIONS OF PLAT APPROVAL.** The Developer shall enter into this Contract, furnish the security required by it, and record the plat upon City approval with the County Recorder or Registrar of Titles.

3) **RIGHT TO PROCEED.** Unless separate written approval has been given by the City, within the plat or land to be platted, the Developer may not grade or otherwise disturb the earth, remove trees, construct sewer lines, water lines, streets, utilities, public or private improvements, or any buildings until all the following conditions have been satisfied: 1) this agreement has been fully executed by both parties and filed with the City Administrative Services Director, 2) the necessary security has been received by the City, 3) the plat, development contract and other associated documents have been recorded with the Hennepin County Recorder's Office and proof of recording has been provided to the City, and 4) the City has authorized the Developer to proceed, in writing. However, the Developer may be allowed to begin grading the site when items 1, 2 and 4 of the previous sentence have been satisfied.

4) **PHASED DEVELOPMENT.** If the plat is a phase of a multi-phased preliminary plat, the City may refuse to approve final plats of subsequent phases if the Developer has failed to fulfill all obligations in this Contract and the failure has not been remedied. Development of subsequent phases may not proceed until Development Contracts for such phases are approved by the City. Park charges and area charges for sewer

and water referred to in this Contract are not being imposed on outlots, if any, in the plat that are designated in an approved preliminary plat for future subdivision into lots and blocks. Such charges will be calculated and imposed when the outlots are final platted into lots and blocks.

5) **PRELIMINARY PLAT STATUS.** If the plat is a phase of a multi-phased preliminary plat, the preliminary plat approval for all phases not final platted shall lapse and be void unless the initial phase is final platted into lots and blocks, not outlots, within two (2) years after preliminary plat approval.

6) **CHANGES IN OFFICIAL CONTROLS.** For two (2) years from the date of this Contract, no amendments to the City's Comprehensive Plan or official controls shall apply to or affect the use, development density, lot size, lot layout or dedications of the approved final plat unless required by state or federal law or agreed to in writing by the City and the Developer. Thereafter, notwithstanding anything in this Contract to the contrary, to the full extent permitted by state law, the City may require compliance with any amendments to the City's Comprehensive Plan, official controls, platting or dedication requirements enacted after the date of this Contract. Notwithstanding the provisions of this paragraph, in the event that changes to federal or state law prohibit or limit the City's authority to collect the costs of off-site improvements for this project as contemplated in Section 9 herein and the parties do not mutually agree to remain bound to the terms contemplated in said Section 9, the City shall have the right to substitute off-site improvement cost collection provisions which are: 1) in compliance with applicable law; and 2) which result in reasonably comparable cost contribution from the Developer.

7) **DEVELOPMENT PLANS.** The plat shall be developed in accordance with the following plans. The plans shall not be attached to this Contract. If the plans vary from the written terms of this Contract, the written terms herein shall control. The plans are:

Exhibit A – Legal Description
Plan A – Final Plat, received March 21, 2023
Plan B – Final Grading, Drainage, and Erosion Control Plan, received April 14, 2023
Plan C – Final Sanitary Sewer, Watermain and Storm Sewer Plan, received April 14, 2023
Plan D – Final Tree Preservation and Reforestation Plan, received April 14, 2023
Plan E – Final Landscape Plan, received April 14, 2023
Plan F – Phasing Plan, received April 14, 2023

8) **IMPROVEMENTS.** The Developer shall install and pay for, without limitation, all of the following improvements:

a. Streets
b. Sanitary Sewer
c. Watermain
d. Surface Water Facilities (pipe, ponds, rain gardens, etc.)
e. Grading and Erosion Control
f. Sidewalks/Trails
g. Street Lighting
h. Underground Utilities
i. Street Signs and Traffic Control Signs
j. Landscaping

k. Tree Preservation
l. Wetland Mitigation and Buffers
m. Monuments Required by Minnesota Statutes
n. Miscellaneous Facilities

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

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

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

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

9) OFF-SITE PUBLIC IMPROVEMENTS. The City intends to make off-site improvements as part of the Rush Creek Reserve subdivision. The developer agrees to fund off-site improvements as noted in this Contract. No off-site improvements are required with Rush Creek Reserve 3rd Addition.

a. The following improvements were required with the 2nd Addition and a LOC for the improvements was collected with the 1st Addition Development Contract.

- CSAH 116 Water Looping. Water looping is necessary and is being constructed and being paid for by the developer as outlined in the Development Contract for the 2nd Addition.

- Northeast Utility Corridor and Emergency Access. The developer is responsible for the Northeast Utility Corridor and Emergency Access. This project is being completed as part of the 2nd Addition.

b. The developer performed the northern offsite stormwater conveyance project with the 1st Addition. Developer established $150,000 in LOC with the 1st Addition for this work.

c. For the CSAH 116 Water Looping and Northeast Utility Corridor and Emergency Access projects, $450,000 was established as a LOC with the 1st Addition.

10) CONTRACTORS/SUBCONTRACTORS. City Council members, City employees, and City Planning Commission members, and corporations, partnerships, and other entities in which such individuals have greater than a 25% ownership interest or in which they are an officer or director may not act as contractors or subcontractors for the public improvements identified in Paragraph 8 above.

11) PERMITS. The Developer shall obtain or require its contractors and subcontractors to obtain all necessary permits, including but not limited to:

- ***City of Corcoran for Building Permits***
- ***Minnesota Department of Health for Watermain***
- ***MPCA for Sanitary Sewer Extension***

12) TIME OF PERFORMANCE. The Developer shall install all required public improvements in this phase by **October 31, 2023**, with the exception of the final wear course of asphalt on streets. The City will not accept new public streets in the 3rd Addition until 80% of the homes in the 3rd Addition have received a certificate of occupancy and the streets have weathered a full winter season. Final wear course placement outside of this time frame must have the written approval of the City Engineer. The Developer may, however, request an extension of time from the City. If an extension is granted, it shall be conditioned upon updating the security posted by the Developer to reflect cost increases and the extended completion date.

13) LICENSE. The Developer hereby grants the City, its agents, employees, officers and contractors a license to enter the plat to perform all work and inspections deemed appropriate by the City in conjunction with plat development.

14) CONSTRUCTION ACCESS. Haul routes for vehicles used in transport of materials shall be designated by the City Engineer. The City Engineer has discretion to change the designated haul routes at any time in event of unforeseen circumstances. This Agreement may be terminated and all work on the Subject Property may be halted by the City for Developer's failure to use the designated haul routes or for any other violation of this Agreement.

15) GRADING PLAN. The plat shall be graded in accordance with the approved grading drainage and erosion control plan, Plan "B". The plan shall conform to City of Corcoran Engineering Design Standards.

16) EROSION CONTROL. Prior to initiating site grading, the erosion control plan, Plan B, shall be implemented by the Developer and inspected and approved by the City. Erosion control practices must comply with the Minnesota Pollution Control Agency's Best Management Practices. The City may impose additional erosion control requirements which the City determines would be beneficial. The City is an MS4 City and all erosion control shall comply with the Corcoran City Code and the Corcoran Engineering Design Standards. No development, utility or street construction will be allowed and no building permits will be issued unless the plat is in full compliance with the approved erosion control plan. Further, the City shall have the authority to stop work on the Subject Property and/or withhold additional building permits or

certificates of occupancy in the event that the Developer fails to comply with the approved erosion control plan.

17) **STREET MAINTENANCE DURING CONSTRUCTION.** The Developer shall be responsible for all street maintenance until the streets affected by the project are accepted by the City. Warning signs shall be placed when hazards develop in streets to prevent the public from traveling on the same and to direct attention to detours. If and when streets become impassable, such streets shall be barricaded and closed. In the event residences are occupied prior to completing streets, the Developer shall maintain a smooth surface and provide proper surface drainage to ensure that the streets are passable to traffic and emergency vehicles. The Developer shall be responsible for keeping streets within and without the subdivision swept clean of dirt and debris that may spill, track, or wash onto the street from Developer's operation.

18) **OWNERSHIP OF IMPROVEMENTS.** Upon completion of the work and construction required by this Contract and acceptance of the work by the City, the public improvements lying within public easements or right-of-way shall become City property. This provision shall not apply to private improvements (e.g. private retaining walls) which encroach upon public easement or right-of-way, and such encroachments shall be subject to any applicable and separate encroachment agreement. Prior to acceptance of the improvements by the City, the Developer must furnish the following affidavits:

a. Record Drawings
b. Certification from the Registered Land Surveyor that land corner monuments and wetland buffer signs have been installed according to the approved plans.
c. The warranty/performance financial guarantee

19) **PARK DEDICATION.** Park dedication for Rush Creek Reserve will be a combination of land, dedication and cash. The Developer shall dedicate to the City the trail easements identified on the preliminary plat, except as modified by the approving resolutions and construct all trails as shown on the plans. The developer shall construct the bituminous trails in the subdivision and shall work with the city. The developer shall be responsible for finished grading and ground cover for all trails within the development. No credit for the required dedication shall be given for this work. Credit shall be given for trail paving, if directed by the City. Credit shall be given for the net area of the trail easement area. The remainder of the required park dedication shall be satisfied with cash-in-lieu of land. Park dedication shall be obtained based on the phase being platted.

Rush Creek Reserve 3rd Addition shall dedicate a trail easement between Lots 8 and 9, Block 1 to satisfy part of the required park dedication. The remainder of the park dedication requirement for this phase shall be satisfied by a cash contribution of **$104,842.17** as calculated in the staff report.

20) **WATERMAIN / STORAGE TRUNK LINE AREA CHARGE (TLAC).** This plat is subject to a watermain/storage trunk line area charge (TLAC). The charge is calculated as follows: 4.6 net acres (based on pre-developable area) $9,197.81 per acre (Watermain & Raw Water TLAC) = **$42,309.93**, and 4.6 net acres (based on pre-developable area) $12,433.97 per acre (Treatment & Storage TLAC) = **$57,196.26**. Future phases shall be cash with the final plat for each future phase subject to the then-current rates.

21) **WATER CONNECTION CHARGE.** This plat is subject to a water connection charge calculated as follows: 18 single family units x $1,294.00 per unit = **$23,292.00**. The fees shall be paid at the time of

building permit. Future development shall be cash at the time of issuance of each building permit at the then-current rates.

The developer will be responsible for payment of the then-current water connection charge set by the City of Maple Grove.

22) **SANITARY SEWER TRUNK LINE AREA CHARGE (TLAC).** This plat is subject to a sanitary sewer trunk line area charge (TLAC). The charge is calculated as follows: The charge is calculated as follows: 4.6 net acres (based on pre-developable area) x $7,526.31 per acre = **$34,621.03**. Future phases shall be cash with the final plat for each future phase subject to the then-current rates.

The developer will also be responsible for payment of the then-current SAC fee set by the Metropolitan Council.

23) **SANITARY SEWER CONNECTION CHARGE.** This plat is subject to a sanitary sewer connection charge calculated as follows: 18 single family units x $1,280.00 per unit = **$23,040.00**. The fees shall be paid at the time of building permit. Future development shall be cash at the time of issuance of each building permit at the then-current rates.

24) **CREDIT FOR INFRASTRUCTURE.** The Developer is eligible for credit for oversizing and overdepth of sanitary sewer where directed by the City. Eligible oversizing credits for onsite improvements will be determined by comparing the City Engineer's estimated costs for required infrastructure against standard sewer construction project costs developed by the City Engineer for the minimum required line size and depth constructed in similar conditions.

The City estimates that the credits shall be a total of $27,995.00 in sewer TLAC credits and $33,950.00 in water TLAC credits. These credits shall be applied at each stage of the development until the credits are exhausted.

The density calculations for Phase 2 erroneously included acreages for future phases that were not being developed. This resulted in an overpayment of TLAC fees for Phase 2 that will be applied to future phases until exhausted. For Phase 3 the credits shall be applied as follows:

Watermain & Raw Water Trunk line area charge (TLAC)	$	42,309.93
Treatment & Storage TLAC		57,196.26
Phase 2 Sewer TLAC overpayment credit		(155,587.60)
Phase 3 oversizing credit		(33,950.00)
Watermain/Storage credit ~~remaining for Phase 4~~ refund	**$**	**(90,031.41)**
Sanitary Sewer Trunk line area charge (TLAC)	$	34,621.03
Phase 2 Sewer TLAC overpayment credit		(134,030.50)
Phase 3 oversizing credit		(27,995.00)
Sanitary Sewer credit ~~remaining for Phase 4~~ refund	**$**	**(127,404.47)**
Total ~~credit remaining for Phase 4~~refund	**$**	**(217,435.88)**

25) BUILDING PERMITS/CERTIFICATES OF OCCUPANCY.

A. Prior to issuance of building permits other than the model home; utilities, curbing and one lift of bituminous shall be installed on public streets.

B. Utilities shall be installed and reasonable access to the lot from a public street shall be provided prior to issuance of a model home permit. One model home will be allowed per product type (single family, twin home, townhome, etc.) per development and shall be on lots acceptable to the City.

C. No sewer and water connection permits may be issued until the utilities are tested and approved by the City Engineer.

D. The Developer shall comply with the City of Corcoran Engineering Design Standards.

E. Prior to issuance of building permits, wetland buffer monuments shall be placed in accordance with the City's zoning ordinance. Monument signs shall be purchased from the City. The land surveyor must certify that the wetland buffer signs have been installed in accordance with the approved plans.

F. Failure to fulfill any of the terms of this Contract by the Developer, including nonpayment of billings from the City, shall be grounds for denial of building permits, including lots sold to third parties, the halting of all work in the plat, and/or the denial of certificates of occupancy.

G. If building permits are issued prior to the acceptance of public improvements, the Developer assumes all liability and costs resulting in delays in completion of public improvements and damage to public improvements caused by the City, Developer, their contractors, subcontractors, materialmen, employees, agents, or third parties. No sewer and water connection permits may be issued until the streets needed for access have been paved with a bituminous surface and the utilities are tested and approved by the City Engineer.

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

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

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

28) RESPONSIBILITY FOR COSTS.

A. Except as otherwise specified herein, the Developer shall pay all costs incurred by it or the City in conjunction with the development of the plat, including but not limited to legal (including, without limitation, attorneys' fees), planning, engineering and inspection expenses incurred in connection with approval and acceptance of the plat, the preparation of this Contract, review of construction plans and documents, and all costs and expenses incurred by the City in monitoring and inspecting development of the plat. The City may require Developer to post funds in an escrow account, at its discretion. In the event the cash escrow amount is insufficient, Developer shall post additional escrow funds as determined by the City Planner within ten (10) days of written demand. Failure to make payment of the additional escrow amount shall permit the City to supplement those amounts from any other sureties posted by the Developer.

B. The Developer shall hold the City and its officers, employees, and agents harmless from claims made by itself and third parties for damages sustained or costs incurred resulting from plat approval and development. The Developer shall indemnify the City and its officers, employees, and agents for all costs, damages, or expenses which the City may pay or incur in consequence of such claims, including attorneys' fees.

C. The Developer shall reimburse the City for costs incurred in the enforcement of this Contract, including engineering and attorneys' fees.

D. The Developer shall pay, or cause to be paid when due, and in any event before any penalty is attached, all special assessments referred to in this contract. This is a personal obligation of the Developer and shall continue in full force and effect even if the Developer sells one or more lots, the entire plat, or any part of it.

E. The Developer shall pay in full all bills submitted to it by the City for obligations incurred under this Contract within thirty (30) days after receipt. Bills not paid within thirty (30) days shall accrue interest at the rate of eight percent (8%) per year. Further, the City shall have the right to access Developer's posted security to obtain reimbursement for unpaid invoiced amounts. Should Developer's security be insufficient to cover any amounts owed to the City and unpaid after invoicing, the City may assess such amounts against the Subject Property. Developer, on behalf of itself and it successors and assigns, hereby waives any assessment notice requirements and any right to appeal such assessment pursuant to Minnesota Statute 429.

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

29) SPECIAL PROVISIONS. The following special provisions shall apply to plat development:

A. Compliance with the conditions of the preliminary approvals (Resolution 2014-72 and 2014-73), the PUD Amendment (2022-87), the PUD Final Development Plan (Resolution 2023-34) and Final Plat approval (Resolution 2023-35) is required.

B. Before the City signs the final plat, the Developer shall convey the Park to the City by warranty deed, free and clear of any and all encumbrances. Before the City signs the final plat, the developer shall convey the required trail easements to the City in a form satisfactory to the City.

C. The Developer shall install an eight-foot trail. Before the City signs the final plat, the Developer shall furnish the City an appropriately executed trail easement, in recordable form.

D. The Developer shall post a ***$1,800.00*** security for the final placement of interior subdivision iron monuments at property corners. The security was calculated as follows: ***18*** lots at $100.00 per lot. The security will be held by the City until the Developer's land surveyor certifies that all irons have been set following site grading and utility and street construction. In addition, the certificate of survey must also include a certification that all irons for a specific lot have either been found or set prior to the issuance of a building permit for that lot.

E. The Developer must obtain a sign permit from the City Building Official prior to installation of any subdivision identification signs.

F. The Developer shall include the "City of Corcoran's Standard Detail" (all applicable sections) in the contract documents of their improvement project.

30) MISCELLANEOUS.

A. The Developer may not assign this Contract without the written permission of the City Council. The Developer's obligation hereunder shall continue in full force and effect even if the Developer sells one or more lots, the entire plat, or any part of it. Notwithstanding anything herein to the contrary, in conjunction with a sale of the entire land, the Developer may, without the consent of the City, assign this Contract to a limited liability company or other entity in which the Developer or an affiliate thereof has a controlling membership or other controlling ownership interest, provided that such assignee assumes in writing the obligations of Developer under this Contract and all posted security correspondingly secures the performance of the assignee.

B. Certain retaining walls will require a Building Permit. Retaining walls that require a building permit shall be constructed in accordance with plans and specifications prepared by a structural or geotechnical engineer licensed by the State of Minnesota. Following construction, a certification signed by the design engineer shall be filed with the Building Official evidencing that the retaining wall was constructed in accordance with the approved plans and specifications. All retaining walls identified on the development plans or by special conditions referred to in this Contract shall be constructed before any other building permit is issued for a lot on which a retaining wall is required to be built.

C. Appropriate legal documents including, but not limited to, those regarding Homeowner Association documents, conservation easements, covenants and restrictions, as approved by the City Attorney, shall be filed with the Final Plat.

D. Third parties shall have no recourse against the City under this Contract.

E. If any portion, section, subsection, sentence, clause, paragraph, or phrase of this Contract is for any reason held invalid, such decision shall not affect the validity of the remaining portion of this Contract.

F. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Contract. To be binding, amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. The City's failure to promptly take legal action to enforce this Contract shall not be a waiver or release.

G. This Contract shall run with the land and may be recorded against the title to the property. The Developer covenants with the City, its successors and assigns, that the Developer has fee title to the property being final platted and/or has obtained consents to this Contract, in the form attached hereto, from all parties who have an interest in the property; that there are no unrecorded interests in the property being final platted; and that the Developer will indemnify and hold the City harmless for failure to fulfill any of the foregoing covenants.

H. Each right, power or remedy herein conferred upon the City is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, available to City, at law or in equity, or under any other agreement, and each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy.

I. The Developer represents to the City that the plat complies with all city, county, metropolitan, state, and federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances, and environmental regulations. If the City determines that the plat does not comply, the City may, at its option, refuse to allow construction or development work in the plat until the Developer does comply. Upon the City's demand, the Developer shall cease work until there is compliance.

J. The Contract may be executed in any number of counterparts, each of which shall be deemed to be an original.

K. The laws of the State of Minnesota shall govern all issues relating to this Contract and any action brought to enforce rights or obligations herein shall be brought in Hennepin County, Minnesota.

L. All exhibits, plan documents, City approval documents, and City planning or engineering memos referenced herein are hereby incorporated into and shall become a part of this Contract as if attached hereto.

M. Upon completion of construction, the Developer shall provide the City with as-built records of all soil corrections and utility infrastructure installations made by the Developer on the Subject Property or within any affected public right-of-way.

N. Upon completion of installation of the same (as applicable), any sanitary sewer installed on the Subject Property shall be televised at the Developer's expense and the Developer shall submit a recording of the same to the City for the City's records.

O. The Developer shall install railings adjacent to slopes on the Subject Property in compliance with the building, as determined by the Building Official.

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

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

A. The required warranty period for materials and workmanship for the utility contractor installing public sewer and water mains shall be two (2) years from the date of final written City acceptance of the work.

B. The required warranty period for all work relating to street construction, including concrete curb and gutter, sidewalks and trails, materials and equipment shall be subject to one (1) year from the date of final written acceptance, unless the wear course is placed during the same construction season as the bituminous base course. In those instances, the Developer shall guarantee all work, including street construction, concrete curb and gutter, sidewalks and trails, material and equipment for a period of two (2) years from the date of final written City acceptance of the work.

C. The required warranty period for sod, trees, and landscaping is one full growing season following installation. Following construction, a certification signed by the design landscape architect shall be filed with the City evidencing that the sod, trees, and landscaping was installed in accordance with the approved plans and specifications.

33) SUMMARY OF SECURITY REQUIREMENTS. To guarantee compliance with the terms of this contract, payment of special assessments, payment of the costs of all public improvements, and construction of all public improvements, the Developer shall furnish the City with a letter of credit, in a form acceptable to the City, from a bank, cash escrow or a combination cash escrow and Letter of Credit ("security") for **$827,875.13**, which represents 100 percent of the estimated cost of the Improvements. The letter of credit shall include an automatic renewal clause.

The letter of credit shall guarantee to the City the construction and satisfactory completion of all items to be completed by the developer; that the letter of credit shall be reduced from time to time as work is performed and accepted in a satisfactory manner; that the City Engineer may reduce the letter of credit to the amount reasonably estimated by the City Engineer to be necessary to cover the remaining

construction obligations; however, the letter of credit shall not be reduced below the amount estimated by the City to cover all obligations of development including payment of costs and expenses incurred by the City for legal, engineering, planning and any other costs until a maintenance bond for period of one year, satisfactory to the City Attorney and the City Engineer has been provided by the Developer or its subcontractor.

The amount of the security was calculated as follows:

ESTIMATED COSTS			
ITEM	**City Project (1)**	**Developer Installed (2)**	**Total**
Sanitary Sewer System		$209,750.00	$209,750.00
Watermain System		$172,080.00	$172,080.00
Stormwater System		$75,370.00	$75,370.00
Street Construction		$174,414.80	$174,414.80
Street Lighting		$25,000.00	$25,000.00
Grading/Erosion Control		$58,614.25	$58,614.25
Landscaping/Tree Preservation		$49,222.00	$49,222.00
Setting Iron Monuments		$1,800.00	$1,800.00
Installing Wetland Buffer Monuments*		$300.00	$300.00
SUB-TOTAL:		$766,551.05	$766,551.05
City Design, Inspection and Administration (8%)		$61,324.08	$61,324.08
Total:		**$827,875.13**	**$827,875.13**
Total Project Cost	**$827,875.13**		

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

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

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

A. Commercial general liability insurance (including operations, contingent liability, operations of subcontractors, competed operations and contractual liability insurance) together with an Owner's Contractor's Policy with limits against bodily injury, including death, and property damage (to include, but not be limited to damages caused by erosion or flooding) which may arise out of Developer's work or the work of any of its subcontractors.

B. Limits for bodily injury or death shall not be less than $750,000.00 for one person and $1,500,000.00 for each occurrence; limits for property damage shall not be less than $2,000,000.00 for each occurrence.

C. Worker's compensation insurance, with statutory coverage, if applicable.

D. Developer shall file a Certificate of Insurance with the City Administrator prior to commencing site grading. The City and the City Engineer shall be named as Additional Insureds on a primary and non-contributory basis on the Certificate. The Certificate shall be modified to bear the following language:

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

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

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

Sanitary Sewer Trunk line area charge (TLAC)*	$	0.00
Watermain & Raw Water Trunk (TLAC)*		0.00
Treatment & Storage (TLAC)		0
Park Dedication		104,842.17
Engineering Escrow		75,000.00
TOTAL CASH REQUIREMENTS LEVIED:	**$**	**179,842.17**

**Phase 3 amount due after credits*

36) NOTICES. Required notices to the Developer shall be in writing, and shall be either hand delivered to the Developer, its employees or agents, or mailed to the Developer by certified mail at the following address:

_____

_____

_____

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

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

[Signatures on pages to follow]

CITY OF CORCORAN:

BY: _____
Tom McKee, Mayor

(SEAL)

AND _____
Jessica Beise, City Administrator

STATE OF MINNESOTA)
(ss.
COUNTY OF HENNEPIN)

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

_____
NOTARY PUBLIC

DEVELOPER:

By: _____

Its: _____

STATE OF MINNESOTA)
(ss.
COUNTY OF HENNEPIN)

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

_____
NOTARY PUBLIC

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

EXHIBIT A
(the "Subject Property")

OUTLOT C, RUSH CREEK RESERVE SECOND ADDITION

FEE OWNER CONSENT
TO
DEVELOPMENT CONTRACT

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

Dated this _____ day of _____, 2_____.

_____

_____

STATE OF MINNESOTA)
(ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2____, by _____.

_____
NOTARY PUBLIC

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

MORTGAGEE CONSENT
TO
DEVELOPMENT CONTRACT

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

Dated this _____ day of _____, 2_____.

_____

_____

STATE OF MINNESOTA)
(ss.
COUNTY OF HENNEPIN)

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

_____
NOTARY PUBLIC

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

CONTRACT PURCHASER CONSENT
TO
DEVELOPMENT CONTRACT

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

Dated this _____ day of _____, 2_____.

_____

_____

STATE OF MINNESOTA)
(ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2____, by _____.

_____
NOTARY PUBLIC

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

(reserved for recording information)

DEVELOPMENT CONTRACT

(Developer Installed Improvements)

RUSH CREEK RESERVE 3RD ADDITION

This **DEVELOPMENT CONTRACT** (this "Contract") dated _____, 2023, is entered into by and between the **CITY OF CORCORAN**, a Minnesota municipal corporation (the "City"), and ***M/I Homes of Minneapolis/St. Paul, LLC, A DELAWARE CORPORATION*** (the "Developer") and shall be effective upon full execution by the City and the Developer. The City and the Developer are sometimes collectively referred to herein as the "parties" or each a "party". This is an amendment to the master Rush Creek Reserve Development Contract dated June 9, 2021.

1) **REQUEST FOR PLAT APPROVAL.** The Developer has asked the City to approve a plat for Rush Creek Reserve 3rd Addition (referred to in this Contract as the "plat"). The land is situated in the County of Hennepin, State of Minnesota, and is legally described in the attached Exhibit A (the "Subject Property").

2) **CONDITIONS OF PLAT APPROVAL.** The Developer shall enter into this Contract, furnish the security required by it, and record the plat upon City approval with the County Recorder or Registrar of Titles.

3) **RIGHT TO PROCEED.** Unless separate written approval has been given by the City, within the plat or land to be platted, the Developer may not grade or otherwise disturb the earth, remove trees, construct sewer lines, water lines, streets, utilities, public or private improvements, or any buildings until all the following conditions have been satisfied: 1) this agreement has been fully executed by both parties and filed with the City Administrative Services Director, 2) the necessary security has been received by the City, 3) the plat, development contract and other associated documents have been recorded with the Hennepin County Recorder's Office and proof of recording has been provided to the City, and 4) the City has authorized the Developer to proceed, in writing. However, the Developer may be allowed to begin grading the site when items 1, 2 and 4 of the previous sentence have been satisfied.

4) **PHASED DEVELOPMENT.** If the plat is a phase of a multi-phased preliminary plat, the City may refuse to approve final plats of subsequent phases if the Developer has failed to fulfill all obligations in this Contract and the failure has not been remedied. Development of subsequent phases may not proceed until Development Contracts for such phases are approved by the City. Park charges and area charges for sewer

and water referred to in this Contract are not being imposed on outlots, if any, in the plat that are designated in an approved preliminary plat for future subdivision into lots and blocks. Such charges will be calculated and imposed when the outlots are final platted into lots and blocks.

5) **PRELIMINARY PLAT STATUS.** If the plat is a phase of a multi-phased preliminary plat, the preliminary plat approval for all phases not final platted shall lapse and be void unless the initial phase is final platted into lots and blocks, not outlots, within two (2) years after preliminary plat approval.

6) **CHANGES IN OFFICIAL CONTROLS.** For two (2) years from the date of this Contract, no amendments to the City's Comprehensive Plan or official controls shall apply to or affect the use, development density, lot size, lot layout or dedications of the approved final plat unless required by state or federal law or agreed to in writing by the City and the Developer. Thereafter, notwithstanding anything in this Contract to the contrary, to the full extent permitted by state law, the City may require compliance with any amendments to the City's Comprehensive Plan, official controls, platting or dedication requirements enacted after the date of this Contract. Notwithstanding the provisions of this paragraph, in the event that changes to federal or state law prohibit or limit the City's authority to collect the costs of off-site improvements for this project as contemplated in Section 9 herein and the parties do not mutually agree to remain bound to the terms contemplated in said Section 9, the City shall have the right to substitute off-site improvement cost collection provisions which are: 1) in compliance with applicable law; and 2) which result in reasonably comparable cost contribution from the Developer.

7) **DEVELOPMENT PLANS.** The plat shall be developed in accordance with the following plans. The plans shall not be attached to this Contract. If the plans vary from the written terms of this Contract, the written terms herein shall control. The plans are:

Exhibit A – Legal Description
Plan A – Final Plat, received March 21, 2023
Plan B – Final Grading, Drainage, and Erosion Control Plan, received April 14, 2023
Plan C – Final Sanitary Sewer, Watermain and Storm Sewer Plan, received April 14, 2023
Plan D – Final Tree Preservation and Reforestation Plan, received April 14, 2023
Plan E – Final Landscape Plan, received April 14, 2023
Plan F – Phasing Plan, received April 14, 2023

8) **IMPROVEMENTS.** The Developer shall install and pay for, without limitation, all of the following improvements:

a. Streets
b. Sanitary Sewer
c. Watermain
d. Surface Water Facilities (pipe, ponds, rain gardens, etc.)
e. Grading and Erosion Control
f. Sidewalks/Trails
g. Street Lighting
h. Underground Utilities
i. Street Signs and Traffic Control Signs
j. Landscaping

k. Tree Preservation
l. Wetland Mitigation and Buffers
m. Monuments Required by Minnesota Statutes
n. Miscellaneous Facilities

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

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

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

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

9) OFF-SITE PUBLIC IMPROVEMENTS. The City intends to make off-site improvements as part of the Rush Creek Reserve subdivision. The developer agrees to fund off-site improvements as noted in this Contract. No off-site improvements are required with Rush Creek Reserve 3rd Addition.

a. The following improvements were required with the 2nd Addition and a LOC for the improvements was collected with the 1st Addition Development Contract.

- CSAH 116 Water Looping. Water looping is necessary and is being constructed and being paid for by the developer as outlined in the Development Contract for the 2nd Addition.

- Northeast Utility Corridor and Emergency Access. The developer is responsible for the Northeast Utility Corridor and Emergency Access. This project is being completed as part of the 2nd Addition.

b. The developer performed the northern offsite stormwater conveyance project with the 1st Addition. Developer established $150,000 in LOC with the 1st Addition for this work.

c. For the CSAH 116 Water Looping and Northeast Utility Corridor and Emergency Access projects, $450,000 was established as a LOC with the 1st Addition.

10) CONTRACTORS/SUBCONTRACTORS. City Council members, City employees, and City Planning Commission members, and corporations, partnerships, and other entities in which such individuals have greater than a 25% ownership interest or in which they are an officer or director may not act as contractors or subcontractors for the public improvements identified in Paragraph 8 above.

11) PERMITS. The Developer shall obtain or require its contractors and subcontractors to obtain all necessary permits, including but not limited to:

- ***City of Corcoran for Building Permits***
- ***Minnesota Department of Health for Watermain***
- ***MPCA for Sanitary Sewer Extension***

12) TIME OF PERFORMANCE. The Developer shall install all required public improvements in this phase by **October 31, 2023**, with the exception of the final wear course of asphalt on streets. The City will not accept new public streets in the 3rd Addition until 80% of the homes in the 3rd Addition have received a certificate of occupancy and the streets have weathered a full winter season. Final wear course placement outside of this time frame must have the written approval of the City Engineer. The Developer may, however, request an extension of time from the City. If an extension is granted, it shall be conditioned upon updating the security posted by the Developer to reflect cost increases and the extended completion date.

13) LICENSE. The Developer hereby grants the City, its agents, employees, officers and contractors a license to enter the plat to perform all work and inspections deemed appropriate by the City in conjunction with plat development.

14) CONSTRUCTION ACCESS. Haul routes for vehicles used in transport of materials shall be designated by the City Engineer. The City Engineer has discretion to change the designated haul routes at any time in event of unforeseen circumstances. This Agreement may be terminated and all work on the Subject Property may be halted by the City for Developer's failure to use the designated haul routes or for any other violation of this Agreement.

15) GRADING PLAN. The plat shall be graded in accordance with the approved grading drainage and erosion control plan, Plan "B". The plan shall conform to City of Corcoran Engineering Design Standards.

16) EROSION CONTROL. Prior to initiating site grading, the erosion control plan, Plan B, shall be implemented by the Developer and inspected and approved by the City. Erosion control practices must comply with the Minnesota Pollution Control Agency's Best Management Practices. The City may impose additional erosion control requirements which the City determines would be beneficial. The City is an MS4 City and all erosion control shall comply with the Corcoran City Code and the Corcoran Engineering Design Standards. No development, utility or street construction will be allowed and no building permits will be issued unless the plat is in full compliance with the approved erosion control plan. Further, the City shall have the authority to stop work on the Subject Property and/or withhold additional building permits or

certificates of occupancy in the event that the Developer fails to comply with the approved erosion control plan.

17) **STREET MAINTENANCE DURING CONSTRUCTION.** The Developer shall be responsible for all street maintenance until the streets affected by the project are accepted by the City. Warning signs shall be placed when hazards develop in streets to prevent the public from traveling on the same and to direct attention to detours. If and when streets become impassable, such streets shall be barricaded and closed. In the event residences are occupied prior to completing streets, the Developer shall maintain a smooth surface and provide proper surface drainage to ensure that the streets are passable to traffic and emergency vehicles. The Developer shall be responsible for keeping streets within and without the subdivision swept clean of dirt and debris that may spill, track, or wash onto the street from Developer's operation.

18) **OWNERSHIP OF IMPROVEMENTS.** Upon completion of the work and construction required by this Contract and acceptance of the work by the City, the public improvements lying within public easements or right-of-way shall become City property. This provision shall not apply to private improvements (e.g. private retaining walls) which encroach upon public easement or right-of-way, and such encroachments shall be subject to any applicable and separate encroachment agreement. Prior to acceptance of the improvements by the City, the Developer must furnish the following affidavits:

a. Record Drawings
b. Certification from the Registered Land Surveyor that land corner monuments and wetland buffer signs have been installed according to the approved plans.
c. The warranty/performance financial guarantee

19) **PARK DEDICATION.** Park dedication for Rush Creek Reserve will be a combination of land, dedication and cash. The Developer shall dedicate to the City the trail easements identified on the preliminary plat, except as modified by the approving resolutions and construct all trails as shown on the plans. The developer shall construct the bituminous trails in the subdivision and shall work with the city. The developer shall be responsible for finished grading and ground cover for all trails within the development. No credit for the required dedication shall be given for this work. Credit shall be given for trail paving, if directed by the City. Credit shall be given for the net area of the trail easement area. The remainder of the required park dedication shall be satisfied with cash-in-lieu of land. Park dedication shall be obtained based on the phase being platted.

Rush Creek Reserve 3rd Addition shall dedicate a trail easement between Lots 8 and 9, Block 1 to satisfy part of the required park dedication. The remainder of the park dedication requirement for this phase shall be satisfied by a cash contribution of **$104,842.17** as calculated in the staff report.

20) **WATERMAIN / STORAGE TRUNK LINE AREA CHARGE (TLAC).** This plat is subject to a watermain/storage trunk line area charge (TLAC). The charge is calculated as follows: 4.6 net acres (based on pre-developable area) $9,197.81 per acre (Watermain & Raw Water TLAC) = **$42,309.93**, and 4.6 net acres (based on pre-developable area) $12,433.97 per acre (Treatment & Storage TLAC) = **$57,196.26**. Future phases shall be cash with the final plat for each future phase subject to the then-current rates.

21) **WATER CONNECTION CHARGE.** This plat is subject to a water connection charge calculated as follows: 18 single family units x $1,294.00 per unit = **$23,292.00**. The fees shall be paid at the time of

building permit. Future development shall be cash at the time of issuance of each building permit at the then-current rates.

The developer will be responsible for payment of the then-current water connection charge set by the City of Maple Grove.

22) **SANITARY SEWER TRUNK LINE AREA CHARGE (TLAC).** This plat is subject to a sanitary sewer trunk line area charge (TLAC). The charge is calculated as follows: The charge is calculated as follows: 4.6 net acres (based on pre-developable area) x $7,526.31 per acre = **$34,621.03**. Future phases shall be cash with the final plat for each future phase subject to the then-current rates.

The developer will also be responsible for payment of the then-current SAC fee set by the Metropolitan Council.

23) **SANITARY SEWER CONNECTION CHARGE.** This plat is subject to a sanitary sewer connection charge calculated as follows: 18 single family units x $1,280.00 per unit = **$23,040.00**. The fees shall be paid at the time of building permit. Future development shall be cash at the time of issuance of each building permit at the then-current rates.

24) **CREDIT FOR INFRASTRUCTURE.** The Developer is eligible for credit for oversizing and overdepth of sanitary sewer where directed by the City. Eligible oversizing credits for onsite improvements will be determined by comparing the City Engineer's estimated costs for required infrastructure against standard sewer construction project costs developed by the City Engineer for the minimum required line size and depth constructed in similar conditions.

The City estimates that the credits shall be a total of $27,995.00 in sewer TLAC credits and $33,950.00 in water TLAC credits. These credits shall be applied at each stage of the development until the credits are exhausted.

The density calculations for Phase 2 erroneously included acreages for future phases that were not being developed. This resulted in an overpayment of TLAC fees for Phase 2 that will be applied to future phases until exhausted. For Phase 3 the credits shall be applied as follows:

Watermain & Raw Water Trunk line area charge (TLAC)	$	42,309.93
Treatment & Storage TLAC		57,196.26
Phase 2 Sewer TLAC overpayment credit		(155,587.60)
Phase 3 oversizing credit		(33,950.00)
Watermain/Storage credit remaining for Phase 4	**$**	**(90,031.41)**
Sanitary Sewer Trunk line area charge (TLAC)	$	34,621.03
Phase 2 Sewer TLAC overpayment credit		(134,030.50)
Phase 3 oversizing credit		(27,995.00)
Sanitary Sewer credit remaining for Phase 4	**$**	**(127,404.47)**
Total credit remaining for Phase 4	**$**	**(217,435.88)**

25) BUILDING PERMITS/CERTIFICATES OF OCCUPANCY.

A. Prior to issuance of building permits other than the model home; utilities, curbing and one lift of bituminous shall be installed on public streets.

B. Utilities shall be installed and reasonable access to the lot from a public street shall be provided prior to issuance of a model home permit. One model home will be allowed per product type (single family, twin home, townhome, etc.) per development and shall be on lots acceptable to the City.

C. No sewer and water connection permits may be issued until the utilities are tested and approved by the City Engineer.

D. The Developer shall comply with the City of Corcoran Engineering Design Standards.

E. Prior to issuance of building permits, wetland buffer monuments shall be placed in accordance with the City's zoning ordinance. Monument signs shall be purchased from the City. The land surveyor must certify that the wetland buffer signs have been installed in accordance with the approved plans.

F. Failure to fulfill any of the terms of this Contract by the Developer, including nonpayment of billings from the City, shall be grounds for denial of building permits, including lots sold to third parties, the halting of all work in the plat, and/or the denial of certificates of occupancy.

G. If building permits are issued prior to the acceptance of public improvements, the Developer assumes all liability and costs resulting in delays in completion of public improvements and damage to public improvements caused by the City, Developer, their contractors, subcontractors, materialmen, employees, agents, or third parties. No sewer and water connection permits may be issued until the streets needed for access have been paved with a bituminous surface and the utilities are tested and approved by the City Engineer.

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

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

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

28) RESPONSIBILITY FOR COSTS.

A. Except as otherwise specified herein, the Developer shall pay all costs incurred by it or the City in conjunction with the development of the plat, including but not limited to legal (including, without limitation, attorneys' fees), planning, engineering and inspection expenses incurred in connection with approval and acceptance of the plat, the preparation of this Contract, review of construction plans and documents, and all costs and expenses incurred by the City in monitoring and inspecting development of the plat. The City may require Developer to post funds in an escrow account, at its discretion. In the event the cash escrow amount is insufficient, Developer shall post additional escrow funds as determined by the City Planner within ten (10) days of written demand. Failure to make payment of the additional escrow amount shall permit the City to supplement those amounts from any other sureties posted by the Developer.

B. The Developer shall hold the City and its officers, employees, and agents harmless from claims made by itself and third parties for damages sustained or costs incurred resulting from plat approval and development. The Developer shall indemnify the City and its officers, employees, and agents for all costs, damages, or expenses which the City may pay or incur in consequence of such claims, including attorneys' fees.

C. The Developer shall reimburse the City for costs incurred in the enforcement of this Contract, including engineering and attorneys' fees.

D. The Developer shall pay, or cause to be paid when due, and in any event before any penalty is attached, all special assessments referred to in this contract. This is a personal obligation of the Developer and shall continue in full force and effect even if the Developer sells one or more lots, the entire plat, or any part of it.

E. The Developer shall pay in full all bills submitted to it by the City for obligations incurred under this Contract within thirty (30) days after receipt. Bills not paid within thirty (30) days shall accrue interest at the rate of eight percent (8%) per year. Further, the City shall have the right to access Developer's posted security to obtain reimbursement for unpaid invoiced amounts. Should Developer's security be insufficient to cover any amounts owed to the City and unpaid after invoicing, the City may assess such amounts against the Subject Property. Developer, on behalf of itself and it successors and assigns, hereby waives any assessment notice requirements and any right to appeal such assessment pursuant to Minnesota Statute 429.

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

29) SPECIAL PROVISIONS. The following special provisions shall apply to plat development:

A. Compliance with the conditions of the preliminary approvals (Resolution 2014-72 and 2014-73), the PUD Amendment (2022-87), the PUD Final Development Plan (Resolution 2023-34) and Final Plat approval (Resolution 2023-35) is required.

B. Before the City signs the final plat, the Developer shall convey the Park to the City by warranty deed, free and clear of any and all encumbrances. Before the City signs the final plat, the developer shall convey the required trail easements to the City in a form satisfactory to the City.

C. The Developer shall install an eight-foot trail. Before the City signs the final plat, the Developer shall furnish the City an appropriately executed trail easement, in recordable form.

D. The Developer shall post a ***$1,800.00*** security for the final placement of interior subdivision iron monuments at property corners. The security was calculated as follows: ***18*** lots at $100.00 per lot. The security will be held by the City until the Developer's land surveyor certifies that all irons have been set following site grading and utility and street construction. In addition, the certificate of survey must also include a certification that all irons for a specific lot have either been found or set prior to the issuance of a building permit for that lot.

E. The Developer must obtain a sign permit from the City Building Official prior to installation of any subdivision identification signs.

F. The Developer shall include the "City of Corcoran's Standard Detail" (all applicable sections) in the contract documents of their improvement project.

30) MISCELLANEOUS.

A. The Developer may not assign this Contract without the written permission of the City Council. The Developer's obligation hereunder shall continue in full force and effect even if the Developer sells one or more lots, the entire plat, or any part of it. Notwithstanding anything herein to the contrary, in conjunction with a sale of the entire land, the Developer may, without the consent of the City, assign this Contract to a limited liability company or other entity in which the Developer or an affiliate thereof has a controlling membership or other controlling ownership interest, provided that such assignee assumes in writing the obligations of Developer under this Contract and all posted security correspondingly secures the performance of the assignee.

B. Certain retaining walls will require a Building Permit. Retaining walls that require a building permit shall be constructed in accordance with plans and specifications prepared by a structural or geotechnical engineer licensed by the State of Minnesota. Following construction, a certification signed by the design engineer shall be filed with the Building Official evidencing that the retaining wall was constructed in accordance with the approved plans and specifications. All retaining walls identified on the development plans or by special conditions referred to in this Contract shall be constructed before any other building permit is issued for a lot on which a retaining wall is required to be built.

C. Appropriate legal documents including, but not limited to, those regarding Homeowner Association documents, conservation easements, covenants and restrictions, as approved by the City Attorney, shall be filed with the Final Plat.

D. Third parties shall have no recourse against the City under this Contract.

E. If any portion, section, subsection, sentence, clause, paragraph, or phrase of this Contract is for any reason held invalid, such decision shall not affect the validity of the remaining portion of this Contract.

F. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Contract. To be binding, amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. The City's failure to promptly take legal action to enforce this Contract shall not be a waiver or release.

G. This Contract shall run with the land and may be recorded against the title to the property. The Developer covenants with the City, its successors and assigns, that the Developer has fee title to the property being final platted and/or has obtained consents to this Contract, in the form attached hereto, from all parties who have an interest in the property; that there are no unrecorded interests in the property being final platted; and that the Developer will indemnify and hold the City harmless for failure to fulfill any of the foregoing covenants.

H. Each right, power or remedy herein conferred upon the City is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, available to City, at law or in equity, or under any other agreement, and each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy.

I. The Developer represents to the City that the plat complies with all city, county, metropolitan, state, and federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances, and environmental regulations. If the City determines that the plat does not comply, the City may, at its option, refuse to allow construction or development work in the plat until the Developer does comply. Upon the City's demand, the Developer shall cease work until there is compliance.

J. The Contract may be executed in any number of counterparts, each of which shall be deemed to be an original.

K. The laws of the State of Minnesota shall govern all issues relating to this Contract and any action brought to enforce rights or obligations herein shall be brought in Hennepin County, Minnesota.

L. All exhibits, plan documents, City approval documents, and City planning or engineering memos referenced herein are hereby incorporated into and shall become a part of this Contract as if attached hereto.

M. Upon completion of construction, the Developer shall provide the City with as-built records of all soil corrections and utility infrastructure installations made by the Developer on the Subject Property or within any affected public right-of-way.

N. Upon completion of installation of the same (as applicable), any sanitary sewer installed on the Subject Property shall be televised at the Developer's expense and the Developer shall submit a recording of the same to the City for the City's records.

O. The Developer shall install railings adjacent to slopes on the Subject Property in compliance with the building, as determined by the Building Official.

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

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

A. The required warranty period for materials and workmanship for the utility contractor installing public sewer and water mains shall be two (2) years from the date of final written City acceptance of the work.

B. The required warranty period for all work relating to street construction, including concrete curb and gutter, sidewalks and trails, materials and equipment shall be subject to one (1) year from the date of final written acceptance, unless the wear course is placed during the same construction season as the bituminous base course. In those instances, the Developer shall guarantee all work, including street construction, concrete curb and gutter, sidewalks and trails, material and equipment for a period of two (2) years from the date of final written City acceptance of the work.

C. The required warranty period for sod, trees, and landscaping is one full growing season following installation. Following construction, a certification signed by the design landscape architect shall be filed with the City evidencing that the sod, trees, and landscaping was installed in accordance with the approved plans and specifications.

33) SUMMARY OF SECURITY REQUIREMENTS. To guarantee compliance with the terms of this contract, payment of special assessments, payment of the costs of all public improvements, and construction of all public improvements, the Developer shall furnish the City with a letter of credit, in a form acceptable to the City, from a bank, cash escrow or a combination cash escrow and Letter of Credit ("security") for **$827,875.13**, which represents 100 percent of the estimated cost of the Improvements. The letter of credit shall include an automatic renewal clause.

The letter of credit shall guarantee to the City the construction and satisfactory completion of all items to be completed by the developer; that the letter of credit shall be reduced from time to time as work is performed and accepted in a satisfactory manner; that the City Engineer may reduce the letter of credit to the amount reasonably estimated by the City Engineer to be necessary to cover the remaining

construction obligations; however, the letter of credit shall not be reduced below the amount estimated by the City to cover all obligations of development including payment of costs and expenses incurred by the City for legal, engineering, planning and any other costs until a maintenance bond for period of one year, satisfactory to the City Attorney and the City Engineer has been provided by the Developer or its subcontractor.

The amount of the security was calculated as follows:

ESTIMATED COSTS			
ITEM	**City Project (1)**	**Developer Installed (2)**	**Total**
Sanitary Sewer System		$209,750.00	$209,750.00
Watermain System		$172,080.00	$172,080.00
Stormwater System		$75,370.00	$75,370.00
Street Construction		$174,414.80	$174,414.80
Street Lighting		$25,000.00	$25,000.00
Grading/Erosion Control		$58,614.25	$58,614.25
Landscaping/Tree Preservation		$49,222.00	$49,222.00
Setting Iron Monuments		$1,800.00	$1,800.00
Installing Wetland Buffer Monuments*		$300.00	$300.00
SUB-TOTAL:		$766,551.05	$766,551.05
City Design, Inspection and Administration (8%)		$61,324.08	$61,324.08
Total:		**$827,875.13**	**$827,875.13**
Total Project Cost	**$827,875.13**		

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

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

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

A. Commercial general liability insurance (including operations, contingent liability, operations of subcontractors, competed operations and contractual liability insurance) together with an Owner's Contractor's Policy with limits against bodily injury, including death, and property damage (to include, but not be limited to damages caused by erosion or flooding) which may arise out of Developer's work or the work of any of its subcontractors.

B. Limits for bodily injury or death shall not be less than $750,000.00 for one person and $1,500,000.00 for each occurrence; limits for property damage shall not be less than $2,000,000.00 for each occurrence.

C. Worker's compensation insurance, with statutory coverage, if applicable.

D. Developer shall file a Certificate of Insurance with the City Administrator prior to commencing site grading. The City and the City Engineer shall be named as Additional Insureds on a primary and non-contributory basis on the Certificate. The Certificate shall be modified to bear the following language:

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

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

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

Sanitary Sewer Trunk line area charge (TLAC)*	$	0.00
Watermain & Raw Water Trunk (TLAC)*		0.00
Treatment & Storage (TLAC)		0
Park Dedication		104,842.17
Engineering Escrow		75,000.00
TOTAL CASH REQUIREMENTS LEVIED:	**$**	**179,842.17**

**Phase 3 amount due after credits*

36) NOTICES. Required notices to the Developer shall be in writing, and shall be either hand delivered to the Developer, its employees or agents, or mailed to the Developer by certified mail at the following address:

_____

_____

_____

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

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

[Signatures on pages to follow]

CITY OF CORCORAN:

BY: _____
Tom McKee, Mayor

(SEAL)

AND _____
Jessica Beise, City Administrator

STATE OF MINNESOTA)
(ss.
COUNTY OF HENNEPIN)

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

_____
NOTARY PUBLIC

DEVELOPER:

By: _____

Its: _____

STATE OF MINNESOTA)
(ss.
COUNTY OF HENNEPIN)

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

_____
NOTARY PUBLIC

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

EXHIBIT A
(the “Subject Property”)

OUTLOT C, RUSH CREEK RESERVE SECOND ADDITION

FEE OWNER CONSENT
TO
DEVELOPMENT CONTRACT

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

Dated this _____ day of _____, 2_____.

_____

_____

STATE OF MINNESOTA)
(ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2____, by _____.

_____
NOTARY PUBLIC

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

MORTGAGEE CONSENT
TO
DEVELOPMENT CONTRACT

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

Dated this _____ day of _____, 2_____.

_____

_____

STATE OF MINNESOTA)
(ss.
COUNTY OF HENNEPIN)

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

_____
NOTARY PUBLIC

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

CONTRACT PURCHASER CONSENT
TO
DEVELOPMENT CONTRACT

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

Dated this _____ day of _____, 2_____.

_____

_____

STATE OF MINNESOTA)
(ss.
COUNTY OF HENNEPIN)

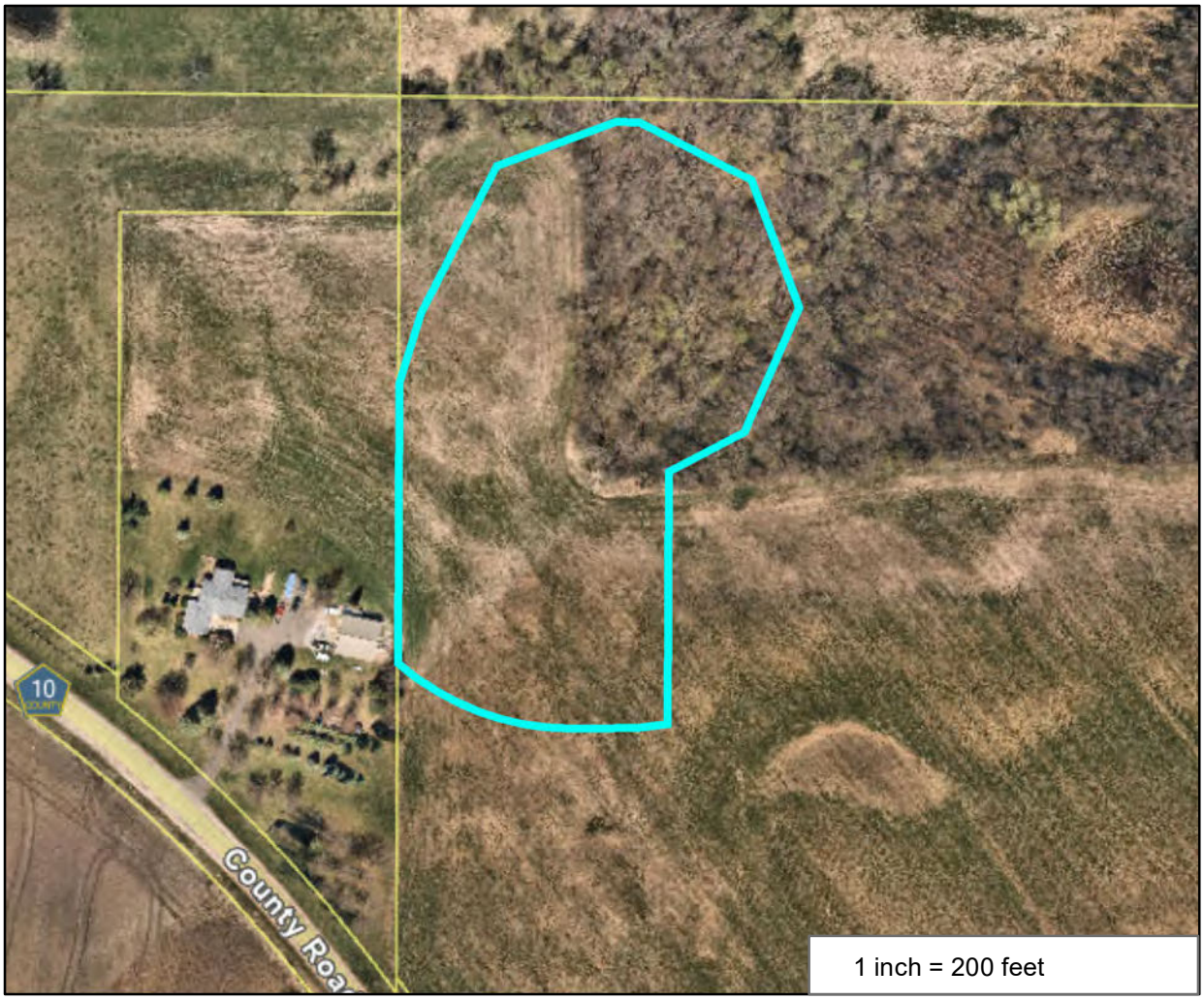
The foregoing instrument was acknowledged before me this _____ day of _____, 2____, by _____.

_____
NOTARY PUBLIC

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

Hennepin County Property Map

Date: 4/18/2023



Division in Process

The displayed parcel boundary may not be the actual boundary because this property is in the process of being divided or replatted.

PID: 2311923420103
ADDRESS: 52 Address Pending,Corcoran MN 00000

Comments:

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

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Memo

To:	Kevin Mattson, City of Corcoran	From:	Kent Torve, City Engineer Steve Hegland, PE
Project:	Rush Creek Reserve 3rd Addition – Plan Review	Date:	April 20, 2023

Exhibits:

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

1. Rush Creek Reserve Phase 3 Plans, Prepared by Stantec Consulting Services, Inc., Dated March 21st, 2023.
2. Rush Creek Reserve PUD, Prepared by Stantec Consulting Services, Inc., Dated March 21st, 2023.
3. Rush Creek Reserve Storm Sewer Analysis Worksheet - Rational Method, Dated March 15th, 2023.

Comments:

General:

1. Consistent with the review process, a comment response letter shall be provided in response to the following comments provided in this Memorandum in which the applicant provides a written response to each item.
2. In addition to engineering related comments per these plans, the proposed plans are subject to addition planning, zoning, land-use, and other applicable codes of the City of Corcoran.
3. An encroachment agreement shall be required for all site improvements or items placed within the City ROW or easements.
4. The scales on sheets C2.01 and E1.01 are not correct.
5. North arrow on sheets C2.01 and C6.13 are not correct.
6. Ensure construction limits include all trail, sanitary sewer and waterline work.

Plat:

1. Provide additional easement for water and sanitary sewer between lot 8 and lot 9. Provide a minimum of 1:1 slope for excavation to the sanitary sewer line and waterline. Raise the Waterline to reduce impact.
2. Provide additional easement for storm sewer pipe run between lot 11 and lot 12. Minimum 10’ on each side of the pipe is needed.
3. Provide separate trail easement for all bituminous trail located outside of the ROW.
4. The applicant shall acquire easements or obtain permission from adjacent property owners for excavation to install the watermain, sanitary sewer, and trail to the property line or the stub should be slid back from the property line.
5. The scale that is shown on the plat is not correct.

Erosion Control/SWPPP

1. Preparation of and compliance with a SWPPP shall be required for construction.
2. Provide double row of silt fence along the edge of all delineated wetlands. Shown on sheet C2.04 in PUD but not in Phase 3 submittal sheet C2.01.

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 locations to be reviewed by public safety and comments to be provided.
    a. No Parking signs to be installed opposite the sidewalk side of the road.
    b. No Parking signs to be installed every 6 properties. Signs to be installed on lot property lines.
    c. No Parking signs to be double sided signs.
    d. No Parking signs text shall be "No Parking This Side Of Street".
    e. "No Parking in Cul-de-Sac" signs to be installed at neck of cul-de-sac.
2. Signs are missing from sheet T1.01
3. On sheet C6.02 information is missing and some information is overlapping and not legible.
4. The trail should be extended to the property line and any wetland impacts mitigated at this time.
5. In consultation with the Public Works department, we recommend the removal of the cul-de-sac islands. These islands cause maintenance issues as the center curb is more prone to damage, the landscaping can spill onto the roads and need be cleaned and in times of excess snowfall, makes plowing of the cul-de-sacs very difficult.

Site Plans

1. Move sidewalk to the west side of the road and connect to the trail between lots 8 and 9.
2. Relocate street lights to be over the sidewalk. Ensure crosswalks and intersection of trail and sidewalk are illuminated.

Grading /Stormwater

1. Wetland buffer signage shall be clearly identified and labeled on the erosion control plans.
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. Easements shall be provided over all storm sewer, watermain, and sanitary sewer pipes. Easements shall be shown on the utility plan to ensure they are adequate with a minimum of 1:1 slope for excavation.
4. Drainage arrows on sheet C6.13 are not shown correctly.
5. Adjust the drainage in and near the cul-de-sac to provide adequate drainage. Currently there are multiple areas where the slope is 0.1%. Consider raising the center island.
6. All slopes should be 4:1 or flatter unless approved by the city engineer. Correct slope behind lot 10.
7. 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. Show TW/BW callouts on retaining wall behind lots.
8. Remove draintile clean outs that are close to catch basins and connect the draintile to the catch basins.

Watermain/Sanitary Sewer

1. Butterfly valves, not gate valves, are required on 12" and greater watermain.
2. Hydrant spacing to be reviewed by public safety and comments to be provided.
3. Sanitary sewer services to be 3' downstream of water services. Revise all lots except for lots 10-12.
4. Hydrants shall stay on the side of the road they are on with the swapping of the sidewalk. Sidewalk and hydrants should be on opposite sides of the roadway.

End of Comments

M/I HOMES

Welcome to Better

RUSH CREEK RESERVE 3RD ADDITION

Rush Creek Reserve 3rd Addition

FINAL PLAN UNIT DEVELOPMENT (PUD) PLAN, FINAL PLAT, AND EASEMENT VACATION NARRATIVE RUSH CREEK RESERVE 3RD ADDITION

INTRODUCTION

M/I Homes of Minneapolis/St. Paul, LLC is requesting final plat approval for Rush Creek Reserve 3rd Addition. The preliminary plat, rezoning and preliminary planned unit development (PUD) plan was approved in December 2014, the 1st Addition final plat and PUD approval was granted in November of 2020, and the 2nd Addition was approved in April of 2022.

The 3rd Addition will plat a total of 18 villa lots, which will be association-maintained.

There is also a drainage and utility easement over all of outlot C that will need to be vacated in order to plat the 3rd Addition.

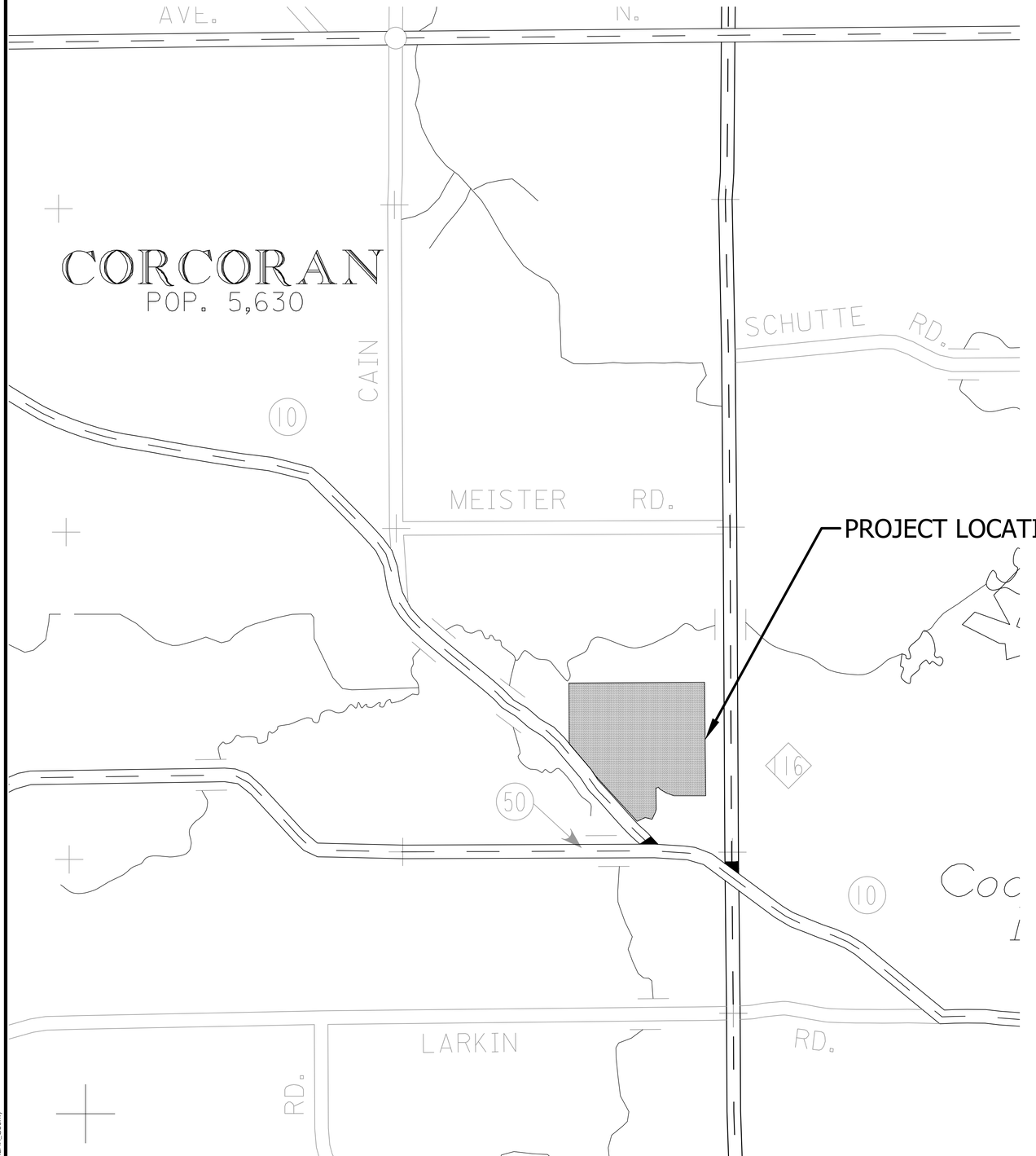
ADHERENCE TO APPROVED PRELIMINARY PLAT

The proposed 3rd Addition final plat is consistent with the approved preliminary plat as amended with the 1st Addition final plat and PUD approval. The PUD standards that were approved will be adhered to.

HOMEOWNER'S ASSOCIATION

Rush Creek Reserve Homeowner's Association is structured as a Master Association with three sub-associations, including one for the villas. Supplemental documents for Rush Creek Reserve will be prepared in preparation of recording of the Final Plat.

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



VICINITY MAP

0 1000' 2000'

M/I HOMES
RUSH CREEK RESERVE, PHASE 3

CORCORAN, MN

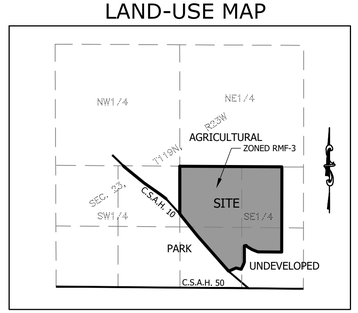
STANTEC PROJECT NO. 193806154

MARCH 2023

INDEX OF SHEETS	
SHEET NUMBER	SHEET TITLE
GENERAL	
G0.01	TITLE SHEET
G0.02	LEGEND AND ABBREVIATIONS
G1.01 - G1.06	EXISTING CONDITIONS
G2.00	OVERALL TREE INVENTORY
G2.01 - G2.07	TREE INVENTORY
CIVIL	
C1.00	OVERALL SITE AND PEDESTRIAN CIRCULATION PLAN
C1.01 - C1.05	SITE PLAN
C2.01 - C2.05	EROSION CONTROL PLAN
C3.00	OVERALL GRADING PLAN
C3.01 - C3.05	GRADING PLAN
C4.00	OVERALL SANITARY SEWER AND WATERMAIN PLAN
C4.01 - C4.05	SANITARY SEWER AND WATERMAIN PLAN
C5.00	OVERALL STORM SEWER PLAN
C5.01 - C5.05	STORM SEWER PLAN
LANDSCAPE	
L1.00	OVERALL LANDSCAPE PLAN
L1.01 - L1.05	LANDSCAPE PLAN
L1.06 - L1.07	LANDSCAPE DETAILS
L2.00	OVERALL IRRIGATION PLAN
ELECTRICAL	
E1.01 - E1.05	PHOTOMETRIC PLAN
E1.06	PHOTOMETRIC DETAILS

THIS PLAN SET CONTAINS 60 SHEETS

VICINITY ZONING AND LAND-USE MAP



SUBDIVIDER:
M/I HOMES
5354 PARKDALE DR #100
ST. LOUIS PARK, MN 55416

Stantec
733 Marquette Ave
Minneapolis, MN 55402
www.stantec.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: _____

SIGNATURE: _____ LIC. NO. _____

DATE: _____

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
TITLE SHEET

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	
DRAWN	
DESIGNED	
CHECKED	----
APPROVED	
PROJ. NO.	193806154

SHEET NUMBER
G0.01

Plot Date: 03/20/2023 - 1:45pm
Plotted by: mmcconnell
Drawing: C:\Users\mmcconnell\Documents\Projects\Corcoran\Rush Creek Reserve\Phase 3\Infra\01\d018134\193805509PIUDG001.dwg
Xrefs: T:\193805509PI\DP&D_HEN-EPN_County

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EXISTING TOPOGRAPHIC SYMBOLS

- STORM SEWER APRON
- BASKETBALL POST
- BARRICADE PERMANENT
- BENCH
- BOOSTER STATION
- BUILDING LOWEST OPENING
- BURIAL CONTROL MONUMENT
- BUSH DECIDUOUS
- CATCH BASIN BEEHIVE
- CURB BOX
- CATCH BASIN
- COLUMN
- CONTROL BOX SIGNAL
- CLEAN OUT (SEWER)
- CULVERT END
- DRINKING FOUNTAIN
- ENERGY DISSIPATER
- FLAG POLE
- FUEL PUMP
- GUY WIRE
- GRILL
- HANDICAP SPACE
- HANDHOLE
- FIRE HYDRANT
- HYDRANT PVMNT MARKER (REFLECTOR)
- HYDRANT VALVE
- INLET (SMALL DIA.)
- LIFT STATION CONTROL PANEL
- LIFT STATION DRY WELL
- LIFT STATION WET WELL
- LIGHT YARD
- LOOP DETECTOR
- MAIL BOX
- MAIL RELAY BOX
- MANHOLE-AIR RELEASE
- MANHOLE-HEAT
- MANHOLE-GAS
- MANHOLE-POWER
- MANHOLE-SANITARY SEWER
- MANHOLE-STORM SEWER
- MANHOLE-COMMUNICATIONS
- MANHOLE-UNKNOWN
- MANHOLE-WATER
- METER POWER
- METER GAS
- ORDINARY HIGH WATER MARK
- OUTLET CONTROL STRUCTURE
- PARKING METER
- PEDESTRIAN PUSH BUTTON
- PEDESTAL POWER
- PEDESTAL CATV
- PEDESTAL COMMUNICATIONS
- POST INDICATOR VALVE
- POLE-COMMUNICATIONS
- POLE-GUY
- POLE-LIGHT
- POLE-POWER
- POLE-UTILITY
- POLE-UTILITY SERVICE
- POST
- PROPANE TANK
- PICNIC TABLE
- SAMPLING WELL
- ROCK
- RR SIGNAL CONTROL BOX
- RR CROSSING GATE
- RR SIGNAL
- REGULATION STATION GAS
- SATELLITE DISH
- SEPTIC TANK
- SEPTIC VENT
- SEPTIC DRAIN FIELD
- SIGN
- SOIL BORING
- STAND PIPE GAS
- SPIGOT WATER
- SPRINKLER HEAD
- SPRINKLER VALVE BOX
- STUMP
- SERVICE-GAS POINT ON LINE
- SERVICE-SANITARY SEWER POINT ON LINE
- SERVICE-STORM SEWER POINT ON LINE
- SERVICE-WATER POINT ON LINE
- TELEPHONE BOOTH
- TRANSMISSION TOWER ELECTRIC
- TEST PIT LOC
- TRANSFORMER POWER
- TREE DEAD
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- TREE-FRUIT
- TRASH CAN
- TRAFFIC SIGNAL
- VALVE GAS
- VALVE
- VENT GAS
- WATER REDUCER
- WETLAND
- WELL-MONITORING
- WELL-WATER

SURVEY SYMBOLS

- AERIAL CONTROL POINT
- BACKSIGHT CONTROL POINT
- GPS CONTROL POINT
- JUDICIAL LAND MONUMENT
- MONUMENT COMPUTED
- MONUMENT IRON FOUND
- MONUMENT IRON SET
- RESECTED POINT
- ROW MONUMENT
- ROW MARKER POST
- SECTION CORNER
- TRAVERSE CONTROL POINT
- BENCH MARK LOCATION

PROPOSED TOPOGRAPHIC SYMBOLS

- BOLLARD
- SANITARY CLEANOUT
- MANHOLE
- SANITARY OR STORM LIFT STATION
- STORM SEWER BEEHIVE CATCH BASIN
- STORM SEWER CATCH BASIN
- STORM SEWER FLARED END SECTION
- STORM SEWER OUTLET STRUCTURE
- STORM SEWER OVERFLOW STRUCTURE
- CURB BOX
- FIRE HYDRANT
- WATER REDUCER
- VALVE
- RIP RAP
- DRAINAGE FLOW
- PEDESTRIAN RAMP

EXISTING PRIVATE UTILITY LINES

- CABLE TV QUALITY LEVEL D
- CABLE TV QUALITY LEVEL C
- CABLE TV QUALITY LEVEL B
- CABLE TV QUALITY LEVEL A
- FIBER OPTIC QUALITY LEVEL D
- FIBER OPTIC QUALITY LEVEL C
- FIBER OPTIC QUALITY LEVEL B
- FIBER OPTIC QUALITY LEVEL A
- POWER QUALITY LEVEL D
- POWER QUALITY LEVEL C
- POWER QUALITY LEVEL B
- POWER QUALITY LEVEL A
- GAS QUALITY LEVEL D
- GAS QUALITY LEVEL C
- GAS QUALITY LEVEL B
- GAS QUALITY LEVEL A
- COMMUNICATION QUALITY LEVEL D
- COMMUNICATION QUALITY LEVEL C
- COMMUNICATION QUALITY LEVEL B
- COMMUNICATION QUALITY LEVEL A
- OVERHEAD POWER
- OVERHEAD COMMUNICATION
- OVERHEAD UTILITIES

EXISTING TOPOGRAPHIC LINES

- RETAINING WALL
- FENCE - BARBED WIRE
- FENCE - CHAIN LINK
- FENCE - DECORATIVE
- FENCE - STOCKADE
- FENCE - WOOD
- FENCE - ELECTRIC
- GUARD RAIL
- TREE LINE
- WETLAND
- WETLAND BUFFER
- FLOODPLAIN
- SHORELAND OVERLAY BOUNDARY
- WETLAND SETBACK

SURVEY LINES

- BOUNDARY
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- FLOOD PLAIN BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- SETBACK LINE
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE

EXISTING UTILITY LINES

- FORCE MAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- WATER MAIN
- WATER SERVICE

PROPOSED UTILITY LINES

- FORCE MAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER DRAINTILE
- STORM SEWER
- WATER MAIN
- WATER SERVICE
- PIPE CASING

FUTURE UTILITY LINES

- FORCE MAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER DRAINTILE
- STORM SEWER
- WATER MAIN
- WATER SERVICE
- PIPE CASING

CONCRETE CURB AND GUTTER

- EXISTING
- PROPOSED
- FUTURE
- DEMOLITION

PROPOSED PRIVATE UTILITY LINES

- CABLE TV
- GAS
- COMMUNICATION
- OVERHEAD POWER

GRADING INFORMATION

- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED GRADING LIMITS / SLOPE LIMITS
- PROPOSED SPOT ELEVATION

× 953.53 × STA:5+67.19 980.87

1:4 RISE:RUN (SLOPE)

ABBREVIATIONS

AD	ALGEBRAIC DIFFERENCE
BV	BUTTERFLY VALVE
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
℄	CENTER LINE
CL.	CLASS
DIP	DUCTILE IRON PIPE
EL/ELEV	ELEVATION
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
FES	FLARED END SECTION
F/F	FACE TO FACE
FM	FORCE MAIN
GV	GATE VALVE
HP	HIGH POINT
HWL	HIGH WATER LEVEL
INV	INVERT
K	CURVE COEFFICIENT
LP	LOW POINT
MH	MANHOLE (SANITARY)
NTS	NOT TO SCALE
NWL	NORMAL WATER LEVEL
PC	POINT OF CURVE
PCC	COMPOUND CURVE
PI	POINT OF INTERSECTION
ℙ	PROPERTY LINE
PPVC	PERFORATED POLYVINYL CHLORIDE PIPE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENT
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SS	STORM SEWER STRUCTURE
STA	STATION
TCE	TEMPORARY CONSTRUCTION EASEMENT
TNH	TOP NUT HYDRANT
TYP	TYPICAL
VC	VERTICAL CURVE
WM	WATER MAIN

HATCH PATTERNS

- HEAVY DUTY BITUMINOUS
- BITUMINOUS
- CONCRETE
- GRAVEL
- SAND
- BEDROCK
- GROUND

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PRINT NAME: _____ LIC. NO. _____

SIGNATURE: _____

DATE: _____

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
LEGEND AND ABBREVIATIONS

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	
DRAWN	
DESIGNED	
CHECKED	----
APPROVED	
PROJ. NO.	193806154

SHEET NUMBER
G0.02

Plot Date: 03/20/2023 - 1:45pm
Drawing: C:\Users\chris.smith_DH_mn01\AD181134\193805500PUDG002.dwg
Xrefs: 193805500PUDBND

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SEE SHEET G1.02

SEE SHEET G1.03

SHORELAND DISTRICT BOUNDARY

CITY OF CORCORAN
8200 CO RD NO 116
HAMEL MN 55340

CENTER LINE OF COUNTY ROAD #10

EX. PHASE 1 DEVELOPMENT

EX. PHASE 2 DEVELOPMENT

78TH PL

N41°27'14"W
1088.02

S53°19'41"W
133.40

S46°26'24"W
139.09

S44°05'37"W
373.40

N89°26'36"W
99.05

S0°05'35"W
792.03

CITY OF CORCORAN
8200 CO RD NO 116
CORCORAN MN 55340

DALE & PATRICIA PATNODE
1200 NICOLLET AVE #209
MINNEAPOLIS MN 55403

DALE PATNODE
1200 NICOLLET MALL #209
MINNEAPOLIS MN 55403

PERRY W & MARGARET L MILLER
20102 COUNTY RD #10
HAMEL MN 55340

JOSEPH ANDRES
8220 CAIN RD
CORCORAN MN 55340

10-50 PROPERTIES LLC
4279 HAWKSBURY CIR
EAGAN MN 55123

CSAH 10

C.S.A.H. 50

~~CSAH 50~~

MAP KEY

PROEJCT DEVELOPMENT AREA = 103.0 ACRES

0 50' 100'

N

OHP FO-C G-C

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SIGNATURE: _____ LIC. NO. _____

DATE: _____

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
EXISTING CONDITIONS

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	MM/TA
DRAWN	REH
DESIGNED	
CHECKED	LHB
APPROVED	LHB
PROJ. NO.	193806154

SHEET NUMBER
G1.01

Plot Date: 03/20/2023 - 1:46pm
Plotted By: Hoffman, Chris - Xrefs: I:\193806154\01\d01813A\193805609DJDG101.dwg
Xrefs: I:\193804970XSM\193804970XSW.rvt I:\193804970XSV.193805509PJDXB8D. I:\193804970XSNO-PH 1. I:\193804970XSNU. I:\193804970XSPV - PH 1. I:\193804970XSST. I:\193804970XSNO-PH 2. I:\193804970XSPV - PH 2. I:\193804970XSNO-PH 3

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COUNTY STATE AID HIGHWAY
NO. 10, PLAT 8

E. LINE OF NE1/4 OF
SW1/4 OF SEC. 23, T119, R23

N36°17'12"W
132.12

L=513.67
R=5695.77
Δ=5°10'02"

C.S.A.H. 10

66.00 FOOT RIGHT OF
WAY FOR C.S.A.H. 10
PER DOC. NO. 3867013

ROBERT & THERESA CROUSE
20301 CO RD NO 10
HAMEL MN 55340

SHORELAND
DISTRICT
BOUNDARY

SEE SHEET G1.05

EX. PHASE 2 DEVELOPMENT

EX. PHASE 1 DEVELOPMENT

EX. PHASE 2 DEVELOPMENT

79TH AVE

XYLOID AVE

WALNUT LN

78TH PL

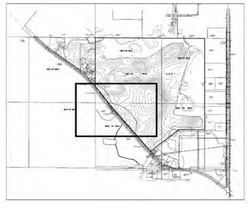
CLVT

N41°27'14"W
1098.02

SEE SHEET G1.03

SEE SHEET G1.01

MAP KEY



0 50' 100'

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SIGNATURE: _____

DATE: _____

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
EXISTING CONDITIONS

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	MM/TA
DRAWN	REH
DESIGNED	
CHECKED	LHB
APPROVED	LHB
PROJ. NO.	193806154

SHEET NUMBER
G1.02

Plot Date: 09/20/2023 - 1:46pm
Plotted by: Hannah Cooper
Xrefs: 193804970XXT1, 193804970XXW, 193804970XXV, 193835500PLID38D, 193804970XNO-PH 1, 193804970XNU, 193804970XSPV - PH 1, 193804970XSTI, 193804970XNO-PH 2, 193804970XSPV - PH 2, 193804970XNO-PH 3
Dwg Name: C:\Users\hannah.cooper\Documents\Projects\Rush Creek Reserve\Civil\Drawings\Preliminary\Sheets\193806500PUDG101.dwg

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Plot Date: 03/20/2023 - 1:46pm
Drawing: ...\Drawings\Sheets\Grading\193805509PHDUDG101.dwg
Xrefs: 193804970XSXT, 193804970XDWI, 193804970XSXV, 193805509PHDXWB0, 193804970XSNO-PH 1, 193804970XSNU, 193804970XSPV - PH 1, 193804970XSST, 193804970XSNO-PH 2, 193804970XSPV - PH 2, 193804970XSNO-PH 3

SEE SHEET G1.06

MAP KEY

EX. PHASE 2 DEVELOPMENT

EX. PHASE 1 DEVELOPMENT

WALNUT LN

PROP. FUTURE DEVELOPMENT

WETLAND 3

WETLAND (TYP)

WETLAND BUFFER

SEE SHEET G1.02

SEE SHEET G1.01

78TH PL

N0°90'184

471.40

N89°26'36"W
99.05

S89°26'36"E
518.62

N89°26'36"W
518.62

HENRY R HALLGREN
8001 CO RD NO 116
HAMEL MN 55340

TIMOTHY & LISA SMITH
7935 CO RD NO 116
HAMEL MN 55340

BRIAN D PURRMAN/KIM I SANDEY
7923 CO RD NO 116
HAMEL MN 55340

ST THOMAS THE APOSTLE CHURCH
20020 CO RD NO 10
HAMEL MN 55340

CHURCH OF ST THOMAS
20000 CO RD NO 10
HAMEL MN 55340

0 50' 100'

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SIGNATURE: _____ LIC. NO. _____

DATE: _____

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
EXISTING CONDITIONS

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	MM/TA
DRAWN	REH
DESIGNED	
CHECKED	LHB
APPROVED	LHB
PROJ. NO.	193806154

SHEET NUMBER
G1.03

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GREGORY R EBERT
20604 COUNTY RD #10
CORCORAN MN 55340

NE CORNER OF THE NE1/4 OF THE SW1/4 OF THE SEC. 23, T119, R 23

S89°
33

WETLAND 8

SHORELAND DISTRICT BOUNDARY

WETLAND (TYP)

WETLAND BUFFER (TYP)

WETLAND SETBACK (TYP)

E. LINE OF NE1/4 OF SW1/4 OF SEC. 23, T119, R23

JOHN C GLEASON
20310 CO RD NO 10
HAMEL MN 55340

PROP. PHASE 3 DEVELOPMENT

S0°03'25"E
975.73

SEE SHEET G1.05

SCHOOL DIST NO 883
BUSINESS MANAGER
ROCKFORD MN 55373

ROCK

PROPANE TANK

WELL

FLAG

MAP KEY

EX. PHASE 2 DEVELOPMENT

SURVEY LINE PER HENNEPIN

0 50' 100'

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PRINT NAME: _____

SIGNATURE: _____ LIC. NO. _____

DATE: _____

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
EXISTING CONDITIONS

NO	REVISION	DATE
1	PUD Submittal	3/21/23

SURVEY	MM/TA
DRAWN	REH
DESIGNED	
CHECKED	LHB
APPROVED	LHB
PROJ. NO.	193806154

SHEET NUMBER
G1.04

Plot Date: 04/14/2023 - 1:41pm
Plotted By: Hoffman, Chase - Hoffc01 \\d91813A.193805500\PUDG\101.dwg
Xrefs: 193804970XSMT, 193804970XSW, 193804970XSV, 193805500PHLDXBD, 193804970XSNO-PH 1, 193804970XSNU, 193804970XSFV - PH 1, 193804970XSST, 193804970XSNO-PH 2, 193804970XSPV - PH 2, 193804970XSNO-PH 3

Plot Date: 04/14/2023 - 1:43pm
Drawing name: C:\pw_stn_bh_infra01\d0181134\193805500PUDG101.dwg
Xrefs:, 193804970XSXT, 193804970XSXW, 193804970XSXV, 193805500PUDXBRD, 193804970XSNO-PH 1, 193804970XSNU, 193804970XSPV - PH 1, 193804970XSST, 193804970XSNO-PH 2, 193804970XSPV - PH 2, 193804970XSNO-PH 3

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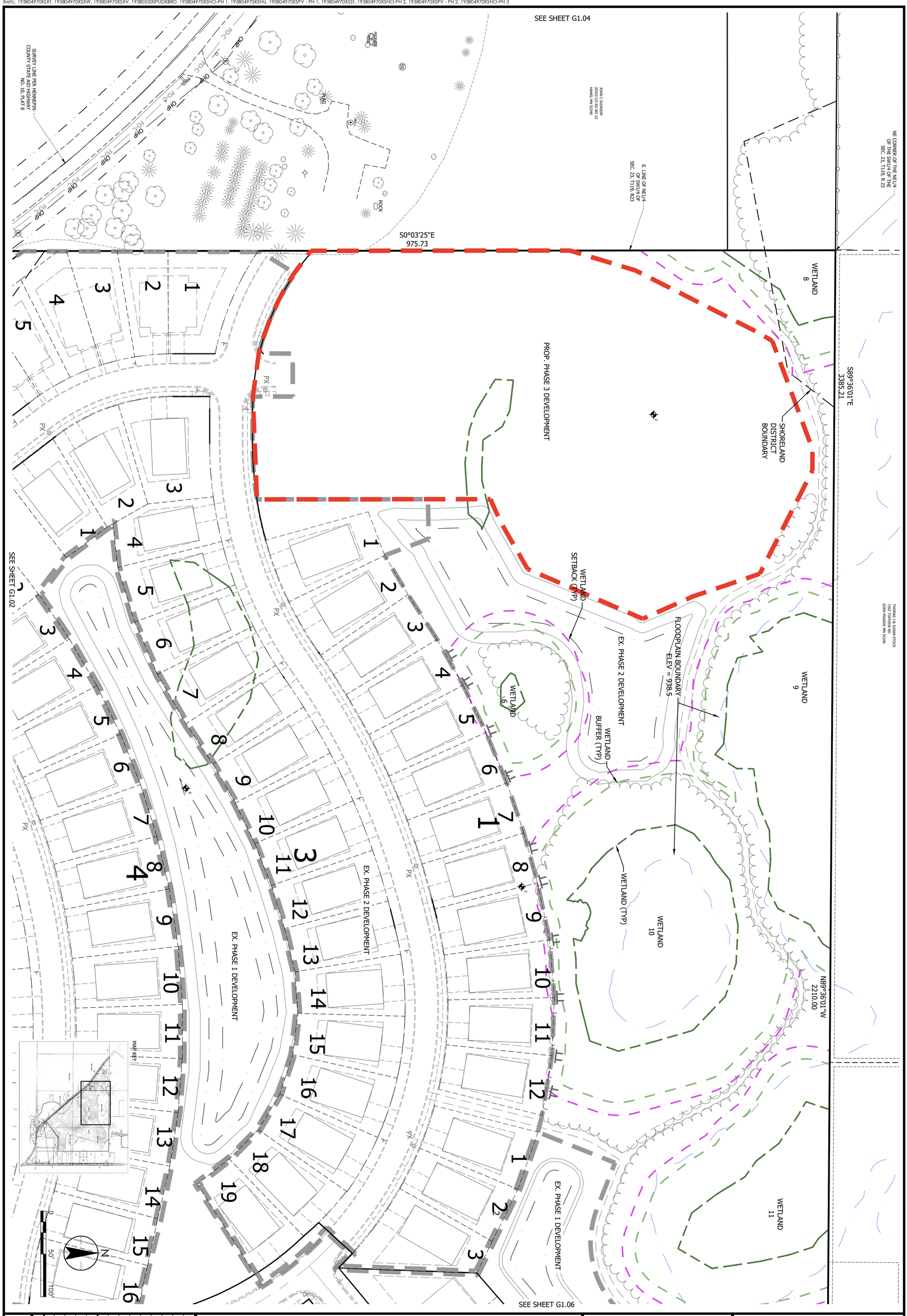

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	MM/TA
DRAWN	REH
DESIGNED	
CHECKED	LHB
APPROVED	LHB
PROJ. NO.	193806154

SHEET NUMBER G1.05

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
EXISTING CONDITIONS

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PRINT NAME: _____

SIGNATURE: _____

DATE: _____ LIC. NO. _____

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Plot Date: 03/20/2023 - 1:46pm
Drawing: C:\Users\rfrc01\AppData\Local\Temp\acpublish_6124\193805509PIDC0101.dwg
Xrefs: 193804970XSPV - PH 2, 193804970XSNO-PH 2, 193804970XSNU, 193804970XSNO-PH 1, 193804970XSPV - PH 1, 193804970XSST, 193804970XSNO-PH 3

MR & MRS DAVID FOY
8115 CO RD NO 116
HAMEL MN 55340

PROPANE TANK

CHARLES & KAREN LYMANGOOD
8105 CO RD NO 116
HAMEL MN 55340

DUANE J & JANICE C POPOVICH
8101 CO RD NO 116
HAMEL MN 55340

80TH AVE

WETLAND 11

FLOODPLAIN BOUNDARY ELEV = 938.5

SEE SHEET G1.05

EX. PHASE 1 DEVELOPMENT

EX. PHASE 2 DEVELOPMENT

PROP. PHASE 2

WETLAND SETBACK (TYP)

WETLAND BUFFER (TYP)

WETLAND (TYP)

WETLAND 4

CLVT

RONALD L RUEHLING
8055 CO RD NO 116
HAMEL MN 55340

DANIEL P CARLSON
8045 CO RD NO 116
HAMEL MN 55340

VIRGIL W SPEARS
LOURRIENE L SPEARS
8025 CITY RD 116
HAMEL MN 55340

S0°05'35"W
1844.37

N0°05'35"E
1844.37

SEE SHEET G1.03

MAP KEY

0 50' 100'

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Minneapolis, MN 55402
www.stantec.com

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PRINT NAME: _____ LIC. NO. _____

SIGNATURE: _____

DATE: _____

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
EXISTING CONDITIONS

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	MM/TA
DRAWN	REH
DESIGNED	
CHECKED	LHB
APPROVED	LHB
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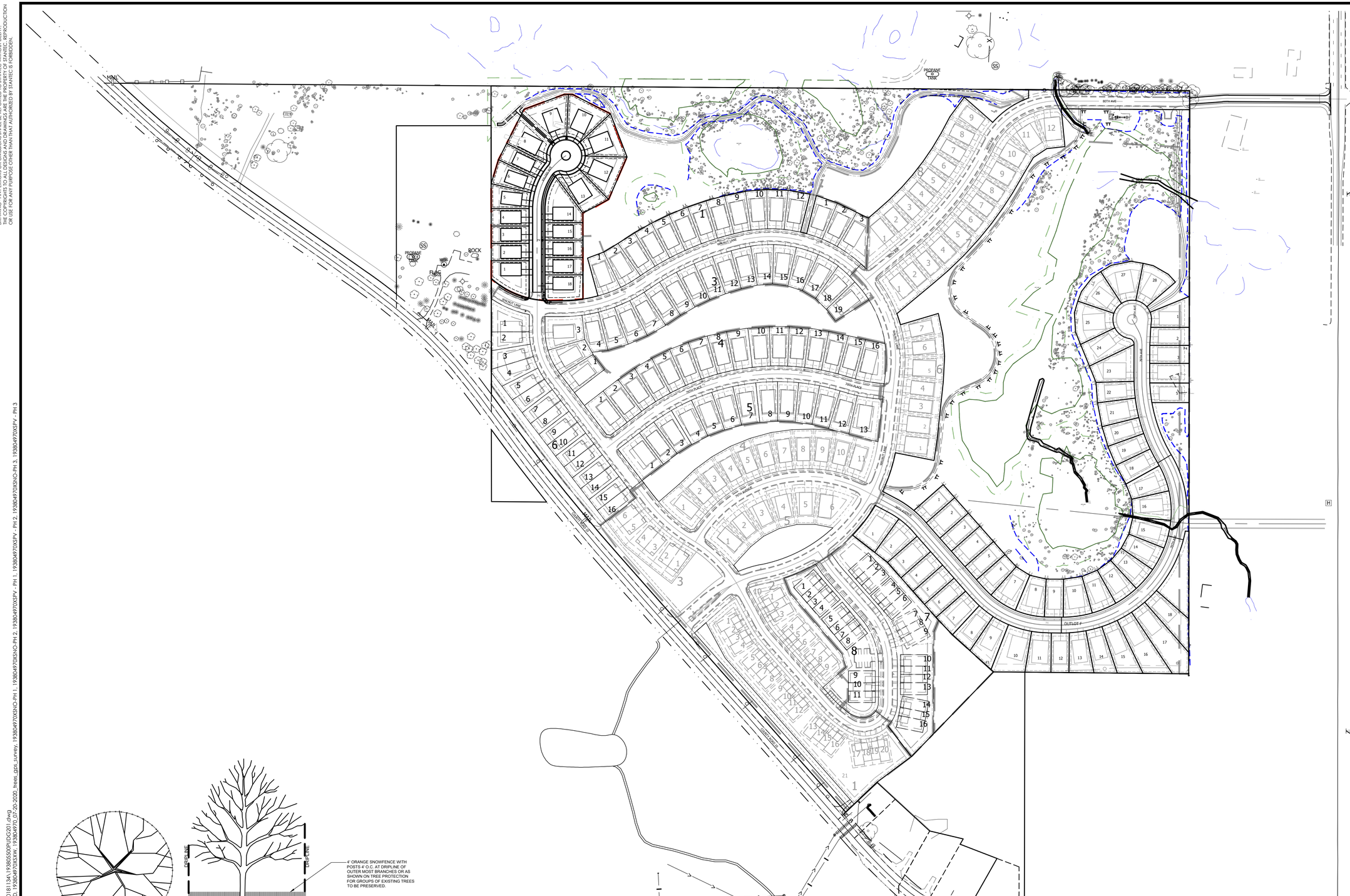
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OUTLOT PPPPPPPPPPPPPPPPPPPPPPPPPP
OUTLOT QQQQQQQQQQQQQQQQQQQQQQQQQQ
OUTLOT RRRRRRRRRRRRRRRRRRRRRRRRRR
OUTLOT SSSSSSSSSSSSSSSSSSSSSSSSSS
OUTLOT TTTTTTTTTTTTTTTTTTTTTTTTTT
OUTLOT UUUUUUUUUUUUUUUUUUUUUUUUUU
OUTLOT VVVVVVVVVVVVVVVVVVVVVVVVVV
OUTLOT WWWWWWWWWWWWWWWWWWWWWWWWWW
OUTLOT XXXXXXXXXXXXXXXXXXXXXXXXXX
OUTLOT YYYYYYYYYYYYYYYYYYYYYYYYYY
OUTLOT ZZZZZZZZZZZZZZZZZZZZZZZZZZ
OUTLOT AAAAAAAAAAAAAAAAAAAAAAAAAAA
OUTLOT BBBBBBBBBBBBBBBBBBBBBBBBBBB
OUTLOT CCCCCCCCCCCCCCCCCCCCCCCCCCC
OUTLOT DDDDDDDDDDDDDDDDDDDDDDDDDDD
OUTLOT EEEEEEEEEEEEEEEEEEEEEEEEEEE
OUTLOT FFFFFFFFFFFFFFFFFFFFFFFFFFF
OUTLOT GGGGGGGGGGGGGGGGGGGGGGGGGGG
OUTLOT HHHHHHHHHHHHHHHHHHHHHHHHHHH
OUTLOT IIIIIIIIIIIIIIIIIIIIIIIIIII
OUTLOT JJJJJJJJJJJJJJJJJJJJJJJJJJJ
OUTLOT KKKKKKKKKKKKKKKKKKKKKKKKKKK
OUTLOT LLLLLLLLLLLLLLLLLLLLLLLLLLL
OUTLOT MMMMMMMMMMMMMMMMMMMMMMMMMMM
OUTLOT NNNNNNNNNNNNNNNNNNNNNNNNNNN
OUTLOT OOOOOOOOOOOOOOOOOOOOOOOOOOO
OUTLOT PPPPPPPPPPPPPPPPPPPPPPPPPPP
OUTLOT QQQQQQQQQQQQQQQQQQQQQQQQQQQ
OUTLOT RRRRRRRRRRRRRRRRRRRRRRRRRRR
OUTLOT SSSSSSSSSSSSSSSSSSSSSSSSSSS
OUTLOT TTTTTTTTTTTTTTTTTTTTTTTTTTT
OUTLOT UUUUUUUUUUUUUUUUUUUUUUUUUUU
OUTLOT VVVVVVVVVVVVVVVVVVVVVVVVVVV
OUTLOT WWWWWWWWWWWWWWWWWWWWWWWWWWW
OUTLOT XXXXXXXXXXXXXXXXXXXXXXXXXXX
OUTLOT YYYYYYYYYYYYYYYYYYYYYYYYYYY
OUTLOT ZZZZZZZZZZZZZZZZZZZZZZZZZZZ
OUTLOT AAAAAAAAAAAAAAAAAAAAAAAAAAAA
OUTLOT BBBBBBBBBBBBBBBBBBBBBBBBBBBB
OUTLOT CCCCCCCCCCCCCCCCCCCCCCCCCCCC
OUTLOT DDDDDDDDDDDDDDDDDDDDDDDDDDDD
OUTLOT EEEEEEEEEEEEEEEEEEEEEEEEEEEE
OUTLOT FFFFFFFFFFFFFFFFFFFFFFFFFFFF
OUTLOT GGGGGGGGGGGGGGGGGGGGGGGGGGGG
OUTLOT HHHHHHHHHHHHHHHHHHHHHHHHHHHH
OUTLOT IIIIIIIIIIIIIIIIIIIIIIIIIIII
OUTLOT JJJJJJJJJJJJJJJJJJJJJJJJJJJJ
OUTLOT KKKKKKKKKKKKKKKKKKKKKKKKKKKK
OUTLOT LLLLLLLLLLLLLLLLLLLLLLLLLLLL
OUTLOT MMMMMMMMMMMMMMMMMMMMMMMMMMMM
OUTLOT NNNNNNNNNNNNNNNNNNNNNNNNNNNN
OUTLOT OOOOOOOOOOOOOOOOOOOOOOOOOOOO
OUTLOT PPPPPPPPPPPPPPPPPPPPPPPPPPPP
OUTLOT QQQQQQQQQQQQQQQQQQQQQQ

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MAP KEY

N

0 20' 40'

SEE SHEET G2.02

WETLAND 3

19

18

17

16

15

14 FUTURE PHASE DEVELOPMENT

F2

13

12

PX

PROP. PHASE 3

79TH AVE

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PRINT NAME: _____

SIGNATURE: _____ LIC. NO. _____

DATE: _____

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
TREE INVENTORY

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
G2.01

Plot Date: 03/20/2023 - 1:47pm
Plot By: Christopher Mitchell
Xrefs: 193804970XXT, 193805505PRJ01RED, 193804970XSW, 193804970_07-20-2020, trees_gps_survey, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSNO-PH 3
Dwg Name: C:\Users\christopher.mitchell\ACCDocs\Stantec\193806509\Project Files\Civil\01 Drawings\01 Plan Set\193806509PUDG201.dwg

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MAP KEY

N

0 20' 40'

SEE SHEET G2.03

24

23

22

21

20

19

79TH AVE

FUTURE PHASE

PX

2

F4

3

4

5

SEE SHEET G2.01

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PRINT NAME: _____

SIGNATURE: _____ LIC. NO. _____

DATE: _____

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3

TREE INVENTORY

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
G2.02

Plot Date: 03/20/2023 - 1:47pm
Plot By: Christopher Meyer
Drawing: C:\Users\christopher.meyer\Desktop\193806154_RUSH CREEK RESERVE PHASE 3\Civil\CAD\Plan Sets\PUD\G2.02 TREE INVENTORY.dwg
Xrefs: 193804970XSXT, 193805509PHEDGEBD, 193804970XSXW, 193804970 07-20-2020_trees_gps_survey, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSNO-PH 3, 193804970XSPV - PH 3

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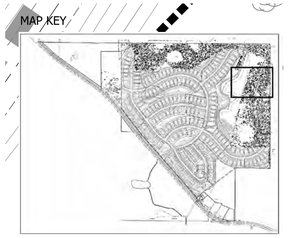
MAP KEY



N

0 20' 40'

SEE SHEET G2.04

WETLAND 4

FUTURE PHASE DEVELOPMENT

27

28

26

25

79TH AVE

PX

1

SEE SHEET G2.02

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PRINT NAME: _____

SIGNATURE: _____ LIC. NO. _____

DATE: _____

M/I HOMES

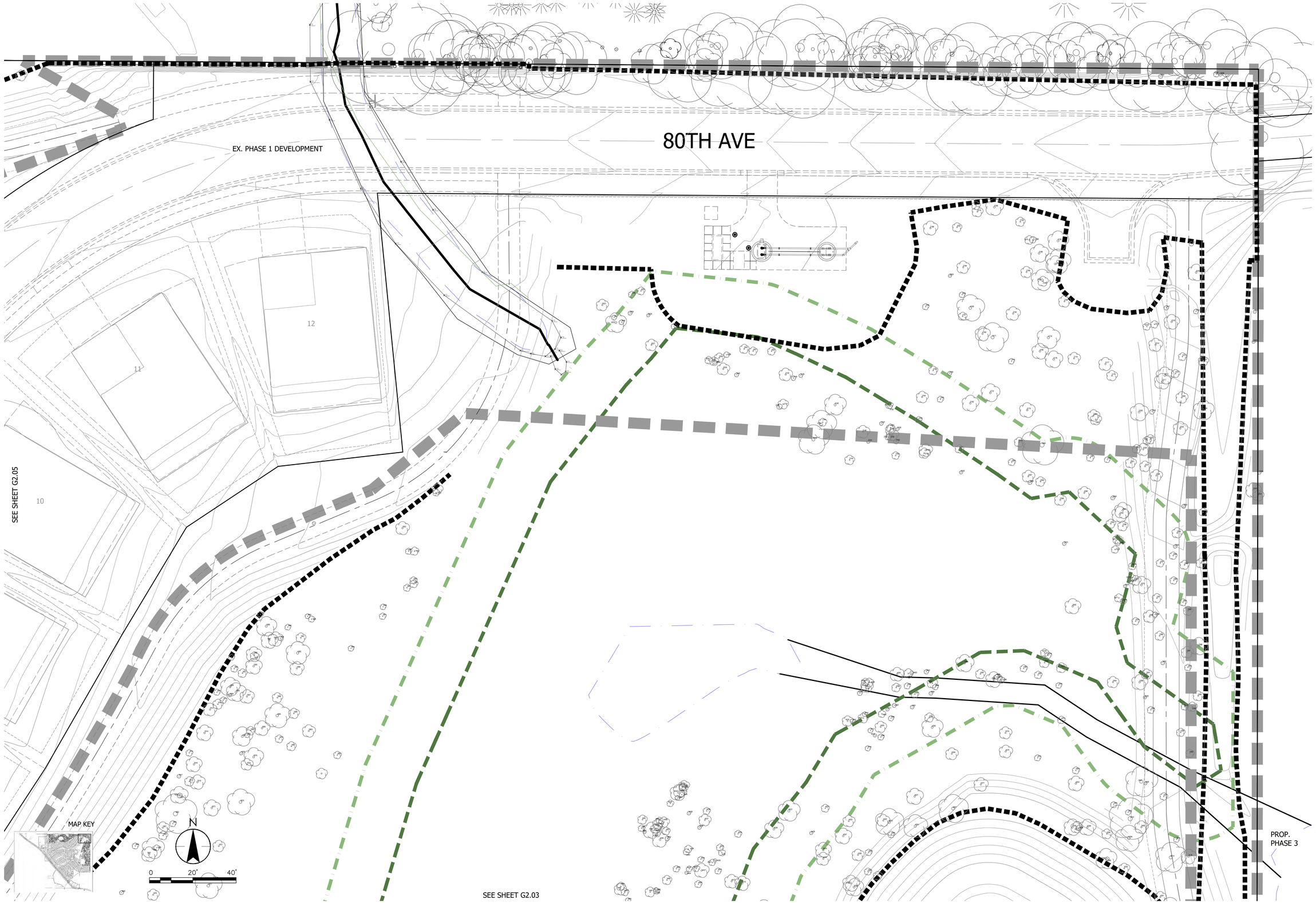
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
TREE INVENTORY

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
G2.03

Plot Date: 03/20/2023 - 1:47pm
Plotted by: Christopher Mayer
Drawing: N:\Projects\193806154\Design\Civil\01813A_193805609PUDC201.dwg
Xrefs: 193804977OXSM, 193805509PHED&RD, 193804970XSXW, 193804970, 07-20-2020, trees, gpx, survey, 193804970XSNO_PH 1, 193804970XSNO_PH 2, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSPV - PH 3



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Plot Date: 03/20/2023 - 1:47pm
Drawing name: C:\pw_stn_bh_infra01\d0181134\193805500PUDG201.dwg
Xrefs:, 193804970XSXT, 193805500PUDXBRD, 193804970XSXW, 193804970_07-20-2020_trees_gps_survey, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSNO-PH 3, 193804970XSPV - PH 3

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SIGNATURE: _____

DATE: _____ LIC. NO. _____

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN

FINAL PLANNED UNIT DEVELOPMENT, PHASE 3

TREE INVENTORY

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
G2.04

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WETLAND
11

EX. PHASE 2 DEVELOPMENT

80TH AVE

SEE SHEET G2.06

SEE SHEET G2.04

EX. PHASE 1 DEVELOPMENT

N

0 20' 40'

MAP KEY

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SIGNATURE: _____ LIC. NO. _____

DATE: _____

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3

TREE INVENTORY

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
G2.05

Plot Date: 03/20/2023 - 1:47pm
Drawing: C:\Users\xmcd1\ab181345\193805500PUDDG01.dwg
Xrefs: \\193804970XXT - 193805500FIDDXBID; 193804970XSPV - PH 2; 193804970XNO-PH 3; 193804970XSPV - PH 3; 193804970XNO-PH 2; 193804970XSPV - PH 1; 193804970XNO-PH 1; 193804970XNO-PH 2; 193804970XSPV - PH 2; 193804970XT - 193805500FIDDXBID; 193804970XXW; 193804970; 07-20-2020; trees_gps survey; 193804970XNO-PH 1; 193804970XSPV - PH 1; 193804970XSPV - PH 2; 193804970XNO-PH 2; 193804970XSPV - PH 3

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MAP KEY

N

0 20' 40'

WETLAND 11

EX PHASE 2 DEVELOPMENT

SEE SHEET G2.07

WETLAND 10

SEE SHEET G2.05

EX. PHASE 2 DEVELOPMENT

6 7 8 9 10 11 12 1 2

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PRINT NAME: _____

SIGNATURE: _____ LIC. NO. _____

DATE: _____

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3

TREE INVENTORY

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
G2.06

Plot Date: 03/20/2023 - 1:47pm
Plotted by: Christopher Mitchell
Xrefs: 193804970XSXT, 193805505PIPEDXREF, 193804970XSXW, 193804970_07-20-2020_trees_pps_survey, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSNO-PH 3, 193804970XSPV - PH 3

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MAP KEY

N

0 20' 40'

WETLAND 8

EX. PHASE 2 DEVELOPMENT

WETLAND 9

F1

9

10

11

12

13

8

7

6

5

PX

PROP. PHASE 3 DEVELOPMENT

XYLOID AVE

8' COMMUNITY GREENWAY TRAIL PER DETAIL STR-21

8' COMMUNITY GREENWAY TRAIL PER DETAIL STR-21

8.0'

20.0'

8.0'

20.0'

SEE SHEET G2.06

WETLAND 6

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DATE: _____

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
TREE INVENTORY

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
G2.07

Plot Date: 04/14/2023 - 11:40am
Plotted By: Christopher Mathews
Xrefs: 193804970SXT, 193805505IP(D)XREG, 193804970XXW, 193804970_07-20-2020_trees_gps_survey, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSNO-PH 3, 193804970XNO-PH 3, 193804970XSPV - PH 3

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8' W. TRAIL

10' W. TRAIL FROM CR10 TO END OF 80TH AVE

12' W. TRAIL AND EMERGENCY VEHICLE ACCESS

PHASE 3

FUTURE PHASES

SIDEWALK

EX. PHASE 2

EX. PHASE 1

10' W. TRAIL FROM CR10 TO END OF 80TH AVE

EX. PHASE 2

WETLAND 8
WETLAND 9
WETLAND 10
WETLAND 11
WETLAND 6
WETLAND 4
WETLAND 3

XYLOID AVE
WALNUT LN
79TH PLACE
79TH AVE
80TH AVE
COUNTY ROAD 10

LEGEND
EXISTING SIDEWALK
PROPOSED SIDEWALK
EXISTING TRAIL
PROPOSED TRAIL

N

0 150 300

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SIGNATURE: LIC. NO.
DATE:

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
OVERALL SITE AND PEDESTRIAN CIRCULATION PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	
DRAWN	
DESIGNED	
CHECKED	
APPROVED	
PROJ. NO.	193806154

SHEET NUMBER
C1.00

Plot Date: 04/14/2023 - 11:41am
Plotted by: Timothy Cox
Xrefs: 193804970XSXW , 193804970XSXI , 193804970XNO-PH 2 , 193804970XSFV - PH 1 , 193804970XSPV - PH 2 , 193805505PIUDX88RD , 193804970XSXV , 193804970XSNO-PH 1 , 193804970XSNO-PH 3 , 193804970XNO-PH 3 , 193804970XSFV - PH 3

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Plot Date: 03/20/2023 - 1:50pm
Drawing: T:\Projects\193806550\Engineering\Infrastructure\011_st\181134_193806550PHDC101.dwg
Xrefs: T:\193805509\CAD\BD_193804970XSNW_193804970XSV_193804970XSNO-PH 1_193804970XSNO-PH 2_193804970XSPV - PH 1_193804970XSPV - PH 2_193804970XSNO-CR10_193804970XSNO-CR10_193804970XSPV - PH 3

SEE SHEET C1.02

EX. PHASE 1 DEVELOPMENT

EX. PHASE 2 DEVELOPMENT

SEE SHEET C1.02

XYLOID AVE

78TH PL

28'

60' ROW

MOUNTABLE CURB PER CITY DETAIL STR-01. TYP ALL STREETS.

5' WIDE SIDEWALK (PHASE 2 CONSTRUCTION)

STREET LIGHT (TYP)

EX. PHASE 2 DEVELOPMENT

EX. PHASE 1 DEVELOPMENT

COUNTY ROAD 10

CR 10 RIGHT TURN LANE IMPROVEMENTS BY OTHERS

CENTER LINE OF COUNTY ROAD #10

FUTURE C.R. 10 REALIGNMENT TO BE DESIGNED BY OTHERS

CITY OF CORCORAN
8200 CO RD NO 116
HAMEL MN 55340

CITY OF CORCORAN
8200 CO RD NO 116
CORCORAN MN 55340

DALE & PATRICIA PATNODE
1200 NICOLLET AVE #209
MINNEAPOLIS MN 55403

DALE PATNODE
1200 NICOLLET MALL #209
MINNEAPOLIS MN 55403

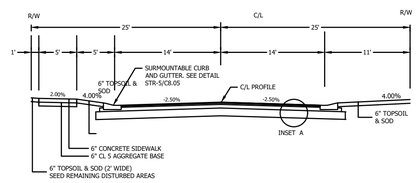
PERRY W & MARGARET L MILLER
20102 COUNTY RD #10
HAMEL MN 55340

JOSEPH ANDRES
8220 CAIN RD
CORCORAN MN 55340

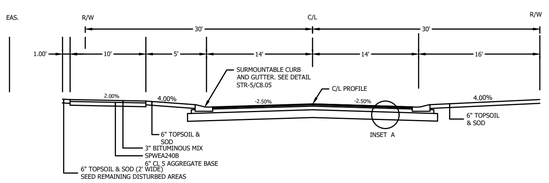
10-50 PROPERTIES LLC
4279 HAWKSBURY CIR
EAGAN MN 55123

THE SE1/4 — SCOTT & MARIE TREPTAU

ST TH
20020
HAMEL

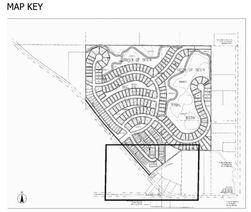


A TYPICAL SECTION - 50' ROW



B TYPICAL SECTION - 60' ROW

MAP KEY



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PRINT NAME: _____ LIC. NO. _____

SIGNATURE: _____

DATE: _____

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
SITE PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
C1.01

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COUNTY STATE AID HIGHWAY NO. 10, PLAT 8

E. LINE OF NE1/4 OF SW1/4 OF SEC. 23, T119, R23

ROBERT & THERESA CROUSE
20301 CO RD NO 10
HAMEL MN 55340

66.00 FOOT RIGHT OF WAY FOR C.S.A.H. 10 PER DOC. NO. 3867013

COUNTY ROAD 10

SEE SHEET C2.04

SEE SHEET C2.03

SEE SHEET C2.01

NO PARKING SIGN

5' WIDE SIDEWALK (PHASE 2 CONSTRUCTION)

EX. PHASE 2 DEVELOPMENT

EX PHASE 1 DEVELOPMENT

EX PHASE 2 DEVELOPMENT

XYLOID AVE

79TH PL

79TH AVE

WALNUT LANE

78TH PL

50' ROW

28'

20' TYP.

20'

50' EX

28' EX

24' EX

16' EX

80' EX

60' EX.

10' WIDE TRAIL (PH 1 CONSTRUCTION)

MOUNTABLE CURB PER CITY DETAIL STR-01. TYP ALL STREETS.

5' WIDE SIDEWALK (PH 1 CONSTRUCTION)

25' RADIUS WITH B618 CURB & GUTTER AND TRANSITION PER CITY DETAIL STR-02. TYP ALL INTERSECTION RADIUS.

CR 10 LEFT TURN LANE IMPROVEMENTS BY OTHERS

STREET LIGHT (TYP) (PH 1 CONSTRUCTION

10-STALL PARKING LOT (PHASE 2 CONSTRUCTION)

MAP KEY

N

0 50 100

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PRINT NAME: _____ LIC. NO. _____

SIGNATURE: _____

DATE: _____

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
SITE PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	cwm xm
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
C1.02

Plot Date: 03/20/2023 - 1:50pm
Plotted by: Xiaoming Ma
Drawing No: 193805509\DJDC\01\PH3\01\134\193805509PHDJDC101.dwg
Xrefs: 193805509-IDXBRD, 193804970XSXW, 193804970XSXL, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSNO-CR10, 193804970XSNO-PH 3, 193804970XSPV - PH 3

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SEE SHEET C1.05

PROP. FUTURE PHASE

10' WIDE TRAIL

EX PHASE 1 DEVELOPMENT

NO PARKING SIGN

EX. PHASE 2 DEVELOPMENT

5' WIDE SIDEWALK (PH 1 CONSTRUCTION)

WALNUT LANE

79TH AVE

STREET LIGHT (TYP)

10' WIDE TRAIL (PHASE 2 CONSTRUCTION)

25' RADIUS WITH B618 CURB & GUTTER AND TRANSITION PER CITY DETAIL STR-02. TYP ALL INTERSECTION RADIUS.

MOUNTABLE CURB PER CITY DETAIL STR-01. TYP ALL STREETS.

WETLAND 3

WETLAND BUFFER MONUMENT SIGN

F2

F3

OUTLOT F

5' WIDE SIDEWALK

10' WIDE TRAIL (PH 1 CONSTRUCTION)

SEE SHEET C3.02

28' EX

50' EX

PROP. FUTURE PHASE

SEE SHEET C1.02

EX PHASE 1 DEVELOPMENT

28'

60' ROW

78TH PL

EX. PHASE 2

5' WIDE SIDEWALK (PHASE 2 CONSTRUCTION)

20' TYP

10-STALL PARKING LOT

EX. PHASE 2 DEVELOPMENT

XYLOID AVE

EX PHASE 1 DEVELOPMENT

50' ROW

5' WIDE SIDEWALK (PHASE 2 CONSTRUCTION)

STREET LIGHT

SEE SHEET C1.01

ST THOMAS THE APOSTLE CHURCH
20020 CO RD NO 10
HAMEL MN 55340

HENRY R HALLGREN
8001 CO RD NO 116
HAMEL MN 55340

TIMOTHY & LISA SMITH
7935 CO RD NO 116
HAMEL MN 55340

BRIAN D PURRMAN/KIM I SANDEY
7923 CO RD NO 116
HAMEL MN 55340

CHURCH OF ST THOMAS
20000 CO RD NO 10
HAMEL MN 55340

MAP KEY

SEE SHEET C2.05

0 50 100

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PRINT NAME: _____ LIC. NO. _____

SIGNATURE: _____

DATE: _____

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
SITE PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
C1.03

Plot Date: 03/21/2023 - 12:08pm
Drawing: I:\2019\3\80\61134\Project\01\Civil\193806154-PH3.dwg
Xrefs: 193805509FIELDXBD, 193804970XSV, 193804970XSW, 193804970XSC, 193804970XNO-PH3, 193804970XNO-PH2, 193804970XNO-PH1, 193804970XSPV - PH 3, 193804970XSPV - PH 2, 193804970XSPV - PH 1, 193804970XNO-CR10, 193804970XNO-PH 3, 193804970XNO-PH 2, 193804970XNO-PH 1

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Plot Date: 04/14/2023 - 11:43pm
Plotted By: Chris Mueller
Drawing: I:\193805509\Civil\01\d\181134\193805509IDC101.dwg
Xrefs: I193805509IDXBD, I193804970XSXW, I193804970XSYC, I193804970XSXV, I193804970XSNO-PH 3, I193804970XSNO-PH 2, I193804970XSNO-PH 1, I193804970XSFV - PH 3, I193804970XSFV - PH 2, I193804970XSFV - PH 1, I193804970XSPV - PH 3, I193804970XSPV - PH 2, I193804970XSPV - PH 1

NE CORNER OF THE NE1/4 OF THE SW1/4 OF THE SEC. 23, T119, R 23

MAP KEY

THOMAS J & SUSAN STOCK
7202 TOPVIEW RD
EDEN PRAIRIE MN 55346

WETLAND 8

8' COMMUNITY GREENWAY TRAIL PER DETAIL STR-21

WETLAND 9

EX. PHASE 2 DEVELOPMENT

WETLAND 11

PROP. 3 PHASE DEVELOPMENT

8' WIDE TRAIL

E. LINE OF NE1/4 OF SW1/4 OF SEC. 23, T119, R23

JOHN C GLEASON
20310 CO RD NO 10
HAMEL MN 55340

WETLAND 10

8' WIDE TRAIL (PHASE 2 CONSTRUCTION)

WETLAND BUFFER MONUMENT SIGN (TYP.)

MOUNTABLE CURB PER CITY DETAIL STR-01. TYP ALL STREETS.

25' RADIUS WITH B618 CURB & GUTTER AND TRANSITION PER CITY DETAIL STR-02. TYP ALL INTERSECTION RADIUS. (PHASE 2 CONSTRUCTION)

5' WIDE SIDEWALK

WETLAND 6

STREET LIGHT (TYP)

XYLOID AVE

WALNUT LN

NO PARKING SIGN

50' ROW

28'

25'

PROP. 3 PHASE DEVELOPMENT

EX. PHASE 2

EX PHASE 1 DEVELOPMENT

79TH PL

R1-1 (30x30)

STOP

20' TYP.

SURVEY LINE PER HENNEPIN COUNTY STATE AID HIGHWAY NO. 10, PLAT 8

SEE SHEET C1.05

SEE SHEET C1.02

0 50 100

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SIGNATURE: _____

DATE: _____

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
SITE PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
C1.04

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Plot Date: 03/20/2023 - 1:51pm
Drawing: C:\Users\kevin.sorensen\Documents\Projects\193804970XSNO_PH1_193804970XSNO_PH2_193804970XSNO_PH3_193804970XSPV - PH 1_193804970XSPV - PH 2_193804970XSPV - PH 3_193804970XSNO-CR10_193804970XSNO-PH 3_193805509PW_DOWRD_193804970XSW_193804970XSX_193804970XSXT_193804970XSXV_193804970XSXW_193805509PW_DSC101.dwg
Xrefs: 193805509PW_DOWRD, 193804970XSW, 193804970XSXV, 193804970XSXT, 193804970XSX

MR & MRS DAVID FOY
8115 CO RD NO 116
HAMEL MN 55340

PROPANE TANK

CHARLES & KAREN LYMANGOOD
8105 CO RD NO 116
HAMEL MN 55340

DUANE J & JANICE C POPOVICH
8101 CO RD NO 116
HAMEL MN 55340

WETLAND 11

EX. PHASE 2 DEVELOPMENT

SEE SHEET C1.04

EX PHASE 1 DEVELOPMENT

5' WIDE SIDEWALK (PH 1 CONSTRUCTION

PROP. PHASE 3

EX LIFT STATION

12' WIDE TRAIL

10' WIDE TRAIL (PH 1 CONSTRUCTION)

MOUNTABLE CURB PER CITY DETAIL STR-01. TYP ALL STREETS.

80TH AVE

STREET LIGHT (TYP)

5' WIDE SIDEWALK (PHASE 1 CONSTRUCTION)

28' EX

50' EX

28' ROAD

50' ROW

STOP

NO OUTLET

25' RADIUS WITH B618 CURB & GUTTER AND TRANSITION PER CITY DETAIL STR-02. TYP ALL INTERSECTION RADIUS.

WALNUT LN

5' WIDE SIDEWALK (PH 1 CONSTRUCTION)

10' WIDE TRAIL

SEE SHEET C1.03

RONALD L RUEHLING
8065 CO RD NO 116
HAMEL MN 55340

WETLAND BUFFER MONUMENT SIGN

WETLAND 4

79TH AVE

28'

50' ROW

STREET LIGHT

PROP. FUTURE PHASE

DANIEL P CARLSON
8045 CO RD NO 116
HAMEL MN 55340

VIRGIL W SPEARS
LOURRIENE L SPEARS
8025 CITY RD 116
HAMEL MN 55340

MAP KEY

N

0 50 100

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PRINT NAME: _____

SIGNATURE: _____ LIC. NO. _____

DATE: _____

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
SITE PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
C1.05

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SEE SHEET C2.02

EX. PHASE 1 DEVELOPMENT

EX. PHASE 2 DEVELOPMENT

SEE SHEET C2.03

N41°27'14"W
1088.02

SHORELAND DISTRICT BOUNDARY

XYLOID AVE

78TH PL

N89°26'36"W
99.05

S44°05'37"W
373.40

EX. PHASE 2 DEVELOPMENT

EX. PHASE 1 DEVELOPMENT

S53°19'41"W
133.40

S46°26'24"W
139.09

COUNTY ROAD 10

CENTER LINE OF COUNTY ROAD #10

CITY OF CORCORAN
8200 CO RD NO 116
HAMEL MN 55340

CITY OF CORCORAN
8200 CO RD NO 116
CORCORAN MN 55340

DALE & PATRICIA PATNODE
1200 NICOLLET AVE #209
MINNEAPOLIS MN 55403

DALE PATNODE
1200 NICOLLET MALL #209
MINNEAPOLIS MN 55403

PERRY W & MARGARET L MILLER
20102 COUNTY RD #10
HAMEL MN 55340

JOSEPH ANDRES
8220 CAIN RD
CORCORAN MN 55340

10-50 PROPERTIES LLC
4279 HAWKSBURY CIR
EAGAN MN 55123

SCOTT & MARIE TREPTAU

MAP KEY

EROSION CONTROL LEGEND

MS	MACHINE SLICED SILT FENCE
HD	HEAVY DUTY SILT FENCE
WB	WIRE BACKED SILT FENCE
SD	SUPER DUTY SILT FENCE
BR	BIOROLL
	FLOTATION SILT CURTAIN
XXXXXXX	ROCK LOG
	RIP RAP
	INLET PROTECTION
	DITCH CHECK - BIOLOG
	DITCH CHECK - ROCK
	CULVERT / PIPE PROTECTION
	TEMPORARY SEDIMENT BASIN W/ PIPE DRAIN
SEDIMENT	TEMPORARY SEDIMENT TRAP
	DIVERSION AND PIPE DRAIN
	SANDBAGS
	CONCENTRATED SURFACE FLOW
C W	CONCRETE WASHOUT
	BLANKET
	TEMPORARY HYDROMULCH NO SEED
	MULCH
	HYDROMULCH
	SOD
	TURF REINFORCEMENT MAT (TRM)
	OTHER APPROVED BEST MANAGEMENT PRACTICE (BMP)
	CONSTRUCTION ENTRANCE / EXIT

N

0 50 100

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PRINT NAME: _____ LIC. NO. _____

SIGNATURE: _____

DATE: _____

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
TEMPORARY SEDIMENT AND EROSION CONTROL PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	
DRAWN	
DESIGNED	
CHECKED	----
APPROVED	
PROJ. NO.	193806154

SHEET NUMBER
C2.01

Plot Date: 03/20/2023 - 1:52pm
Drawing: C:\Users\jon.hanson\Documents\Projects\193806500\PUD\C201.dwg
Xrefs: 193805509\PLOWRD, 193804970\XSSI, 193804970\XSXV, 193804970\XSNO-PH 3, 193804970\XSNO-PH 2, 193804970\XSNO-PH 1, 193804970\XSPV - PH 1, 193804970\XSPV - PH 2, 193804970\XSPV - PH 3, 193804970\XSNU

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Plot Date: 03/20/2023 - 1:52pm
Drawing: T:\Projects\193805509\Engineering\Civil\Infrastructure\Plan Sheets\Grading\193805509PHDC201.dwg
Xrefs: T:\193805509\PHDRD_193804970XSW, 193804970XSXV, 193804970XSNO-PH 3, 193804970XSPV - PH 3, 193804970XSNU
T:\193805509\PHDRD_193804970XSSI, 193804970XSXV, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSPV - PH 3, 193804970XSNU
T:\193805509\Engineering\Civil\Survey\193804970XST, 193804970, 07-20-2020, trees, gps survey, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSPV - PH 3, 193804970XSNU

COUNTY STATE AID HIGHWAY NO. 10, PLAT 8

E. LINE OF NE1/4 OF SW1/4 OF SEC. 23, T119, R23

N36°17'12"W 132.12

L=513.67
R=5695.77
Δ=5°10'02"

SHORELAND DISTRICT BOUNDARY

ROBERT & THERESA CROUSE
20301 CO RD NO 10
HAMEL MN 55340

66.00 FOOT RIGHT OF WAY FOR C.S.A.H. 10 PER DOC. NO. 3867013

COUNTY ROAD 10

N41°27'14"W 1088.02

SEE SHEET C2.04

SEE SHEET C2.03

SEE SHEET C2.01

EX. PHASE 2 DEVELOPMENT

EX PHASE 1 DEVELOPMENT

EX. PHASE 1 DEVELOPMENT

79TH PL

79TH AVE

XYLOID AVE

WALNUT LANE

78TH PL

MAP KEY

N

0 50 100

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PRINT NAME: _____

SIGNATURE: _____ LIC. NO. _____

DATE: _____

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
TEMPORARY SEDIMENT AND EROSION CONTROL PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
C2.02

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Plot Date: 03/20/2023 - 1:52pm
Drawing: I:\2019\06\50\01\Infra\01\Civil\193805509INJDC201.dwg
Xrefs: 193805509IDXBRD, 193804970XSW, 193804970XSXI, 193804970XSXV, 193804970XSNO-PH 3, 193804970XSPV, PH 3, 193804970XSNJ
193804970XSNO-PH 2, 193804970XSPV - PH 2, 193804970XSNO-PH 1, 193804970XSPV - PH 1, 193804970XSPV, PH 2, 193804970XSNJ
193804970_07-20-2020 trees, gps survey, 193804970XSNO-PH 3, 193804970XSPV - PH 3, 193804970XSNJ

SEE SHEET C2.02
SEE SHEET C2.05
SEE SHEET C2.01

EX PHASE 1 DEVELOPMENT
EX PHASE 2 DEVELOPMENT
PROP. FUTURE PHASE
WALNUT LANE
79TH AVE
78TH PL
XYLOID AVE
WETLAND 3
WETLAND (TYP)
OUTLOT F
F2
F3
N89°26'36"W 99.05
S89°26'36"E 518.62
N0°50'18"E 471.40

HENRY R HALLGREN
8001 CO RD NO 116
HAMEL MN 55340

TIMOTHY & LISA SMITH
7935 CO RD NO 116
HAMEL MN 55340

BRIAN D PURRMAN/KIM I SANDEY
7923 CO RD NO 116
HAMEL MN 55340

CHURCH OF ST. THOMAS
20000 CO RD NO 10
HAMEL MN 55340

ST THOMAS THE APOSTLE CHURCH
20020 CO RD NO.10
HAMEL MN 55340

MAP KEY

0 50 100

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PRINT NAME: _____ LIC. NO. _____
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M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
TEMPORARY SEDIMENT AND EROSION CONTROL PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
C2.03

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Plot Date: 04/14/2023 - 11:47am
Drawing: I:\938\05\DGP\MDWRD_193804970XSW_193804970XSNO-PH 3_193804970XSPV - PH 3_193804970XSNJ\Civil\Sheets\C2.04 RUSH CREEK RESERVE PHASE 3 GRADING PLAN.dwg
Xrefs: I:\938\05\DGP\MDWRD_193804970XSW_193804970XSNO-PH 3_193804970XSXT_193804970_07-20-2020_trees_gps_survey_193804970XSNO-PH 1_193804970XSNO-PH 2_193804970XSPV - PH 1_193804970XSPV - PH 2_193804970XSSI_193804970XSNJ

NE CORNER OF THE NE1/4 OF THE SW1/4 OF THE SEC. 23, T119, R 23

MAP KEY

SHORELAND DISTRICT BOUNDARY

WETLAND 8

WETLAND 9

WETLAND 10

WETLAND 11

WETLAND 6

WETLAND (TYP)

THOMAS J & SUSAN STOCK
7202 TOPVIEW RD
EDEN PRAIRIE MN 55346

N89°36'01"W
1320.06'

PROP. PHASE 3 DEVELOPMENT

8' COMMUNITY GREENWAY TRAIL PER DETAIL STR-21

FLOODPLAIN BOUNDARY ELEV = 938.5

E. LINE OF NE1/4 OF SW1/4 OF SEC. 23, T119, R23

JOHN C GLEASON
20310 CO RD NO 10
HAMEL MN 55340

XYLOID AVE

S0°03'25"E
975.73

EX. PHASE 2 DEVELOPMENT

PROP. PHASE 3 DEVELOPMENT

WALNUT LN

79TH PL

EX PHASE 1 DEVELOPMENT

SEE SHEET C2.05

SEE SHEET C2.02

SURVEY LINE PER HENNEPIN COUNTY STATE AID HIGHWAY NO. 10, PLAT 8

0 50 100

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PRINT NAME: _____ LIC. NO. _____

SIGNATURE: _____

DATE: _____

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
TEMPORARY SEDIMENT AND EROSION CONTROL PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
C2.04

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MR & MRS DAVID FOY
8115 CO RD NO 116
HAMEL MN 55340

PROPANE TANK

CHARLES & KAREN LYMANGOOD
8105 CO RD NO 116
HAMEL MN 55340

DUANE J & JANICE C POPOVICH
8101 CO RD NO 116
HAMEL MN 55340

WETLAND
11

EX. PHASE 2
DEVELOPMENT

FLOODPLAIN BOUNDARY
ELEV. = 938.5

SEE SHEET C2.04

EX PHASE 1 DEVELOPMENT

EX PHASE 2
DEVELOPMENT

EX PHASE 1 DEVELOPMENT

EX PHASE 1 DEVELOPMENT

EX. PHASE 2
DEVELOPMENT

EX PHASE 1 DEVELOPMENT

SEE SHEET C2.03

WETLAND (TYP)

WETLAND
4

WALNUT LN

80TH AVE

79TH AVE

PROP. FUTURE PHASE

RONALD L RUEHLING
8055 CO RD NO 116
HAMEL MN 55340

DANIEL P CARLSON
8045 CO RD NO 116
HAMEL MN 55340

VIRGIL W SPEARS
LOURRIENE L SPEARS
8025 CITY RD 116
HAMEL MN 55340

MAP KEY

N

0 50 100

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Minneapolis, MN 55402
www.stantec.com

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PRINT NAME: _____ LIC. NO. _____

SIGNATURE: _____

DATE: _____

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
TEMPORARY SEDIMENT AND EROSION CONTROL PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
C2.05

Plot Date: 03/20/2023 - 1:53pm
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Xrefs: 193805509PHDWRD, 193804970XSW, 193804970XSXT, 193804970XSV, 193804970XSNO-PH 3, 193804970XSPV - PH 3, 193804970XSNJ

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Plot Date: 04/14/2023 - 11:50am
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GREGORY R EIBERT
20604 COUNTY RO #10
CORCORAN MN 55340

DITH A SHOULAK
MES E SHOULAK
439 CO RD NO 10
MEL MN 55340

JOHN C GLEASON
20310 CO RD NO 10
HAMEL MN 55340

SCHOOL DIST NO 883
BUSINESS MANAGER
ROCKFORD MN 55373

THOMAS J & SUSAN STOCK
7202 TOPVIEW RD
EDEN PRAIRIE MN 55346

MR & MRS DAVID FOY
8115 CO RD NO 116
HAMEL MN 55340

CHARLES & KAREN LYMANGOOD
8105 CO RD NO 116
HAMEL MN 55340

DUANE J & JANICE C POPOVICH
8781 CO RD NO 116
HAMEL MN 55340

RONALD L RUEHLING
8065 CO RD NO 116
HAMEL MN 55340

DANIEL P CARLSON
8045 CO RD NO 116
HAMEL MN 55340

VIRGIL W SPEARS
LOURRENE L SPEARS
8025 CITY RD 116
HAMEL MN 55340

HENRY R HALLGREN
8001 CO RD NO 116
HAMEL MN 55340

TIMOTHY & LISA SMITH
7935 CO RD NO 116
HAMEL MN 55340

BRIAN D PURRMAN/KIM I SANDEY
7923 CO RD NO 116
HAMEL MN 55340

TONY M BARDEN
7909 CO RD NO 116
HAMEL MN 55340

ST THOMAS THE APOSTLE CHURCH
20209 CO RD NO 10
HAMEL MN 55340

CHURCH OF ST THOMAS
20000 CO RD NO 10
HAMEL MN 55340

ROBERT & THERESA CONLIN
20301 CO RD NO 10
HAMEL MN 55340

CITY OF CORCORAN
8200 CO RD NO 116
HAMEL MN 55340

CITY OF CORCORAN
8200 CO RD NO 116
CORCORAN MN 55340

DALE & PATRICIA PATNODE
1200 NICOLLET AVE #209
MINNEAPOLIS MN 55403

DALE PATNODE
1200 NICOLLET MALL #209
MINNEAPOLIS MN 55403

PERRY W & MARGARET L MILLER
20102 COUNTY RD #10
HAMEL MN 55340

JOSEPH ANDRES
8220 CAIN RD
CORCORAN MN 55340

FORSBERG PROPERTIES LLC
4299 HAWKSBURY RDE
EAGAN MN 55122

FORSBERG PROPERTIES LLC
20175 CO RD NO 50
HAMEL MN 55340

SCOTT & MARIE TREPTAU
20045 CO RD 10
HAMEL MN 55340

SCOTT & MARIE TREPTAU
20045 CO RD 10
HAMEL MN 55340

SCOTT TREPTAU
5479 DARROW AVE N E
BUFFALO MN 55313

FRANK WALDRON/DIANE BENSON
7000 83RD AVE N
BROOKLYN CENTER MN 55445

JEDI ANN SHAWD
KATHLEEN ROEHAMEL MN 55340
20137 CO RD NO 30
HAMEL MN 55340

8330 KALLAND AVE NE #11
ALBERTVILLE MN 55301

SHORELAND DISTRICT BOUNDARY

WETLAND (TYP)

XYLON AVE
WALNUT LN
79TH PLACE
79TH AVE
80TH AVE
COUNTY ROAD 10

POND 4 — HWL 944.0, 100 YR 945.0
POND 5 — HWL 940.0, 100 YR 941.0
POND 6 — HWL 939.0, 100 YR 940.0
POND 8 — HWL 941.0, 100 YR 942.0
POND 10 — HWL 941.0, 100 YR 942.0
POND 12 — HWL 943.0, 100 YR 944.0

EX. WETLAND — HWL 941.0, ALL 941.74

OUTLOT C

TOC 969.93
INV 960.21 E

UNDERGROUND GAS MAIN SIGN

0 50 100

N

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PRINT NAME:

SIGNATURE: LIC. NO.

DATE:

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
OVERALL GRADING PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	
DRAWN	
DESIGNED	
CHECKED	----
APPROVED	
PROJ. NO.	193806154

SHEET NUMBER
C3.00

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SEE SHEET C3.02

EX. PHASE 1 DEVELOPMENT

EX. PHASE 2 DEVELOPMENT

SEE SHEET C3.03

SHORELAND DISTRICT BOUNDARY

CITY OF CORCORAN
8200 CO RD NO 116
HAMEL MN 55340

POND 9 (EXISTING)

• BOTTOM POND	941.0
• BOTTOM BENCH	946.25
• NWL - OUTLET	947.25
• HWL	953.3
• EOF	954.69

EX. PHASE 2 DEVELOPMENT

SEE SHEET C3.01A FOR DETAIL GRADING

EX. PHASE 1 DEVELOPMENT

CITY OF CORCORAN
8200 CO RD NO 116
CORCORAN MN 55340

DALE & PATRICIA PATNODE
1200 NICOLLET AVE #209
MINNEAPOLIS MN 55403

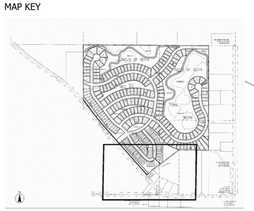
DALE PATNODE
1200 NICOLLET MALL #209
MINNEAPOLIS MN 55403

PERRY W & MARGARET L MILLER
20102 COUNTY RD #10
HAMEL MN 55340

JOSEPH ANDRES
8220 CAIN RD
CORCORAN MN 55340

10-50 PROPERTIES LLC
4279 HAWKSBURY CIR
EAGAN MN 55123

MAP KEY

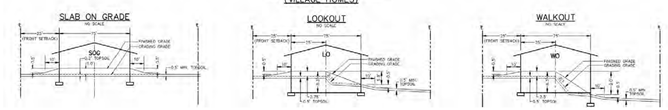


REAR LOT LINE
BLOCK NUMBER — 2
PAD BOUNDARY
LOT LINE
LOT CORNER ELEVATION
RIGHT OF WAY (R.O.W.) — 15
956.45 (x3)
953.45 — FINISH GROUND AT REAR OF PAD
950.25 — LOWEST FLOOR ELEVATION
65'/LO — PAD WIDTH & HOUSE TYPE
4% — DRIVEWAY SLOPE TO R.O.W.
957.92 — GARAGE FLOOR ELEVATION
G — GARAGE SIDE, RT OR LT
16 — LOT NUMBER
GUTTERLINE OF CURB
CENTERLINE OF STREET

PAD DATA LEGEND

NOTES:
1. FB = FULL BASEMENT.
2. LO = LOOK-OUT. PAD IS GRADED TO HAVE 4.47' OF ELEVATION DIFFERENCE FROM GARAGE FLOOR TO FINISH GROUND AT REAR OF PAD. THIS WILL BE THE LOWEST OPENING.
3. WO = WALK-OUT. PAD IS GRADED TO HAVE 7.67' OF ELEVATION DIFFERENCE FROM GARAGE FLOOR TO FINISH GROUND AT REAR OF PAD. THIS WILL BE THE LOWEST OPENING.

SINGLE FAMILY HOLDOWNS (VILLAGE HOMES)



N

0 50 100

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M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
GRADING PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	
DRAWN	
DESIGNED	
CHECKED	
APPROVED	
PROJ. NO.	193806154

SHEET NUMBER
C3.01

Plot Date: 03/20/2023 - 1:56pm
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Plot Date: 03/20/2023 - 1:57pm
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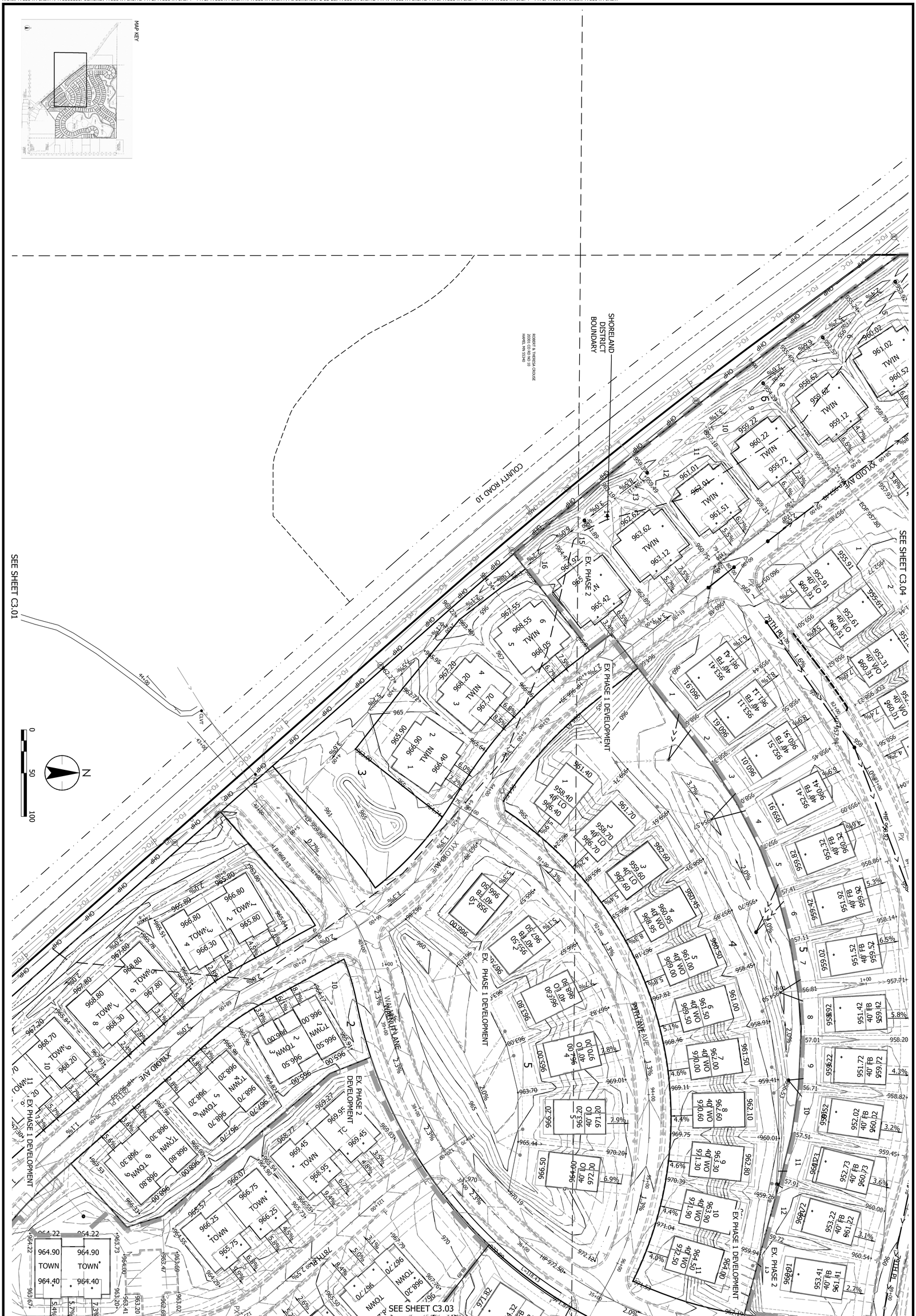

C3.02

PROJ. NO.	193805194
DESIGNED	
DRAWN	
CHECKED	
APPROVED	

SHEET NUMBER

SURVEY

NO.	REVISION	DATE
	Submittal	3/21/23

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
GRADING PLAN

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EX PHASE 2 DEVELOPMENT

PROP. FUTURE PHASE

SEE SHEET C3.05

EX. WETLAND 4
- NWL 940.0
- HWL 942.6

WETLAND SETBACK (TYP)

WETLAND BUFFER (TYP)

WETLAND BOUNDARY (TYP)

EX PHASE 1 DEVELOPMENT

WALNUT LN

WALNUT LANE

79TH AVE

78TH PL

WETLAND 3

EX. WETLAND 3
- NWL 945.2
- HWL 946.3

PROP. FUTURE PHASE

SEE SHEET C3.02

EX PHASE 1 DEVELOPMENT

PROP. FUTURE PHASE

POND 9 (EXISTING)
- BOTTOM POND 941.0
- BOTTOM BENCH 946.25
- NWL - OUTLET 947.25
- HWL 953.3
- EOF 954.69

SEE SHEET C3.01

EX PHASE 1 DEVELOPMENT

EX PHASE 2 DEVELOPMENT

RETAINING WALL

MAP KEY

HENRY R HALLGREN
8001 CO RD NO 116
HAMEL MN 55340

TIMOTHY & LISA SMITH
7935 CO RD NO 116
HAMEL MN 55340

BRIAN D PURRMAN/KIM I SANDEY
7923 CO RD NO 116
HAMEL MN 55340

ST THOMAS THE APOSTLE CHURCH
20020 CO RD NO 10
HAMEL MN 55340

CHURCH OF ST THOMAS
20000 CO RD NO 10
HAMEL MN 55340

0 50 100

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SIGNATURE: _____

DATE: _____

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
GRADING PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	
DRAWN	
DESIGNED	
CHECKED	
APPROVED	
PROJ. NO.	193806154

SHEET NUMBER
C3.03

Plot Date: 03/20/2023 - 1:57pm
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MAP KEY

POND 4 (EXISTING)
- BOTTOM POND 936.5
- BOTTOM BENCH 942.1
- NWL - OUTLET 943.1
- HWL 946.5
- EOF 947.5

EX. WETLAND 9
- NWL 938.0
- HWL 938.6

EX. WETLAND 10
- NWL 938.4
- HWL 939.6

EX. WETLAND 11
- NWL 936.5
- HWL 938.4

POND 5 (EXISTING)
- BOTTOM POND 937.0
- BOTTOM BENCH 941.0
- NWL - OUTLET 942.0
- HWL 946.7
- EOF 947.7

THOMAS J & SUSAN STOCK
7202 TOPVIEW RD
EDEN PRAIRIE MN 55346

JOHN C GLEASON
20310 CO RD NO 10
HAMEL MN 55340

WETLAND 8
WETLAND 9
WETLAND 6
WETLAND 10
WETLAND 11
WETLAND (TYP)
WETLAND SETBACK (TYP)
WETLAND BUFFER (TYP)
WETLAND BOUNDARY (TYP)
8' COMMUNITY GREENWAY TRAIL PER DETAIL STR-21
PROP. PHASE 3 DEVELOPMENT
PROP. PHASE 3
PROP. PHASE 2
EX. PHASE 2 DEVELOPMENT
EX PHASE 1 DEVELOPMENT
EX. PHASE 2
SHORELAND DISTRICT BOUNDARY
FLOODPLAIN BOUNDARY ELEV = 938.5
PR RETAINING WALL
XYLOID AVE
WALNUT LN
79TH PL
SEE SHEET C2.04
SEE SHEET C3.05
SEE SHEET C3.02
PROPANE TANK
WELL
ROCK
FLAG
OHP
FOC

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M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
GRADING PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	
DRAWN	
DESIGNED	
CHECKED	
APPROVED	
PROJ. NO.	193806154

SHEET NUMBER
C3.04

Plot Date: 04/14/2023 - 11:54am
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Plot Date: 03/20/2023 - 1:38pm
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POND 6 (EXISTING)
- BOTTOM POND 937.0
- BOTTOM BENCH 941.0
- NWL - OUTLET 942.0
- HWL 943.4
- EOF 944.4

EX. WETLAND 11
- NWL 936.5
- HWL 938.4

WETLAND 11

PROP. PHASE 3

EX PHASE 1 DEVELOPMENT

EX. PHASE 2

SEE SHEET C3.04

EX PHASE 1 DEVELOPMENT

PROP. PHASE 2

EX PHASE 1 DEVELOPMENT

SEE SHEET C3.03

80TH AVE

EX PHASE 1 DEVELOPMENT

EOF=940.00

8' WIDE TRAIL

12' WIDE TRAIL

WETLAND BUFFER SIGN (TYP.)

POTENTIAL WETLAND BANK EASEMENT

EX. WETLAND 4
- NWL 940.0
- HWL 942.5

WETLAND SETBACK (TYP)

WETLAND BUFFER (TYP)

WETLAND BOUNDARY (TYP)

WETLAND 4

60' BUILDING PAD DEPTH

POND 10 (EXISTING)
- BOTTOM POND 936.0
- BOTTOM BENCH 941.0
- NWL - OUTLET 942.0
- HWL 943.6
- EOF 944.6

POND 12 (EXISTING)
- BOTTOM POND 936.3
- BOTTOM BENCH 939.0
- NWL - OUTLET 940.0
- HWL 942.7
- EOF 943.7

79TH AVE

PROP. FUTURE PHASE

CHARLES & KAREN LYMANGOOD
8105 CO RD NO 116
HAMEL MN 55340

DUANE J & JANICE C POPOVICH
8101 CO RD NO 116
HAMEL MN 55340

RONALD L RUEHLING
8065 CO RD NO 116
HAMEL MN 55340

DANIEL P CARLSON
8045 CO RD NO 116
HAMEL MN 55340

VIRGIL W SPEARS
LOURRIENE L SPEARS
8025 CITY RD 116
HAMEL MN 55340

MAP KEY

0 50 100

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DATE: _____

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
GRADING PLAN

NO	REVISION	DATE
-	PUD Submittal	3/21/23

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED

PROJ. NO. 193806154

SHEET NUMBER
C3.05

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Plot Date: 04/14/2023 - 11:55pm
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SHORELAND DISTRICT BOUNDARY

12" TRUNK WATER MAIN. (ALL OTHER 8" WATER MAIN UNLESS OTHERWISE NOTED)

WETLAND (TYP)

UNDERGROUND GAS MAIN SIGN

UNDERGROUND GAS MAIN SIGN

0 150' 300'

N

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SIGNATURE: _____ LIC. NO. _____

DATE: _____

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
OVERALL SANITARY SEWER AND WATERMAIN PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	
DRAWN	
DESIGNED	
CHECKED	----
APPROVED	
PROJ. NO.	193806154

SHEET NUMBER
C4.00

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Plot Date: 03/20/2023 - 2:00pm
Drawing: C:\Users\tna\ACCELA\Cache\Temp\Acpub_19380550\PDF\DCF401.dwg
Xrefs: 19380497\0XSXT, 19380497\0XSPV, 19380497\0XSV, 19380550\PHI2\DDRD, 19380497\0XSVW, 19380497, 07-20-2020 trees, gps survey, 19380497\0XSNO-PH 1, 19380497\0XSNO-PH 2, 19380497\0XSNU, 19380497\0XSFV - PH 1, 19380497\0XSFV - PH 2, 19380497\0XSFV - PH 3, 19380497\0XSNO-PH 3, 19380497\0XSPV - PH 3

SEE SHEET C4.02

EX. PHASE 1 DEVELOPMENT

EX. PHASE 2 DEVELOPMENT

SEE SHEET C4.03

SHORELAND DISTRICT BOUNDARY

COUNTY ROAD 10

XYLOID AVE

78TH PL

EX 1" WATER SERVICE & CURB BOX (TYP.)

EX 8" WM

EX 4" SAN SERVICE (TYP.)

EX 12" WM

HYD. & GATE VALVE (TYP.)

12" WM

EX. PHASE 2 DEVELOPMENT

EX. PHASE 1 DEVELOPMENT

F3

OHP

NOTE:
INSTALL ALL WATER MAIN SERVICES ON THE UPSTREAM SIDE OF THE SANITARY SEWER SERVICES

MAP KEY

N

0 50' 100'

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DATE: _____

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
SANITARY SEWER AND WATERMAIN PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
C4.01

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Plot Date: 03/20/2023 - 2:01pm
Drawing Name: C:\Users\tnfrc01\AppData\Local\Temp\AcPublish_19384\193806550P0\DC-t01.dwg
Xrefs: 193804970XSXT, 193804970XSV, 193805350P1\D2IRED, 193804970XSW, 193804970, 07-20-2020, trees, gps survey, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNU, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSPV - PH 3

SEE SHEET C4.04

4" SAN SERVICE (TYP.)

HYD. & GATE VALVE (TYP.)

XYLOID AVE

EX 12" WM

8" WM

79TH PL

4" SAN SERVICE (TYP.)

1" WATER SERVICE & CURB BOX (TYP.)

12" WM

EX. PHASE 2 DEVELOPMENT

EX PHASE 1 DEVELOPMENT

EX 4" SAN SERVICE (TYP.)

79TH AVE

EX 8" WM

EX HYD. & GATE VALVE (TYP.)

EX 1" WATER SERVICE & CURB BOX (TYP.)

SHORELAND DISTRICT BOUNDARY

COUNTY ROAD 10

EX 4" SAN SERVICE (TYP.)

EX HYD. & GATE VALVE (TYP.)

EX. PHASE 1 DEVELOPMENT

WALNUT LANE

EX 12" WM

EX 8" WM

EX. PHASE 2 DEVELOPMENT

EX 8" WM

78TH PL

EX 12" WM

HYD. & GATE VALVE (TYP.)

XYLOID AVE

EX PHASE 1 DEVELOPMENT

SEE SHEET C4.03

NOTE:
INSTALL ALL WATER MAIN SERVICES ON THE UPSTREAM SIDE OF THE SANITARY SEWER SERVICES

SEE SHEET C4.01

MAP KEY

N

0 50' 100'

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RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
SANITARY SEWER AND WATERMAIN PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
C4.02

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Plot Date: 03/20/2023 - 2:01pm
Plotted By: Chris Mahowald
Drawing: I:\938\49\70\SXT - PH 2, I:\938\49\70\XSV - PH 2, I:\938\49\70\XSS1 - PH 2, I:\938\49\70\XSNU - PH 2, I:\938\49\70\XSNO-PH 1, I:\938\49\70\XSNO-PH 2, I:\938\49\70\XSPV - PH 1, I:\938\49\70\XSPV - PH 2, I:\938\49\70\XSPV - PH 3, I:\938\49\70\XSNO-PH 3, I:\938\49\70\XSPV - PH 3
Xrefs: I:\938\49\70\SXT, I:\938\49\70\XSV, I:\938\55\09\DWG\BRD, I:\938\49\70\XXW, I:\938\49\70, 07-20-2020 trees, gps survey, I:\938\49\70\XSNU, I:\938\49\70\XSS1, I:\938\49\70\XSPV - PH 1, I:\938\49\70\XSPV - PH 2, I:\938\49\70\XSPV - PH 3, I:\938\49\70\XSNO-PH 3, I:\938\49\70, 07-20-2020 trees, gps survey, I:\938\49\70\XXW, I:\938\49\70\DWG\BRD\C4D_Grading_Plan_Phase_3_MN.dwg

SEE SHEET C4.05

PROP. FUTURE PHASE

EX PHASE 1 DEVELOPMENT

4" SAN SERVICE (TYP.)

1" WATER SERVICE & CURB BOX (TYP.)

EX. PHASE 2

WALNUT LANE

EX 8" WM

79TH AVE

EX HYD. & GATE VALVE (TYP.)

PROP. FUTURE PHASE

1" WATER SERVICE & CURB BOX (TYP.)

4" SAN SERVICE (TYP.)

WETLAND 3

WETLAND (TYP)

PROP. FUTURE PHASE

4" SAN SERVICE (TYP.)

HYD. & GATE VALVE (TYP.)

8" WM STUB

EX 6" PVC SANITARY FORCE MAIN

HYD. & GATE VALVE (TYP.)

SEE SHEET C4.02

EX. PHASE 2

EX PHASE 1 DEVELOPMENT

76TH PL

EX HYD. & GATE VALVE (TYP.)

EX. PHASE 2

EX 4" SAN SERVICE (TYP.)

XYLOID AVE

EX PHASE 1 DEVELOPMENT

OUTLOT F

4" SAN SERVICE (TYP.)

1" WATER SERVICE & CURB BOX (TYP.)

HYD. & GATE VALVE (TYP.)

CONNECT TO EX. SANITARY MANHOLE

NOTE:
INSTALL ALL WATER MAIN SERVICES ON THE UPSTREAM SIDE OF THE SANITARY SEWER SERVICES

SEE SHEET C4.01

MAP KEY

0 50' 100'

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M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
SANITARY SEWER AND WATERMAIN PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
C4.03

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MAP KEY

NOTE:
INSTALL ALL WATER MAIN SERVICES ON THE UPSTREAM SIDE OF THE SANITARY SEWER SERVICES

SHORELAND DISTRICT BOUNDARY

10" SAN. SEWER STUB INV. 934.50

12" WM STUB

WETLAND 8

WETLAND 9

WETLAND 10

WETLAND 11

WETLAND 6

8' COMMUNITY GREENWAY TRAIL PER DETAIL STR-21

PROP. PHASE 3

4" SAN SERVICE (TYP.)

HYD. & GATE VALVE (TYP.)

FLOODPLAIN BOUNDARY ELEV = 938.5

WETLAND (TYP)

1" WATER SERVICE & CURB BOX (TYP.)

XYLOID AVE

WALNUT LN

79TH PL

8" WM

12" WM

EX. PHASE 2

EX PHASE 1 DEVELOPMENT

SEE SHEET C4.05

SEE SHEET C4.02

PROPANE TANK

ROCK

FLAG

OHP

WHL

0 50' 100'

N

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M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
SANITARY SEWER AND WATERMAIN PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
C4.04

Plot Date: 04/14/2023 - 11:57am
Plot By: Chris Mueller
Xrefs: 193804970XSMT, 193804970XSV, 193805500PUDERO, 193804970XSW, 193804970 07-20-2020, trees, gpn, survey, 193804970XSNO-PH 1, 193804970XSNU, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSPV - PH 3

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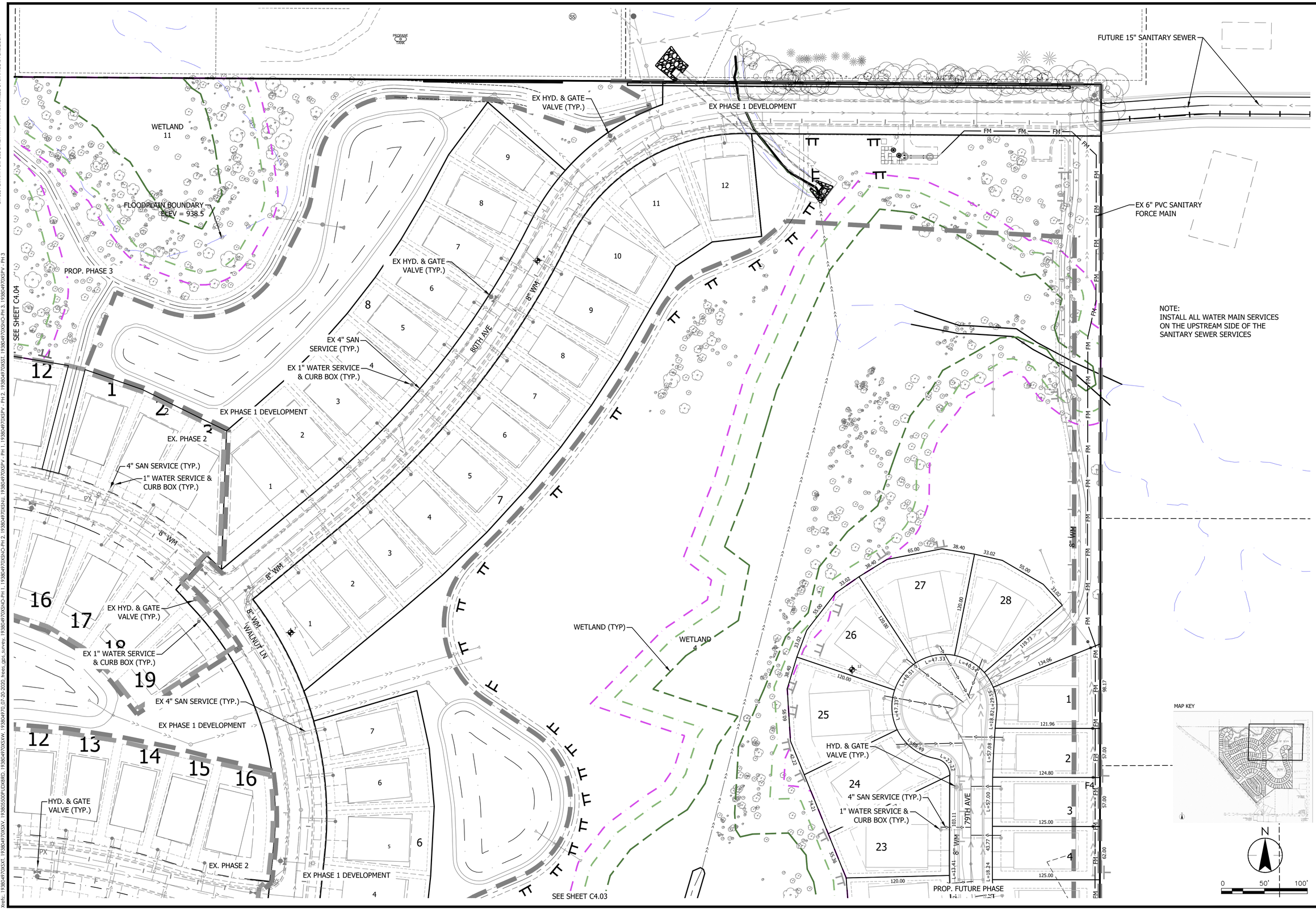
Plot Date: 03/20/2023 - 2:01pm
Drawing: C:\Users\mfred01\AppData\Local\Temp\acpub\181134\193805509\DC401.dwg
Xrefs: 193804970XSKT1, 193804970XSXV, 193805509PHD3RED, 193804970XSXW, 193804970_07-20-2020_trees_gps survey, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNU, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSST1, 193804970XSNO-PH 3, 193804970XSPV - PH 3



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SIGNATURE: _____

DATE: _____

M/I HOMES
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FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
SANITARY SEWER AND WATERMAIN PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
C4.05

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SIGNATURE: _____

DATE: _____

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
OVERALL STORM SEWER PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
C5.00

Plot Date: 04/14/2023 - 12:04pm
Drawing: C:\Users\tna\Desktop\Rush Creek\Civil\193806154 \\Civil\193805509PUDC500.dwg
Xrefs: 193804970XSXT, 193804970, 07-20-2020 Trees.dgn, survey, 193804970XXV, 193804970XXW, 193805509PUDXBRD, Drainage areas, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNJ, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSST, 193804970XSNO-PH 3, 193804970XSPV - PH 3

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Plot Date: 03/20/2023 - 2:07pm
Drawing: I:\Projects\193806154\Civil\11-xd\181134-V3805500PHDPC50_dwg
Xrefs: 193804970XSNU, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSST, 193804970XSNW, 193804970XSNO-PH 3, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNO, 193804970XSTL, 193804970, 07-20-2020 trees, gas, survey, 193804970XSXV, 193804970XSXW, 193805500PIDXBRD, Drainage areas, 193804970XSNO-PH 3, 193804970XSXO-PH 3

SEE SHEET C5.02
SEE SHEET C5.03

EX. PHASE 1 DEVELOPMENT
EX. PHASE 2 DEVELOPMENT
EX. PHASE 2 DEVELOPMENT
EX. PHASE 1 DEVELOPMENT

SHORELAND DISTRICT BOUNDARY
COUNTY ROAD 10
PRYCE DR
78TH PL
DRAINAGE BOUNDARY (TYP)

AD A9A
RIM 964.35
INV 960.42 12" NW

AD B16A
RIM 964.33
INV 961.26 12" SE

CBMH B15
RIM 965.60
INV 951.20 24" NW
INV 955.16 15" SW
INV 950.95 27" NE

AD B16
RIM 964.33
INV 958.61 12" NW
INV 957.31 12" SE
INV 956.65 12" SW
INV 956.40 15" NE

AD B16B
RIM 964.33
INV 958.06 12" SE
INV 958.06 12" NW

AD B16C
RIM 961.66
INV 958.49 12" NW

AD B19
RIM 962.69
INV 949.77 30" S
INV 957.95 12" NW
INV 949.77 30" E

CBMH B18
RIM 962.20
INV 950.23 30" SW
INV 950.23 30" N

CBMH B17
RIM 965.59
INV 950.81 27" SW
INV 950.56 30" NE

CB E11
RIM 961.59
INV 958.76 4" SE
INV 957.30 15" W

CBMH E12
RIM 961.59
INV 957.02 15" E
INV 958.76 4" SW
INV 957.02 15" S
INV 957.02 15" N

CBMH E13
RIM 962.48
INV 957.91 15" SE
INV 959.65 4" SW
INV 958.16 12" SW
INV 957.91 15" N

CB E14
RIM 962.61
INV 959.78 4" S
INV 958.21 15" NW

MH E4
RIM 959.99
INV 947.70 30" W
INV 947.70 30" E

FES E5
RIM 950.07
INV 947.20 30" W

AD D17B
RIM 954.19
INV 946.24 36" S
INV 946.24 36" N

MH D18
RIM 953.64
INV 947.02 36" W
INV 951.28 12" E
INV 947.02 36" N

OCS P9
RIM 953.30
INV 944.20 36" W
INV 947.25 36" E

FES P9
RIM 947.29
INV 943.88 36" E

INV 945.49 36" NE
INV 951.91 15" W

MAP KEY

0 50' 100'

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SIGNATURE: _____

DATE: _____

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
STORM SEWER PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
C5.01

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Plot Date: 03/20/2023 - 2:07pm
Drawing: n:\active\193806154\civil\011_sd\181134_193805500PHDC501.dwg
Xrefs: 193804970XSTL, 193804970XSNU, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSST, 193804970XSNW, 193805500PHDXBRD, Drainage areas, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNO-PH 3, 193804970XSTV, 193804970XSXV, 193804970XSXW

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PRINT NAME: _____ LIC. NO. _____

SIGNATURE: _____

DATE: _____

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
STORM SEWER PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
C5.02

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Plot Date: 03/20/2023 - 2:07pm
Drawing: I:\193804970\CAD\Civil\Infra\01-xD\181134\193805509PIUDC501.dwg
Xrefs: I:\193804970\SXT\193804970_07-20-2020 trees_qss survey.193804970XSV, 193804970XSW, 193805509PIUDXBD, Drainage areas, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNU, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSST, 193804970XSNW, 193804970XSNO-PH 3

EX PHASE 1 DEVELOPMENT
SEE SHEET C5.05
PROP. FUTURE PHASE
EX. PHASE 2 DEVELOPMENT
WETLAND BUFFER (TYP)
WETLAND (TYP)
WALNUT LANE
79TH AVE
WETLAND 3
DRAINAGE BOUNDARY (TYP)
SEE SHEET C2.05
SEE SHEET C5.02
EX. PHASE 2
78TH PL
XYLOID AVE
SEE SHEET C5.01
F1
F2
F3
MAP KEY

CBMH A23
RIM 959.55
INV 954.83 15" S
INV 954.83 15" NE

CBMH A22
RIM 959.67
INV 955.35 15" SE
INV 955.35 15" N

CBMH A21
RIM 961.52
INV 956.10 15" SE
INV 956.10 15" NW

CB A20
RIM 962.27
INV 956.79 15" NW

AD C8B
RIM 956.53
INV 952.81 12" E
INV 952.81 12" W

AD C8C
RIM 958.99
INV 955.83 12" W

AD B11C
RIM 964.20
INV 961.02 12" W

CBMH A2
RIM 969.47
INV 964.89 15" SE
INV 964.89 15" SW

CB A1
RIM 969.59
INV 965.18 15" NW

CB D8
RIM 962.03
INV 957.08 12" S

CBMH D9
RIM 961.50
INV 956.76 12" N
INV 956.56 15" SE

AD B19B
RIM 963.91
INV 959.74 12" SE

CBMH E1
RIM 961.13
INV 949.21 30" W
INV 956.32 15" S
INV 958.20 4" NW
INV 949.21 30" E

CBMH E2
RIM 961.08
INV 949.07 30" W
INV 958.20 4" NE
INV 949.07 30" E

AD B19A
RIM 963.59
INV 958.90 12" NW
INV 958.90 12" SE

MH E3
RIM 962.34
INV 948.88 30" W
INV 948.88 30" E

AD B19
RIM 962.69
INV 949.77 30" S
INV 957.95 12" NW
INV 949.77 30" E

CB E11
RIM 961.59
INV 958.76 4" SE
INV 957.30 15" W

CBMH E12
RIM 961.59
INV 957.02 15" E
INV 958.76 4" SW
INV 957.02 15" S
INV 957.02 15" N

CBMH B18
RIM 962.20
INV 950.23 30" SW
INV 950.23 30" N

CBMH B17
RIM 965.59
INV 950.81 27" SW
INV 950.56 30" NE

CBMH E13
RIM 962.48
INV 957.91 15" SE
INV 959.65 4" SW
INV 958.16 12" SW
INV 957.91 15" N

FES E5
RIM 950.07
INV 947.20 30" W

MH E4
RIM 959.99
INV 947.70 30" W
INV 947.70 30" E

FES D14
RIM 949.62
INV 947.25 24" E

MH D13
RIM 956.12
INV 947.44 24" NE
INV 947.55 24" S

CBMH D12
RIM 955.49
INV 950.88 15" NW
INV 948.38 18" SE
INV 947.98 24" SW

CB D10
RIM 954.00
INV 949.25 15" SW

MH D16
RIM 954.59
INV 945.36 36" SE
INV 945.36 36" S

CBMH D26
RIM 954.56
INV 950.99 15" E
INV 950.99 15" W

CB D24
RIM 956.19
INV 952.25 12" S

CBMH D11
RIM 954.00
INV 948.97 15" NE
INV 950.43 15" E
INV 950.23 18" NW

MH D17
RIM 954.69
INV 945.49 36" S
INV 945.49 36" NE

AD D17A
RIM 954.20
INV 945.74 36" S
INV 945.74 36" N

AD D17B
RIM 954.19
INV 946.24 36" S
INV 946.24 36" N

CBMH D25
RIM 956.19
INV 952.11 12" N
INV 951.91 15" W

MH D18
RIM 953.64
INV 947.02 36" W
INV 951.28 12" E
INV 947.02 36" N

OCS P9
RIM 953.30
INV 944.20 36" W
INV 947.25 36" E

FES P9
RIM 947.29
INV 943.88 36" E

FES D15
RIM 948.41
INV 945.00 36" SW

CBMH D37
RIM 950.76
INV 945.92 18" SE
INV 945.92 24" N

CBMH D35
RIM 952.74
INV 948.40 12" SW
INV 948.00 18" NW

CB D36
RIM 952.74
INV 948.68 12" NE

90'-15" STRM @ 0.80%
27'-15" STRM @ 1.00%
81'-12" STRM @ 2.00%
54'-15" STRM @ 2.00%
70'-15" STRM @ 1.00%
27'-30" STRM @ 0.70%
113'-30" STRM @ 0.50%
92'-30" STRM @ 1.00%
58'-15" STRM @ 1.00%
128'-30" STRM @ 1.00%
109'-30" STRM @ 1.09%
41'-30" STRM @ 1.20%
67'-36" STRM @ 0.68%
122'-15" STRM @ 0.37%
136'-24" STRM @ 0.69%
98'-18" STRM @ 1.00%
35'-15" STRM @ 1.00%
88'-15" STRM @ 0.64%
50'-36" STRM @ 0.27%
112'-15" STRM @ 0.82%
27'-27" STRM @ 0.38%
50'-36" STRM @ 1.00%
75'-36" STRM @ 1.01%
38'-12" STRM @ 1.00%
38'-15" STRM @ 2.00%

0 50' 100'

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PRINT NAME: _____ LIC. NO. _____

SIGNATURE: _____

DATE: _____

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
STORM SEWER PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
C5.03

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PRINT NAME: _____ LIC. NO. _____

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RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
STORM SEWER PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
C5.04

Plot Date: 04/14/2023 - 12:10pm
Drawing: C:\Users\tna\Documents\Projects\01_d0181 TNA\193806500\PUD\C5.01.dwg
Xrefs: 193804970XXT, 193804970, 07-20-2020, trees, gps survey, 193804970SXV, 193804970SXW, 193805500PHJDXBRD, Drainage areas, 193804970XSNO-PH 2, 193804970XSNO-PH 1, 193804970XSNJ, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSST, 193804970XSXW, 193804970XSNO-PH 3, 193804970XSNO-PH 2

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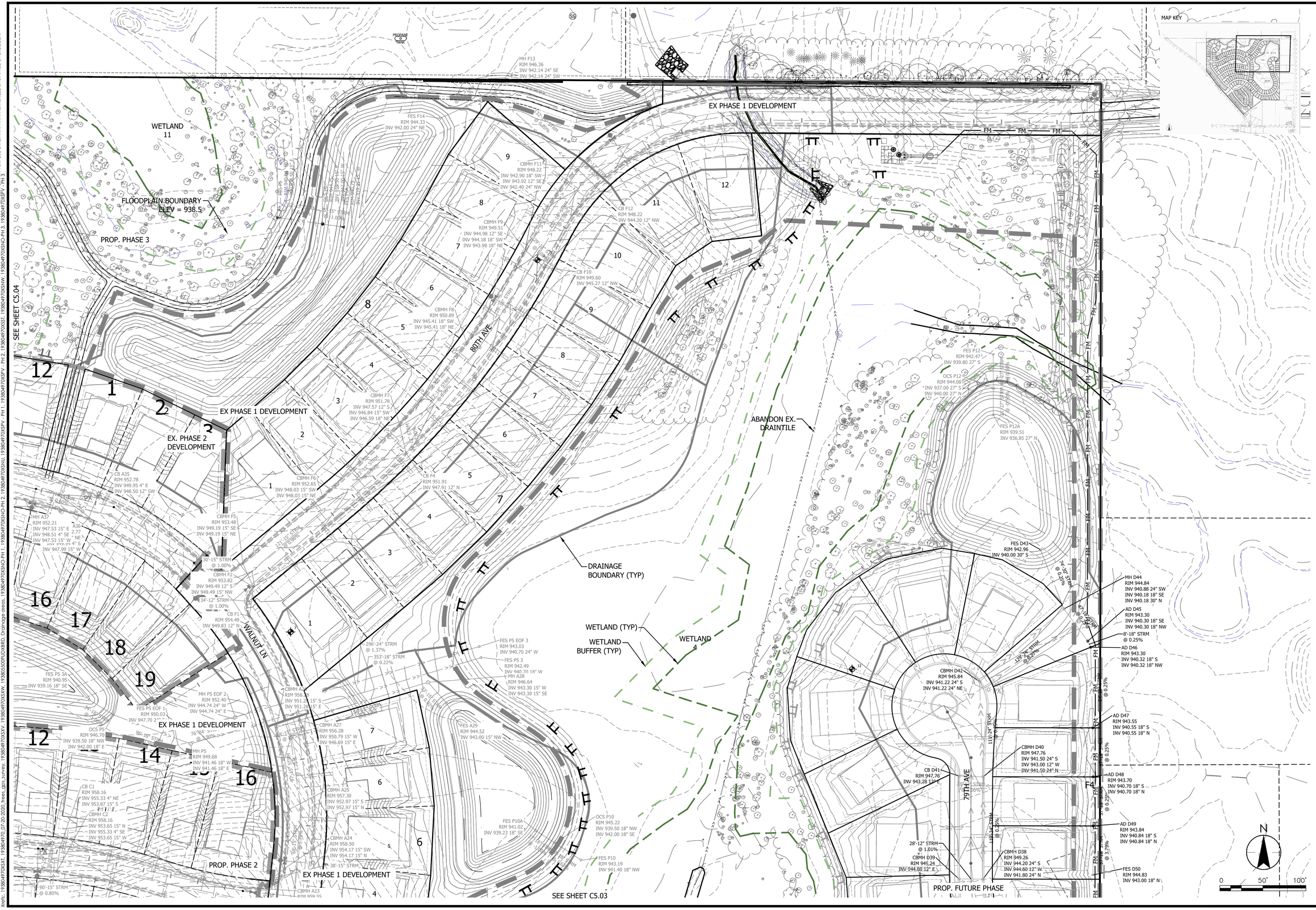
Plot Date: 03/20/2023 - 2:07pm
Drawing: C:\Users\tyler.anderson\Documents\Projects\193804970\01\d01811SA\193805609PUDCS01.dwg
Xrefs: 193804970XSTM - PH 2.dwg, 193804970XSNO - PH 1.dwg, 193804970XSNU - PH 2.dwg, 193804970XSPV - PH 1.dwg, 193804970XSPV - PH 2.dwg, 193804970XSST.dwg, 193804970XSNW.dwg, 193804970XSNO-PH 3.dwg, 193805500PHJDX88D_Drainage areas.dwg



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PRINT NAME: _____ LIC. NO. _____

SIGNATURE: _____

DATE: _____

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
STORM SEWER PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
C5.05

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Plot Date: 04/14/2023 - 1:06pm
Drawing: I:\2019\05\50\PH\01\19380549700XSNF-PH 1, 19380549700XSNF-PH 2, 19380549700XSNF-PH 3, 19380549700XSNO-CR10, 19380549700XSNO-PH 1, 19380549700XSNO-PH 2, 19380549700XSNO-PH 3, 19380549700XSPV - PH 1, 19380549700XSPV - PH 2, 19380549700XSPV - PH 3, 19380549700XSRV, 19380549700XST, 19380549700XSW, 19380549700XSX, 19380549700XSY, 19380549700XSZ, 19380549700XSZA, 19380549700XSZB, 19380549700XSZC, 19380549700XSZD, 19380549700XSZE, 19380549700XSZF, 19380549700XSZG, 19380549700XSZH, 19380549700XSZI, 19380549700XSZJ, 19380549700XSZK, 19380549700XSZL, 19380549700XSZM, 19380549700XSZN, 19380549700XSZO, 19380549700XSZP, 19380549700XSZQ, 19380549700XSZR, 19380549700XSZS, 19380549700XSZT, 19380549700XSZU, 19380549700XSZV, 19380549700XSZW, 19380549700XSZX, 19380549700XSZY, 19380549700XSZZ, 19380549700XSZZA, 19380549700XSZZB, 19380549700XSZZC, 19380549700XSZZD, 19380549700XSZZE, 19380549700XSZZF, 19380549700XSZZG, 19380549700XSZZH, 19380549700XSZZI, 19380549700XSZZJ, 19380549700XSZZK, 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SEE SHEET L1.02

78TH PLACE

5' WIDE SIDEWALK

28' ROAD (TYP.)

50' ROW (TYP.)

78TH PLACE

F3

ST THOM
20020 CO
HAMEL M

CITY OF CORCORAN
8200 CO RD NO 116
HAMEL MN 55340

COUNTY ROAD 10

CITY OF CORCORAN
8200 CO RD NO 116
CORCORAN MN 55340

DALE & PATRICIA PATNODE
1200 NICOLLET AVE #209
MINNEAPOLIS MN 55403

DALE PATNODE
1200 NICOLLET MALL #209
MINNEAPOLIS MN 55403

PERRY W & MARGARET L MILLER
20102 COUNTY RD #10
HAMEL MN 55340

JOSEPH ANDRES
8220 CAIN RD
CORCORAN MN 55340

10-50 PROPERTIES LLC
4279 HAWKSBURY CIR
EAGAN MN 55123

C.S.A.H. 50

SCOTT & MARIE TREPTAU

N

0 50 100

MAP KEY

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

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PRINT NAME: JACOB BURGSTAHLER

SIGNATURE: Jacob C Burgstahler

DATE: 03/20/2023

LIC. NO.: 54476

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 2
LANDSCAPE PLAN

NO	REVISION	DATE
	PUD Submittal	03/20/23

SURVEY	
DRAWN	
DESIGNED	
CHECKED	----
APPROVED	
PROJ. NO.	193805500

SHEET NUMBER
L1.01

Plot Date: 03/17/2023 - 2:26pm
Drawing: C:\Users\jacob.burgstahler\Documents\Projects\193805500\Drawings\Landscape\Sheets\L1.01.dwg
Xref's: 193805500PLIDX&RD, 193804970XSW, 193804970XST, 193804970XSV, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSNO-PH 3, 193804970XSNO-CR10, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSNF-PH 1, 193804970XSNF-PH 2, 193804970XSNF-PH 3, 193804970XSNF-PH 4, 193804970XSNO-CR10, 193

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SEE SHEET L1.04

79TH PLACE

5' WIDE SIDEWALK

28' ROAD (TYP.)

50' ROW (TYP.)

28' ROAD (TYP.)

50' ROW (TYP.)

5' WIDE SIDEWALK

79TH AVE

XYLOID LANE

50' ROW (TYP.)

79TH AVE

28' ROAD (TYP.)

5' WIDE SIDEWALK

10' WIDE TRAIL

COUNTY ROAD 40

ROBERT & THERESA CROUSE
20301 CO RD NO 10
HAMEL MN 55340

RELOCATE SWO TREES 5' BEHIND BACK OF SIDEWALK

SEE SHEET L1.03

WALNUT LANE

50' ROW (TYP.)

28' ROAD (TYP.)

50' ROW (TYP.)

78TH PLACE

80' ROW (TYP.)

STREET LIGHT (TYP.)

10' WIDE TRAIL

LANDSCAPE BERM

FUTURE TURN LANES TO BE DESIGNED BY OTHERS

28' ROAD (TYP.)

50' ROW (TYP.)

78TH PLACE

5' WIDE SIDEWALK

SEE DETAIL LEFT

MAP KEY

N

0 50 100

SEE SHEET L1.01

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PRINT NAME: JACOB BURGSTAHLER

SIGNATURE: Jacob C Burgstahler

DATE: 03/20/2023

LIC. NO. 54476

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 2
LANDSCAPE PLAN

NO	REVISION	DATE
	PUD Submittal	03/20/23

SURVEY	
DRAWN	
DESIGNED	
CHECKED	---
APPROVED	
PROJ. NO.	193805500

SHEET NUMBER
L1.02

Plot Date: 03/17/2023 - 2:19pm
Drawing: I:\2019\193805500\PLD\Infra01\L1.01-L1.04 Infra01 Overall Site Plan.dwg
Xrefs: I:\2019\193805500\PLD\ERD_193804970XSKW_193804970XSV_193804970XSNO-PH 1_193804970XSNO-PH 2_193804970XSPV - PH 1_193804970XSPV - PH 2_193804970XSNO-CR10_193804970XSNF-PH 3_193804970XSNF-PH 2_193804970XSNF-PH 1_193804970XSNF-PH 4_193804970XSNO-PH 3_193804970XSCS_PH 2

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PRINT NAME: JACOB BURGSTAHLER
SIGNATURE: Jacob C Burgstahler
DATE: 03/20/2023
LIC. NO. 54476

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 2
LANDSCAPE PLAN

NO	REVISION	DATE
	PUD Submittal	03/20/23

SURVEY	
DRAWN	
DESIGNED	
CHECKED	----
APPROVED	
PROJ. NO.	193805500

SHEET NUMBER
L1.03

Plot Date: 03/17/2023 - 2:27pm
Plotted by: Jacob.Burgstahler
Xrefs: 193805500PLDXBID, 193804970XSW, 193804970XSNE-PH 3, 193804970XSNE-PH 1, 193804970XSNE-PH 2, 193804970XSNO-PH 3, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSPV - PH 2, 193804970XSPV - PH 1, 193804970XSNO-CR10, 193804970XSNE-PH 3, 193804970XSNE-PH 1, 193804970XSNE-PH 2, 193804970XSNE-PH 4, 193804970XSNO-PH 3, 193804970XSNO-PH 2, 193804970XSNO-PH 1
Plotted: N:\Projects\193805500\Drawings\Landscape\Sheets\L1.03 M-I HOMES - RUSH CREEK RESERVE - CORCORAN, MN - FINAL PUD - PHASE 2.dwg

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Xrefs: 193805500PHLDXBRD, 193804970XSW, 193804970XST, 193804970XSV, 193804970XNO-PH 1, 193804970XNO-PH 2, 193804970XSFV - PH 1, 193804970XSFV - PH 2, 193804970XNO-CRT0, 193804970XSNF-PH 1, 193804970XSNF-PH 2, 193804970XSNF-PH 3, 193804970XSNF-PH 4, 193804970XNO-PH 3, 193804970XSCP-PH 3

MAP KEY

THOMAS J & SUSAN STOCK
7202 TOPVIEW RD
EDEN PRAIRIE MN 55346

JOHN C GLEASON
20310 CO RD NO 10
HAMEL MN 55340

WETLAND 8
WETLAND 9
WETLAND 10
WETLAND 11
WETLAND 6

8' COMMUNITY GREENWAY TRAIL PER DETAIL STR-21
8' WIDE TRAIL
SEE DETAIL C/L106
WETLAND PROTECTION SIGN (TYP.)
SEE SHEET L1.05
5' WIDE SIDEWALK
WALNUT LANE
XYLOID LANE
28' ROAD (TYP.)
50' ROW (TYP.)
STREET LIGHT (TYP.)
79TH PLACE
SEE SHEET L1.02

20.0'
8.0'

BO 2	SL 1	NA 1	SWO 2
FF 1	HO 1	SY 3	BF 3
SM 1	KC 2	BO 1	CH 3
SY 1	SM 1	FF 1	PG 2
VF 3	SWO 5	IR 3	NA 1
BF 2	SM 1	NA 3	SWO 1
VF 1	FF 1	IR 1	CH 1
VF 1	BO 1	RB 1	BO 1

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0 50 100

Plot Date: 04/14/2023 - 1:48pm
Plotted By: Jacob Burgstahler - jburgstahler@stantec.com
Drawing: L1.04 - LANDSCAPE PLAN.dwg

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PRINT NAME: JACOB BURGSTAHLER
SIGNATURE: Jacob C Burgstahler
DATE: 03/20/2023
LIC. NO. 54476

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 2
LANDSCAPE PLAN

NO	REVISION	DATE
	PUD Submittal	03/20/23

SURVEY	
DRAWN	
DESIGNED	
CHECKED	----
APPROVED	
PROJ. NO.	193805500

SHEET NUMBER
L1.04

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Plot Date: 03/17/2023 - 2:25pm
Drawing: I:\193805500\PH\CAD\LDP\193805500PHLDP101.dwg
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MR & MRS DAVID FOY
8115 CO RD NO 116
HAMEL MN 55340

CHARLES & KAREN LYMANGOOD
8105 CO RD NO 116
HAMEL MN 55340

DUANE J & JANICE C POPOVICH
8101 CO RD NO 116
HAMEL MN 55340

TEMPORARY TURN-AROUND

FUTURE 80TH AVE

WETLAND 11

STREET LIGHT (TYP.)

5' WIDE SIDEWALK

8' WIDE TRAIL

12' WIDE TRAIL

80TH AVE

SEE SHEET L1.04

STREET LIGHT (TYP.)

28' ROAD (TYP.)

50' ROW (TYP.)

5' WIDE SIDEWALK

28' ROAD (TYP.)

50' ROW (TYP.)

80TH AVE

STREET LIGHT (TYP.)

5' WIDE SIDEWALK

WALNUT LANE

79TH PLACE

WETLAND 4

10' WIDE TRAIL

SEE SHEET L1.03

RONALD L RUEHLING
8065 CO RD NO 116
HAMEL MN 55340

12' WIDE TRAIL

SEE DETAIL B/L106

DANIEL P CARLSON
8045 CO RD NO 116
HAMEL MN 55340

STREET LIGHT (TYP.)

F4

79TH AVE

28' ROAD (TYP.)

50' ROW (TYP.)

VIRGIL W SPEARS
LOURRIENE L SPEARS
8025 CITY RD 116
HAMEL MN 55340

MAP KEY

N

0 50 100

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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: JACOB BURGSTAHLER
SIGNATURE: Jacob C Burgstahler
DATE: 03/20/2023
LIC. NO.: 54476

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 2
LANDSCAPE PLAN

NO	REVISION	DATE
	PUD Submittal	03/20/23

SURVEY	
DRAWN	
DESIGNED	
CHECKED	---
APPROVED	
PROJ. NO.	193805500

SHEET NUMBER
L1.05

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PLANT PALETTE

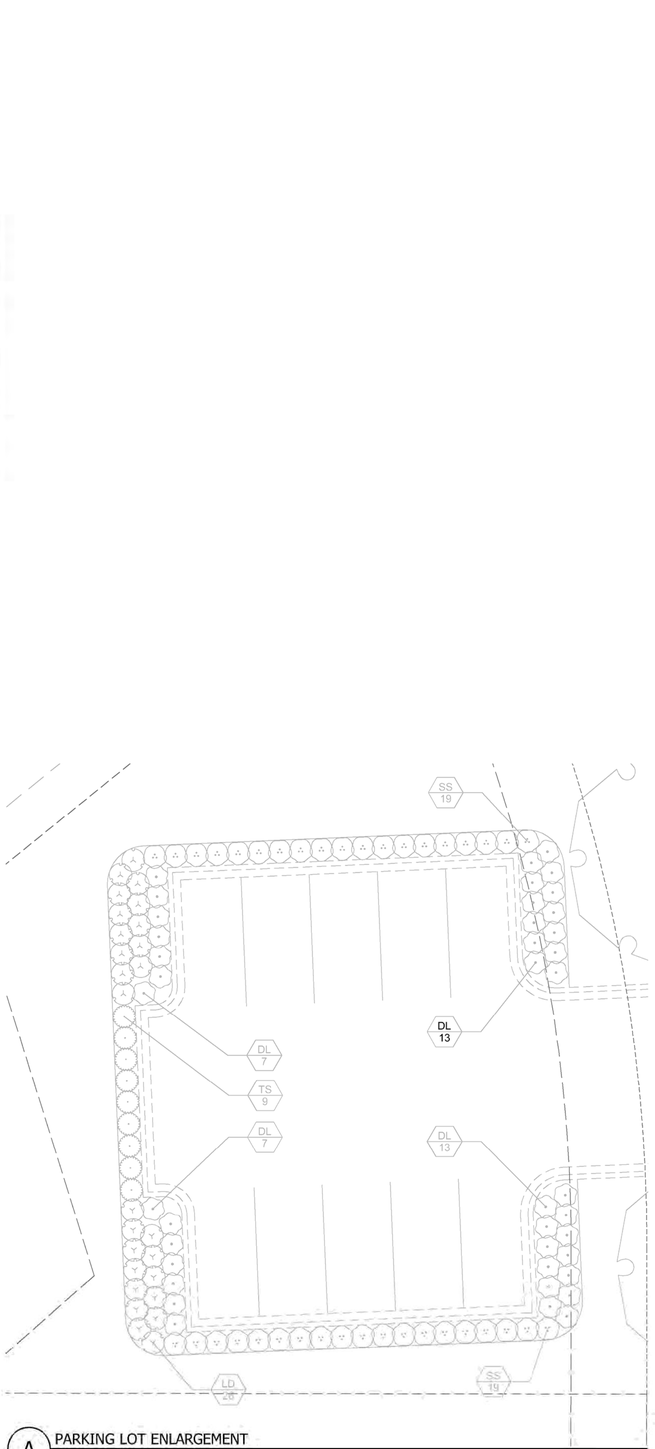
Trees	Botanical/Common	Cont	Phase 1 QTY	Phase 2 QTY	Phase 3 QTY
	Acer saccharinum 'Bailsta' / Fall Fiesta Silver Maple	2.5" B&B	12	17	13
	Acer x freemanii / Freeman Maple	2.5" B&B	5	1	-
	Acer x freemanii `Sienna` TM / Sienna Glen Maple	2.5" B&B	16	-	-
	Aplatanus occidentalis / American Sycamore	2.5" B&B	11	24	20
	Betula nigra / River Birch	2.5" B&B	22	9	16
	Betula platyphylla 'Fargo' TM / Dakota Pinnacle Asian White Birch	2.5" B&B	8	15	12
	Celtis occidentalis / Common Hackberry	2.5" B&B	5	15	13
	Ginkgo Biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	2.5" B&B	16	12	11
	Gleditsia triacanthos inermis `Shademaster` / Shademaster Honey Locust	2.5" B&B	13	17	16
	Gleditsia triacanthos var inermis 'Harve' / Northern Acclaim Honeylocust	2.5" B&B	11	17	11
	Gymnocladus dioicus 'UMNSynergy' / True North Kentucky Coffeetree	2.5" B&B	21	11	13
	Ostrya virginiana / Ironwood	2.5" B&B	15	22	16
	Picea glauca 'Densata' / Black Hills White Spruce	6` ht	16	11	-
	Picea pungens / Colorado Spruce	6` ht	5	3	-
	Pinus nigra / Austrian Black Pine	6` ht	9	5	-
	Pinus ponderosa / Ponderosa Pine	6` ht	11	2	-
	Quercus bicolor / Swamp White Oak	2.5" B&B	28	28	17
	Quercus macrocarpa / Burr Oak	2.5" B&B	7	3	15
	Quercus rubra / Red Oak	2.5" B&B	1	2	-
	Quercus x macdanielii 'Clemons' / Heritage Oak	2.5" B&B	15	16	15
	Tilia americana 'Sentry' / American Sentry Linden	2.5" B&B	10	13	11
	Ulmus americana 'Valley Forge' / Valley Forge Elm	2.5" B&B	21	26	23
	Ulmus x 'New Horizon' / New Horizon Elm	2.5" B&B	17	3	6

Shrubs	Botanical/Common	Cont	Phase 1 QTY	Phase 2 QTY	Phase 3 QTY
	Cornus baileyi / Bailey's Red-twig Dogwood	#5 15-18" HT	67	29	20
	Diervilla lonicera / Dwarf Bush Honeysuckle	CONTAINER	-	40	-
	Euonymus alatus / Winged Euonymus	#5 15-18" HT	21	22	18
	Physocarpus opulifolius `Donna May` / Ninebark Little Devil	CONTAINER 15-18" HT	-	26	-
	Spiraea bumalda `Tor` / Tor Spirea	CONTAINER 15-18" HT	-	9	-
	Spiraea x bumalda `Denistar` / Superstar Spirea	CONTAINER	-	38	-
	Syringa patula `Miss Kim` / Miss Kim Lilac	#5	40	-	-

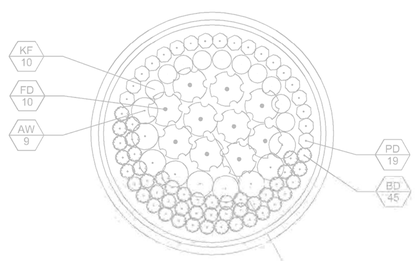
Grasses	Botanical/Common	Cont	Phase 1 QTY	Phase 2 QTY	Phase 3 QTY
	Calamagrostis x acutiflora `Karl Foerster` / Karl Foerster's Feather Grass	#1	100	-	20
	Echinacea x `After Midnight` / After Midnight Coneflower	#1	104	-	-
	Hemerocallis x `Baja` / Baja Daylily	#1	-	-	90
	Sporobolus heterolepis / Prairie Dropseed	#2	96	-	38

Sod/Seed	Botanical/Common	Cont	Phase 1 SF	Phase 2 SF	Phase 3 SF
	Sodding Type Lawn	sod	53,610	32,175	32,853
	Sodding Type Lawn - Lot Owner Establishment	sod	314,080	423,106	378,453
	Upland Prairie Mix (MnDOT 35-241)	seed	205,861	22,106	115,674
	Emergent Marsh Mix (MnDOT 34-181)	seed	17,760	-	88,260
	Temp Seed Mix (MnDOT 22-111)	seed	178,825	-	-

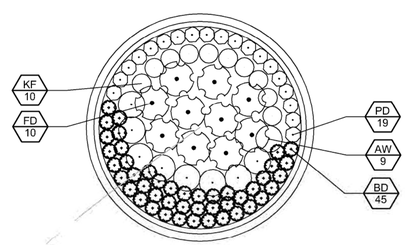
Wetland Bank	Botanical/Common	Cont	Phase 1 AC	Phase 2 AC	Phase 3 AC
	Shallow Marsh - Zone 1 (MnDOT 34-181)	seed	-	-	2.4
	Wet Meadow - Zone 2A (MnDOT Pilot Mix)	seed	-	-	1.1
	Wet Meadow - Zone 2B (MnDOT 34-271)	seed	-	-	2.6
	Wet Meadow - Zone 2C (MnDOT 34-271)	seed	-	-	0.1
	Hardwood Swamp - Zone 3 (MnDOT 34-261)	seed	-	-	1.8
	Upland Forest - Zone 4 (MnDOT 34-211)	seed	-	-	2.4
	Prairie - Zone 5 (MnDOT 35-541)	seed	-	-	3.4
	Wet Prairie - Zone 6 (MnDOT 34-262)	seed	-	-	0.1



A PARKING LOT ENLARGEMENT
SCALE 1"=10'



B RAB ENLARGEMENT
SCALE 1"=10'



C RAB ENLARGEMENT
SCALE 1"=10'

PLANT SCHEDULE

SOD/SEED

Upland Prairie Mix - MnDOT 35-241

Big Bluestem | Andropogon gerardii

Indian Grass | Sorghastrum nutans

Side-oats Grama | Bouteloua curtipendula

Little Bluestem | Schizachyrium scoparium

Nodding Wild Rye | Elymus canadensis

Slender Wheatgrass | Elymus trachycaulus

Kalm's Brome | Bromus kalmii

Prairie Dropseed | Sporobolus heterolepis

Switchgrass | Panicum virgatum

Black-eyed Susan | Rudbeckia hirta

Purple Prairie Clover | Dalea purpurea

Early Sunflower | Heliopsis helianthoides

Blue Giant Hyssop | Agastache foeniculum

Lead Plant | Amorpha canescens

Canada Milk Vetch | Astragalus canadensis

White Prairie Clover | Dalea candida

Canada Tick Trefoil | Desmodium canadense

Stiff Sunflower | Helianthus pauciflorus

Wild Bergamot | Monarda fistulosa

Stiff Goldenrod | Oligoneuron rigidum

Smooth Aster | Symphyotrichum laeve

Hoary Vervain | Verbena stricta

Golden Alexanders | Zizia aurea

Common Milkweed | Asclepias syriaca

Butterfly Milkweed | Asclepias tuberosa

Blue Vervain | Verbena hastata

Rough Blazing Star | Liatris aspera

Great Blazing Star | Liatris pycnostachya

Heath Aster | Symphyotrichum ericoides

Oats | Avena sativa

Emergent Marsh Mix - MnDOT 34-181

American Slough Grass | Beckmannia syzigachne

Rice Cut Grass | Leersia oryzoides

Tall Manna Grass | Glyceria grandis

River Bulrush | Bolboschoenus fluviatilis

Soft Stem Bulrush | Schoenoplectus tabernaemontani

Hree-Square Bulrush | Schoenoplectus pungens

Bristly Sedge | Carex comosa

Least Spikerush | Eleocharis acicularis

Marsh Spikerush | Eleocharis palustris

Lake Sedge | Carex lacustris

Woolgrass | Scirpus cyperinus

Tussock Sedge | Carex stricta

Torrey's Rush | Juncus torreyi

Giant Bur Reed | Sparganium eurycarpum

Common Water Plantain | Alisma triviale

Broad-Leaved Arrowhead | Sagittaria latifolia

Sweet Flag | Acorus americanus

Marsh Milkweed | Asclepias incarnata

Temporary Mix - MnDOT 22-111

Slender Wheatgrass / Elymus trachycaulus

Perennial Ryegrass / Lolium perenne

Alfalfa / Medicago sativa

Red Clover / Trifolium pratense

Sodding Type Lawn

WETLAND BANK

SHALLOW MARSH - ZONE 1
MnDOT 34-181
2.4 ACRES

WET MEADOW - ZONE 2A
MnDOT Pilot Mix
1.1 ACRES

WET MEADOW - ZONE 2B
MnDOT 34-271
2.6 ACRES

WET MEADOW - ZONE 2C
MnDOT 34-271
0.1 ACRES

HARDWOOD SWAMP - ZONE 3
MnDOT 34-261
1.8 ACRES

UPLAND FOREST - ZONE 4
MnDOT 34-211
2.4 ACRES

PRAIRIE - ZONE 5
MnDOT 35-541
3.4 ACRES

WET PRAIRIE - ZONE 6
MnDOT 34-262
0.1 ACRES

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St. Paul, MN 55113
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PRINT NAME: JACOB BURGSTAHLER
SIGNATURE: Jacob Burgstahler
DATE: 03/20/2023
LIC. NO. 54476

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 2
PLANT SCHEDULE

NO	REVISION	DATE
	PUD Submittal	03/20/23

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193805500

SHEET NUMBER
L1.06

Plot Date: 03/17/2023 - 2:28pm
Drawing: C:\Users\jacob.burgstahler\Documents\Projects\Rush Creek\Rush Creek Phase 2\Rush Creek Phase 2 Plan Set_Jacob.rvt
Xrefs: 193805500PHDBASE, 193804970XKW, 193804970XXT, 193804970XSV, 193804970XNO-PH 1, 193804970XNO-PH 2, 193804970XSNE-PH 2, 193804970XSNE-PH 4, 193804970XNO-PH 3, 193804970XSNE-PH 1, 193804970XNO-CR10, 193804970XSPV - PH 2, 193804970XSPV - PH 1

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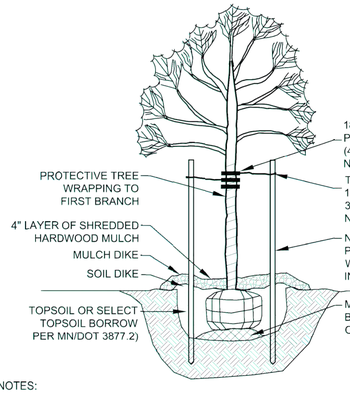
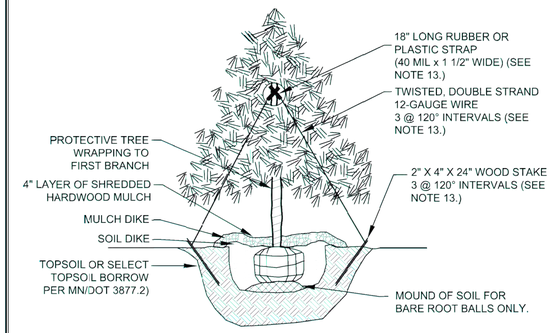


NOTES:

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 CF MOUND.
8. PLANT TREE SO TOP OF ROOT BALL IS FLUSH WITH TOP OF SOIL.
9. FILL HOLE ⅔ 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.

WENCK ASSOCIATES	CLIENT	PROJECT	STANDARD PLATES
Responsive partner. Exceptional outcomes. 1800 PIONEER CREEK CENTER 763-476-6010 MAPLE PLAIN, MN 55359 763-478-4240 Web Site www.wenck.com	CITY OF CORCORAN	SHEET TITLE	DECIDUOUS TREE PLANTING

REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
				NPW	RWS	RWS	JAN 2018	2294-00	LAN-1	
							SCALE			



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WENCK ASSOCIATES	CLIENT	PROJECT	STANDARD PLATES
Responsive partner. Exceptional outcomes. 1800 PIONEER CREEK CENTER 763-476-6010 MAPLE PLAIN, MN 55359 763-478-4240 Web Site www.wenck.com	CITY OF CORCORAN	SHEET TITLE	CONIFEROUS TREE PLANTING

REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
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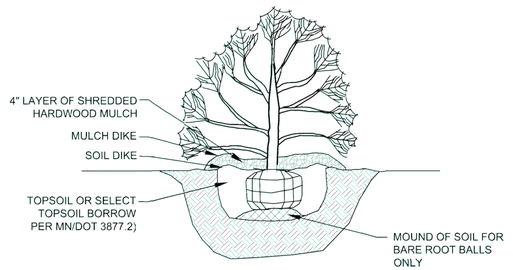

NOTES:

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WENCK ASSOCIATES	CLIENT	PROJECT	STANDARD PLATES
Responsive partner. Exceptional outcomes. 1800 PIONEER CREEK CENTER 763-476-6010 MAPLE PLAIN, MN 55359 763-478-4240 Web Site www.wenck.com	CITY OF CORCORAN	SHEET TITLE	DECIDUOUS SHRUB PLANTING

REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
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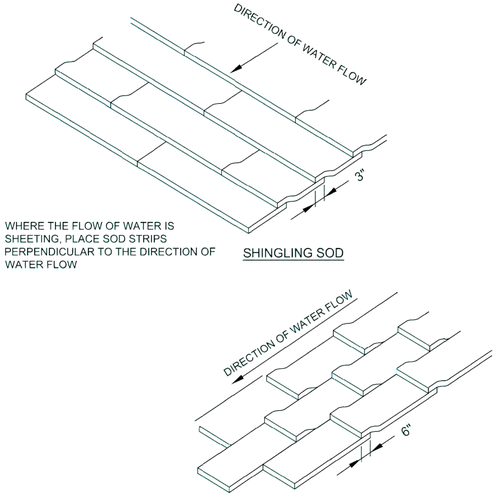
							SCALE			



WHERE THE FLOW OF WATER IS SHEETING, PLACE SOD STRIPS PERPENDICULAR TO THE DIRECTION OF WATER FLOW

SHINGLING SOD

OVERLAPPING SOD

WHERE THE FLOW OF WATER IS CONCENTRATED, PLACE SOD STRIPS PARALLEL TO THE DIRECTION OF WATER FLOW

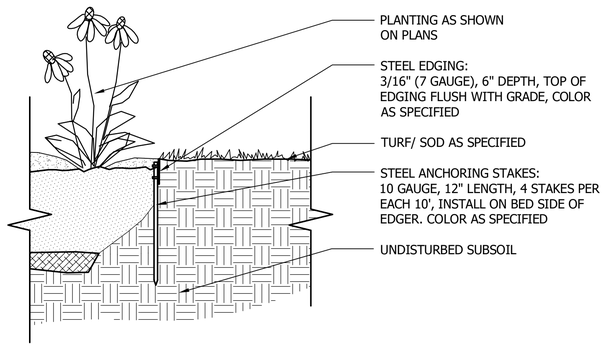
NOTES:

1. BEFORE LAYING SOD, RAKE SOIL TO BREAK CLODS & REMOVE DEBRIS.
2. INSURE CONTACT BETWEEN SOD AND NATIVE SOIL.

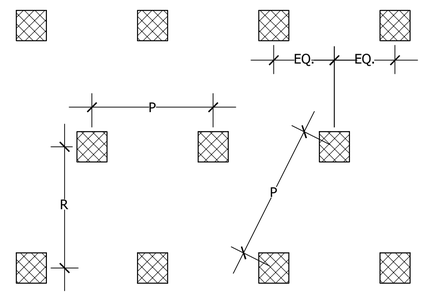
WENCK ASSOCIATES	CLIENT	PROJECT	STANDARD PLATES
Responsive partner. Exceptional outcomes. 1800 PIONEER CREEK CENTER 763-476-6010 MAPLE PLAIN, MN 55359 763-478-4240 Web Site www.wenck.com	CITY OF CORCORAN	SHEET TITLE	SOD PLACEMENT

REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
				NPW	RWS	RWS	JAN 2018	2294-00	LAN-4	
							SCALE			

NOTE:
- CONTRACTOR TO PROVIDE SAMPLES OF STEEL EDGING AND COLOR OPTIONS FOR APPROVAL.
- SEE PLANS FOR LOCATION OF STEEL EDGING. STEEL EDGING LOCATED BETWEEN SOD AND PERENNIAL PLANTING AREAS AND BETWEEN PLANTING AREAS AND NATURALIZED AREAS.



TYPICAL EDGER DETAIL



PLANT SPACING (ON CENTER)

P= PLANT SPACING, R= ROW SPACING

P (FT.)	R (FT.)
.50	.43
.67	.58
.83	.72
1.00	.87
1.25	1.08
1.50	1.30
2.00	1.73
2.50	2.17
3.00	2.60
4.00	3.46
5.00	4.33
6.00	5.20

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2335 Highway 36 W
St. Paul, MN 55113
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PRINT NAME: JACOB BURGSTAHLER

SIGNATURE: Jacob C Burgstahler

DATE: 03/20/2023 LIC. NO. 54476

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 2

PLANTING DETAILS

NO	REVISION	DATE
	PUD Submittal	03/20/23

SURVEY	
DRAWN	
DESIGNED	
CHECKED	----
APPROVED	
PROJ. NO.	193805500

SHEET NUMBER
L1.07

Plot Date: 03/17/2023 - 2:29pm
Drawing name: C:\Users\jacob.burgstahler\Documents\Projects\Rush Creek Reserve\Civil\Drawings\Preliminary Plat\Sheets\L1.07 PLANTING DETAILS.dwg
Xrefs: 193805500PHLIDX&RD, 193804970XSW, 193804970XST, 193804970XSNF-PH 1, 193804970XSNO-PH 1, 193804970XSNO-PH 2, 193804970XSPV - PH 1, 193804970XSPV - PH 2, 193804970XSNO-CR10, 193804970XSNF-PH 2, 193804970XSNF-PH 3, 193804970XSNF-PH 4, 193804970XSNO-PH 3, 193804970XSNO-CR10

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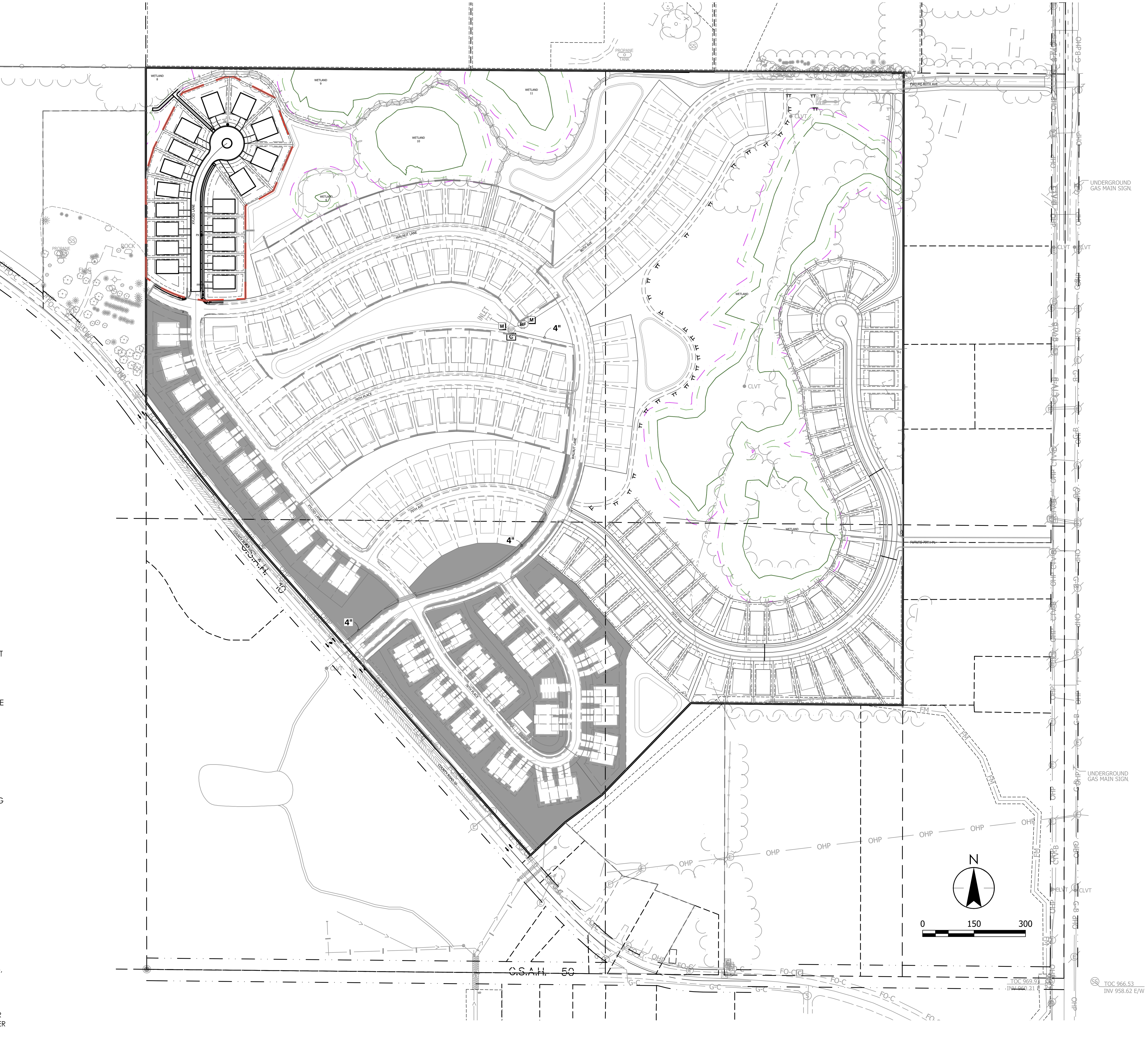

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
(shaded area)	Area to Receive Irrigation
(shut off valve symbol)	Shut Off Valve
BF	Febco 825Y 4" Reduced Pressure Backflow Preventer
C	Baseline BL-3200P Two-wire controller in 16-gauge stainless-steel pedestal enclosure, expandable up to 200 stations. With rain switch.
BP	Booster Pump
— — — —	Irrigation Mainline: PVC Schedule 40
= = = =	Pipe Sleeve: PVC Class 200 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.

NOTES:

1. CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR MAINTENANCE OF THE PLANTINGS, INCLUDING WATERING, WEEDING, MULCHING, PRUNING, STAKING, WRAPPING, FERTILIZING, AND ALL ELSE NECESSARY TO ENSURE HEALTHY GROWTH OF THE PLANTINGS.

2. TURF ESTABLISHMENT
   - 2.1. WATER SEEDED AND OR SODDED AREAS AS NECESSARY DURING THE ESTABLISHMENT PERIOD TO PROVIDE ESTABLISHMENT OF TURF OVER 90-PERCENT PER EACH SQUARE FOOT OF SEEDED AREAS AND 100-PERCENT OF SODDED AREAS.

3. MAINTENANCE
   - 3.1. MAINTAIN RESTORED AREAS IN ACCORDANCE WITH MNDOT SPEC. 2575.3K AND IN ACCORDANCE WITH THE 2014 MNDOT SEEDING MANUAL. CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE ACTIVITIES AS REQUIRED TO ENSURE PROPER SEED GROWTH, INCLUDING BUT NOT LIMITED WEED CONTROL, WATERING, AND MOWING.
   - 3.2. RESTORED AREAS THAT HAVE BEEN SATISFACTORILY COMPLETED AND ARE DISTURBED BY ADDITIONAL CONSTRUCTION ACTIVITY REQUIRED BY THE TIMING AND SEQUENCING OF THE WORK SHALL BE RESTORED OVER TO THE SAME REQUIREMENTS OF THE ORIGINAL WORK.
   - 3.3. ANY SOD THAT DOES NOT SHOW DEFINITE GROWTH AND ESTABLISHMENT BY THE END OF THE ESTABLISHMENT PERIOD SHALL BE REPLACED AND ESTABLISHED AT THE PROPER SEASON BY THE CONTRACTOR AT HIS/HER EXPENSE.
   - 3.4. SEED MAINTENANCE SHALL BE DONE IN CONFORMANCE WITH THE 2014 MNDOT SEEDING MANUAL - MAINTENANCE REQUIREMENTS FOR YEAR 1.
   - 3.5. WATERING OF SEEDED AND SODDED AREAS SHALL BE DONE THROUGHOUT THE ESTABLISHMENT PERIOD TO ENSURE ESTABLISHMENT OF PERMANENT VEGETATION. THE CONTRACTOR WILL WORK TOGETHER WITH THE OWNER TO CREATE A WATERING SCHEDULE TO HELP ENSURE PROPER WATERING OF THE SEEDING AREAS. THE WATERING MUST BE APPROVED PRIOR TO OCCURRING BY THE OWNER, AND WATER TICKETS FOR SEEDED AREAS ONLY MUST BE SUBMITTED TO THE ENGINEER ON A WEEKLY BASIS.

4. WATERING
   - 4.1. WATER EACH PLANT WITHIN 2 HOURS OF PLANTING.
   - 4.2. WATER TO THOROUGHLY SATURATE ALL PLANTING SOIL.
   - 4.3. BRING PLANTING SOIL TO SPECIFIED LEVEL WITHIN 5-DAYS OF INITIAL WATERING AND SATURATE ADDITIONAL SOIL.
   - 4.4. WATER ALL PLANTS THOROUGHLY AS SOIL MOISTURE IS DEPLETED (AT LEAST ONCE PER WEEK DURING PERIODS OF AVERAGE RAINFALL) UNTIL THE WORK IS ACCEPTED.

5. MULCHING
   - 5.1. PLACE MULCH MATERIAL AS DESCRIBED ON DETAILS WITHIN 48 HOURS OF THE SECOND WATERING, UNLESS OTHERWISE APPROVED BY ENGINEER. DISH TOP OF BACKFILL TO ALLOW FOR MULCHING.

6. PRE-ACCEPTANCE MAINTENANCE PERIOD AND PLANT ESTABLISHMENT PERIOD
   - 6.1. WATER ALL PLANTS TO MAINTAIN AN ADEQUATE SUPPLY OF MOISTURE WITHIN THE ROOT ZONE. AN ADEQUATE SUPPLY OF MOISTURE IS THE EQUIVALENT OF 25 MM (1-INCH) OF ABSORBED WATER PER WEEK EITHER THROUGH NATURAL RAINFALL OR AUGMENTED BY PERIODIC WATERING. APPLY WATER AT A MODERATE RATE SO AS NOT TO DISPLACE THE MULCH OR FLOOD THE PLANTS.

Plot Date: 04/14/2023 - 1:51pm
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PRINT NAME: JACOB BURGSTAHLER
SIGNATURE: [signature]
DATE: 03/20/2023 LIC. NO. 54476

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 2
OVERALL IRRIGATION PLAN

NO	REVISION	DATE
	PUD Submittal	03/20/23
1	CITY REVIEW	04/07/22
2	REVISED PLAT	05/06/22

SURVEY	
DRAWN	
DESIGNED	
CHECKED	----
APPROVED	
PROJ. NO.	193805500

SHEET NUMBER
L2.00

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FIXTURE SCHEDULE			
MARK	IMAGE	MODEL	DESCRIPTION
PX		PROL2-72 L-425-4K 7-3	TYPE III DECORATIVE FIXTURE AT 15' AFF

PHOTOMETRIC RESULTS			
	MAX (FC)	MIN (FC)	AVG (FC)
ROAD A	6.8	0.0	0.7
ROAD B	6.8	0.0	0.7
ROAD C	6.9	0.0	0.5
ROAD D	6.8	0.0	0.5
ROAD E	6.2	0.0	0.6
ROAD F	6.5	0.0	0.8

ALL VALUES IN INITIAL FOOT-CANDLES AT GRADE

MAP KEY

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PRINT NAME: MIKE FITZPATRICK

SIGNATURE:

DATE: 2/11/2022

LIC. NO.: 53078

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
PHOTOMETRICS PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
E1.01

Plot Date: 03/21/2023 - 8:09am
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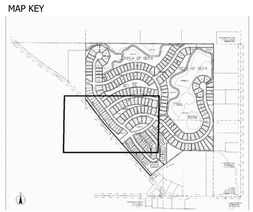
ROAD E	6.2	0.0	0.6
ROAD F	6.5	0.0	0.8

ALL VALUES IN INITIAL FOOT-CANDLES AT GRADE

MAP KEY



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0 50 100

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PRINT NAME: MIKE FITZPATRICK

SIGNATURE:

DATE: 2/11/2022

LIC. NO. 53078

M/I HOMES
RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
PHOTOMETRICS PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
E1.02

Plot Date: 03/21/2023 - 8:09pm
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Xrefs: 1938055000PH3DX84RD, 1938049700XSW, 1938049700XSXT, 1938049700XSV, 1938049700XSNO-PH 1, 1938049700XSNO-PH 2, 1938049700XSPV - PH 1, 1938049700XSPV - PH 2, PhotometRic_Results1cable, 1938049700XSNO-PH 3, 1938049700XSPV - PH 3

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FIXTURE SCHEDULE			
MARK	IMAGE	MODEL	DESCRIPTION
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ROAD F	6.5	0.0	0.8

ALL VALUES IN INITIAL FOOT-CANDLES AT GRADE

HENNEPIN ENGINEERING
THAYER, MN 55340

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PRINT NAME: MIKE FITZPATRICK

SIGNATURE:

DATE: 2/11/2022

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RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
PHOTOMETRICS PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
E1.03

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FIXTURE SCHEDULE

MARK	IMAGE	MODEL	DESCRIPTION
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PHOTOMETRIC RESULTS

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ROAD E	6.2	0.0	0.6
ROAD F	6.5	0.0	0.8

ALL VALUES IN INITIAL FOOT-CANDLES AT GRADE

NE CORNER OF THE NE1/4 OF THE SW1/4 OF THE SEC. 23, T119, R 23

E. LINE OF NE1/4 OF SW1/4 OF SEC. 23, T119, R23

JOHN C GLEASON
20310 CO RD NO 10
HAMEL MN 55340

THOMAS J & SUSAN STOCK
7202 TOPVIEW RD
EDEN PRAIRIE MN 55346

WETLAND 8

WETLAND 9

WETLAND 10

WETLAND 6

8' COMMUNITY GREENWAY TRAIL PER DETAIL STR-21

PROP. PHASE 3

PX

20.0'

8.0'

2.0'

0.8'

XYLOID AVE

WALNUT LN

STREET LIGHT (TYP.)

EX. PHASE 2 DEVELOPMENT

EX PHASE 1 DEVELOPMENT

79TH PL

SEE SHEET E1.05

SEE SHEET E1.03

SURVEY LINE PER HENNEPIN COUNTY STATE AID HIGHWAY NO. 10, PLAT 8

MAP KEY

N

0 50 100

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PRINT NAME: MIKE FITZPATRICK

SIGNATURE:

DATE: 2/11/2022

LIC. NO.: 53078

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3

PHOTOMETRICS PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
E1.04

Plot Date: 04/14/2023 - 12:14pm
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Plot Date: 03/21/2023 - 8:10am
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SIGNATURE:
DATE: 2/11/2022
LIC. NO.: 53078

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RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3
PHOTOMETRICS PLAN

NO	REVISION	DATE
	PUD Submittal	3/21/23

SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

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architectural area lighting

PROL2

ARCHITECTURAL AREA/SITE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

FEATURES

- Reliable, uniform, glare free illumination
- Types II, III, IV, V and custom distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral surge suppression
- 15 standard powder coat finishes
- Upgrade Kits

3000K and warmer CCTs only

PROVIDENCE®

Providence Large

RELATED PRODUCTS

PROV2 PROV2-LK PROS PROB

SPECIFICATIONS

CONSTRUCTION

- All housing components aluminum 360 alloy, sealed with continuous silicone rubber gaskets
- Standard configurations do not require a flat lens, optional lenses is tempered glass
- All internal and external hardware is stainless steel
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat
- Optical bezel finish is match the luminaire housing

LED/OPTICS

- Optical cartridge system consisting of a die cast heat sink, LED engine, TIR optics, gasket and bezel plate.
- Cartridge is easily disassembled to replace components. Optics are held in place without the use of adhesives.
- Molded silicone gasket ensures a weather-proof seal around each individual LED.
- Features revolutionary individual LED optical control based on high performance TIR optical designs.
- House Side Shield is available on Standard and Clear Lens options except any Type 5 distribution. House Side Shield is not available for any distribution using a Diffused Lens.

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL

- Luminaires have integral surge protection, UL recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J
- Drivers are UL recognized with an inrush current maximum of <20.0 Amps maximum at 230VAC
- Drivers are not be compatible with current sourcing dimmers, consult factory for current list of known compatible dimming systems, approved dimmers include Lutron Diva AVTV, Lutron Nova NFTV and NTFTV
- Driver and surge suppressor are mounted to a prewired tray with quick disconnects that may be removed from the gear compartment

CONTROLS

- Egress adapter(s) shall slip over a 4"/100mm DIA. pole with the luminaire or arm slipping over the adapter to add a total of 4.5"/114mm to the overall height. Adapter(s) shall be prewired, independently rotatable 359°, and have a cast access cover with an integral lens and lanyard.
- Photocell adapter shall include an internal twist lock receptacle. Photocell by others.
- Egress adapter shall require an auxiliary 120 volt supply for operation of an integral MR16 lamp in the event of emergency. The lamp may be aimed and locked into position with an adjustment range of 15°-45°. Adapter shall have a socket that accepts miniature bi-pin MR16 lamps up to 50 watts, lamp by others

CERTIFICATIONS

- ETL listed under UL 1598 and CSA C22.2 No. 250.0-08 for wet locations

WARRANTY

- See HLI Standard Warranty for additional information

KEY DATA	
LUMEN RANGE	2,526–17,415
WATTAGE RANGE	75.7–159.8
EFFICACY RANGE (LPW)	29–125.5
INPUT CURRENT RANGE (mA)	335/500/700 mA
WEIGHT	47 lbs / 21.3 kg
EPA	1.33

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17760 Rowland St, Rowland Heights, CA 91748 / Tel 626.968.5666 / Website www.aal.net

HUBBELL Lighting

architectural area lighting

PROL2

ARCHITECTURAL AREA/SITE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

ORDERING GUIDE

CATALOG # **Example:** PROL2-72L-325-3K7-4W-BL-SLA1-DF-HS-AD5-UNV

HOUSING

PROL2

Housing		LED Quantity		Lumen output		CCT/CRI		Distribution		Finish	
PROL2	Providence Large 2.0	72L	72 LED	270	450mA Microcore Crossover	5K7	5000K, 70 CRI	1	Type I	AGN	Antique Green
				335	335mA, 9000 Lumens	4K7	4000K, 70 CRI	2	Type II	BL	Black
				425	700mA Microcore Crossover	3K7	3000K, 70 CRI	3	Type III	BLT	Matte Black
				500	500mA, 13000 Lumens	AMB	Amber-595nm Peak [1]	4W	Type IV Wide	CRT	Corton
				700	700mA, 17000 Lumens			5Q	Type V Square	DB	Dark Bronze
								5W	Type V Wide	DGN	Dark Green
										GT	Graphite
										LG	Light Gray
										MAL	Matte Aluminum
										MDB	Metallic Bronze
										MG	Medium Gray
										TT	Titanium
										VBU	Verdio Blue
										WDB	Weathered Blue
										WH	White
										CC	Custom Color [4]

Mounting		Optional Lens		Options		Mounting Options		Voltage	
Pole Mount	Slide over 5" OD Pole	CL	Clear Lens	HS	House Side Shield [3]	AD5	Adaptor-5" OD Pole	UNV	120-277V
STND_MNT	Standard Mount	DL	Diffused Lens [2]	PFN	Brass Colored Finish	PCA-C	Photocontrol Adaptor Contemporary		
PT23	PT23			SPK	Cast Spikes	EPA-C	Egress Adaptor Contemporary		
PT3	PT3			BPS	Brand Colored Studs				
PT4	PT4			SF	Single Fuse (120, 277)				
PM1	PM1			DF	Double Fuse (208, 240)				
PM2	PM2								
PM3	PM3								
SLA1	SLA1								
TRA5U-4	TRA5U-4								
TRA6U-4	TRA6U-4								
TRA8U-4	TRA8U-4								
TRA55-4	TRA55-4								
TRA5U-5	TRA5U-5								
TRA6U-5	TRA6U-5								
TRA8U-5	TRA8U-5								
TRA55-5	TRA55-5								
TRA56-5	TRA56-5								
Wall Mount									
WMA55	WMA55								
WMA56	WMA56								

DIMENSIONS

Notes:
1. Wild life friendly
2. Diffused Lens is available only with T3 and T5W distribution
3. House side Shield is available only with T1, T2, T3 and T4W distributions
4. Consult factory for custom color, marine and corrosive finish options

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HUBBELL Lighting

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733 Marquette Ave
Minneapolis, MN 55402
www.stantec.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: MIKE FITZPATRICK

SIGNATURE:
DATE: 2/11/2022 LIC. NO.: 53078

M/I HOMES

RUSH CREEK RESERVE, CORCORAN, MN
FINAL PLANNED UNIT DEVELOPMENT, PHASE 3

PHOTOMETRIC DETAIL

NO	REVISION	DATE
	PUD Submittal	3/21/23

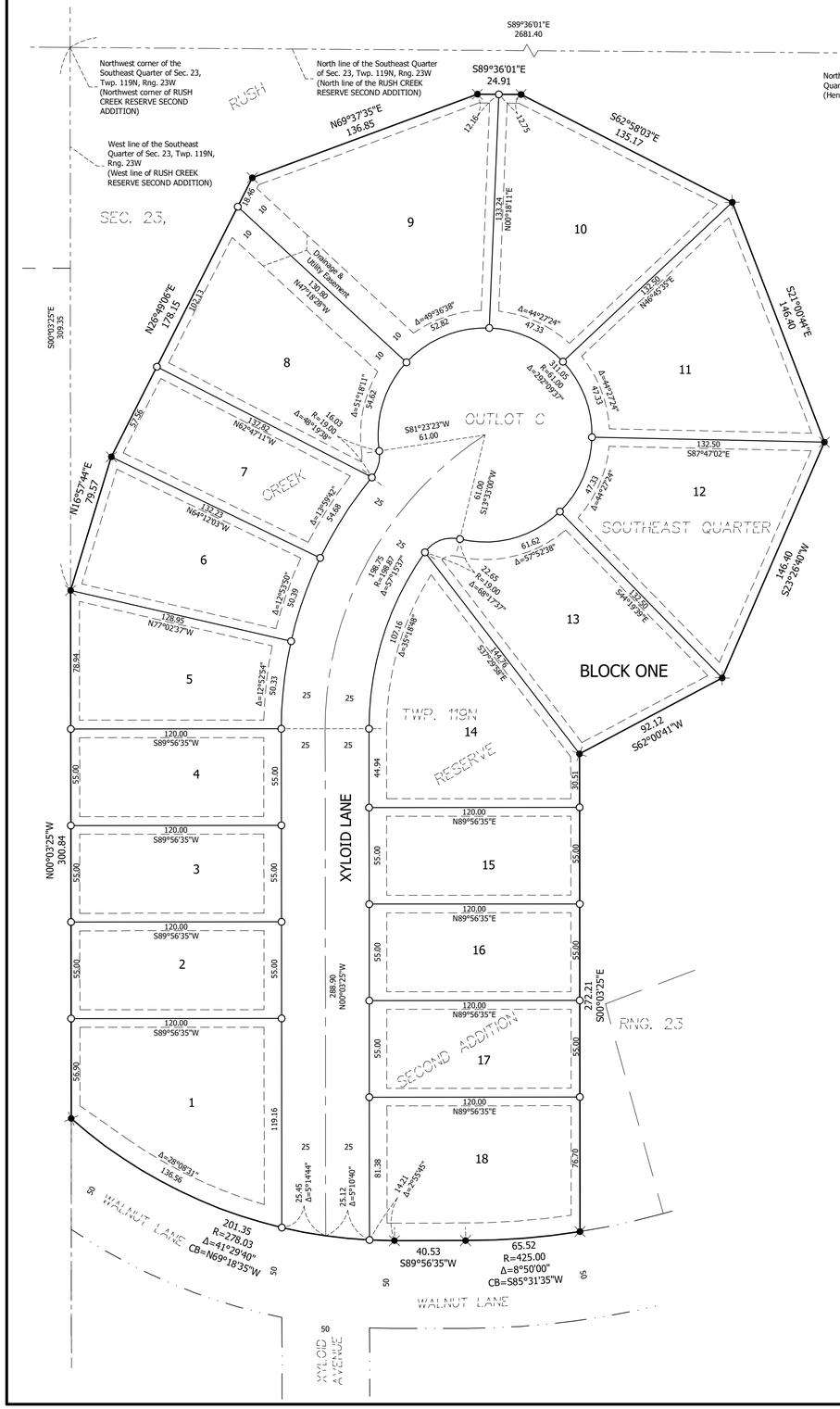
SURVEY	TNA
DRAWN	CWM
DESIGNED	CWM XM
CHECKED	KS
APPROVED	KS
PROJ. NO.	193806154

SHEET NUMBER
E106

Plot Date: 03/21/2023 - 8:10am
Plotted by: Christopher Mark Wilkinson
Drawing: M:\MSP\Projects\193806154\Civil\Plan Sets\Preliminary Plat\Exhibits\Photometrics\193806154_PHOTOMETRICS_PHASE 3.dwg
Xrefs: 193805509PIDE01.dwg, 193806154_PHOTOMETRICS_PHASE 3.dwg, 193806154_PHOTOMETRICS_PHASE 2.dwg, 193804970XSXT.dwg, 193804970XSXW.dwg, 193804970XSNO-PH 1.dwg, 193804970XSNO-PH 2.dwg, 193804970XSPV - PH 1.dwg, 193804970XSPV - PH 2.dwg, Photometric_ResultsTable.dwg, 193804970XSNO_PH 3.dwg, 193804970XSPV - PH 3.

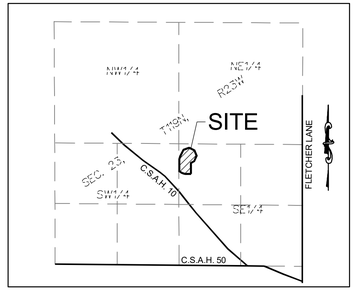
RUSH CREEK RESERVE THIRD ADDITION

C.R. DOC. NO. _____

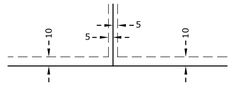


VICINITY MAP

NOT TO SCALE



DRAINAGE & UTILITY EASEMENTS
SHOWN THUS (NOT TO SCALE)



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

- ● DENOTES IRON MONUMENT FOUND, MARKED AS FOUND
- ◉ DENOTES 1/2 INCH IRON MONUMENT, FOUND RLS 43133
- ○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET WITH PLASTIC PLUG INSCRIBED WITH "STANTEC 43133"

BEARING ORIENTATION
BASED ON THE WEST LINE OF OUTLOT C, RUSH CREEK RESERVE SECOND ADDITION WHICH HAS AN ASSUMED BEARING OF NORTH 00 DEGREES 03 MINUTES 25 SECONDS WEST.

0 30 60
GRAPHIC SCALE IN FEET

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

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

Mark V. Chapin, County Auditor by _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota.

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

Chris F. Mavis, County Surveyor by _____

COUNTY RECORDER, Hennepin County, Minnesota.

I hereby certify that the within plat of RUSH CREEK RESERVE THIRD ADDITION was recorded in this office his _____ day of _____, 20_____., at _____o'clock ___M.

Amber Bougie, County Recorder by _____ Deputy

KNOW ALL PERSONS BY THESE PRESENTS: That M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, owner of the following described property situated in Hennepin County, Minnesota to wit:

OUTLOT C, RUSH CREEK RESERVE SECOND ADDITION.

Has caused the same to be surveyed and platted as RUSH CREEK RESERVE THIRD ADDITION and does hereby dedicate to the public for public use the public ways and the easements for drainage and utility purposes as created by this plat.

In witness whereof said M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

Signed: M/I HOMES OF MINNEAPOLIS/ST. PAUL, LLC

By: _____
John Rask, Area President

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20_____ by John Rask, Area President of M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, on behalf of the company.

_____(Notary Signature)

_____(Notary Printed Name)

Notary Public, _____County, State of Minnesota

My Commission Expires _____

SURVEYOR'S CERTIFICATE

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

Dated this _____ day of _____, 20_____ .

_____
Daniel J. Roeber, Licensed Land Surveyor
Minnesota License Number 43133

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20_____ by Daniel J. Roeber.

_____(Notary Signature)

_____(Notary Printed Name)

Notary Public, _____ County, State of Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF CORCORAN, MINNESOTA

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

CITY COUNCIL, CITY OF CORCORAN, MINNESOTA

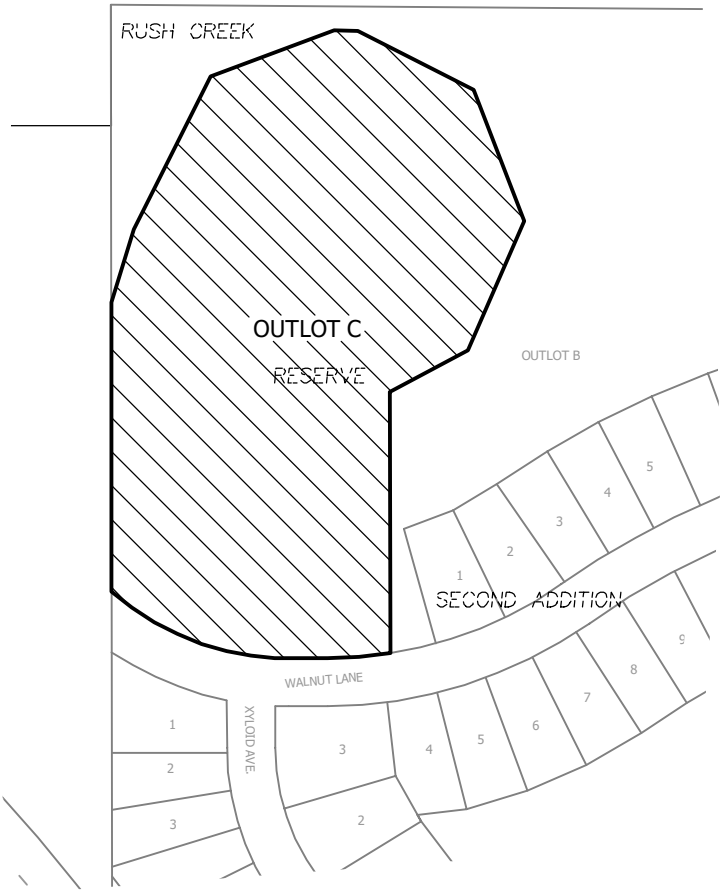
By _____ Mayor

By_____ Clerk

Stantec

CORCORAN, MINNESOTA

Easement Vacation



Easement Vacation Area

N

0 100 200

SCALE IN FEET

EASEMENT VACATION DESCRIPTION

All the drainage and utility easements originally dedicated on the recorded plat of RUSH CREEK RESERVE SECOND ADDITION, Hennepin County, Minnesota, and now to be vacated, which lie within all of Outlot C, said plat.

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

PRINT NAME: DANIEL J. ROEBER

SIGNATURE:

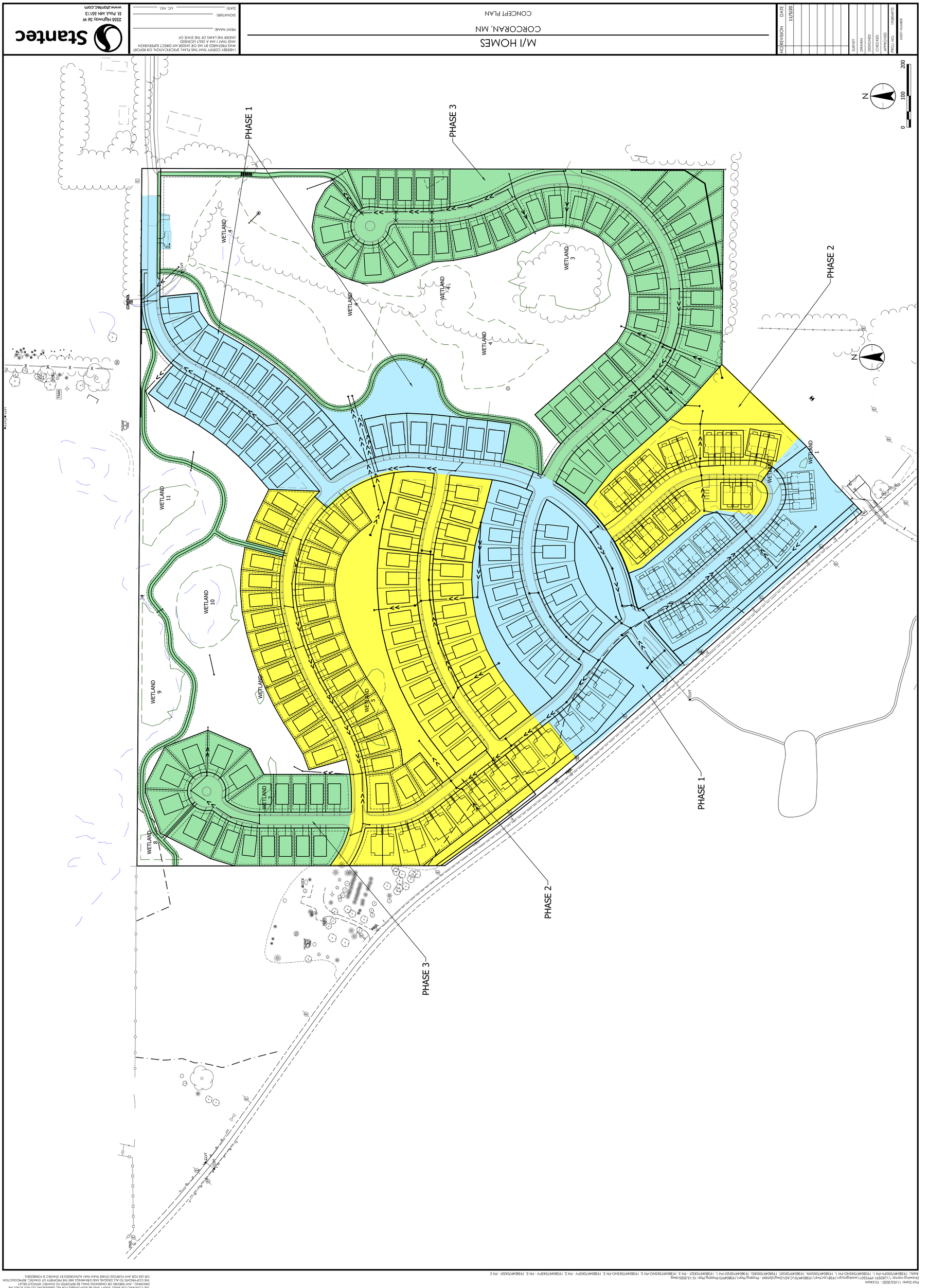
DATE MARCH 15, 2023 LIC. NO. 43133

Stantec
Minneapolis Office
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
Phone: 612-712-2000
Website:www.stantec.com

SURVEY
193806154V601.dwg

DRAWN
DJR

PROJ. NO.
193806154



Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF
PRINT NAME:
SIGNATURE:
DATE:
LIC. NO.
M/I HOMES
CORCORAN, MN
CONCEPT PLAN
NO REVISION DATE
11/5/20
SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804970
SHEET NUMBER
PHASE 1
PHASE 2
PHASE 3
WETLAND 1
WETLAND 2
WETLAND 3
WETLAND 4
WETLAND 5
WETLAND 7
WETLAND 8
WETLAND 9
WETLAND 10
WETLAND 11
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100
200

STAFF REPORT Agenda Item: 8c.

City Council Meeting: May 4, 2023	**Prepared By:** Natalie Davis McKeown
Topic: Consider Amendment to Section 1030.010 of the Zoning Ordinance	**Action Required:** Authorize

60-Day Review Deadline: N/A

1. Request:

City staff recommends that the City Council authorize preparation of a Zoning Ordinance Amendment to Section 1030.010 of the Zoning Ordinance regarding administrative approvals of expansions of nonconforming structures.

A variance request was approved by the City Council in 2022 for a deck improvement on a nonconforming structure that did not comply with setbacks. The proposed deck was no closer than the existing encorachment into the setback (and arguable was an improvement), but it added a deck that could not comply with the required setbacks on portions of the house that did not previously have a deck. Because the proposed expansion could not comply with the prevailing standards in the Zoning Ordinance, the request could not be administratively approved. Alternatively, expansions of a nonconforming structure that can comply with the Ordinance can be administratively approved. The Planning Commission identified increasing administrative approval capacity in this regards as a 2023 priority.

Staff are now starting to see additional requests of a similar nature. Since the Planning Commission identified this as a 2023 priority, and the City Council appears open to allowing this type of expansion for nonconforming homes, staff proposes to amend the language in the Zoning Ordinance rather than proceed with additional variances.

2. Background:

The City updated the nonconformities section in 2021 to include the following definition of “Expansion, Enlargement, or Intensification” (highlights added for emphasis):

> *Any increase in a dimension, size, area, volume, or height; any increase in the area of use; any placement of a structure or part thereof where none existed before; any addition of a site feature such as a deck, patio, fence, driveway, parking area, or swimming pool; any improvement that would allow the land to be more intensely developed; any move of operations to a new location on the property; any increase in intensity of use based on a review of the original nature, function, or purpose of the nonconforming use, such as the hours of operation, traffic, parking, noise, exterior storage, signs, exterior lighting, types of operations, types of goods or*

services offered, odors, area of operation, number of employees, and other factors deemed relevant by the City.

Section 1030.010, Subd. 3(D) allows for the following administrative approval processes for the expansion of nonconforming structures (highlights added for emphasis):

1. *Administrative Approvals*

   The Zoning Administrator may approve the following expansions of legal nonconforming buildings and structures after a determination that the building expansion will have no external negative impacts upon adjacent properties or public rights-of-way, and subject to the provision of Corcoran City Code Section 1070.060, Subd 3.:

   a. *Expansion of buildings found to be nonconforming only by reason of height, yard setback, or lot coverage area may be permitted provided the structural nonconformity is not increased and the expansion complies with the performance standards of the Zoning Ordinance.*

Therefore, requests to add decks on to a home that does not comply with a setback, even if the proposed deck is no closer to or further back from the property line than the existing structure, cannot be approved unless the proposed expansion complies with the setbacks. When the structure does not comply with a front setback, this can be particularly upsetting as many residents reasonably desire a front porch.

Prior to the added definition of "Expansion, Enlargement, or Intensification," the interpretation of the administrative approval process allowed nonconforming structures to expand as long as they did not get any closer to the property line. For example, when a house is setback only 35', then it was allowable for a front porch to be added as long as the setback was no less than 35'. However, with the newly added definition, the prior interpretation does not seem to apply since "*any placement of a structure or part thereof where none existed before"* is considered an expansion, and the expansion must comply with the performance standards of the Zoning Ordinance.

To allow these types of requests to be approved administratively moving forward, staff recommends the following changes to Section 1030.010, Subd. 3(D) by removing the ~~stricken~~ materials and adding the underlined materials as follows:

a. Expansion of buildings found to be nonconforming only by reason of height, ~~yard setback,~~ or lot coverage area may be permitted provided the structural nonconformity is not increased and the expansion complies with the performance standards of the Zoning Ordinance.

b. Expansion of buildings found to be nonconforming only by reason of yard setback may be permitted provided the proposed expansion is no closer to the property line than the existing structure.

If the Council only wants this type of expansion to be allowed for porches and decks, the language can be further refined to this effect. If staff determines a requested expansion is likely to result in negative outcomes to adjacent properties or public rights-of-way, staff is authorized to deny the expansion, so that is why staff is comfortable with the broader verbiage proposed as it may help to avoid unnecessary variance applications that are not foreseen at this time.

Staff requests that the City Council direct staff to present the draft language at a public hearing at the June 1st Planning Commission for action at the June 22nd City Council meeting.

3. Recommendation

Authorize staff to proceed with an amendment to Section 1030.010 of the Zoning Ordinance.

STAFF REPORT **Agenda Item: 9a.**

Council Meeting: May 11, 2023	**Prepared By:** Kathy Hughes
Topic: City Logo New Design	**Action Required:** Approval

Summary
On April 14, 2022, the City Council requested staff to write a proposal for simplifying the City of Corcoran's current City logo.

The City Council ultimately sets the vision of the community. A well-designed city logo creates a positive perception of the area to existing and future residents of our community. The logo will be:

- Designed in harmony with the mission, vision, and values of the city.
- Scalable up and down while remaining viewable.
- Usable in color and black and white.
- Not overly detailed.
- Simple and professional.

There are different paths to creating and designing a new city logo. Staff have provided three paths for Council to choose from: an online service graphic designer, an experienced graphic designer, and a student graphic designer. These are listed in no specific order. Design examples are included in this report. If the Council chooses, all design processes can allow community involvement. All paths provide a custom logo, full legal copyrights, and source image files for online and in print. The designers are as follows:

- 99designs - Online Custom Logo website
- Karen Kaul, Kaul Design Group – Experienced Graphic Artist
- Kamryn Friedrich – Student Graphic Artist

<u>99designs</u>
Provides crowdsourced graphic designs for logos, websites, and more. The company was founded in 2008 in Melbourne, Australia, and has a U.S. office in Oakland, California.

99designs is a platform to connect with web and graphic designers to create any type of design. One of their specialties is logo design. The City of Corcoran can run a logo design contest which means multiple designers create a logo idea or we can hire a freelance designer to create our logo. 99designs originally got its start with logo design contests and it has remained their main design content.

Karen Kaul, Kaul Design Group
Karen is the Creative Director at Kaul Design Group with 19 years of experience as a graphic designer specializing in logo mark/brand creation, website design, and document development. Karen has created multiple logos within Minnesota to include i94 West Chamber of Commerce, City of Spring Lake Park, Crow River Senior Center, and Riley Purgatory Bluff Creek Watershed District.

Founded in 2008, Kaul Design Group is in Hanover and refers to themselves as a small design firm with big firm expertise.

Kamryn Friedrich
Kamryn is currently pursuing a degree in Arts Entrepreneurship with a minor in Advertising and Graphic Design at the Minneapolis College of Art and Design. Kamryn is set to graduate in May 2023.

Kamryn has lived in most of her life and has a great appreciation for the city and community.

Over the course of her education, Kamryn has gained professional experience in graphic design, social media management, photography, gallery curation, blog editing, and client relationship building.

All graphic artists would provide 1-5 design options for Council to choose from, digital and print ready files, and ownership of the design.

Financial/Budget

Graphic Artist	**Estimated Cost**
99design	$299-$499
Karen Kaul	$3,000-3,500
Kamryn Friedrich	$3,250

Recommendation
Staff recommends Council choose one of three graphic designer options provided.

Council Action
Direct staff on which graphic designer Council selects and authorizes staff to proceed with logo design.

Attachments
Logo design examples. *(Documents available will be emailed to Council on Tuesday, May 9, 2023).*
1. 99designs
2. Karen Kaul, Kaul Design Group
3. Kamryn Friedrich

99design Logo Examples

The Minnesota Timberwolves are a professional NBA basketball team, based in Minneapolis, Minnesota and established in 1989. The team is named after the "timberwolf," which is a species of gray wolf native to the area (Minnesota has the largest population of timberwolves in the lower 48 states).

WELCH

·CREAMERY·

THE WELCH CREAMERY IS A 110 YEAR OLD PROPERTY THAT WE ARE CURRENTLY RESTORING FOR USE AS A SMALL EVENT SPACE .

EST. 2016

GROWLER

EXPRESS

FRESH · LOCAL · DELIVERED

GROWLER EST. 2016 EXPRESS

GROWLER TRD MRK EXPRESS

WE ARE PROUD TO DELIVER FRESH, DRAFT BEER FROM THE FINEST LOCAL BREWERS IN MINNESOTA.

GROWLER EXPRESS

HOW GROWLER EXPRESS WORKS

NORSEMEN
HOCKEY

KAUL DESIGN GROUP
LOGO SAMPLES

CROW RIVER
SENIOR CENTER

SENIOR
COMMUNITY
SERVICES

(Developed under contract for Barr Engineering
as part of a team)

(Developed under contract for Barr Engineering)

Spring Lake Park
History. Community. Home.

ESSEX
Inpatient Physicians

i94
west
Chamber of
Commerce

wcedp
Wright County
Economic Development Partnership
Partnering for Opportunities

EAST BANK
Saloon

AVIATION MEDICAL
MINNESOTA

Premier
wines & spirits

Designed three separate , but coordinating identities for the REVIVA family of companies:

- Engine Rebuilders Inc.
- PrecisionBilt
- Cizion Metal Engineering

Sprattler GROUP

FOCAL POINT
MEDICAL CONSULTING

NORTHWEST
ANIMAL HOSPITAL

DATA Gnomes
guardians of your data

BAD DOGGIE MEDIA

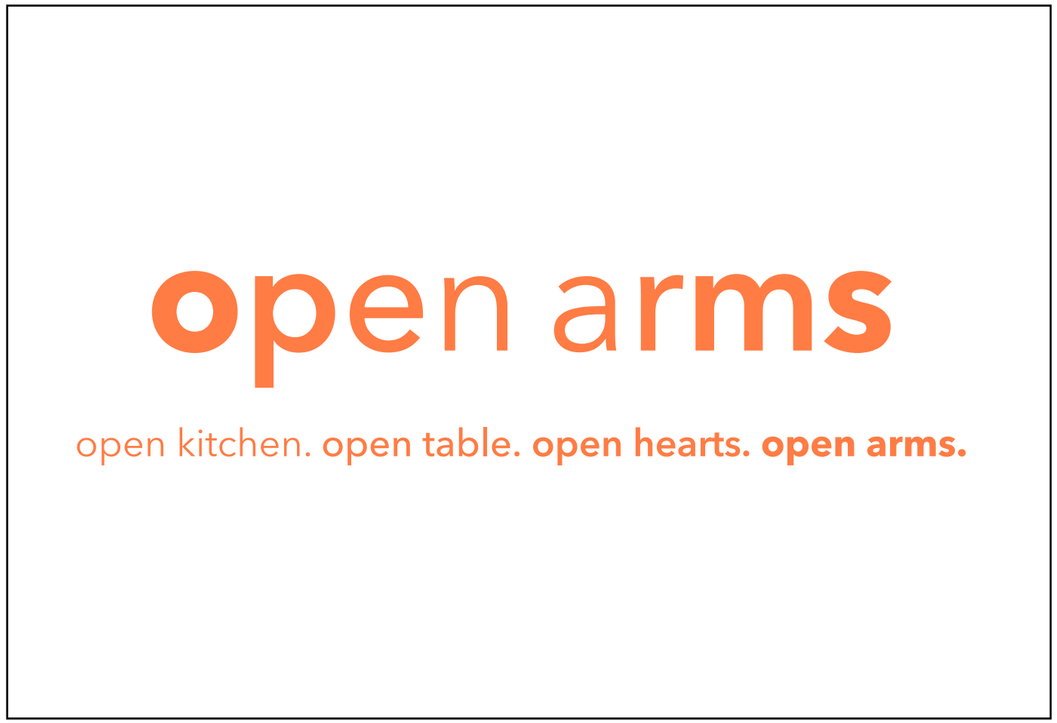
KAMRYN FRIEDRICH

CITY OF CORCORAN LOGO REDESIGN PROJECT

WORK SAMPLES

LOGO REDESIGN PROJECT

I had the opportunity to collaborate with the non-profit organization Open Arms of Minnesota to develop ideas for their upcoming logo redesign project. I created a unique identity system for Open Arms that aimed to effectively communicate their unique offerings and the communities they represent. To achieve this, I replicated the emotive quality of “With a hug”, a slogan they often use to describe their services. I ensured that the brand identity system aligned with Open Arms’ vision, values, and business goals, while also considering the needs and perceptions of their target audience. The resulting brand identity system included visual elements such as a logo, color scheme, typography, and imagery, as well as messaging and tone of voice guidelines.



open arms

avenir next bold

open kitchen. open table. open hearts. open arms.

avenir next demibold

Ut quaeriore, te et quam impel ium aut voluptatium ex erio blaborenis excerume voluptaque sandel inusandiciae porerovid magnatin pelitaque sim re doluptat. Ime audanimporem eris quis rerion cusam voluptas et hilis none omnimodi beat intibus es sequis quodici endelec turisim pediost ut latior rehent que volutatur? Con cus, te debitint, aute qui aliquis eate vel int mo cus et veratur?

avenir next regular

open arms

primary logo

open kitchen.
open table.
open hearts.
open arms.

secondary tagline

open kitchen. open table. **open hearts. open arms.**

primary tagline

Welcoming
Pioneering
Strong
Nourishing
Grounded
Vibrant

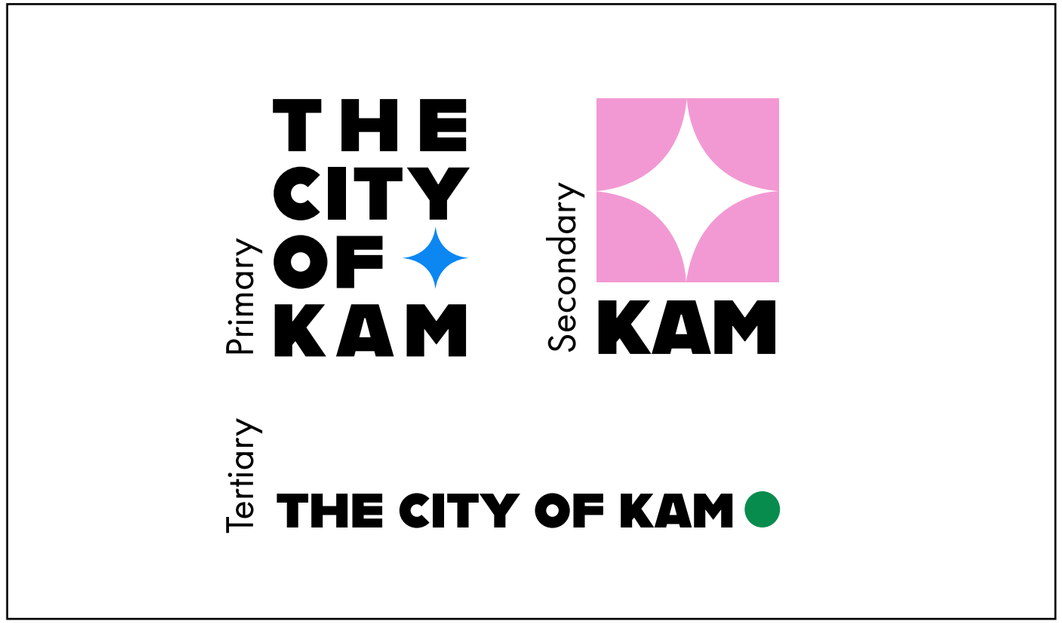
With a Hug

APPLICATIONS

The Open Arms Identity System project involved the creation of a comprehensive set of brand guidelines that encompassed various aspects of the brand's visual and verbal identity. Along with this, I developed practical applications to demonstrate how the new identity system would operate in the real world. These applications were designed to showcase the brand's identity across different mediums, and effectively communicate its core values and messaging to its target audience. By creating a strong and consistent brand identity, the Open Arms project aimed to establish a clear and recognizable brand image that resonates with its audience and reinforces its position in the market.

LOGO DESIGN PROJECT

I designed an imaginative city named Kam as my final senior project for my Advanced Graphic Design Seminar course. This involved developing distinctive brand guidelines, conducting extensive research on the history of government identity systems, and crafting various applications to showcase The City of Kam branding. Through this project, I honed my ability to apply a consistent design system across different surfaces, and also had the opportunity to incorporate my own personal interests into the work like a volleyball jersey and concert ticket.



THE CITY OF KAM

Alfran Regular

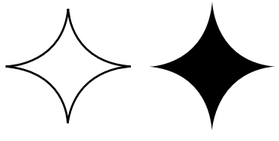
Designing a more beautiful, intentional world.

Futura Medium

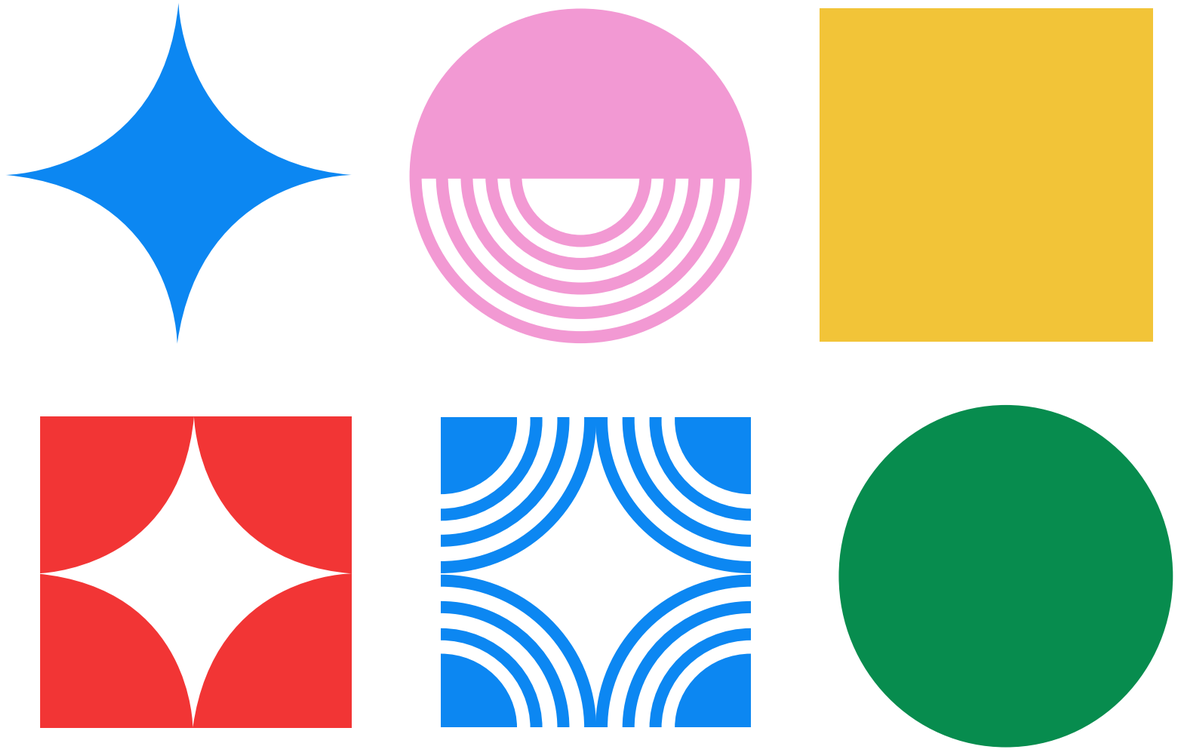
Cid et ut exeratiosam facipsundem rem ius, sa arcia sunt, tem acest quo voluptibus evenis simo coriorat in exerum iunt omnimus modias imaxima gnatur, sumqui odis dolupta enim earcium et enis apidem quiae eati veliqui vellorrorit dis derferuptia pe lantem arum etur reic tem demporp oritiatur? Optatur, ipsaere peribus ratum asit qui necerep eliquid qui omnisqui coneces temporiost, omnis dolor rem re dit et omnis nias dolorumqui beatem. Itae dolorerum res endes et volesequis ex ea sequi doluptur, imil ium rati dolor aut as velectem delestem isquassi incium lacessusant ommodit iatque volorest, ullabo. Piciis errorum eos aditis exerferem dolupta spedipsae pro eiciandes experem.

Futura Book

Primary



Secondary



Logo Icon Set

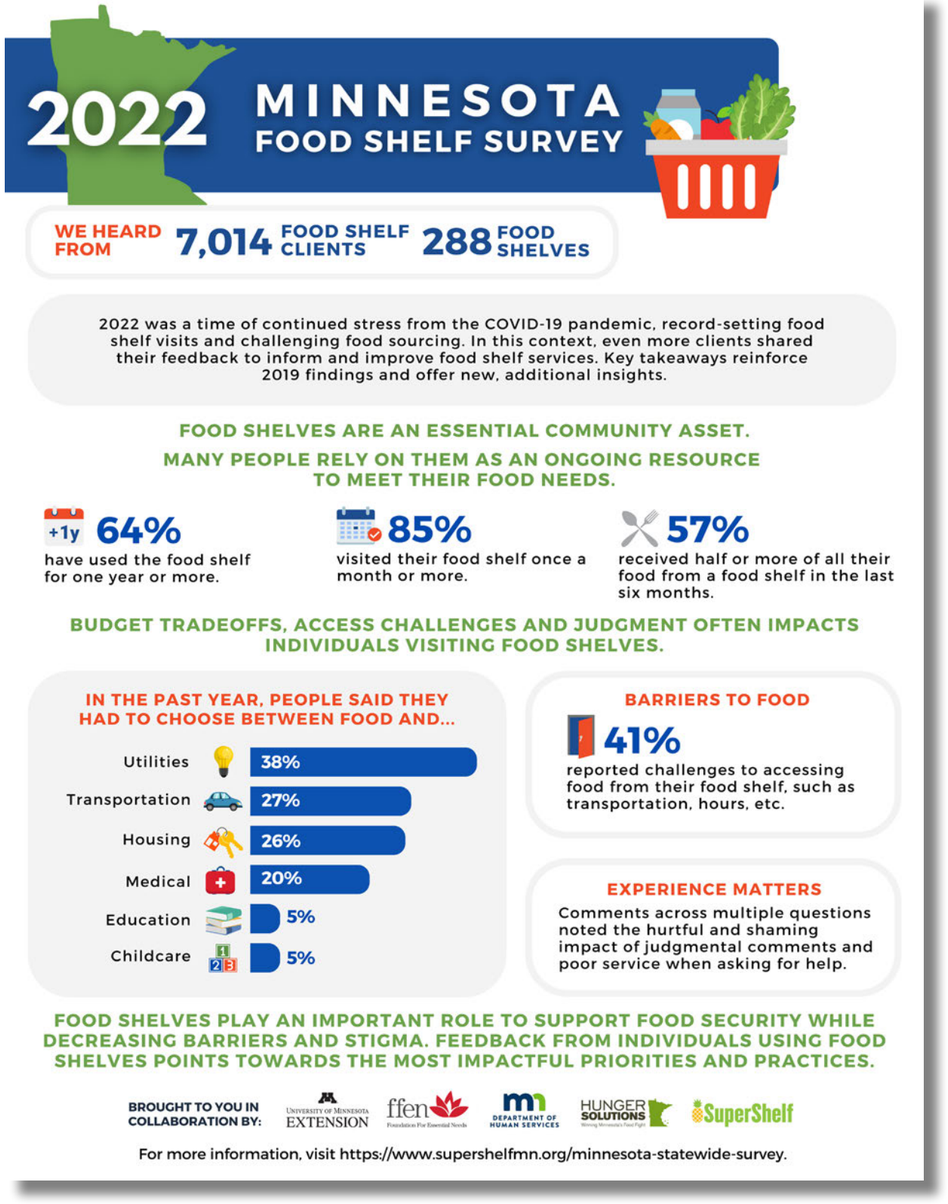
APPLICATIONS

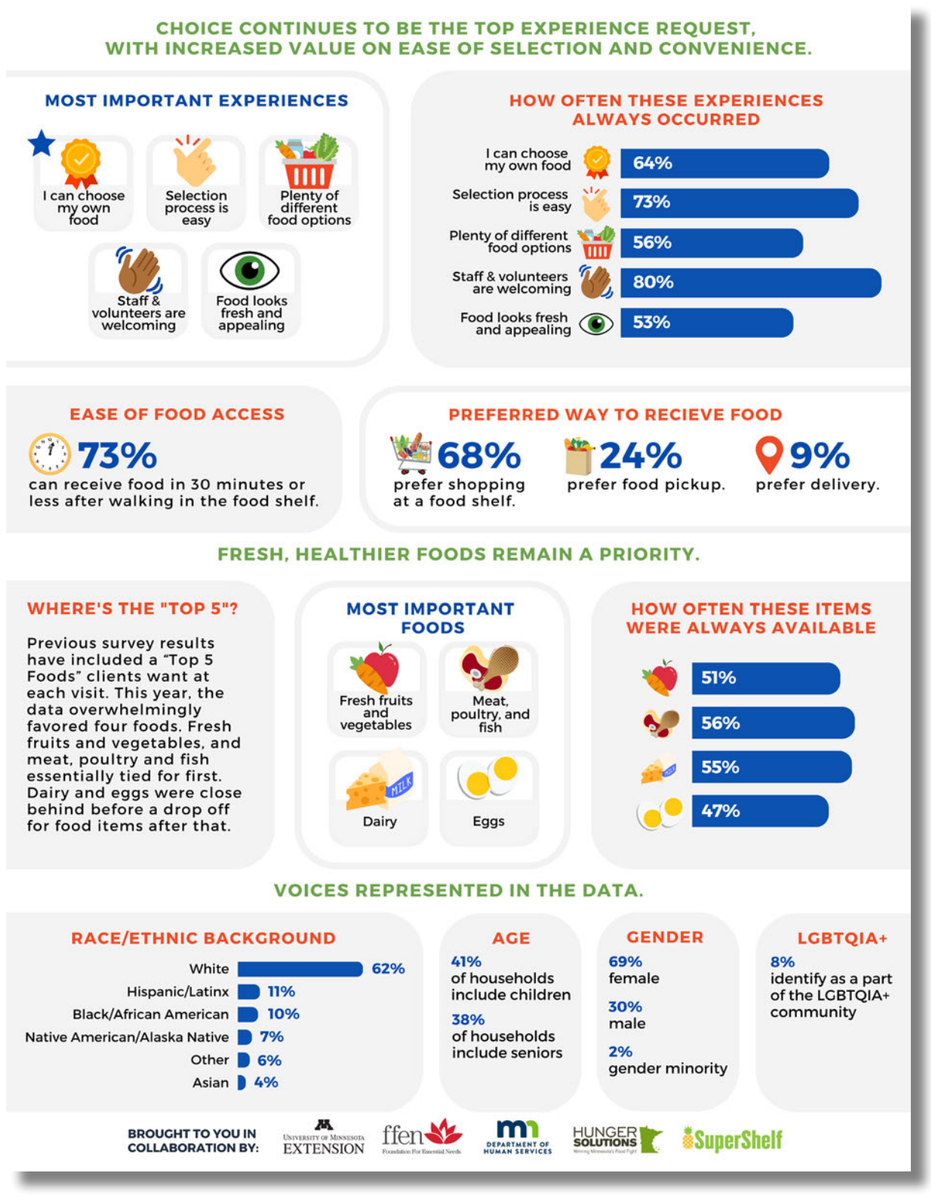
Once the brand guidelines for The City of Kam were established, comprising a logo, color palette, and an icon set, the task of bringing the city's identity to life was undertaken. As a part of this imaginative city project, I designed and created various applications that reflected the city's identity. These applications included an Adopt-A-Highway sign, an event ticket, an informational document, a door hanger, and a team jersey design.

STATEWIDE SURVEY INFOGRAPHIC

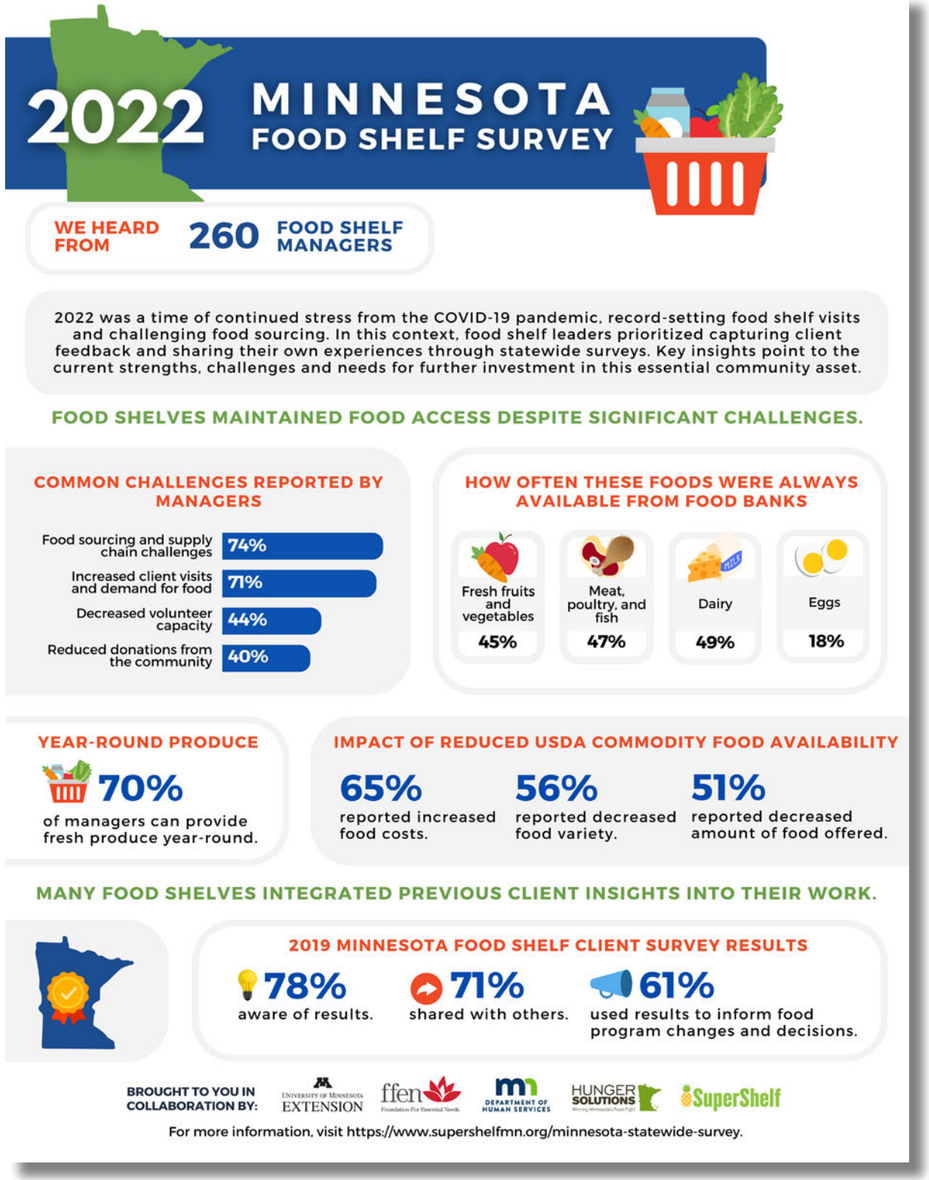
For this project, I utilized my skills in information design and data visualization to create two comprehensive and easily understandable infographic reports based on a survey conducted by the Foundation for Essential Needs among 288 food shelves in Minnesota. The report aimed to provide insights into shoppers' and managers experiences at food shelves and was designed to be disseminated statewide. I reviewed the work with over 15 advisory board members to ensure that the project met their approval and effectively conveyed its message. This project allowed me to apply my expertise in graphic design to create a valuable resource that can help inform and improve the experiences of shoppers and managers at food shelves in Minnesota.

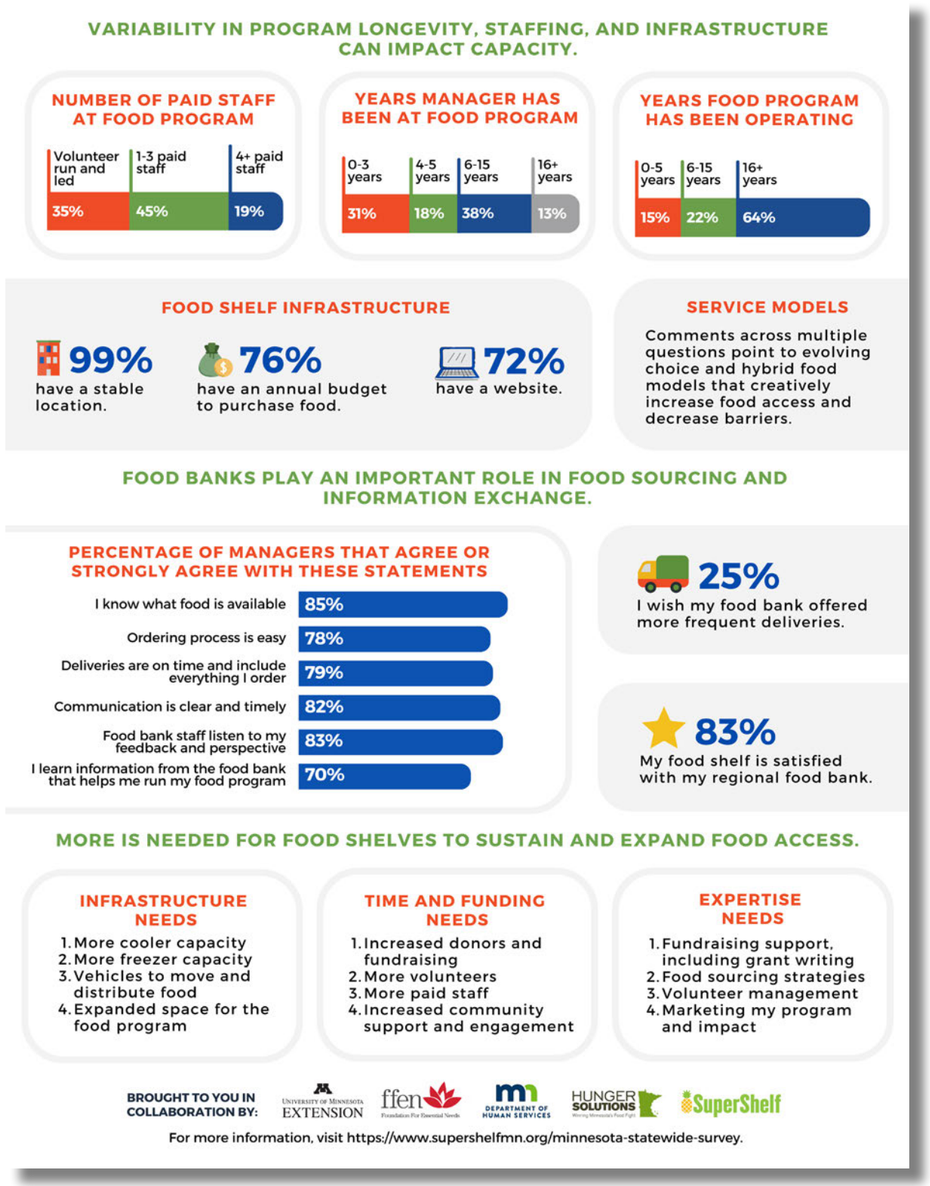
Food Shelf **Client** Infographic Report





Food Shelf **Manager** Infographic Report





CONTACT

WEBSITE: www.kamrynfriedrich.com
EMAIL: kamrynfriedrich@gmail.com

STAFF REPORT **Agenda Item: 9b.**

Council Meeting: May 11, 2023	**Prepared By:** Jessica Beise and Kevin Mattson
Topic: Financial Guarantee Policy	**Action Required:** Direction

Summary

At the April 27th meeting, Council discussed close out of projects and had a policy discussion which provided guidance to staff to take a more proactive approach in finalizing development projects. As part of that discussion, financial guarantees were a topic and staff was provided some direction related to creation of a policy to address the release of financial guarantees.

The current ordinance addresses financial guarantees for the project as a whole and the financial guarantees that come as a development project goes into the warranty period. The ordinance doesn't address the period in between when work is being completed. The City should retain enough security to complete the value of work needed within the development. Due to timing of projects, there may be times when the surety amounts do not match the amount of funds needed to complete outstanding work.

The draft policy outlines a process to review and address requests for reductions below the typical threshold amounts outlined in the contract documents. Such reductions will be considered on a case-by-case basis by the City Council, at the request of an applicant. The City Council retains the ability to analyze the request and make reductions as warranted.

As this policy is implemented, staff will review existing developments for compliance with the policy.

Financial/Budget

N/A

Options

1. Adopt the Financial Guarantee Policy.
2. Amend the Financial Guarantee Policy.
3. Decline to adopt the Financial Guarantee Policy.

Recommendation

Staff recommends adopting the Financial Guarantee Policy.

Council Action

Consider a motion to adopt the Financial Guarantee Policy.

Attachments

1. Financial Guarantee Ordinance
2. Financial Guarantee Policy

960.050 - FINANCIAL GUARANTEES.

Subsequent to execution of the development contract but prior to the release of a signed final plat mylar for recording, the subdivider shall provide the City with a financial guarantee in the form of a letter of credit from a bank or cash escrow. The guarantee shall be in an amount equal to 100 percent of the estimated cost of completion of the specified basic improvements. The issuer of the letter of credit or the escrow agent, as applicable, shall be acceptable to the City.

Subd. 1. **Letter of Credit.** If the subdivider posts a letter of credit as a guarantee, the credit shall 1) be irrevocable, 2) be from a bank approved by the City, 3) be in a form approved by the City, 4) be for a term sufficient to cover the completion, maintenance and warranty periods identified in this Section and 5) require only that the City present the credit with a sight draft and an affidavit signed by the City Administrator or the Administrator's designee attesting to the City's right to draw funds under the credit.

Subd. 2. **Cash Escrow.** If the subdivider posts a cash escrow as a guarantee, the escrow instructions approved by the City shall provide that 1) the subdivider will have no right to a return of any of the funds except as provided in Section 960.060, and 2) the escrow agent shall have a legal duty to deliver the funds to the City whenever the City Administrator or the Administrator's designee presents an affidavit to the agent attesting to the City's right to receive funds whether or not the subdivider protests that right.

Subd. 3. **Cash.** A cash deposit made with the City may be used as part of the required financial guarantee in those instances where the subdivider elects to have the City install some or all of the public improvements.

960.060 - RELEASE AND EXPIRATION OF FINANCIAL GUARANTEES.

Subd. 1. The financial guarantee shall be held by the City until, upon written notice by the subdivider and certification from a professional engineer that part or all of the required improvements have been completed and upon verification of such by the City staff, a portion or the entire financial guarantee is released by the City Engineer. No financial guarantee shall be released in full until the City has received 1) certified, reproducible record plans of all required improvements installed by the subdivider and 2) a title insurance policy approved by the City Attorney indicating that the improvements are free and clear of any and all liens and encumbrances.

Subd. 2. It shall be the responsibility of the subdivider to insure that a submitted financial guarantee shall continue in full force and effect until the City Engineer has approved and accepted all of the required improvements, and thereby is authorized to release the guarantee or reduce the amount of the guarantee as provided in Subd. 1 above.

Subd. 3. When any instrument submitted as a financial guarantee contains provision for an expiration date, after which the instrument may not be drawn upon, notwithstanding the status of the Development Contract or of the required improvements, the expiration date shall be October 31 or the closest business day in the case of weekends and legal holidays. Further, the financial guarantee shall be deemed automatically extended without change for 6 months from the expiration date unless 60 days prior to the expiration date, the financial institution notifies the City in writing by certified mail that it does not elect to renew the financial guarantee for an additional period. If the instrument is not to be renewed and has not been released by the City Engineer, another acceptable financial guarantee in the appropriate amount shall be submitted at least 60 days prior to the expiration. The term of any extension shall be approved by the City Engineer and subject to the requirements of this section. Upon receipt of an acceptable substitute financial guarantee, the City Engineer may release the original guarantee.

960.070 - PERFORMANCE GUARANTEE.

Subd. 1. The subdivider shall submit either 1) a performance bond or 2) a letter of credit for 25 percent of the amount of the original cost of the improvements.

A. The required warranty period for materials and workmanship from the utility contractor installing public sewer and water mains shall be 2 years from the date of final written City acceptance of the work.

B. The required warranty period for all work relating to street construction, including concrete curb and gutter, sidewalks and trails, materials and equipment shall be subject to one year from the date of final written acceptance, unless the wearing course is placed during the same construction season as the bituminous base course. In those instances, the subdivider shall guarantee all work, including street construction, concrete curb and gutter, sidewalks and trails, material and equipment for a period of 2 years from the date of final written City acceptance of the work.

C. The required warranty period for sod, trees, and landscaping is one growing season following installation.

(Ord. 378, passed 09-13-18)

Financial Guarantee Policy

Purpose

As part of development, financial guarantees are required. As work is completed, staff is empowered to reduce financial guarantees in accordance with the Development Contract and the City's Financial Guarantee requirements as outlined in section 960.050 of the City Code. If an applicant/surety provider would like further reduction, the City Council must analyze the request to protect the financial interest of the City.

Process

The applicant/surety provider may request reductions in financial guarantees below the requirements of the Development Contract. The council will review those requests on a case-by-case basis. The council will analyze the request to ensure that the City retains the proper amount of surety based on the value of outstanding work and remaining development obligations.

Staff will bring to Council a status report one year post wear course pavement installation.

STAFF REPORT **Agenda Item: 10a.**

Council Meeting: May 11, 2023	**Prepared By**: Maggie Ung
Topic: Fund Transfers	**Action Required:** Approval

Summary

As part of the 2022 audit, staff is recommending the transfer of funds. Staff will provide the details of the transfers prior to the Council Meeting on May 11, 2023.

Financial/Budget

Previous years had recorded expenditures and revenues within the incorrect funds, such as the general fund. Therefore, 2022 general fund will show an overbudget of expenditures and revenues for Transfer In and Out.

Options

1. Approve Resolution 2023-42 Authorizing Transfer of Funds.
2. Amend Resolution 2023-42 Authorizing Transfer of Funds.
3. Decline Resolution 2023-42 Authorizing Transfer of Funds.

Recommendation

Approve Resolution 2023-42 Authorizing Transfer of Funds.

Council Action

Consider a motion to approve Resolution 2023-42 Authorizing Transfer of Funds.

Attachments

1. Resolution 2023-42 Authorizing Transfer of Funds

City of Corcoran
County of Hennepin
State of Minnesota

May 11, 2023

RESOLUTION NO. 2023-42

Motion By:
Seconded By:

A RESOLUTION AUTHORIZING TRANSFER OF FUNDS

WHEREAS, the City of Corcoran has planned for transferring monies between funds for proper allocation of resources; and

WHEREAS, monies need to be allocated to their respective funds for current and future needs; and

WHEREAS, the transfers are as follows:

Transfer From	Transfer To	Amount	Description
Shannon Lane Bridge Replacement Fund (417)	Pavement Management Fund (408)	$0.20	Shannon Lane Fund 417 was closed out in 2019. Transfer remaining balance to Pavement Management Fund 408
General Fund (100)	Stormwater Fund (651)	$15,000	2019 Budgeted Amounts that were not transferred in 2019
General Fund (100)	Stormwater Fund (651)	$15,000	2021 Budgeted Amounts that were not transferred in 2021
General Fund (100)	Capital Improvement Fund (416)	$200,000	2021 Budgeted Amount that were not transferred in 2021
General Fund (100)	City Hall Remodel Fund (400)	$20,000	2021 Budgeted Amount that were not transferred in 2021
Long-Term Planning Fund (101)	Long Range Planning Fund (401)	$403,779.74	Transfer from general fund appropriation to capital project fund appropriation due to purpose of funds to be used in future projects.
General Fund (100)	City Community Events Fund (202)	$11,467.87	Transfer funds to move K-9 expenses and uniforms to general fund. Going forward, these expenses will come out of General Fund as yearly operating costs.
City Community Events Fund (202)	Police Reserves Fund (201)	$4,575.00	Transfer 2021 misapplied receipt to Police Reserves fund. This was regarding a Police Reserve donation.
General Fund (100)	Firearm Safety Fund (204)	$13,250.00	2021 insurance reimbursement misapplied to General Fund. Replacement trailer was expensed in Firearm Safety Fund.
General Fund (100)	Long Range Planning Fund (401)	$65,217.00	After budgeted fund transfers, 2021 has surplus of $434,785. Transfer of 15% for 2021 surplus is recommended by staff. This will assist in any future projects that the City may have and decrease bond issuance cost in the future.
General Fund (100)	Pavement Management Fund (408)	$65,217.00	After budgeted fund transfers, 2021 has surplus of $434,785. Transfer of 15% for 2021 surplus is recommended by staff. This will help plan for future road improvements and decrease bond issuance cost in the future.

RESOLUTION NO. 2023-42

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Corcoran that the above funds be transferred.

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

Whereupon, said Resolution is hereby declared adopted on this 11thth day of May, 2023.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Michelle Friedrich – City Clerk

City of Corcoran
County of Hennepin
State of Minnesota

May 11, 2023

RESOLUTION NO. 2023-42

Motion By:
Seconded By:

A RESOLUTION AUTHORIZING TRANSFER OF FUNDS

WHEREAS, the City of Corcoran has planned for transferring monies between funds for proper allocation of resources; and

WHEREAS, monies need to be allocated to their respective funds for current and future needs; and

WHEREAS, the transfers are as follows:

Transfer From	Transfer To	Amount	Description

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Corcoran that the above funds be transferred.

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

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

Whereupon, said Resolution is hereby declared adopted on this 11thth day of May, 2023.

_____
Tom McKee - Mayor

ATTEST:

_____
City Seal
Michelle Friedrich – City Clerk

City of Corcoran
2023 City Council Schedule

Agenda Item: 14.

Below is a tentative schedule for City Council meetings. The items and schedule are subject to change.

May 25, 2023

- Proclamation – National Public Works Week
- CR 116 & Hunters Ridge Turn Lane Improvements – Award Bid
- Hope Site EAW
- PUD Ordinance Amendment
- Park Signs Plan
- Development Superitendent Job Description
- Seasonal Maintenance Worker Job Description
- Planning Project Update
- THC Regulations Legislative Update
- Juneteenth Holiday Legislative Update

June 8, 2023

- 2024 Budget Goals and Priorities
- Schedule Budget Work Sessions
- Street Light Policy Discussion
- Organics Recycling Requirements

June 22, 2023

- Progess Report – 2023 Goals and Measurables
- Planning Project Update

July 13, 2023 Work Session (Tentative)

- Draft 2024 Budget

July 13, 2023

- Mid-Year Code Enforcement – Add November Report Next
- Draft 2024 Budget

July 27, 2023

- Planning Project Update

August 10, 2023

- Draft 2024-25 CIP and Pre Orders
- Draft 2024 Budget

August 24, 2023

- Planning Project Update

September 12, 2023 – Annual Charter Commission Meeting

DRAFT

- 4 Year Mayoral Term (Staff)
- Voter Information Information (Staff)
- Terms and Appointments (Staff)
- Stagger Commission Terms (Guenthner)
- Ward Information (Tucker)
- Joint Council Meeting (Staff)

September 14, 2023

- Preliminary Budget and Levy
- Levy Insert

September 28, 2023

- Progess Report – 2023 Goals and Measurables
- Planning Project Update

October 12, 2023

-

October 26, 2023

- Planning Project Update

Additional Future Meetings