



CITY OF CORCORAN
Corcoran Parks and Trails Commission Agenda
April 15, 2021 - 7:00 pm

Meeting Instructions for the Public

Call: +1 312 626 6799
 Enter Meeting ID: 816 4021 0636
 Press *9 to Comment during the Public Comment
 Sections in the meeting.
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 more information on options to provide public
 comment visit: www.corcoranmn.gov

1. **Call to Order / Roll Call**
2. **Pledge of Allegiance**
3. **Agenda Approval**
4. **Minutes**
 - a. Minutes – February 18, 2021 Meeting*
5. **Open Forum**
6. **Presentations – None**
7. **Unfinished Business**
 - a. Memorial Bench Discussion*
 - b. Rezoning, Preliminary Plat and Preliminary PUD for Cook Lake Highlands*
 - c. Franzen Estates Preliminary Plat and Variance Application*
8. **New Business**
9. **Reports/Information**
 - a. Active Planning Applications – Informational only*
 - b. Recreation Coordinator Update*
 - c. Pandemic Response Update
10. **Subcommittee & Miscellaneous Reports**
 - a. City Council Report*
 - b. Garden Club Report
 - c. Park Dedication Fund*
11. **Other Business/Announcements**
12. **Commissioner Liaison Calendar**
City Council Meetings

4/22/2021	5/13/2021	5/27/2021	6/10/2021	6/24/2021	7/8/2021	7/22/2021
Strehler	Dugan	Hoffmann	Nybo	Christenson	Anderson	Meister

13. Adjournment

**Includes Materials - Materials relating to these agenda items can be found in the House Agenda Packet by door.*

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



CITY OF CORCORAN
Corcoran Parks and Trails Meeting Minutes
February 18, 2021 - 7:00 pm

The Corcoran Parks and Trails Commission met on February 18, 2021, in Corcoran, MN.

Pursuant to Minnesota Statute Section 13D.021 and due to the COVID-19 pandemic, the Parks and Trails Commission meeting was held remotely through electronic means using the audio and video conferencing platform Zoom.

Present via telephonic or other electronic means were Commissioners – Anderson, Christenson, Meister, and Nybo.

Commissioner Strehler was present with no access to video or audio response.

Also present electronically were City Administrator Martens, Public Works Director Mattson, and Director of Public Safety Gottschalk.

Recreation Coordinator Christensen Buck was present at City Hall.

1. Call to Order / Roll Call

Chairperson Meister called the meeting to order at 7:03 pm.

2. Pledge of Allegiance

Chairperson Meister invited all in attendance to rise and join in the Pledge of Allegiance.

3. Agenda Approval

Motion: Made by Nybo, seconded by Christenson, to approve the agenda as presented.

Voting Aye by Roll Call Vote: Anderson, Christenson, Meister, and Nybo.

(Motion carried 4:0)

City Administrator Martens provided an overview of virtual meetings for those in attendance.

4. Minutes

a. Minutes – January 21, 2021 Meeting Minutes

Motion: Made by Anderson, seconded by Nybo, to approve the minutes as presented.

Voting Aye by Roll Call Vote: Anderson, Christenson, Meister, and Nybo.

(Motion carried 4:0)

5. Open Forum – None

Recreation Coordinator Christensen Buck informed the Commissioners that while there are people on the call, nobody showed interest in speaking.

6. Presentations

a. Corcoran Police Department

Director of Public Safety Gottschalk provided an overview of a variety of topics such as the City Hall remodel, canine program, and hiring of a Police Technician, Community Service Officers, a Sergeant, and three Police Officers. Director of Public Safety Gottschalk covered the City's pandemic response, civil unrest throughout the state, and partnering with the Parks and Trails, Parks and Recreation Department, and the Public Works Department. Commissioner Anderson requested more information regarding the Community Service Officers regarding the difference between that position and general Police Officers. Director of Public Safety Gottschalk informed the Commission of some of the tasks the Community Service Officers complete. Commissioner Christenson inquired about emergency vehicle access to which Director of Public Safety Gottschalk informed the Commission of the requirements that the Public Safety Department looks for with developments.

b. Corcoran Public Works

Public Works Director Mattson provided an overview of the updates to the warming house roof replacement in City Park, added aglime on the ballfields, and adjusted buffer mowing expectations



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and implementation. Other topics of discussion covered by Public Works Director Mattson included future projects such as the hockey rink boards, tennis court updates, and pavilion roof replacement. Public Works Director Mattson updated the Commissioners on the tree removals, mowing adjustments, and a potential, future rain garden at City Hall. Public Works Director Mattson informed the Commissioners of the staffing changes that have occurred with new Maintenance Operators and the addition of a Construction Service Coordinator. Commissioner Anderson requested information on road salt environmental adjustments to which Public Works Director Mattson informed the Commission that they use minimal salt amounts, utilize grit on the gravel roads, and there have been updates to municipal separate storm sewer system (MS4) permit.

7. Unfinished Business – Public Comment Opportunity

a. 2021 – 2022 Winter Trail Maintenance Expectations

Recreation Coordinator Christensen Buck informed the Commissioners that while there are people on the call, nobody showed interest in speaking.

Recreation Coordinator Christensen Buck refreshed the Commission on the history of winter trail maintenance discussions. Public Works Director Mattson provided discussion points for the Commissioners to talk about. Commissioner Christenson requested information on current trail maintenance equipment and costs associated with purchasing additional equipment to which Public Works Director Mattson informed Commissioners that there is some equipment, but acquiring more equipment is a goal of the department. Commissioner Christenson inquired about staffing requirements to which Public Works Director informed the Commission that seasonal employees would be utilized, but it would likely take a couple days as more trails are onboarded.

Commissioners discussed demand for trail maintenance during the winter and decided that due to the lesser number of trails, contracting the maintenance out is preferred. Commissioners discussed the idea of asking the residents what they would like to see while being mindful of the benefit versus cost of trail maintenance. Public Works Director Mattson requested the Commissioners visions on summer maintenance to which Commissioners wanted to see a small buffer strip next to the trails.

8. New Business – Public Comment Opportunity

Recreation Coordinator Christensen Buck informed the Commission that there were individuals on the call. Commissioners requested an overview before moving forward with the public comment opportunity.

a. Cook Lake Highlands

City Administrator Martens provided an overview of the proposed project including the cul-de-sac that would be built where the current off-road trail is. City Administrator Martens informed the Commissioners that in the 2040 Comprehensive Plan this section of trail was labeled as an off-road trail. Sue Zappa, 7482 Fir Lane, discussed her concern of removing the trail and stated that it is less than two years old, utilized by residents of Bass Lake Crossing, and wanted the trail to remain where it is. Ron Zappa, 7482 Fir Lane, inquired about the possibility of keeping the existing trail while still developing the property. City Administrator Martens addressed questions and concerns presented during public comment stating that the trail would still be public, maintenance on the trail had been done by the homeowner's association, and the option to keep the trail and developing the property would be determined by the applicant. Beth Hustad, the applicant of Cook Lake Highlands, provided the Commissioners with the history of the lot and trail. Hustad also informed the Commission of the additional fire lane that would serve a dual purpose as a trail. Commissioners discussed that the experience could change while utilizing the trail if it were moved from off-road to on-road.

Motion: Made by Nybo, seconded by Christenson, recommend Council denial of removing the existing off-road trail.



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Voting Aye by Roll Call Vote: Christenson, Meister, and Nybo.

(Motion carried 3:1)

9. Reports/Information

- a. Active Planning Applications – Informational only

Commissioners had no discussion regarding active planning applications.

- b. Recreation Coordinator Update

Recreation Coordinator Christensen Buck informed the Commission of projects that she has been working on including Emergency Operations Center tasks, creating Parks and Trails Commission materials, submitting a DNR grant for the Bellwether boardwalk project, social media content, updating the field and pavilion reservation form, and referee recruitment for the 2021 summer soccer season.

10. Subcommittee & Miscellaneous Reports

- a. City Council Report

City Administrator Martens provided an update on Pulte’s concept for Van Blaricom to finish up the Bellwether development and finalize the dedication to the City, the City of Medina reinitiating plans with the City of Corcoran to plan Hackamore Road, and a feasibility study for City Center Drive. Commissioner Anderson asked what the finance staff planning item was to which City Administrator Martens informed the Commission that there is a need for in-house accounting support. Commissioner Nybo asked about the process for the new City Planner to which City Administrator Martens informed the Commission that she was hired, started, and would be an addition to the staff and not replacing anyone.

- b. Garden Club Report

Tom Anderson informed the Commission that the annual tree giveaway had started and orders were being placed.

- c. Park Dedication Fund

Recreation Coordinator Christensen Buck informed the Commission that the Grove Nursery charge was a typo and would be moved under the Memorial Garden Fund.

11. Other Business/Announcements - None

12. Commissioner Liaison Calendar

2/25/2021	3/11/2021	3/25/2021	4/8/2021	4/22/2021	5/13/2021	5/27/2021
Nybo	Christenson	Anderson	Meister	Strehler	Dugan	Nybo

13. Adjournment

Motion: Made by Anderson, seconded by Nybo, to adjourn the meeting at 9:04 pm.

Voting Aye by Roll Call Vote: Anderson, Christenson, Meister, and Nybo.

(Motion carried 4:0)

Jessica Christensen Buck
Jessica Christensen Buck
Recreation Coordinator



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DRAFT



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8200 County Road 116 • Corcoran, MN 55340
763-420-2288 • www.ci.corcoran.mn.us

MEMO

Meeting Date: April 15, 2021

To: Parks and Trails Commission

From: Jessica Christensen Buck, Recreation Coordinator

Re: Memorial Bench Discussion

Recently staff had an individual inquire about having a memorial bench installed. Following this conversation, some internal discussion took place to determine the history and previous decisions on memorial benches and the Memorial Garden. During this discussion, staff recalled a conversation among the Parks and Trails Commission where it was determined that no more benches were necessary in the Memorial Garden.

Currently, there are 2 benches located in the grassy area of the Memorial Garden, 3 near the lobby doors leading out to the Memorial Garden, and 1 in the front of City Hall that was installed by a local boy scout.

Upon a conversation with the Public Works department, they felt that an additional bench in the Memorial Garden would be acceptable but did not determine a location.

Research was done to determine what other cities in the area are doing for bench programs and it was found that many have them at parks and along trails. Many cities offer a standard bench style as part of their program (i.e., composite bench with plaque, composite bench with engraving, etc.). In the past, the options for benches through the City of Corcoran's program has allowed donors more freedom when choosing a bench style as listed on item 7a2.

Regardless of the style or location, the City's Public Works department would require that the bench have a maintenance-free pad placed underneath it.

Staff is looking for recommendations from the Commission on the following items:

- Are additional bench(es) wanted/needed in the Memorial Garden?

- If so, are there certain locations that the Parks and Trails Commission would like to see them (with Public Works approval)? Additionally, how many?
- Does the Parks and Trails Commission want a standard bench style, or would they like multiple options?
 - If it's a standard style, what style?
- Are benches along the City's trail system and/or at parks something the Parks and Trails Commission would like to see?

There is a split recommendation at the staff level on some of these items. The Recreation Coordinator feels there is an ample number of benches at the Memorial Garden, a standard bench style (composite bench with a metal, engraved plaque) is preferred, and the benches could extend to the trail system and various parks. The Public Works Superintendent feels there is room for more benches at the Memorial Garden, bench styles should be chosen by those donating the bench, and the benches could extend to the trail system once it is more established. Staff is looking for the Parks and Trails Commission to come to a consensus on the questions above to either re-establish or continue with the Memorial Bench locations and options.

Attachments:

7a1. November 15, 2016 Parks and Trails Memo

7a2. 2021 Bench Locations at City Hall and Memorial Garden



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Web: landform.net

TO: Corcoran Parks and Trails Commission

FROM: Kevin Shay through Kendra Lindahl, Landform

DATE: April 7, 2021 for the April 15, 2021 Parks and Trails Commission Meeting

RE: Rezoning, Preliminary Plat and Preliminary PUD Development Plan for “Cook Lake Highlands” at 19220 County Road 10 (PID 25-119-23-14-0003) (City File 20-047)

60-DAY REVIEW DEADLINE: May 5, 2021

1. Description of Request

The applicant is requesting approval of “Cook Lake Highlands” which contains a 102-unit senior living cooperative, 20 single family residential villa lots, a 12,987 square foot child care and early education facility and a 20,781 square foot assisted living and memory care facility. The site is located on the northwest corner of County Road 10 and Brockton Lane. The development plan shows development of the project in a single phase.

2. Context

Zoning and Land Use

The property is guided Mixed Residential and is zoned Mixed Residential (RMF-2). The property is covered by the shoreland overlay district for Cook Lake and is located in the Southeast District. The property is in the 2020-2025 phase of the 2040 Staging Plan.

Surrounding Properties

There is an exception parcel in the northern portion of the site that is owned by the Metropolitan Council for a lift station with an easement access over the eastern portion of the site. This property is guided Public/Semi-Public and zoned P-I Public/Institutional.

The property to the north is guided Low Density Residential and zoned RSF-2 Single Family Residential. The property to the west is developed as a single-family residential subdivision “Bass Lake Crossing”. The property to the east is located in Maple Grove and is currently going through the review process to be developed as a single-family residential subdivision. The property to the south is guided Mixed Use and zoned PUD Planned Unit Development. It is currently Lions Park.

Natural Characteristics of the Site

There is a large wetland on the northern portion of the site. Cook Lake is located northeast of the site and imposes Shoreland restrictions on this site. The Natural Resource Inventory map identifies a high-quality maple/basswood natural community and a rare species occurrence on the site. There are areas of FEMA floodplain in the northern portion of the site.





3. Analysis of Request

Trails and Sidewalks

The 2040 Parks and Trails Plan map shows an off-road trail that runs along the western property line abutting the Bass Lake Crossing development and an on-road trail that runs along County Road 10.

The on-road trail will be constructed when the improvements to County Road 10 are completed by Hennepin County.

The off-road trail was constructed with the Bass Lake Crossing development and an easement was put in place for a portion of the trail on the Cook Lake property. The revised Cook Lake Highlands site plan preserves the trail in its existing location and the trail will run through the backyard of the single-family villa lots. A connection to the trail from the cul-de-sac is not shown on the plans. The applicant will need to revise plans to include a 20-foot easement with an 8-foot wide trail connecting from the cul-de-sac to the existing trail.

City policy is to require an 8-foot wide trail in a 20-foot easement for off-road trails and give credit for the area of off-road trails shown on the Comprehensive Plan. In this case the easement is already in place for the “Bass Lake Crossing” portion of the trail. Only newly dedicated easements would qualify for park dedication credit. The Parks Commission could consider providing park dedication credit for the portion of the trail easement in the open space if the Parks Commission does not accept the proposed open space as park land.

A trail is shown on the northwest side of the site in the proposed park area which connects to the existing trail constructed with “Bass Lake Crossing”. A sidewalk is shown on the south side of 74th Avenue which continues until the intersection with the Maple Grove street connection. The sidewalk should continue south to County Road 10.

The applicant is working with the City of Corcoran, the City of Maple Grove and the Metropolitan Council to provide a trail connection which crosses the boundary between the two cities near the booster station.

Trails will be maintained by the City according to City trail policy and sidewalks will be maintained by building management or homeowners.

Park Dedication

The Comprehensive Plan does not indicate any parks in the area; however, the applicant is seeking to dedicate the area identified as Outlot C as a public park. Outlot C is 9.61 gross acres (3.83 net acres). The nearest planned parks are in the Town Center to the west. Typically, the City would only accept and give credit for parks that are shown on the Comprehensive Plan.

The Parks and Trails Commission recommendation will be presented to the City Council. If the park is taken as dedication a credit will be granted towards the park dedication costs, however the area currently shown as a stormwater pond in Outlot C will need to be in a separate outlot and will not be included as part of the park dedication.



Under the current ordinance, park dedication of land is required at 28% of the net pre-development area for Mixed Residential land. Park dedication is only taken for newly created lots. The ordinance would require 5.98 net acres of park dedication for the 21.34 net acres being platted.

Park dedication of land is required at 17% of the net pre-development area for medium density residential. Park dedication is only taken for newly created lots. The ordinance would require 3.63 net acres of park dedication for the 21.34 net acres being platted.

Park dedication credits would be given for any trail easements taken for off road trails shown on the Comprehensive Plan. As noted above only the new trail easements for this plat would receive park dedication.

Where no park land is shown on the Comprehensive Plan, the City should take cash-in-lieu of land. For residential developments, the current cash in lieu of land fee has been calculated based on the per capita share of park system costs at \$4,628 per single family unit, \$3,141 per multi family unit and \$4,498 per commercial and industrial unit. Because no trail easements are being dedicated and staff does not recommend this site for a park, the full cash-in lieu of land fee is required. The calculations below outline the park dedication fees for each use based on the current plan:

20 villas x \$4,628 = \$92,560
102 senior living x \$3,141 = \$320,382
1 memory care facility x \$4,498 = \$4,498
1 daycare facility x \$4,498 = \$4,498
TOTAL = \$421,938

The final park dedication calculation will be based on final land area calculations and the fee schedule in place at the time of release of the final plat.

4. Recommendation

The Parks and Trails Commission should provide a recommendation on the request to dedicate Outlot C as a public park and recommend the trail cul-de-sac connection recommended by staff.

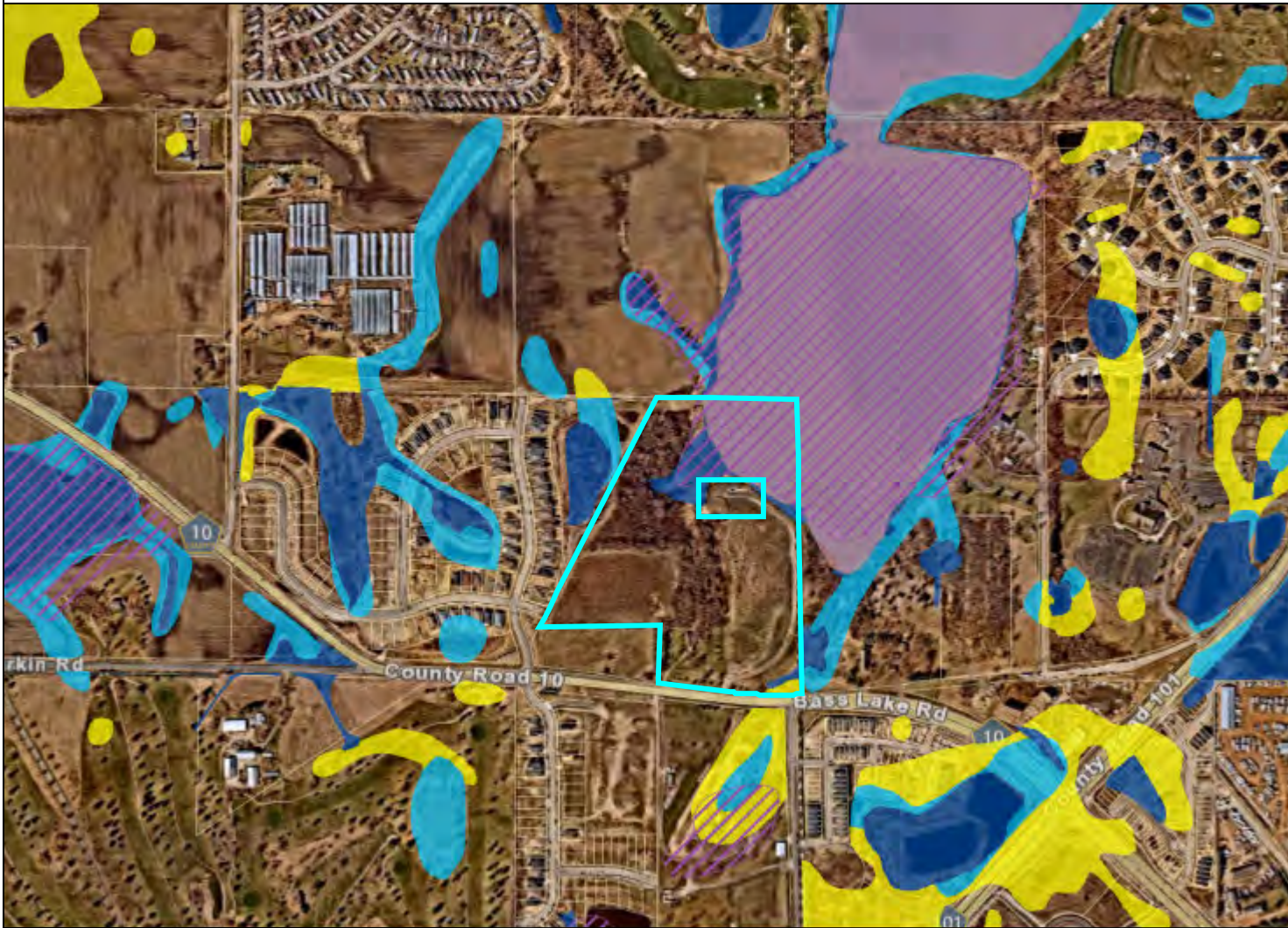
Attachments

1. Site Location Map
2. Applicant's Narrative
3. 2040 Parks and Trails Plan Map
4. Site plan drawings received March 15, 2021



Hennepin County Natural Resources Map

Date: 8/27/2020



Legend

FEMA Floodplains - 100 Year

- A
- AE FLOODPLAIN
- AH
- AO
- AE FLOODWAY

DNR Buffer Protection - Public Waters

- Undefined
- General Development
- Natural Environment
- Natural Sensitive
- Recreational Development
- Special Protection

Wetlands

- Potential Wetland - HCWI
- Probable Wetland - HCWI
- Probable Wetland - NWI

PID: 2511923140003
 Address: 19220 CO RD NO 10,
 CORCORAN
 Owner Name: ALBERT SCHOMMER ESTATE
 Acres: 27.31

Comments:

1 inch = 800 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 (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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Cook Lake Highlands

Revised Plan Narrative

3/15/2021

Planned Unit Development Revised Preliminary Plat Application

Existing Land Use

Cook Lake Highlands proposed development is located on the Albert Schommer homestead which the family purchased in 1939. It is approximately 27.17 acres located in the southeast quadrant of Corcoran. The City of Maple Grove is adjacent to the east (also a part of the original homestead) M/I Homes, Bass Lake Crossing project is adjacent to the west and across CSAH 10 to the south. The Lyons Park property is also across CSAH 10, south of the property. The site is located at the northwest quadrant of Bass Lake Road and future required extension of Brockton Lane North. Cook Lake, Rush Creek Golf Course, and the Geurs family farm is located just north of the property. The site consists of rolling topography with farm fields, stands of trees, one homestead, and wetlands adjacent to Cook Lake.

The Property is subject to

- *A Metropolitan Council Lift Station Parcel - consisting of approximately 1.5 acres located at the center of the property.*
- *A permanent easement in favor of the Metropolitan Council for sanitary sewer and water utility purposes, dated December 11, 2012 recorded November 13, 2013. Doc. No. A10027481*
- *An easement in favor of City of Corcoran for sanitary sewer and water utility purposes, dated December 26, 2012 and recorded on November 13, 2013. Doc. No. A10027482*
- *A trail easement per the M/I Homes, Bass Lake Crossings approved plan. The property owners agreed to and permitted M/I Homes Bass Lake Crossings to construct the trail on this site to collaborate with M/I on the placement of the trail. M/I Homes was aware that we may need to relocate the trail when we completed our plans for the site and have agreed to our trail relocation plan.*
- *Hennepin County taking of an additional (40'+ 20') 20 feet of ROW required to correct a road alignment for safety reasons.*

Zoning, Guiding and Proposed Land Use

The Property is zoned RMF-2 Mixed Use Residential per the September 2020 city zoning map and is guided according to the Corcoran 2040 Comprehensive Guide Plan as Mixed Residential with medium density allowing for 6 units/acre. The M/I project, Bass Lake Crossings adjacent to the west is currently being developed as a PUD and was also guided mixed-residential, medium density. The M/I project to the Southwest, is Bass Lake Crossing South which was guided mixed residential and developed as a PUD with single family homes and an industrial self-storage building. The Lyons Park directly South of Cook Lake Highlands is guided mixed-use, the same as the mixed-use properties adjacent to the east in Maple Grove.

We are requesting the City of Corcoran review and consider approving a revised Cook Lake Highlands Planned Unit Development Preliminary Plat consisting of the following mixed residential and complimentary non-residential Child Care Early Education Center and Senior Memory Care Home.

- **Applewood Pointe- Senior Co-op**

Applewood Pointe of Corcoran is a proposed 4-story 102 +/- unit senior cooperative. The cooperative is a "for sale" product with average home sizes of 1,584 sq. ft. The proposed exterior materials include a combination of high quality, low maintenance stucco, lap siding and shake, as well as cultured stone and brick. All homes have at least two bedrooms and two baths, with many having a sunroom or den.

The total site area is 4.78 acres with a proposed building size of 259,000 gross square feet including the underground parking garage. The community includes numerous common areas that encourage a true community feel, the amenities include: a great room with kitchen facilities, library, sunroom, game/club room, fitness center, craft room and a hobby shop for woodworking. The exterior amenities include walking paths, a screened gazebo, fire pit, garden beds and a pickle ball court or bocce ball. The average buyer at an Applewood Pointe is approximately 70 years old, is active, and is drawn to the amenities within the area.

United Properties completed a demand assessment for senior cooperative housing in Corcoran on November 24, 2020. This study concluded that competition for senior cooperatives is light and most of the competitive supply is over 16 years old, with the exception of Applewood Pointe of Maple Grove at Arbor Lakes, which opened in January 2020, sold out prior to construction completion and has a current waitlist of approximately 35. There is one unit available among the competitive

housing supply in the primary market area at Gramercy Park Cooperative Northwest, which is over 5 miles away. The study concluded there is unmet demand. United Properties intent would be to begin marketing the community late-2021. They must reach 60% presales before HUD authorizes us to break ground. Given recent marketing experience, we would anticipate reaching presales by early-2022. The construction timeline is typically 17 months. Their last several cooperatives have been sold out by the time that construction is complete.

United Properties has been in business for over 100 years and has developed 15 Applewood Pointe Cooperatives; 1 is currently under construction and they will break ground on a 16th Applewood Pointe early-2021. There is strong demand for this product supported by a significant (doubling) increase in the senior population over the next 25 years.

- **The Building Height** is approximately 55' from grade to the mid gable. Cook Lake Highlands site design, and the Applewood building location, are different from the neighboring mixed residential in Maple Grove. The Applewood building is set back 450' feet from CSAH 10 and as much as 10' below CSAH 10, creating a transition of distance and minimizing the height impact from the roadway. The 22' Childcare and Memory care buildings will create an additional transition to the Applewood and the Single Family homes.

- **Single Family Villa Homes – by M/I Homes or Others**

The 20 single family homes (1 & 2 stories in height) will be of similar quality and design as the adjacent Bass Lake Crossing M/I Homes product. The single-family homes and the existing wetland that lie between the two will provide distance, like kind product, a similar lifestyle, and an appropriate transition for the Bass Lake Crossing homes and neighbors. The code requires 10' side setbacks. We are proposing 5' side setbacks. The same setbacks as Bass Lake Crossings adjacent to the west.

- **Off Road Trail and Park Dedication**

We are proposing the existing off-road trail remain in place. We are also proposing to add an additional off-road trail that will loop the park land tie into the existing off-road trail. We are proposing to add an extension to the trail along the north park property line to overlook the lake and wetland.

This trail will be constructed on Outlot C of the proposed plat. Our revised plan proposing to dedicate Outlot C to the City as Park, with the understanding the development will receive cash park credit for all upland property dedicated. Outlot C consists of 9.61 acres, of which 4.19 acres are upland park dedication and 5.42 acres are wetland park dedication. This park land dedication represents 26% of the proposed project.

- ***New Horizon Child Care and Early Education – single story building with outdoor play space.***

A Minnesota, family-owned and operated company, has been serving young children since 1971. New Horizon Academy's, founder, Sue Dunkley, began her career as an elementary school teacher. Sue knew she needed to provide a nurturing place for children to go before they ventured out into the big world; a place that would help them believe in themselves. That is why New Horizon was born.

Today, Chad Dunkley, Sue's son and one of New Horizon Academy's first students, is our Chief Executive Officer. Chad ensures that the commitment to excellence that Sue strived for New Horizon's early years continues to be the cornerstone for each New Horizon Academy.

New Horizon thrives as one of the nation's most successful and respected child-care providers with over 80 schools in Minnesota, Idaho, Iowa and Colorado. As New Horizon Academy continues to grow and serve more families each year, we will always have family roots, a warm atmosphere, an open door, and a commitment to excellence.

New Horizon is committed to quality. In fact, they became the first organization of their size to accomplish 100% national accreditation by the National Association for the Education of Young Children, the gold standard in our field. Each of the schools has also earned the highest quality rating in the of the state they operate in, including Minnesota's Parent Aware program New Horizon Academy's insatiable appetite for continuous improvement leads the industry every day by adopting the newest research and evidence about how to create the best early childhood classrooms.

Children flourish in New Horizon Academy's thoughtfully planned programs designed specially to meet children's specific needs at each stage of development. Learning programs include infants, toddlers, preschool, pre-kindergarten, school age, distance and e-learning, summer camp program, and enrichment programs, such as music, fitness, language, and dance. Children build the necessary skills to succeed not only in school, but also in life.

With uncompromising commitment to excellence and passionate, talented teachers, families are delighted to discover the difference at New Horizon Academy.

The Building Height: *The center great room (center of the building) reaches approximately 22', which is the highest point of the New Horizon Academy building.*

- **Rivers of Life Memory Care/ Enhanced Assisted Living – single story building**

Overview-High Acuity Memory Care

In response to an increased demand for high acuity memory care and senior living in Corcoran, Rivers of Life Memory Care is proposing to develop an assisted living and memory care community to serve the care needs of the elderly citizens of the community. Specialized memory care services are lacking and currently in the twin cities it is estimated that there will be a 27% increase from 2018 to 2025 in the number of people needing Dementia care in the state of MN. This highly visible site offers many advantages and easy access for caregivers and families to visit loved ones often.

Rivers of Life Memory Care of Corcoran will feature a total of 32 private units with the bulk of them **providing high acuity assisted living services in memory care.** The assisted living residents will be able to enjoy a home-like atmosphere in a setting that allows them the freedom to participate in many amenities that not only help assist them in their daily care needs but also provide them with a higher quality of life than that offered in a more institutional setting. The memory care residents are provided with their own secure area of the building that has its own separate amenities like a congregate dining room, activity/craft area and a secure memory garden. **These residents benefit from a life enrichment program that is specially designed for residents with Alzheimer's and Dementia.**

Staff at Rivers of Life Memory Care will be trained in serving those with Alzheimer's/Dementia, Parkinson's and other specialty needs usually unmet by other senior care facilities. **This Memory Care will employ about 30 full-time and part-time positions.**

A simple floor plan design and small home-like environment (32 units) differentiates Rivers of Life Memory Care from other Senior Living assisted living providers in the area with a more focused specialty in higher acuity and more advanced memory care services unlike that of large campuses (93-155 units) which includes independent living (minimal to no services). **There is a large demand for this more focused care and practitioners across the state are struggling to find residences to place seniors with higher levels of dementia.**

At Rivers of Life Memory Care, our goal is to provide our residents the right care at the right time and bring about 30 jobs to the community and fulfill a need in the immediate community for geriatric residents.

Rivers of Life communities are designed to be a niche, boutique model of memory care that is resident focused with a high level of care. **Rivers of Life Communities owns all of its real estate and the management company for quality control.**

Rivers of Life Communities offers a high acuity memory care “home” for those that need a higher level of care. The de-institutionalization of health care is a key component to our model. In addition to living accommodations, our focus will be on offering a higher level of care to those affected by memory loss and higher acuity assisted living. Our highly trained staff will offer a higher level of cognitive activities to help stabilize and give our residents the best quality of life possible.

Rivers of Life Communities provides a housing and care solution for those that need a level of care beyond the typical assisted living model. Many residents need 24-hour care and many families do not want their loved ones living in a “facility” or hospital-like institution. We provide a home.

Our primary resident consists of seniors that are experiencing memory loss on all levels, behavioral issues and those in need of additional living assistance on a daily basis. We will target those in need of a high acuity as it relates to care.

What separates our model from the competition: We specialize in high acuity memory care for everyone including those with an early on-set of memory loss (age 40+). **Our residents will have state of the art landscaping, amenities, activities, staffing, competitive pricing for cares, and a highly visible and convenient location for friends and family to visit their loved ones.**

Those individuals who are suffering from an early onset or advanced stages of Alzheimer’s/dementia, behavioral issues associated with memory loss, and residents that are in need of a higher level of assisted living to complete daily tasks are Rivers of Life Memory care’s core focus.

The high level of fit and finish, the “home” vs “facility” atmosphere and high acuity care will be our competitive advantage. The overall de-institutionalization of our health care model will set us apart from the other buildings on the market.

With exponentially rising rates of people being diagnosed with Alzheimer’s and other forms of dementia. Our high acuity memory care facilities are in high demand and will be for many years to come. The future of our memory care model depends on the prevalence of the disease state we are catering to, which is Alzheimer’s and other forms of dementia. Recent studies have revealed that Alzheimer’s disease is on the rise and the new onset of people diagnosed with the disease is projected to triple by the year 2050. Advanced memory care, will not only be the cornerstone of our model, but also the catalyst to a successful memory care facility for many years to come due to the growing demand. As care providers we are aware that Alzheimer’s cannot be cured; but merely the symptoms can be treated to offer comfort.

Recently, an estimated 5.7 million American had some level of Alzheimer's. Approximately 200,000 individuals were under the age of 65 who had an early onset of Alzheimer's. As the baby boomer generation ages, the demand for assisted living facilities and specialized memory care facilities grows rapidly. Healthcare providers need to be aware of the rising rate of new patients being diagnosed with Alzheimer's disease annually. **The key to a successful memory care facility is creating a highly patient centered and focused atmosphere that promotes the well-being of patients and promotes a high quality of living in an ever so destructive disease.**

According to the Alzheimer's Association, "In 2013, 15.5 million family and friends provided over 17.7 billion hours of unpaid care to those with Alzheimer's and other forms of dementia. The value of this care was estimated at \$220.2 billion, which is nearly eight times the total revenue of McDonalds in 2012." Today dementia care is costing Americans closer to 277 billion on an annual basis to treat those with Alzheimer's. That being said, Alzheimer's is the most expensive medical condition in the nation for ongoing care.

In 2018, the ongoing cost of caring for those with Alzheimer's totaled an estimated \$277 billion, including \$150 billion in costs to Medicare and Medicaid. According to the Alzheimer's Association, a recent study revealed that Alzheimer's will cost an estimated 1.1 trillion per year, by the year 2050. These growing numbers are not surprising and will create a large demand for new facilities across the U.S and will most likely create a shortage of facilities in the near future.

Nearly one out of every five dollars spent by Medicare is on patients with Alzheimer's or another form of dementia. The average per-person Medicare spending for those with Alzheimer's is 3 times higher than those without the condition. The average per-person Medicaid spending for patients with the disease and other dementias is 19 times higher than the average per-person Medicaid spending for all other seniors.

The financial toll of Alzheimer's spending is clearly on the rise and patients are spending 36 billion dollars out of pocket annually. As the growing need for Memory care facilities rises, so does the need for a smaller scale and more patient centered memory care facility like our model. Our model is patient centered with daily activities and we will promote a higher quality of life to those in need of memory care. We will offer smaller facilities and promote independence, more interactive activities to engage patients with the level of care they deserve and will have highly trained professionals to differentiate us in the market.

Levels of Care Offered:

Dementia Level One

Minimal amount of Assistance and Supervision

- Help with dressing
- Help with personal care

- Toileting and/or occasional help with incontinence
- Weekly scheduled shower
- Two loads of laundry per week
- Monthly Simple medication set-up
- Simple medication administration
- Weekly housekeeping
- 24-hour supervision
- Wander Guard/Secured environment
- Nightly checks every four hours
- Three meals a day

Dementia Level 2

Moderate amount of Assistance and Supervision

- All of the above, plus:
- Additional personal care & bathing two times per week
- Additional loads of laundry, up to four loads per week
- Additional Housekeeping up to ½ hour per week
- Additional support with eating
- Additional support with social cueing
- Frequent redirection & intervention to reduce the risk of elopement and/or inappropriate behavior
- Occasional two-person assist with transferring

Dementia Level 3

Extensive amount of Assistance and Supervision

- All of the above, plus:
- Assistance with toileting (every two-hour program)
- Additional shower schedules up to five times per week
- Unlimited Laundry
- Additional Housekeeping up to 1 hour per week
- Approx. every two hour checks for safety & security
- Daily two-person assist with transferring

Dementia Level 4

Considerable amount of Assistance and Supervision

- All of the above, plus:
- Two person transfers with care
- Incontinence assistance (total)
- Physical assistance/support with eating
- Daily one-to-one interactions
- Approx. every 15 minute checks for safety & security
- Management of periodic aggressive behaviors, i.e.: hitting, biting, pushing, choking, or other behavior that could cause physical harm to the resident or other residents.
- Mechanical lifts

- Management of inappropriate toileting behavior i.e.: urinating or defecating in inappropriate locations
- Wound care

Parking Stall Depth

The code requires 18'.5" deep parking stalls. We are proposing 18' deep parking stalls to minimize the hardcover impact as much as possible.

Intersection of Bass Lake Road (CSAH 10) and Brockton Lane

Trek has provided a \$25,000 surety required to complete the feasibility report for the intersection of Bass Lake Road (CSAH 10) and Brockton Lane North. This intersection is designed to provide access for this concept PUD, the adjacent Cook Lake Maple Grove project, the Metropolitan Council L-80 lift station, and ultimately access to a controlled intersection for the adjacent Bass Lake Crossing neighborhood.

The feasibility study revealed a cost estimate for the intersection to be in excess of \$1.1M. This amount does not include the value of land required to be contributed by this project for future corridor/community development. Also, this amount does not include an adjustment required, resulting in additional land to be taken for realignment of CSAH 10 for safety compliance or the land for the Corcoran Booster Station.

Shoreland Overlay - *The PUD is located within the shoreland overlay district of Cook Lake*

- ***Impervious Calculation***- *The Shoreland Overlay District allows 25% hardcover. We are requesting a change from our original proposal of 43.3% hardcover to 39% hardcover. The hardcover calculations for Cook Lake Highlands PUD are increased, in part by the demand for additional property to improve and correct the existing roadways and to provide sewer for future corridor development to benefit the greater community. This calculation does not include the property occupied by the MCES Lift station. If considered as a significant public benefit and thus included, it would further reduce the actual hardcover for this shoreland district.*
- ***Building Heights*** - *We are proposing 20 single family Homes with heights similar to adjacent products., a high quality, four Story, for sale Senior Cooperative building, located on the back portion of the site, approximately 1 ½ football fields away from CSAH 10. It overlooks Cook Lake and has long views of Rush Creek Golf Course. The Adult and child Care Homes are also one story buildings situated on CSAH 10 at the entrance of the project. (Height 22').*

Storm Water Treatment for Corcoran CSAH 10 –

- ***Our proposal has been designed to treat the storm water for the future/expanded CSAH 10 from Fir Lane East to the Corcoran City limits at Brockton Lane.***

Trails - Cook Lake Highlands will have trails throughout the project including an additional **off-road trail within the dedicated park property** which will connect to the M/I off road trail system, the Corcoran trail system and to the Maple Grovel proposed trail along Cook Lake, providing a path to the church and to the adjacent neighborhood services.

In summary, Trek Development is requesting a PUD Preliminary Plat approval consistent with the City of Corcoran's 2040 Comprehensive Guide Plan, recently adopted and approved. We are proposing to develop approximately 20 net acres and 27.17 gross acres into 21 single family homes, 102 Senior for sale homes, a child-care learning center, a senior memory care home, and 9.61 acres dedicated as park and open space with an off-road trail extension.

The PUD Application provides both developer and community with a framework to master plan, design, and develop a neighborhood with a mix of uses that create appropriate transitions to and from neighboring uses. Master planned developments like Cook Lake Highlands purposefully interface multiple elements and uses to creatively combine community services and housing needs that co-function well. This includes a collaborative design and use of community infrastructure, trails, park land and green space/wetlands.

The Cook Lake Highlands PUD/master plan proposal creates an opportunity to integrate residential uses with complimentary non-residential uses and establish appropriate transitions from intersections and well-traveled County roadways that will provide for future corridor and community development. The mix of these uses fills gaps of currently unmet demand and creates added value as high-quality housing and services are developed. This PUD has a mix of uses that intentionally provide benefits to those who live within the neighborhood and to those who live within the community.

- ***Cook Lake Highlands PUD benefits:***
 - ***Community and Corridor Infrastructure Improvements***
 - ***Providing Storm water storage for future CSAH 10 from Fir lane to City limits at Brockton Lane***

- *Provide a mix of residential product not currently offered.*
 - *Providing land for L- 80 Lift Station and access to Community Lift Station*
 - *Providing additional permanent and temporary utility and access easements for public utilities and public access.*
 - *Providing Land for additional ROW needed to correct a County roadway design for safety standards.*
 - *Providing Land for future county roadway improvements.*
 - *Provide Land and access for City of Corcoran community water pump station.*
 - *Collaborate with public entities and neighboring community to coordinate and share in the cost to construct the shared access intersection.*
- *Trail connections and Park Dedication*
 - *Provide and dedicate to the public 9.61 acres of Park, Trails and open space throughout project.*
 - *Provide public trail connections to existing community trail system and to neighboring community trail which will extend access to walking trail along open space adjacent to Cook Lake.*
 - *Trail networks and Park dedication provide important environmental, economic, social, and health benefits for individuals and communities. The presence of trails encourage physical activity, and bring communities together around shared assets such as Cook Lake.*
- *Other*
 - *Designed to create efficient, collaborative, shared uses such as roadways, fire lanes, trails, Open Space and Public Access.*
 - *Provide a mix of residential and non-residential, relevant, neighborhood and community services such as Child Care and Memory Care at the same time providing appropriate transitions from CSAH 10, Bass Lake Crossings, and future development to the North.*
 - *Provides a multigenerational model which integrates child-focused services, parent and caregiver services, and adult- focused services. Services for children often aim to improve school readiness, and care giving, while services for adults target economic assets such as housing, job opportunities, social groups, health, well-being and care.*

Site Construction - Cook Lake Highlands will be developed in one phase. The infrastructure construction plan is designed to be constructed as one project. The pad sites will be sold to the buyers/ team members as pad ready sites developed by Trek Development.

Cook Lake Highlands has expansive, beautiful, long views overlooking the wetlands, the Lake, and Rush Creek Golf Course. The design for this site optimizes the views to the north for the residents and the visibility from CSAH 10 for two the care centers.

The neighborhood services, adjacent at the Markets of Rush Creek make Cook Lake Highlands, Ravinia and other nearby neighborhoods, desirable places to live. Unlike Ravinia, Cook Lake Highlands PUD is located within the Rockford School district. The Rockford district does not have a school nearby, making this mixed residential property a challenging site for single family homes that target school age children. The Rockford high school is located approximately 9 miles west of Cook Lake Highlands.

Even in an existing market of low residential inventory and high demand, the absence of close schools negatively affects the viability of a single family, school age, residential product/neighborhood.

Thank you for your time and consideration.

Sincerely,

Elisabeth Hustad

Trek Development, Inc

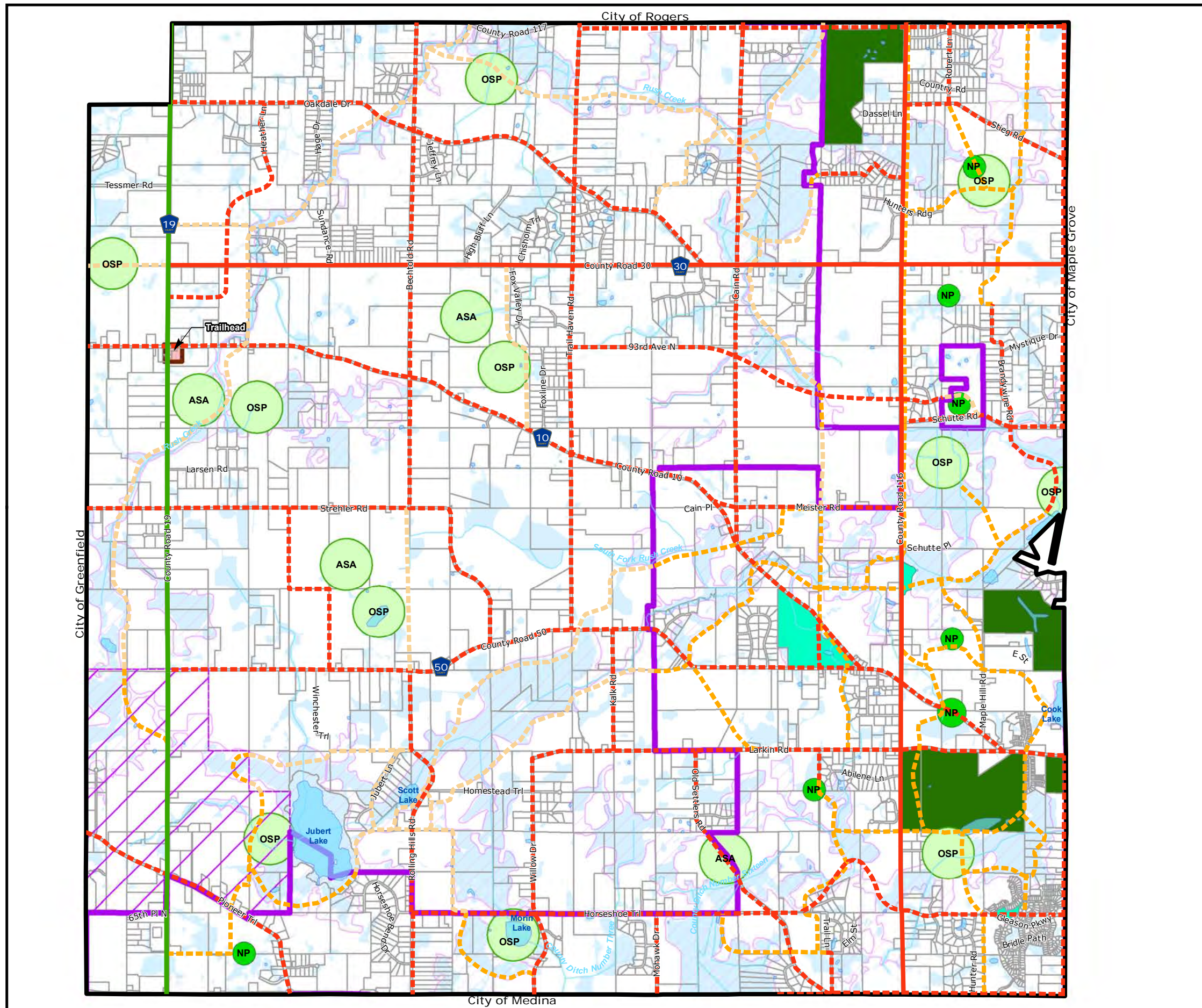
President



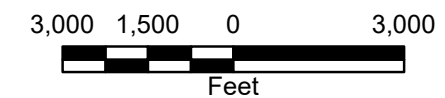
CITY OF CORCORAN

2040 COMPREHENSIVE PLAN

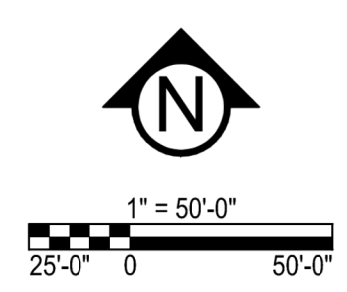
Map 5-1 Parks and Trails Plan



- Existing Parks and Trails**
- Regional Trail
 - Existing On Road Trail
 - City Park
 - Trailhead
 - Private Park/Open Space
- Proposed Parks and Trails**
- Proposed On Road Trail
 - Proposed Off Road Trail
 - Proposed Off Road Trail outside 2040 Development Area
 - Neighborhood Park
 - Community Park
 - Greenway Corridor
 - Municipal Boundaries
 - 2040 MUSA
 - Future MUSA Expansion Area
 - Parcel Boundaries
 - Streams
 - Lake/Open Water
 - Wetlands



Path: L:\2294\100\2040CompPlan\Parks and Trails Map.mxd
Date: 1/15/2019 Time: 1:22:31 PM User: Shu.JC0243



COOK LAKE HIGHLANDS



COOK LAKE HIGHLANDS

CORCORAN, MINNESOTA

ISSUED FOR: CITY SUBMITTAL



PRELIMINARY:
NOT FOR
CONSTRUCTION



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
V1.0	SITE SURVEY 1 OF 7
V1.1	SITE SURVEY 2 OF 7
V1.2	SITE SURVEY 3 OF 7
V1.3	SITE SURVEY 4 OF 7
V1.4	SITE SURVEY 5 OF 7
V1.5	SITE SURVEY 6 OF 7
V1.6	SITE SURVEY 7 OF 7
C1.0	TREE PRESERVATION & REMOVALS PLAN OVERALL
C1.1	REMOVALS PLAN SE
C1.2	REMOVALS PLAN NE
C1.3	REMOVALS PLAN W
C1.4	REMOVALS PLAN NW
C2.0	SITE PLAN OVERALL
C2.1	SITE PLAN SE
C2.2	SITE PLAN NE
C2.3	SITE PLAN W
C2.4	SITE PLAN NW
C2.5	WETLAND IMPACT PLAN
C2.6	SITE LOCATION EXHIBIT
C3.0	GRADING PLAN OVERALL
C3.1	GRADING PLAN SE
C3.2	GRADING PLAN NE
C3.3	GRADING PLAN W
C3.4	GRADING PLAN NW
C4.0	UTILITY PLAN OVERALL
C4.1	UTILITY PLAN SE - SANITARY SEWER AND WATER MAIN
C4.2	UTILITY PLAN NE - SANITARY SEWER AND WATER MAIN
C4.3	UTILITY PLAN W - SANITARY SEWER AND WATER MAIN
C4.4	UTILITY PLAN NW - SANITARY SEWER AND WATER MAIN
C4.5	UTILITY PLAN SE - STORM SEWER
C4.6	UTILITY PLAN NE - STORM SEWER
C4.7	UTILITY PLAN W - STORM SEWER
C4.8	UTILITY PLAN NW - STORM SEWER
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
C5.3	CIVIL DETAILS
C5.4	CIVIL DETAILS
C5.5	CIVIL DETAILS
C5.6	CIVIL DETAILS
L1.0	LANDSCAPE PLAN OVERALL
L1.1	LANDSCAPE PLAN SE
L1.2	LANDSCAPE PLAN NE
L1.3	LANDSCAPE PLAN W
L1.4	LANDSCAPE PLAN NW
L1.5	LANDSCAPE PLAN NOTES & DETAILS
LT1.0	SITE LIGHTING PLAN
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
SW1.2	SWPPP - DETAILS
SW1.3	SWPPP - NARRATIVE
SW1.4	SWPPP - ATTACHMENTS
SW1.5	SWPPP - ATTACHMENTS

Cook Lake Highlands
Corcoran, Minnesota

Trek Real Estate & Development
135 Crabapple Lane, Excelsior, MN 55331

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
David J. Knaeble
DATE 3/15/21 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
12/15/20	CITY SUBMITTAL
2/25/21	CITY RESUBMITTAL
3/15/21	CITY RESUBMITTAL

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

REVISION SUMMARY	
DATE	DESCRIPTION

TITLE SHEET
C0.0
© COPYRIGHT 2020 CIVIL SITE GROUP INC.

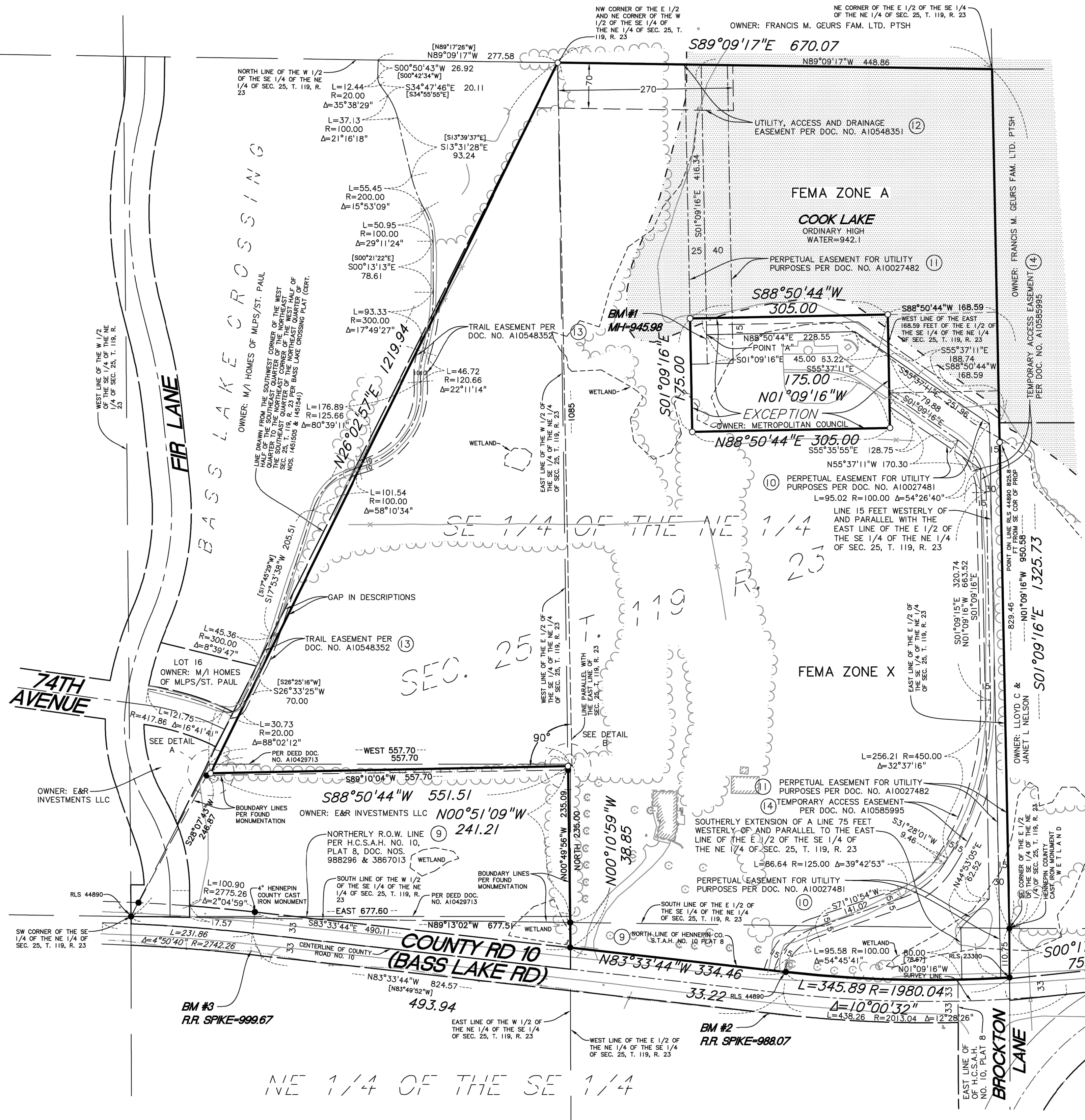
DEVELOPER / PROPERTY OWNER:
TREK DEVELOPMENT INC.
135 CRABAPPLE LN
EXCELSIOR, MN 55331
952-941-4392

ENGINEER / LANDSCAPE ARCHITECT:
CIVIL SITE GROUP
4931 W 35TH STREET
SUITE 200
ST LOUIS PARK, MN 55416
612-615-0060

SURVEYOR:
SUNDE LAND SURVEYING
9001 E BLOOMINGTON FWY, SUITE 118
BLOOMINGTON, MN 55420
952-881-2455

GEOTECHNICAL ENGINEER:
HAUGO GEOTECHNICAL SERVICES, LLC
2825 CEDAR AVE S
MINNEAPOLIS, MN 55407





DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company Commitment for Title Insurance File No. NCS-994413-MPLS, commitment date December 9, 2019)
 All that part of Section 25, Township 119, Range 23, Hennepin County, Minnesota, described as follows: All that part of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 lying North of County Road. The East 1/2 of the Southeast 1/4 of the Northeast 1/4 and commencing at the Northwest corner of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said section, thence parallel with the East line of said section 1085 feet; thence at right angles West 557.7 feet; thence Northeastly in a straight line to place of beginning.

EXCEPT
 That part of the East Half of Southeast Quarter of the Northeast Quarter, Section 25, Township 119, Range 23, Hennepin County, Minnesota, described as follows: Commencing at the southeast corner of said East Half of Southeast Quarter of the Northeast Quarter; thence on an assumed bearing of North 01 degrees 09 minutes 16 seconds West, along the east line of said East Half of Southeast Quarter of the Northeast Quarter, a distance of 950.58 feet; thence South 88 degrees 50 minutes 44 seconds West 168.59 feet to the west line of the east 168.59 feet of said East Half of Southeast Quarter of the Northeast Quarter and the point of beginning; thence continuing SOUTH 88 degrees 50 minutes 44 seconds West 305.00 feet; thence South 01 degrees 09 minutes 16 seconds East 175.00 feet; thence North 88 degrees 50 minutes 44 seconds East 305.00 feet to said west line of the east 168.59 feet; thence North 01 degrees 09 minutes 16 seconds West, along last said line, a distance of 175.00 feet to the point of beginning.

(Abstract Property)
 NOTE: THE DIRECTION CALL "SOUTH" IS AN OMISSION FROM THE PROVIDED DESCRIPTION.

TITLE COMMITMENT

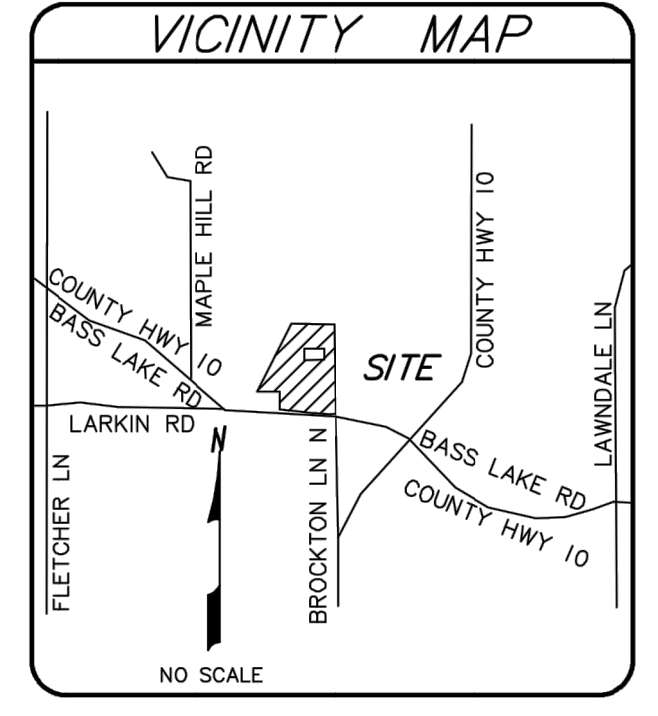
First American Title Insurance Company Commitment for Title Insurance File No. NCS-994413-MPLS, commitment date December 9, 2019, was relied upon as to matters of record.

Schedule B Exceptions:

- 1) Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.
- 9.) Subject to the rights of Hennepin County in and to County Road 10, as shown on Hennepin County State Aid Highway No. 10, Plat 8, recorded January 8, 1971, as Document No. 988296. [shown on survey]
- 10.) Easement for sanitary sewer and water purposes, and rights incidental thereto, in favor of the Metropolitan Council, as contained in Easement dated December 11, 2012, recorded November 13, 2013, as Document No. A10027481. [shown on survey]
- 11.) Easement for sanitary sewer and water utility purposes, and rights incidental thereto, in favor of the City of Corcoran, as contained in Easement dated December 26, 2012, recorded November 13, 2013, as Document No. A10027482. [shown on survey]
- 12.) Easement for utility, access, and drainage purposes, and rights incidental thereto, in favor of the City of Corcoran, as contained in Easement dated January 24, 2018, recorded April 27, 2018, as Document No. A10548351. [shown on survey]
- 13.) Easement for trail purposes, and rights incidental thereto, in favor of the City of Corcoran, as contained in Easement dated January 24, 2018, recorded April 27, 2018, as Document No. A10548352. [shown on survey]
- 14.) Temporary access easement and temporary construction easement in favor of the Metropolitan Council, as contained in Temporary Access Easement Agreement and Temporary Construction Easement Agreement dated July 31, 2018, recorded August 23, 2018, as Document No. A10585995. [shown on survey]

LEGEND

- Denotes iron monument set marked with P.L.S. No. 44890
- Denotes found iron monument marked with P.L.S. No. 40062, unless otherwise noted



SURVEYOR'S CERTIFICATION

To JB Limited, LLC, Estate of Albert Nicholas Schommer and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a) 8, 9, 11, 13 and 18 of Table A thereof. The fieldwork was completed on February 28, 2020.

Dated this 3rd day of March, 2020.
 SUNDE LAND SURVEYING, LLC.

By: *Leonard F. Carlson*
 Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890



GENERAL NOTES

- 1.) Survey coordinate basis: Hennepin County Coordinate System NAD 83 (1986 ADJ)
- 2.) Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax Information web site.
- 3.) Wetlands shown hereon are per delineation markers observed in the process of conducting the fieldwork. Markers were set by Midwest Natural Resources, Inc., May 18, 2018.
- 4.) [] Bearings and/or dimensions listed within brackets are per plat or record documents.
- 5.) At the time fieldwork was performed for this survey, there was a significant amount of snow on the ground. Physical features were located to the best of our ability, but there may be additional features that were not visible and, therefore, not shown hereon.

UTILITY NOTES

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 180940532, 180940494, 200420594 and 200420595.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

FLOOD ZONE NOTES

- 1.) Most of the subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain); the northerly portion of the subject property appears to lie within Special Flood Hazard Areas (SFHAs) Subject to Inundation by The 1% annual Chance Flood Zone A (No Base Flood Elevations determined) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel Nos. 2701550159F, dated November 4, 2016. This information was obtained from the FEMA Map Service Center web site.
- 2.) The flood zone demarcation line shown hereon is approximate only per scaled map location and/or graphic plotting. FEMA maps are not precisely drawn and do not scale uniformly. Contact FEMA for final determination.

AREA

Gross, excluding "Metropolitan Council Parcel" = 1,184,447 square feet or 27.191 acres

PARKING

No parking spaces were observed in the process of conducting fieldwork.

LIST OF POSSIBLE ENCROACHMENTS

None Observed

BENCHMARKS (BM)

(Elevations shown are based on benchmarks provided by the Cities of Maple Grove and Corcoran, listed as NGVD 09 - no such datum exists)

- 1.) Top of sanitary manhole cover located near the southwest corner of Cook Lake (SHEET 3)
 Elevation = 945.98 feet
- 2.) Top of railroad spike in north face of the second power pole west of 70th Place and 70% feet northeast of Corcoran Lions Park sign (SHEET 7)
 Elevation = 988.07 feet
- 3.) Top of railroad spike in north face of the power pole 50% feet south of the right-of-way on north side and the fifth power pole west of the Corcoran Lions Park sign south of County Road 10 (SHEET 6)
 Elevation = 999.67 feet

REVISION SUMMARY

DATE	DESCRIPTION

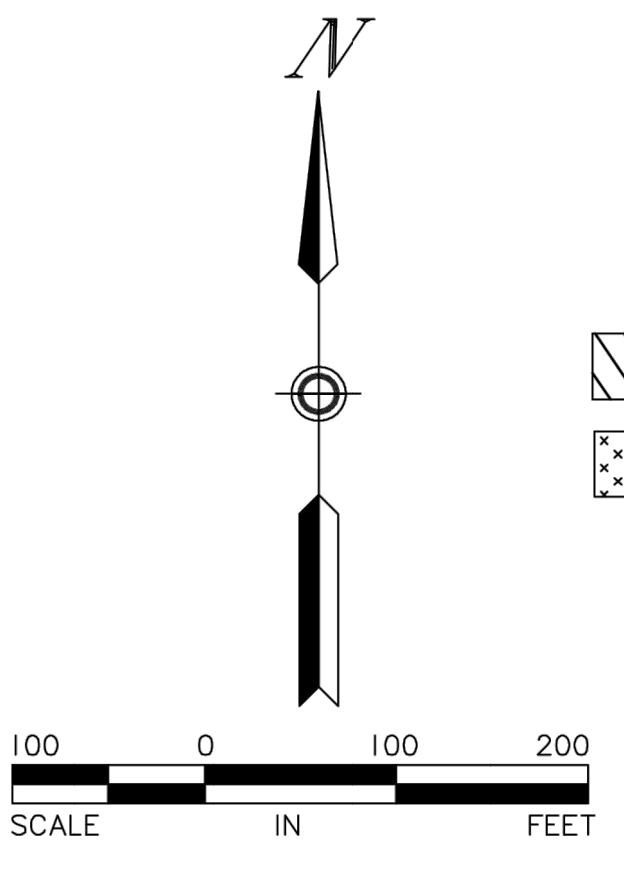
SITE SURVEY

Revision: _____ By: _____ Date: _____

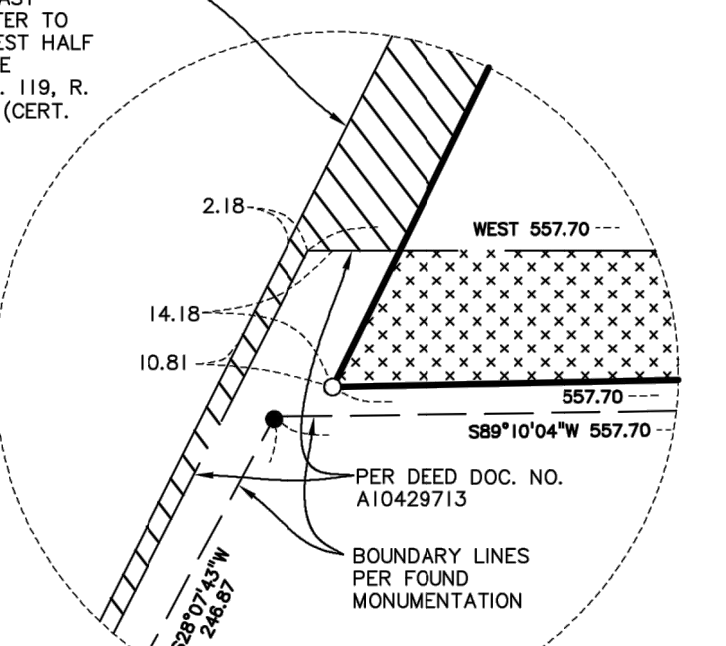
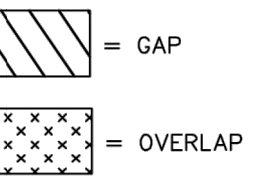
Drawing Title: **V1.0**
ALTA / NSPS LAND TITLE SURVEY FOR:
JB LIMITED, LLC
BASS LAKE ROAD AND BROCKTON LANE
CORCORAN, MN

SUNDE LAND SURVEYING
 Main Office: 9001 East Bloomington Freeway (35W) • Suite 118
 Bloomington, Minnesota 55420-3435
 952-881-2455 (Fax: 952-888-9526)
 www.sunde.com

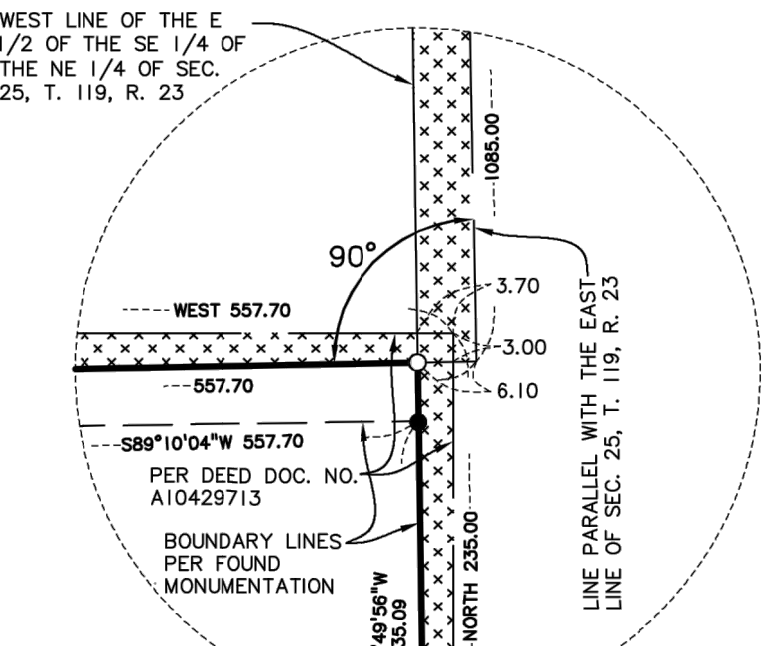
Project: 2018-060-A Bk/Pg: 1103/45 Date: 03/02/2020
 Township: 119 Range: 22 Section: 30
 File: 2018060A001.dwg Sheet: 1 of 7



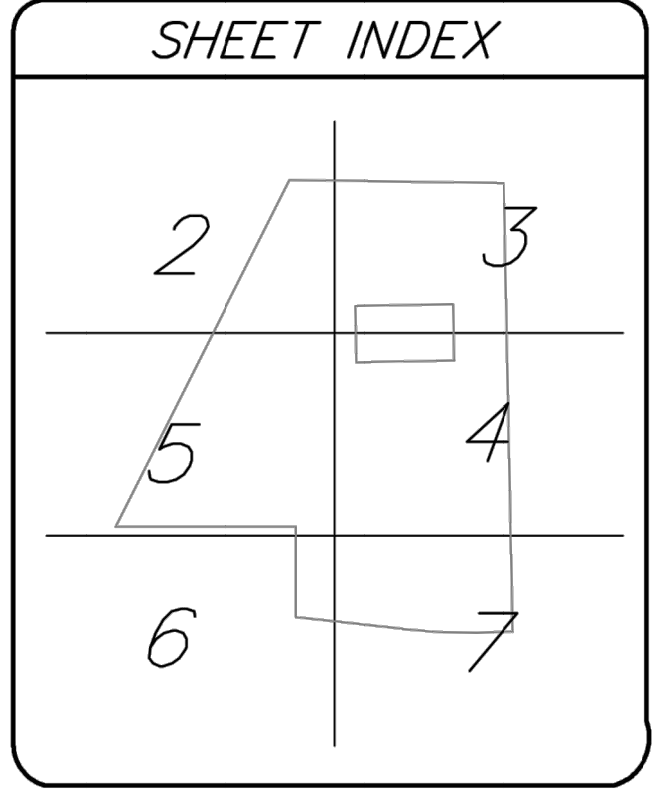
LINE DRAWN FROM THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, T. 119, R. 23 PER BASS LAKE CROSSING PLAT (CERT. NOS. 1451505 & 1451541)



DETAIL A



DETAIL B



SHEET INDEX



CITY OF CORCORAN REMOVAL NOTES:
 1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

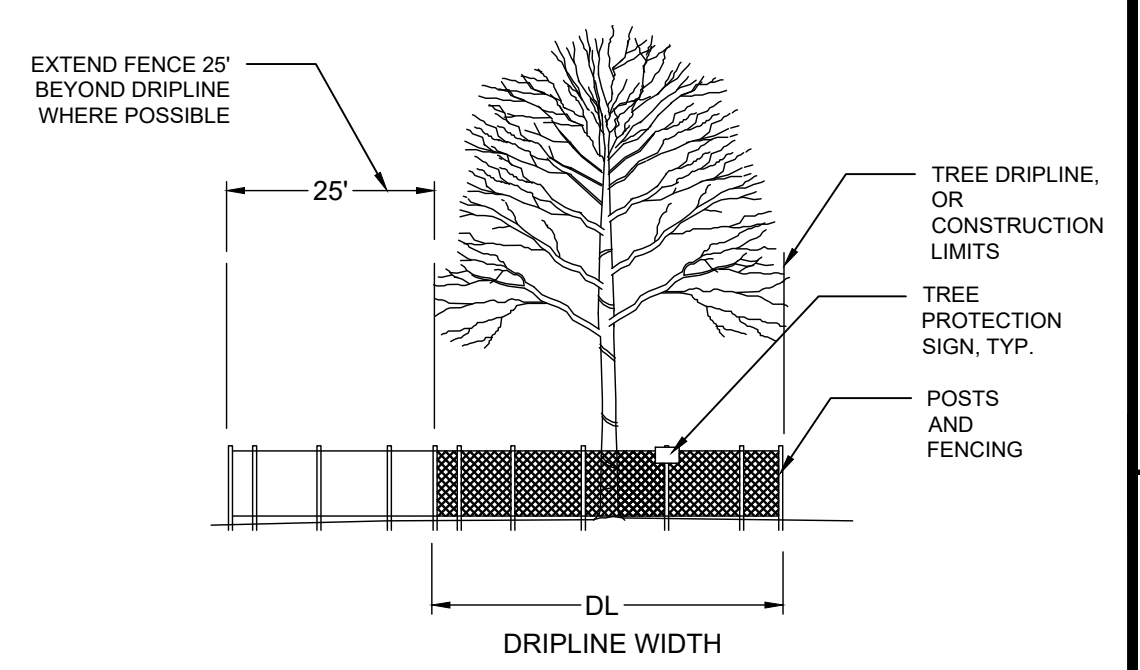
EROSION CONTROL NOTES:
 SEE SWPPP ON SHEETS SW1.0 - SW1.5

REMOVAL NOTES:

- SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
- REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
- REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
- EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
- REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
- EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
- PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
- MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS.
- DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
- PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
- VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
- ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
- 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.

TREE PRESERVATION & REMOVALS:

- EXISTING ON-SITE WOODED AREA: 338,140 SF
 - REMOVED ON-SITE WOODED AREA: 300,131 SF (89%)
 - SAVED ON-SITE WOODED AREA: 38,009 SF (11%)
- INDIVIDUAL ON-SITE TREES REMOVED OVER 8" NOT IN WOODS: (100% SITE REMOVALS)
 - 9" SPRUCE
 - 9" SPRUCE
 - 10" SPRUCE
 - 16" SPRUCE
 - 16" SPRUCE
 - 18" SPRUCE
 - 3-10" TREE
 - 2-10" CRAB
 - 12" CRAB
 - 30" OAK
 - 2-31" OAK
 - 2-34" OAK

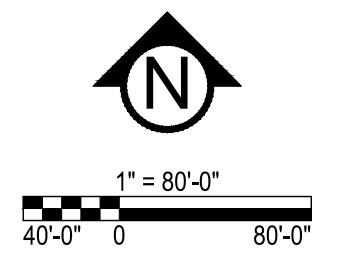


FURNISH AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIP LINE OR CONSTRUCTION LIMITS AS SHOWN ON PLAN, PRIOR TO ANY CONSTRUCTION. WHERE POSSIBLE PLACE FENCE 25' BEYOND DRIP LINE. PLACE TREE PROTECTION SIGN ON POSTS, ONE PER INDIVIDUAL TREE (FACING CONSTRUCTION ACTIVITY), OR ONE EVERY 100' LF ALONG A GROVE OR MULTI-TREE PROTECTION AREA.

1 TREE PROTECTION NTS

REMOVALS LEGEND:

- 11.25 EX. 1' CONTOUR ELEVATION INTERVAL
- [Hatched pattern] REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PAVTS.
- [Cross-hatched pattern] REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- [Dashed pattern] REMOVAL OF WOODS AND SCRUB TREES
- [Vertical lines] REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- [Circle with X] TREE PROTECTION
- [X] TREE REMOVAL - INCLUDING ROOTS AND STUMPS



**PRELIMINARY:
 NOT FOR
 CONSTRUCTION**

Cook Lake Highlands
 Corcoran, Minnesota
Trek Real Estate & Development
 135 Crabbapple Lane, Excelsior, MN 55331

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
 David J. Knaeble
 DATE 3/15/21 LICENSE No. 48776

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
12/15/20	CITY SUBMITTAL
2/5/21	CITY RESUBMITTAL
3/15/21	CITY RESUBMITTAL

DATE	DESCRIPTION

REVISION SUMMARY	
DATE	DESCRIPTION

TREE PRESERVATION & REMOVALS PLAN OVERALL
C1.0
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SITE AREA TABLE:

OVERALL SITE AREA CALCULATIONS				
	EXISTING		PROPOSED	
BUILDING COVERAGE	3,865 SF	0.3%	141,347 SF	11.9%
ALL PAVEMENTS	14,348 SF	1.2%	215,276 SF	18.2%
ALL NON-PAVEMENTS	1,166,225 SF	98.5%	827,815 SF	69.9%
TOTAL SITE AREA	1,184,438 SF	100.0%	1,184,438 SF	100.0%

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: 198 units/lots (10 u/a)
Block 1, Lot 1, Kid Day Care: 0 units
Block 1, Lot 2, Memory Care: 0 units
Block 2, Lot 1, Senior Living: 102 units
Block 3, Villa SF lots 50' x 125' min.: 20 lots

OVERALL IMPERVIOUS SURFACE			
EXISTING CONDITION	18,213 SF	1.5%	
PROPOSED CONDITION	356,623 SF	30.1%	
DIFFERENCE (EX. VS PROP.)	338,410 SF	28.6%	

	LOT NO.	LOT AREA (SF)	LOT AREA (AC)	EXISTING WET AREA (SF)	PROP. WET AREA (SF)	AREA OMIT (SF)	POND AREA (SF)	BLDG HC (SF)	LOT PVMT HC (SF)	SF PATIO (SF)	TOTAL	% LOT HC
BLOCK 1	1	82077	1.88	691	0	0	0	13016	22582	0	35598	43.74%
	2	93390	2.14	0	0	0	0	20781	18050	0	38831	41.58%
BLOCK 2	1	202418	4.65	4997	4997	5664	0	49846	65655	0	115501	58.50%
	2	13299	0.31	0	0	0	0	1504	3517	0	5021	37.75%
BLOCK 3	1	12546	0.29	0	0	0	0	2800	491	150	3441	27.43%
	2	9692	0.22	0	0	0	0	2800	454	150	3404	35.12%
	3	7483	0.17	0	0	0	0	2800	456	150	3406	45.52%
	4	6250	0.14	0	0	0	0	2800	450	150	3400	54.40%
	5	6268	0.14	0	0	0	0	2800	450	150	3400	54.24%
	6	6731	0.15	0	0	0	0	2800	530	150	3480	51.70%
	7	7609	0.17	0	0	0	0	2800	562	150	3512	46.16%
	8	8775	0.20	0	0	0	0	2800	647	150	3597	40.99%
	9	9022	0.21	0	0	0	0	2800	465	150	3415	37.85%
	10	9204	0.21	0	0	0	0	2800	591	150	3541	38.47%
11	10214	0.23	0	0	0	0	2800	1177	150	4127	40.41%	
12	15517	0.36	0	0	113	0	2800	1746	150	4696	30.26%	
13	14714	0.34	0	68	1759	0	3000	519	150	3669	24.94%	
14	11781	0.27	0	0	222	0	2800	475	150	3425	29.07%	
15	7199	0.17	0	0	0	0	2800	587	150	3537	49.13%	
16	8922	0.20	0	0	0	0	2800	1066	150	4016	45.01%	
17	8550	0.20	0	0	0	0	2800	718	150	3668	42.90%	
18	7153	0.16	0	0	0	0	2800	650	150	3600	50.33%	
19	6606	0.15	0	0	0	0	2800	450	150	3400	51.47%	
20	12760	0.29	0	0	0	0	2800	450	150	3400	26.65%	
OTL A	13909	0.32	0	0	0	0	0	0	0	0	0	0.00%
OTL B	2247	0.05	0	0	0	0	0	0	0	0	0	0.00%
OTL C	418468	9.61	236120	236120	25761	15320	0	4335	0	4335	2.38%	
OTL D	2884	0.07	1681	0	0	0	0	0	0	0	0	0.00%
OTL E	387	0.01	0	0	0	0	0	0	0	0	0	0.00%
ROW (STREETS)												
ROW (CSAH 10)	124159	2.85	4913	0	0	0	0.00	85203	0	0	90362	75.78%
	44204	1.01	3519	0	0	0	0.00	0	0	0	0	0.00%
OVERALL TOTAL	1184438	27.19	251921	241185	33519	15320	141347	212276	3000	361782	38.80%	

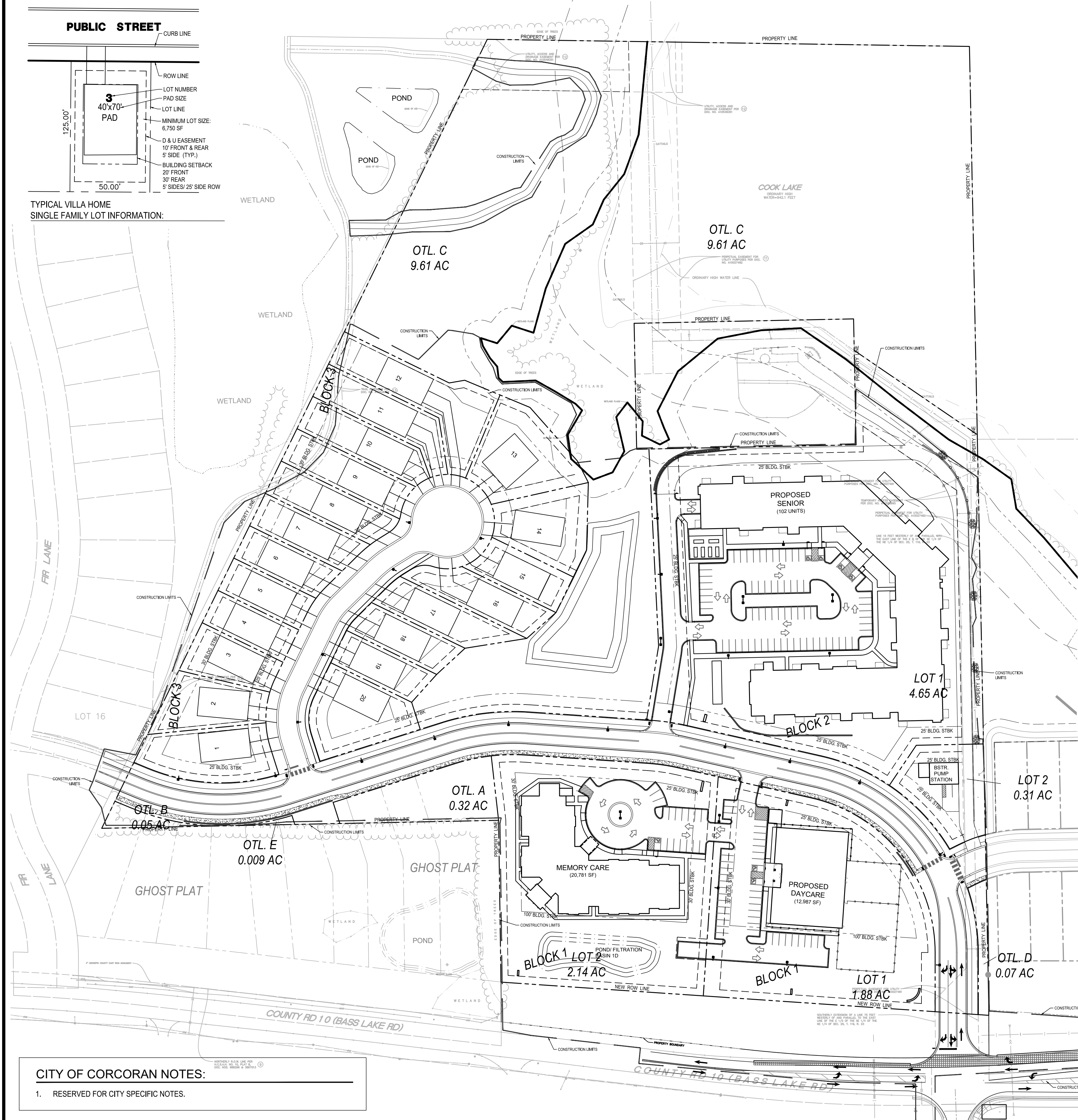
	AREA SF	AREA AC	ALLOW. UNITS
PRE DEVELOPMENT DENS.	932517	21.41	214.08
POST DEV. DENS.	726051	16.67	166.68
MET COUNC. DENS.	865530	19.87	198.70

SITE LAYOUT NOTES:

- 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.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- 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.
- 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.
- 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.
- 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.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- 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.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE, TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
- 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.

OPERATIONAL NOTES:

- | | | | |
|-----------------|--|-----------------|---|
| BLOCK 1, LOT 1: | SNOW REMOVAL: ALL SNOW SHALL OCCUR ON SITE. | BLOCK 2, LOT 1: | SNOW REMOVAL: ALL SNOW SHALL OCCUR ON SITE. |
| | TRASH REMOVAL: TRASH REMOVAL SHALL OCCUR IN TRASH ENCLOSURE. | | TRASH REMOVAL: TRASH REMOVAL SHALL OCCUR IN BUILDING. |
| | DELIVERIES: DELIVERIES SHALL OCCUR FRONT DOOR. | | DELIVERIES: DELIVERIES SHALL OCCUR FRONT DOOR. |
| BLOCK 1, LOT 2: | SNOW REMOVAL: ALL SNOW SHALL OCCUR ON SITE. | BLOCK 2, LOT 2: | SNOW REMOVAL: ALL SNOW SHALL OCCUR ON SITE. |
| | TRASH REMOVAL: TRASH REMOVAL SHALL OCCUR IN TRASH ENCLOSURE. | | TRASH REMOVAL: TRASH REMOVAL SHALL OCCUR IN BUILDING. |
| | DELIVERIES: DELIVERIES SHALL OCCUR FRONT DOOR. | | DELIVERIES: DELIVERIES SHALL OCCUR FRONT DOOR. |

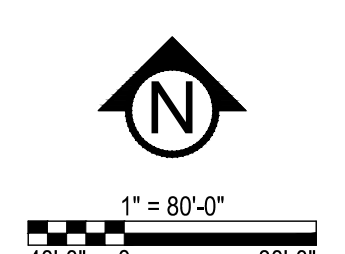


CITY OF CORCORAN NOTES:

- RESERVED FOR CITY SPECIFIC NOTES.

SITE PLAN LEGEND:

	LIGHT DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.		PROPERTY LINE
	HEAVY DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.		CONSTRUCTION LIMITS
	PRIVATE CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, SEE DETAIL.		CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
	CITY CONCRETE SIDEWALK PAVEMENT. SEE DETAIL.		TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
			SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY



SITE PLAN OVERALL
C2.0



**PRELIMINARY:
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CONSTRUCTION**

Cook Lake Highlands

Corcoran, Minnesota
Trek Real Estate & Development
135 Crabbapple Lane, Excelsior, MN 55331

PROJECT
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.

Kevin Teppen
KEVIN TEPPEN
DATE 3/15/21 LICENSE NO. 26980

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/15/20	CITY SUBMITTAL
2/25/21	CITY RESUBMITTAL
3/15/21	CITY RESUBMITTAL

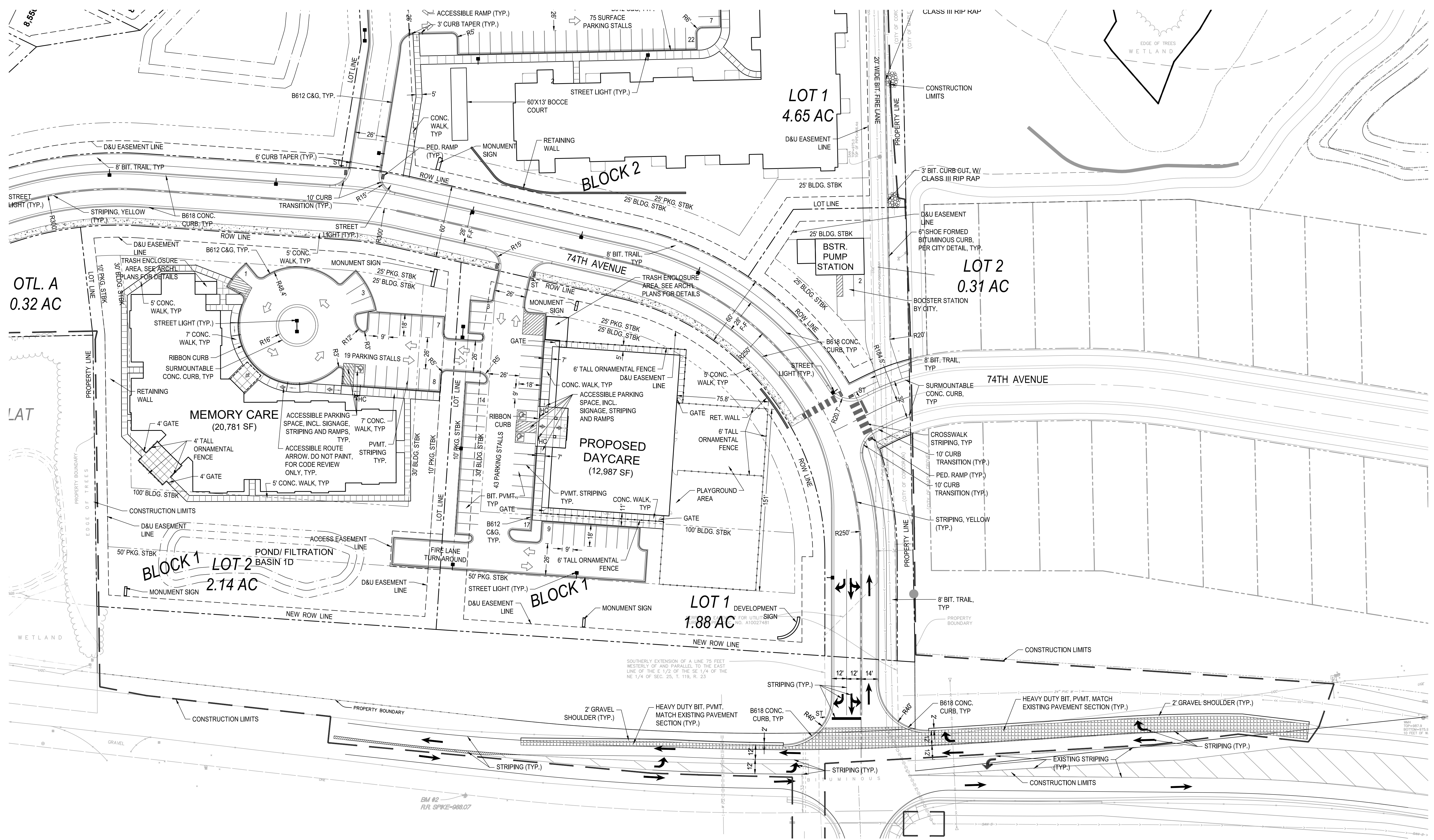
DRAWN BY: KIT, DK REVIEWED BY: DK, MP
PROJECT NUMBER: 20011

REVISION SUMMARY	
DATE	DESCRIPTION

DATE	DESCRIPTION

SITE PLAN SE

C2.1



SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
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- CITY CONCRETE SIDEWALK PAVEMENT. SEE DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
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CP = COMPACT CAR PARKING ONLY



Know what's below.
Call before you dig.



1" = 40'-0"
20'-0" 0 40'-0"

OTL. A
0.32 AC

LAT

BLOCK 1 LOT 2
2.14 AC

LOT 1
1.88 AC

LOT 1
4.65 AC

LOT 2
0.31 AC

MEMORY CARE
(20,781 SF)

PROPOSED
DAYCARE
(12,987 SF)

BLOCK 2

BLOCK 1

74TH AVENUE

BM #2
R.R. SPIKE-988.07



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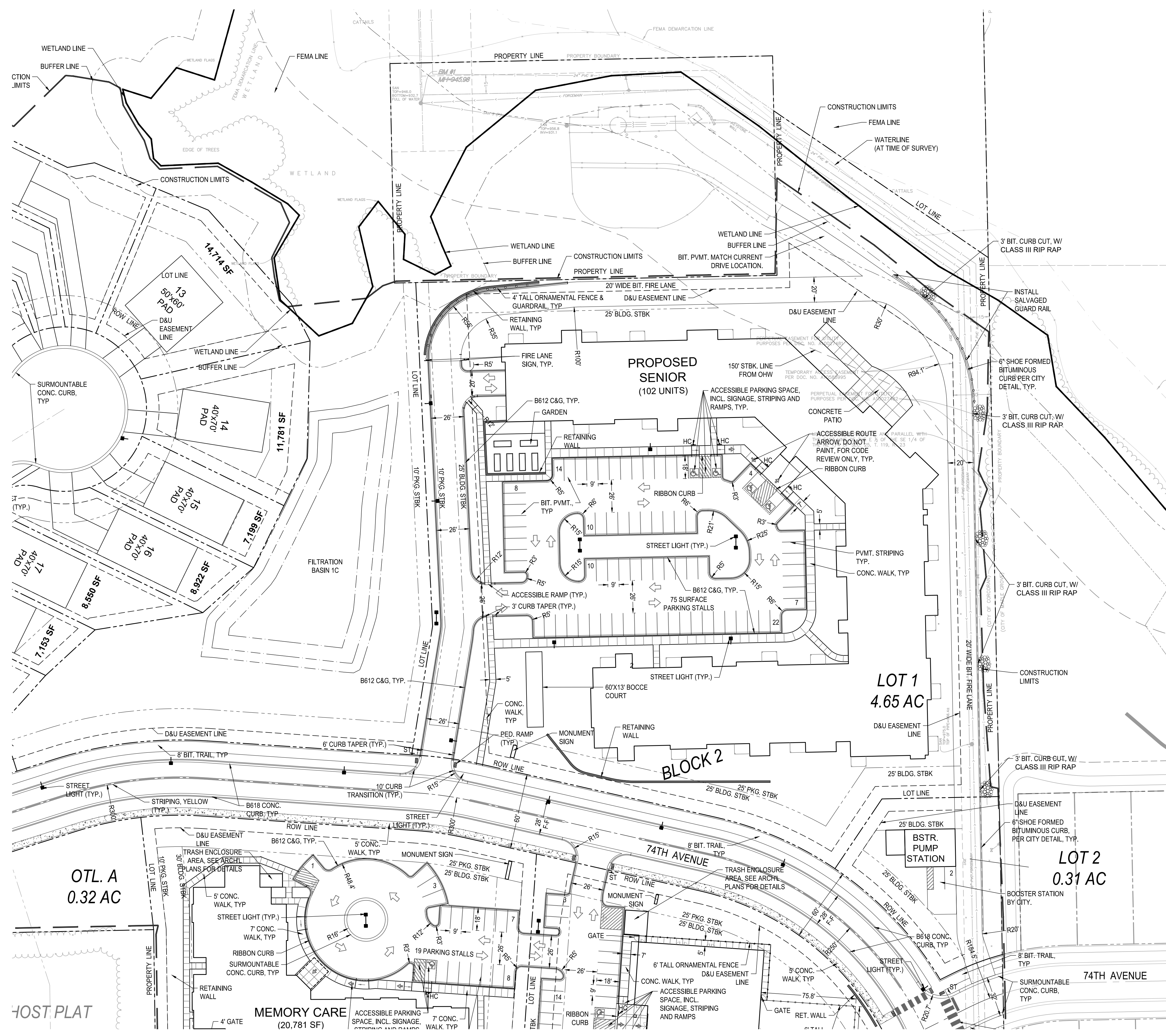
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DATE	DESCRIPTION

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN NE
C2.2
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SITE PLAN LEGEND:

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	PRIVATE CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS. SEE DETAIL.
	CITY CONCRETE SIDEWALK PAVEMENT. SEE DETAIL.
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	CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
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811
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20'-0" 0 40'-0"



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

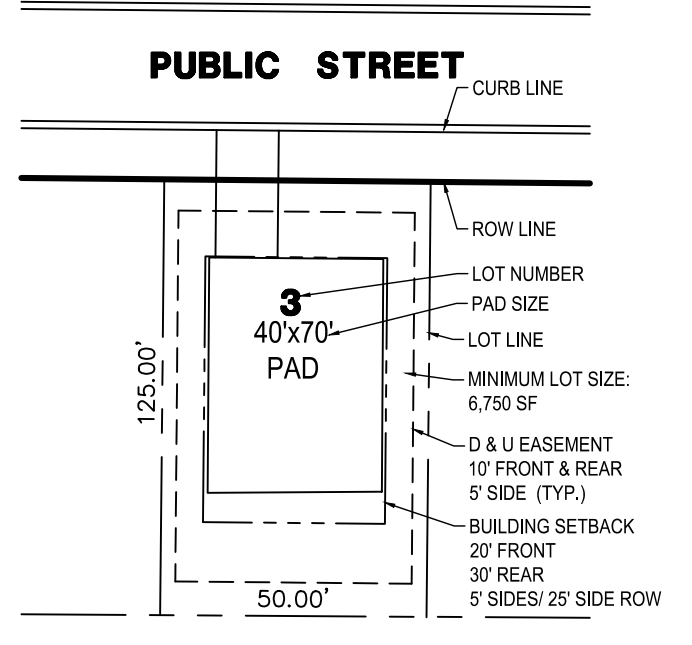
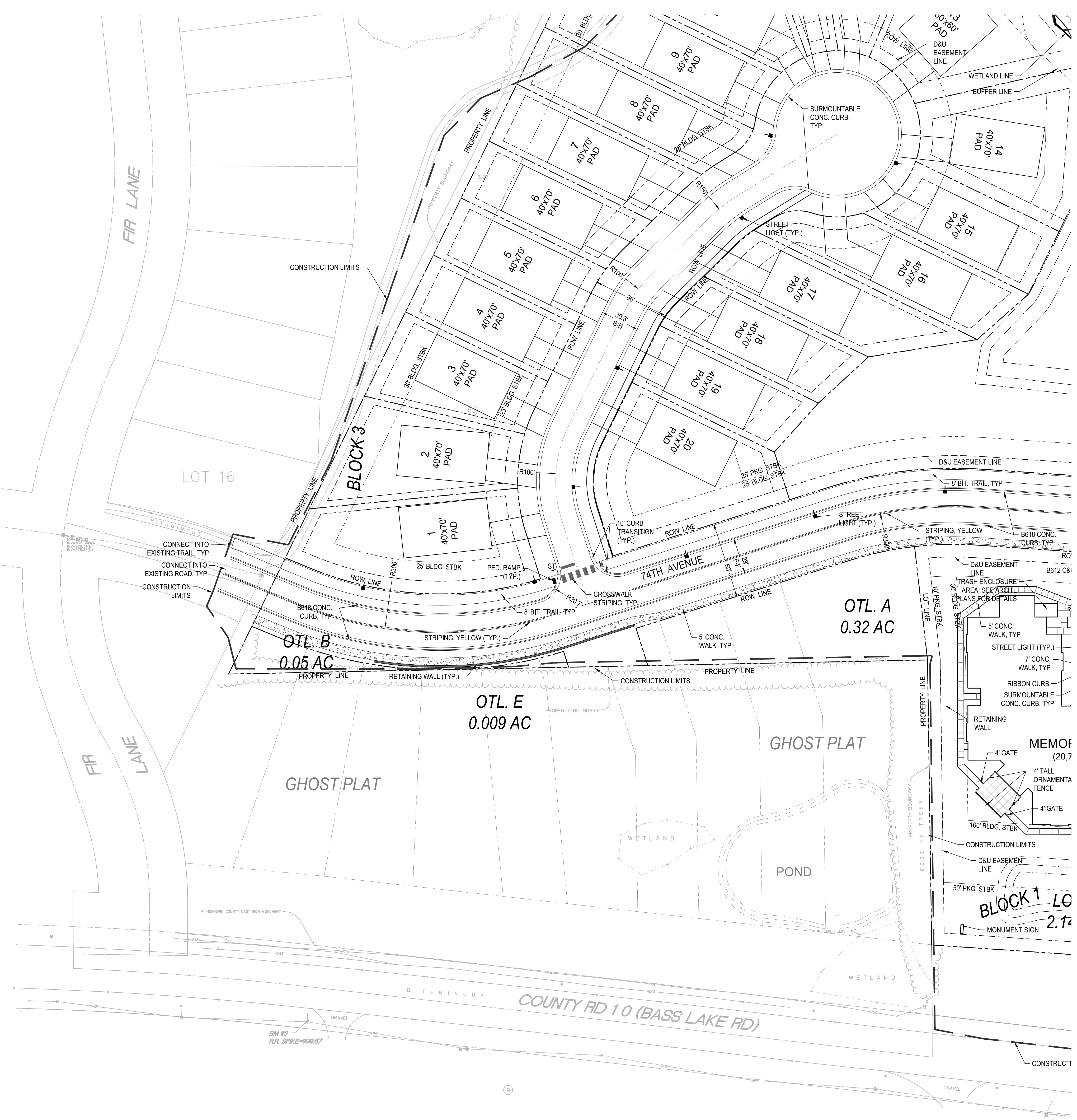
DATE	DESCRIPTION

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN W

C2.3



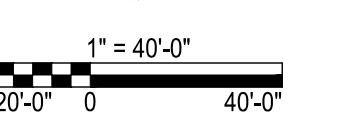
TYPICAL VILLA HOME SINGLE FAMILY LOT INFORMATION:

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
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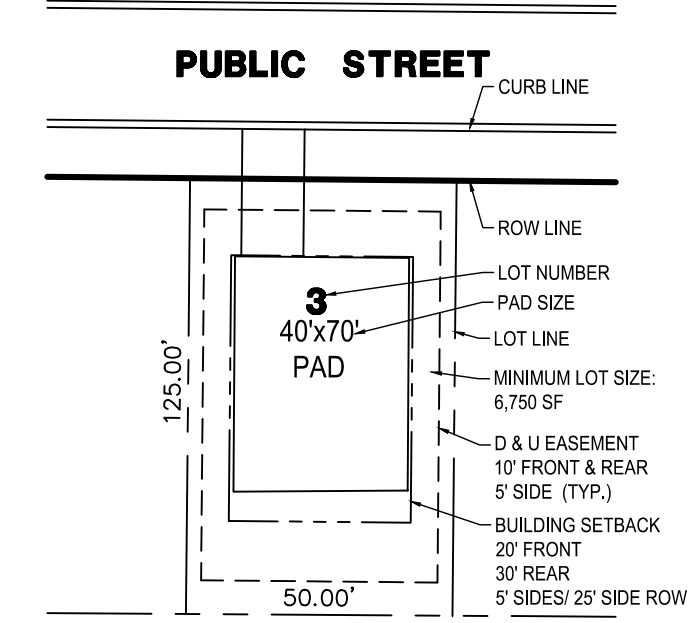
REVISION SUMMARY

DATE	DESCRIPTION

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

SITE PLAN NW

C2.4



- SITE PLAN LEGEND:**
- [Symbol] LIGHT DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
 - [Symbol] HEAVY DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
 - [Symbol] PRIVATE CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS. SEE DETAIL.
 - [Symbol] CITY CONCRETE SIDEWALK PAVEMENT. SEE DETAIL.
 - [Symbol] PROPERTY LINE
 - [Symbol] CONSTRUCTION LIMITS
 - [Symbol] CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
 - [Symbol] TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
 - [Symbol] SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
HC = ACCESSIBLE SIGN
NP = NO PARKING FIRE LANE
ST = STOP
CP = COMPACT CAR PARKING ONLY



Know what's below.
Call before you dig.



1" = 40'-0"
20'-0" 0 40'-0"



**PRELIMINARY:
NOT FOR
CONSTRUCTION**

Cook Lake Highlands
Corcoran, Minnesota
Trek Real Estate & Development
135 Crabapple Lane, Excelsior, MN 55331

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.

Kevin Teppén
KEVIN TEPPÉN
DATE 3/15/21 LICENSE NO. 26980

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
12/15/20	CITY SUBMITTAL
2/5/21	CITY RESUBMITTAL
3/15/21	CITY RESUBMITTAL

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

REVISION SUMMARY	
DATE	DESCRIPTION

SITE LOCATION EXHIBIT

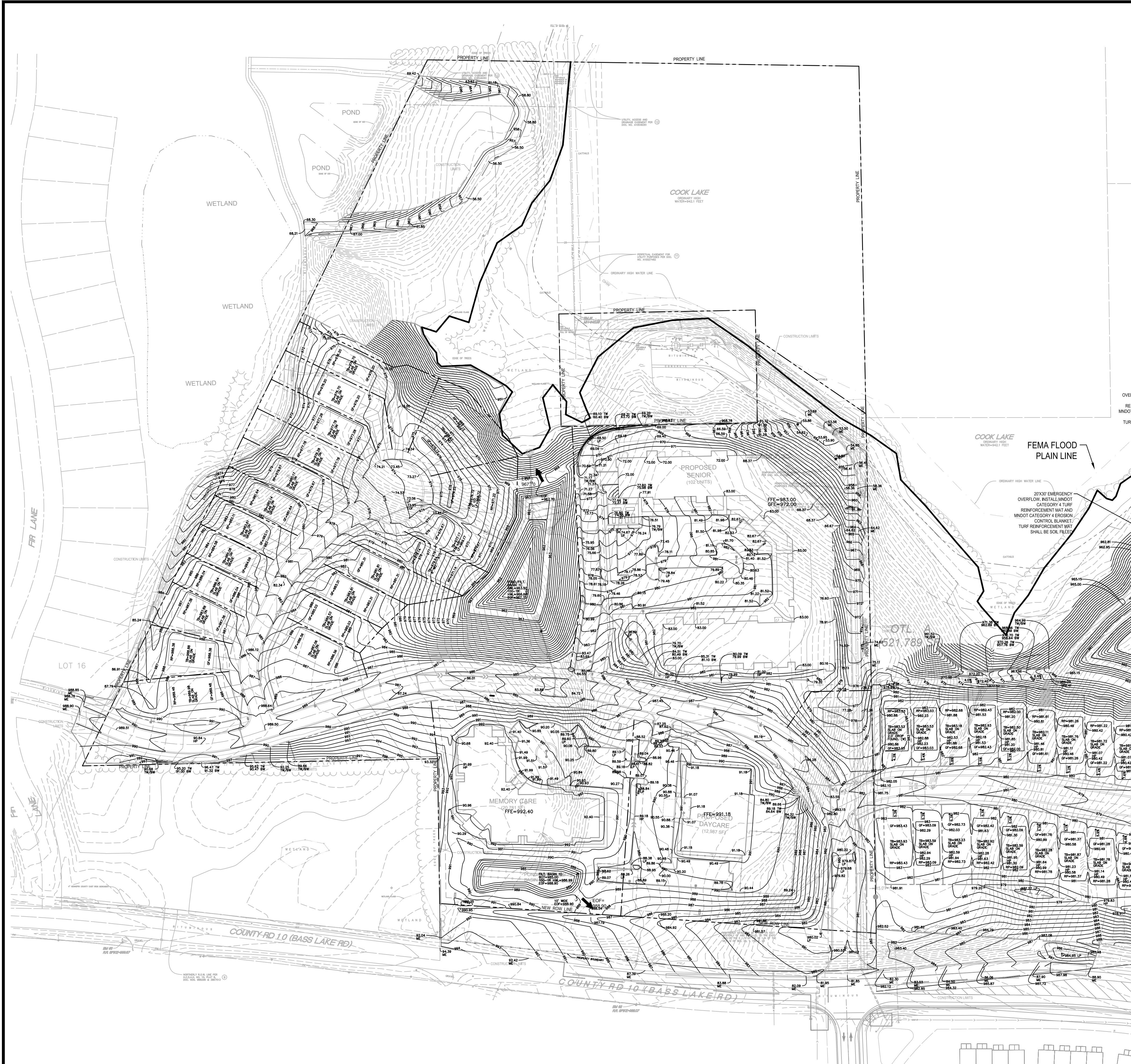


Know what's below.
Call before you dig.



1" = 150'-0"
75'-0" 0 150'-0"

C2.6



GENERAL GRADING NOTES:

- SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (851-454-0002 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.
- PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
- PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1
- PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
- IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE IN THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
- TOLERANCES
 - THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
- MAINTENANCE
 - THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
 - CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEDED AND MULCHED.
 - WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

GROUNDWATER INFORMATION:

PER GEOTECHNICAL REPORT BY HAUGO GEOTECHNICAL SERVICES, DATED 08-07-2018
 GROUNDWATER WAS OBSERVED AT ELEVATIONS RANGING FROM 978.50 TO 985.50

THE BORINGS & GROUNDWATER ARE AS FOLLOWS:

SB-3	NONE ENCOUNTERED	SB-8	NONE ENCOUNTERED
SB-4	978.50	SB-9	NONE ENCOUNTERED
SB-5	985.50	SB-10	NONE ENCOUNTERED
SB-6	NONE ENCOUNTERED	SB-11	NONE ENCOUNTERED
SB-7	NONE ENCOUNTERED	SB-13	NONE ENCOUNTERED

PROPOSED FOOTING DRAIN TILE INVERT ELEVATION = XXX.XX

GRADING PLAN LEGEND:

- 1125 --- EX. 1' CONTOUR ELEVATION INTERVAL
- 1137 --- 1.0' CONTOUR ELEVATION INTERVAL
- 41.26 --- SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
- 891.00 G SPOT GRADE ELEVATION GUTTER
- 891.00 TC SPOT GRADE ELEVATION TOP OF CURB
- 891.00 BS/TS SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
- 891.00 ME SPOT GRADE ELEVATION MATCH EXISTING
- CB --- GRADE BREAK - HIGH POINTS
- T.O --- CURB AND GUTTER (T.O = TIP OUT)
- EOF=1135.52 EMERGENCY OVERFLOW

CITY OF CORCORAN GRADING NOTES:
 1. RESERVED FOR CITY SPECIFIC GRADING NOTES.

EROSION CONTROL NOTES:
 SEE SWPPP ON SHEETS SW1.0 - SW1.5



**PRELIMINARY:
 NOT FOR
 CONSTRUCTION**

Cook Lake Highlands
 Corcoran, Minnesota
Trek Real Estate & Development
 135 Crabbapple Lane, Excelsior, MN 55331

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
 David J. Knaeble
 DATE 3/15/21 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/19/20	CITY SUBMITTAL
2/25/21	CITY SUBMITTAL
3/15/21	CITY SUBMITTAL

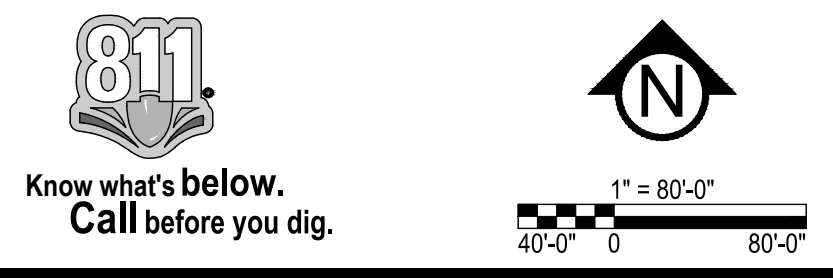
REVISION SUMMARY

DATE	DESCRIPTION

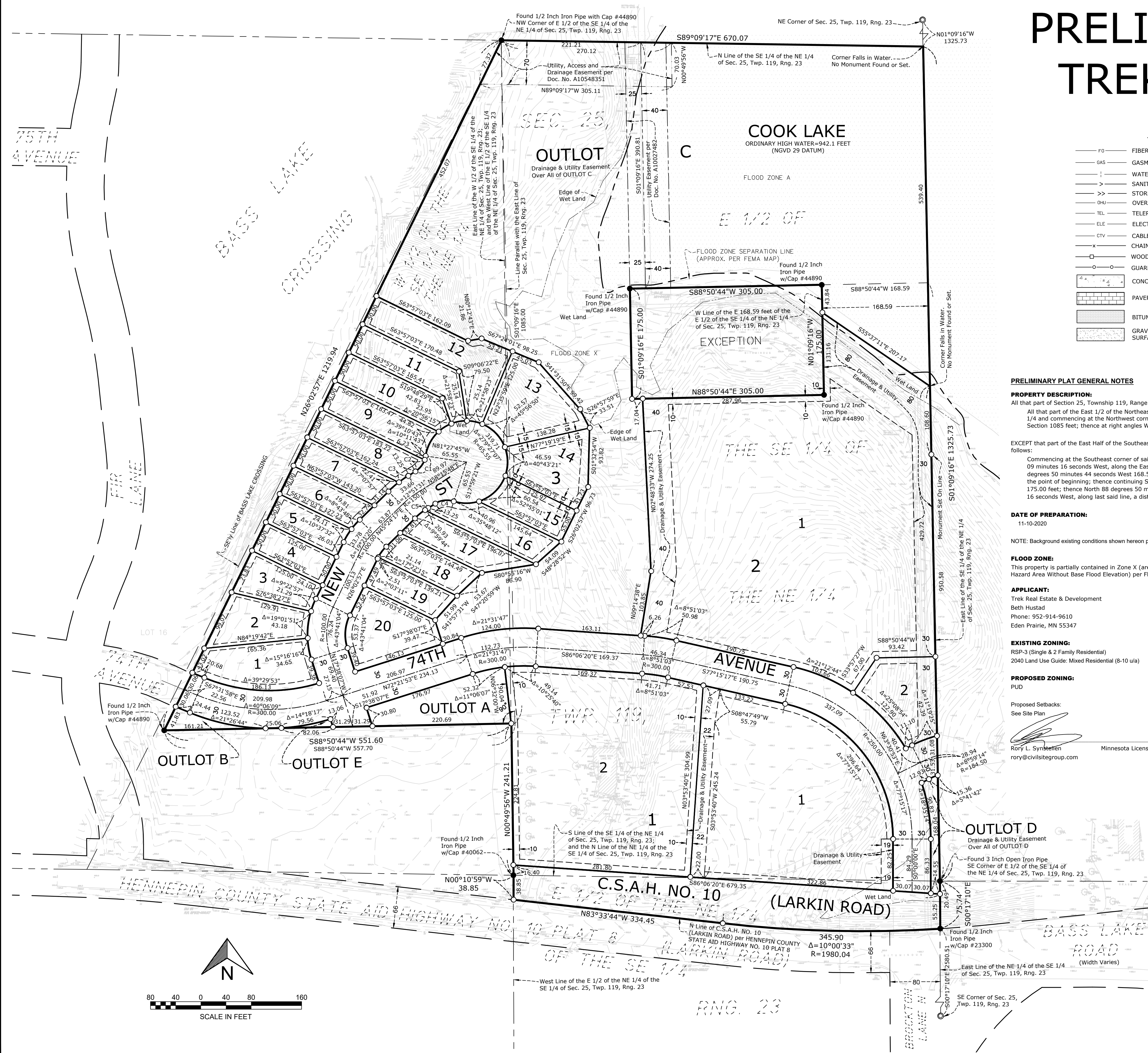
DRAWN BY: KIT, DK REVIEWED BY: DK, MP
 PROJECT NUMBER: 20011

GRADING PLAN OVERALL

C3.0



PRELIMINARY PLAT: TREK CORCORAN



Linetype & Symbol Legend

— F0 —	FIBER OPTIC	⊕	SIGN	⊠	AIR CONDITIONER
— GAS —	GASMAIN	⊙	UTILITY MANHOLE	⊖	BOLLARD
— W —	WATERMAIN	⊙	SANITARY MANHOLE	⊙	ELECTRIC MANHOLE
— S —	STORM SEWER	⊙	STORM MANHOLE	⊙	FLAG POLE
— OHU —	OVERHEAD UTILITIES	⊙	CATCH BASIN	⊙	FLARED END SECTION
— TEL —	TELEPHONE LINE	⊙	ROOF DRAIN	⊙	GAS VALVE
— ELE —	ELECTRIC LINE	⊙	TELEPHONE BOX	⊙	HANDICAP SYMBOL
— CTV —	CABLE LINE	⊙	TELEPHONE MANHOLE	⊙	HYDRANT
— X —	CHAINLINK FENCELINE	⊙	ELECTRIC TRANSFORMER	⊙	WATER MANHOLE
— W —	WOODEN FENCELINE	⊙	TRAFFIC SIGNAL	⊙	WATER VALVE
— G —	GUARDRAIL	⊙	CABLE TV BOX	⊙	POWER POLE
— C —	CONCRETE SURFACE	⊙	ELECTRICAL METER	⊙	GUY WIRE
— P —	PAVER SURFACE	⊙	GAS METER	⊙	CONFIRMED TREE
— B —	BITUMINOUS SURFACE	⊙	FOUND IRON MONUMENT	⊙	DECIDUOUS TREE
— G —	GRAVEL/LANDSCAPE SURFACE	⊙	SET IRON MONUMENT	⊙	
		⊙	CAST IRON MONUMENT	⊙	

PRELIMINARY PLAT GENERAL NOTES

PROPERTY DESCRIPTION:
All that part of Section 25, Township 119, Range 23, Hennepin County, Minnesota, described as follows:
All that part of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of County Road No. 10; The East 1/2 of the Southeast 1/4 of the Northeast 1/4 and commencing at the Northwest corner of the East 1/2 of the Southeast 1/4 of said Section; thence parallel with the East line of said Section 1085 feet; thence at right angles West 557.7 feet; thence Northeasterly in a straight line to place of beginning.

EXCEPT that part of the East Half of the Southeast Quarter of the Northeast Quarter, Section 25, Township 119, Range 23, Hennepin County, Minnesota, described as follows:
Commencing at the Southeast corner of said East Half of the Southeast Quarter of the Northeast Quarter; thence on an assumed bearing of North 01 degrees 09 minutes 16 seconds West, along the East line of said East Half of Southeast Quarter of the Northeast Quarter, a distance of 50.58 feet; thence South 88 degrees 50 minutes 44 seconds West 168.59 feet to the West line of the East 1/2 of Southeast Quarter of the Northeast Quarter and the point of beginning; thence continuing South 88 degrees 50 minutes 44 seconds West 305.00 feet; thence South 01 degrees 09 minutes 16 seconds East 175.00 feet; thence North 88 degrees 50 minutes 41 seconds East 305.00 feet to said West line of the East 1/2 of the East 1/2 of the Southeast Quarter of the Northeast Quarter; thence North 01 degrees 09 minutes 16 seconds West, along said last line, a distance of 175.00 feet to the point of beginning.

DATE OF PREPARATION:

11-10-2020

NOTE: Background existing conditions shown hereon per survey by Sunde Land Surveying, provided to us by client.

FLOOD ZONE:

This property is partially contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) and partially contained in Zone A (Special Flood Hazard Area Without Base Flood Elevation) per Flood Insurance Rate Map, Community Panel No. 27053C0159F, effective date of November 4, 2016.

APPLICANT:

Trek Real Estate & Development
Beth Hustad
Phone: 952-914-9610
Eden Prairie, MN 55347

EXISTING ZONING:

RSP-3 (Single & 2 Family Residential)
2040 Land Use Guide: Mixed Residential (8-10 u/a)

PROPOSED ZONING:

PUD

Proposed Setbacks:

See Site Plan

Rory L. Synstefien
rory@civilsitegroup.com
Minnesota License No. 44565

Parcel	Area (Sq.Ft. +/-)	Area (Acres +/-)
Block 1		
Lot 1	82077	1.884
Lot 2	93390	2.144
Block 2		
Lot 1	202417	4.647
Lot 2	13300	0.305
Block 3		
Lot 1	12546	0.288
Lot 2	9692	0.222
Lot 3	7482	0.172
Lot 4	6250	0.143
Lot 5	6268	0.144
Lot 6	6731	0.155
Lot 7	7609	0.175
Lot 8	8775	0.201
Lot 9	9022	0.207
Lot 10	9204	0.211
Lot 11	10214	0.234
Lot 12	15517	0.356
Lot 13	14714	0.338
Lot 14	11781	0.270
Lot 15	7199	0.165
Lot 16	8922	0.205
Lot 17	8550	0.196
Lot 18	7153	0.164
Lot 19	6606	0.152
Lot 20	12760	0.293
Outlot A	13909	0.319
Outlot B	2247	0.052
Outlot C	418467	9.607
Outlot D	2884	0.066
Outlot E	383	0.009
Right of Way (Streets)	124163	2.850
Right of Way (CSAH 10)	44204	1.015
TOTAL	1184436	27.191

Cook Lake Development

Corcoran, Hennepin County, Minnesota

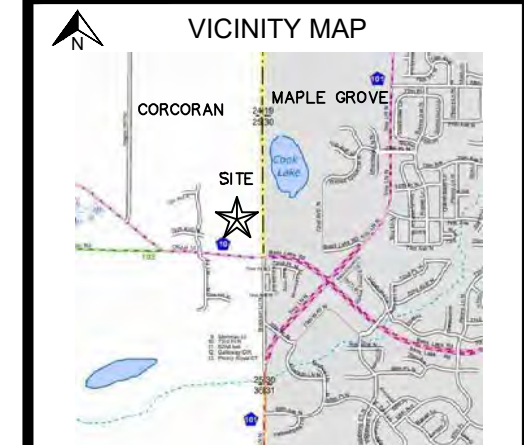
Trek Real Estate & Development

Eden Prairie, 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.

RORY L. SYNSTEFIEN
DATE 11-10-2020 LICENSE NO. 44565

FIELD CREW	
DRAWN BY	CJ
REVIEWED BY	RS
UPDATED BY	

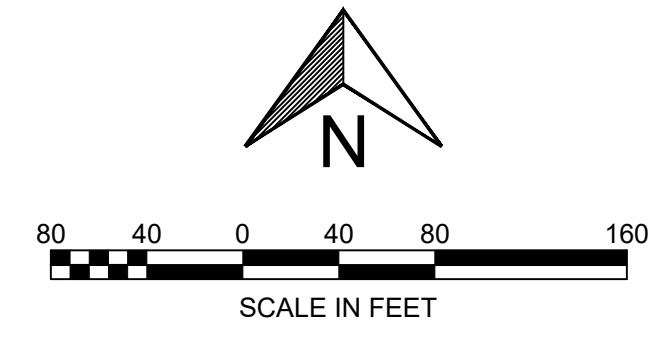


DATE	DESCRIPTION
2-2-21	Add Outlot E
2-4-21	Add Lot 3, Blk 2; Renumber Blk 2 Lots
3-12-21	Lot Configuration

PROJECT NO.: 20011

PRELIMINARY PLAT

V2.0





TO: Corcoran Parks and Trails Commission

FROM: Kendra Lindahl, Landform

DATE: April 7, 2021 for the April 15, 2021 Parks and Trails Commission Meeting

RE: Preliminary Plat and Variance Application for “Franzen Estates” on the property located at 23020 Strehler Road (PID 17-119-23-32-0003) (city file no. 20-049)

60-DAY REVIEW DEADLINE: May 9, 2021

1. Description of Request

The applicants are requesting approval of a three lot subdivision and a variance from the lot width and street frontage requirements. This subdivision would use all of the development rights on the property.

2. Background

In 1993, the City Council approved a lot split that allowed the Franzens to split off the 10-acre parcel at 23105 Larsen Road. As part of that approval, they provided a 60-foot roadway easement across the north portion of the new lot to provide access to the remaining property. At that time, the City acquired deeds for additional land at the end of Larsen Road to ensure a full 60 feet of access from the cul-de-sac.

The existing home and accessory structure will remain on the proposed Lot 1 with access to Strehler Road and the two new lots would be sold for custom homes. Those two lots would have access off the end of the Larsen Road cul-de-sac.

The Planning Commission reviewed the item at a public hearing and recommended approval (4-0).

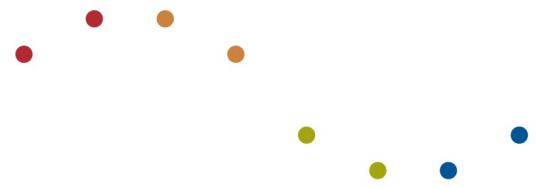
3. Context

Zoning and Land Use

The site is guided Rural/Ag Residential in Comprehensive Plan and zoned Rural Residential (RR). The properties to the east, north and west are guided Rural/Ag Residential and zoned RR. The property to the south across Strehler Road is guided Agricultural Preserve and zoned RR.

Natural Characteristics of the Site

There are no natural resources identified in the NRI. However, the northwestern portion of the site does border a High Quality Natural Community (maple/basswood forest). There are a number of wetlands on the site and the southwest portion of the site is in the FEMA floodplain.



4. 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.

Park Dedication

The Parks and Trails Map in the Comprehensive Plan shows the northern portion of this site bordering a potential Community open space Park and a future on-road trail on Strehler Road. The open space park is a type of community park intended to serve a wider user group than neighborhood parks, and are often in proximity to secondary schools and other public facilities. These parks seek to preserve unique landscapes and natural areas, and as they have a larger overall size, the programming of passive and active recreation may occur within the same park without conflict. Community park development criteria generally includes:

- An overall size of 20-100 acres.
- A service area of up to a 2-mile radius.
- A frequency of 1 community park per 15,000 residents.

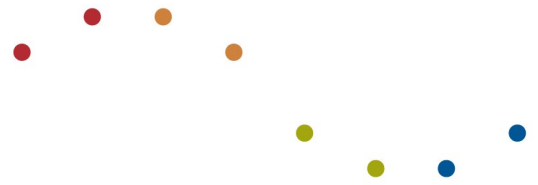
In addition to the existing Corcoran Community Park at County Road 10 and 50, there are 2 other types of planned parks that will serve the wider community and fall into this category: Community Playfields and Open Space/Natural Parks. Open Space/Nature parks are characterized by high-quality natural resources that merit preservation and which would be negatively affected by development. They are identified as Open Space and Preservation/Nature Park on the system map. Recreational uses are secondary to the preservation of natural open space and the conservation functions of these areas. Compatible recreational uses include hiking, picnicking and nature study. Open space or natural park sites are typically within the high-quality natural community areas identified in the City's Natural Resource Inventory. They should be connected by trails to the City's Natural Resource Corridors and to other parks and will be left in a natural or semi-natural state, with minimal development.

In addition to the 3 existing community parks (Corcoran Community Park, Bellwether open space park and Ravinia open space park), the City may need one additional community park by 2040. Community parks would require approximately 20 acres. Staff suggests that adjacent land with a significant natural resource may be a better opportunity site.

Park dedication is required for the two lots at 4% of the land area (0.8 acres on this 20 acre site). If the Commission recommends park dedication be cash-in-lieu of land, it would be based on the park dedication in place at the time the final plat is released. The current fee schedule would require \$9,256.00 (2 x \$4,628.00).

5. Recommendation

Move to recommend cash-in-lieu of land for the two new lots.



Attachments

- a. Site Location Map
- b. Parks and Trails Map
- c. Natural Resources Map
- d. Applicant Narrative dated January 26, 2021
- e. Preliminary Plat dated March 11, 2021



Hennepin County Natural Resources Map

Date: 3/8/2021

Legend



PID: 1711923320003
Address: 23020 STREHLER RD,
CORCORAN
Owner Name: G F & D L FRANZEN
Acres: 29.75

Comments:

1 inch = 800 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 (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.

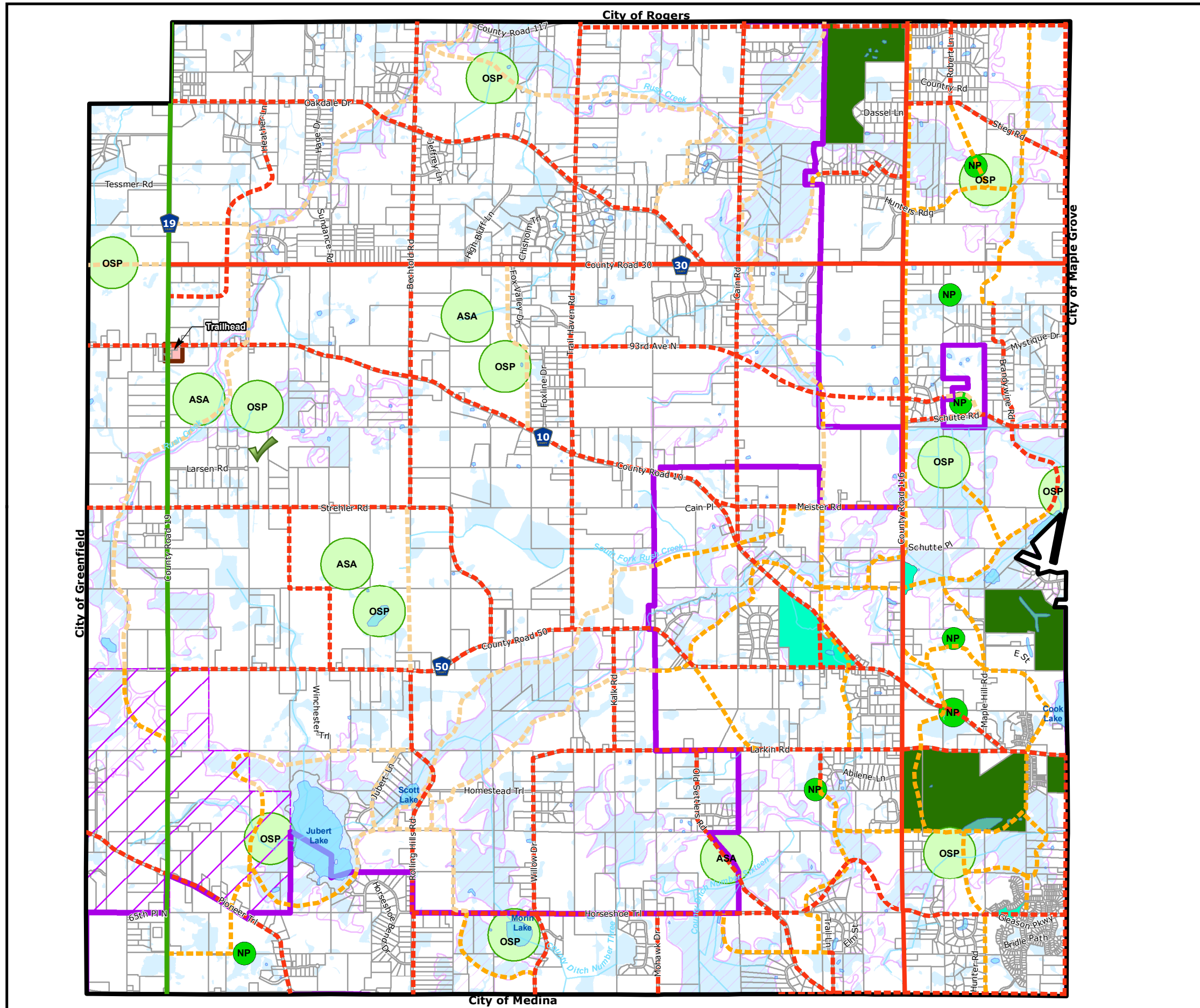
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CITY OF CORCORAN

2040 COMPREHENSIVE PLAN

Map 5-1 Parks and Trails Plan

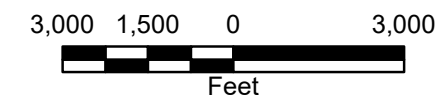


Existing Parks and Trails

- Regional Trail
- Existing On Road Trail
- City Park
- Trailhead
- Private Park/Open Space

Proposed Parks and Trails

- Proposed On Road Trail
- Proposed Off Road Trail
- Proposed Off Road Trail outside 2040 Development Area
- Neighborhood Park
- Community Park
- Greenway Corridor
- Municipal Boundaries
- 2040 MUSA
- Future MUSA Expansion Area
- Parcel Boundaries
- Streams
- Lake/Open Water
- Wetlands



Path: L:\2294\100\2040CompPlan\Parks and Trails Map.mxd
Date: 1/15/2019 Time: 1:22:31 PM User: Shu.JC0243



CITY OF CORCORAN

2040 COMPREHENSIVE PLAN

Map 1-7 Natural Resource Inventory Areas

- ★ Natural Community
- Rare Species Occurrence
- High Quality Natural Community

Natural Plant Communities

Wetlands

- Wet Prairie
- Emergent
- Shrub
- Floodplain Forest
- Open Water
- Flood Plain (Reed Canary Dominant)

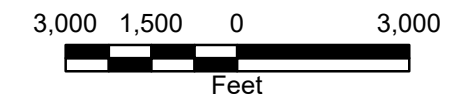
Uplands

- Savanna/Pasture
- Maple/Basswood
- Oak Forest
- Disturbed Woodland
- Old Field

- Municipal Boundary
- Parcel Boundaries
- Streams
- Lake/Open Water

Note: Due to limitations of map scale, distribution and proportion of Natural Community types within each colored area are approximate.

Source: Natural Plant Communities, Rare Species Occurrence (Natural Resource Inventory and Management Plan, Nov. 2001, Bonestroo Rosene Anderlik & Associates)



Path: L:\22941\100\2040CompPlan\Natural Resource Inventory Areas.mxd
Date: 1/7/2019 Time: 1:10:39 PM User: ShuJC0243



Variance Request

Greg & Deb Franzen

612 308 7587

1-25-2021

As an introduction we are Greg & Deb Franzen. We have lived and farmed in Coonard for decades raising our three children here. Currently our two sons are also living in Coonard.

Greg & I have 30 acres we have requested going from 1-30 to 3-10 acre parcels. This division follows the Rural Residential District guide lines as the subdivision needs - large lots for single family homes and hobby farms.

The properties on both sides of us have been subdivided into 5 acre parcels, on the west side homes have been there for 20+ years and on the right we have a new home going up.

We have a sixty foot wide road easement joining our division to the Larser Road Culdesac on the west side.

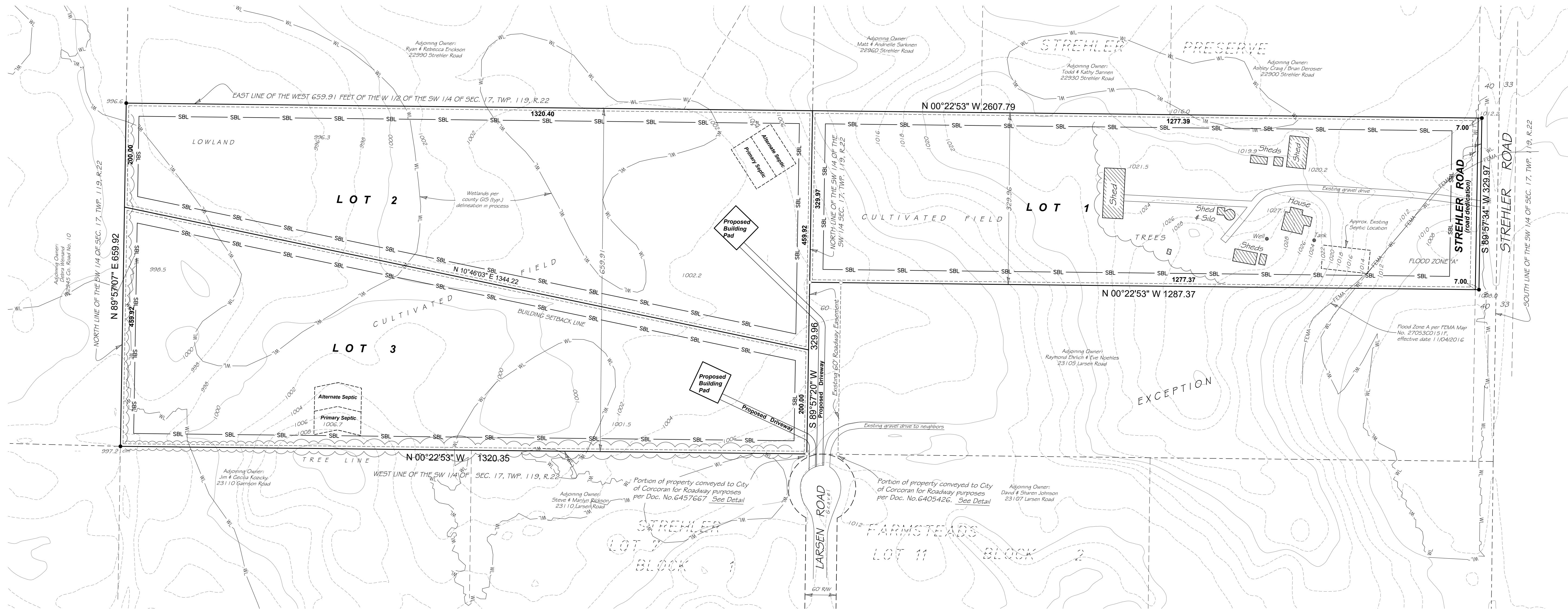
"The variance we are requesting provides for 2 private drives, one for each of our ten acre parcels."

Our long term goal is to stay in Coonard close to children and grand children. We have found that to meet those goals a subdivision is necessary.

Greg Franzen - 612 308 7587
Deb Franzen - 763 448-8458

Thank You

Greg & Deb Franzen



Legal Description

The West 659.91 feet of the West Half of the Southwest Quarter of Section 17, Township 119, Range 23, Hennepin County, Minnesota. Except that part of the West 659.91 feet of the Southwest Quarter of the Southwest Quarter which lies West of the East 329.96 feet thereof. Also Except Road.

Miscellaneous Notes

- 1 Property Address: 23020 Streher Road, Corcoran, MN 55340
PID No.: 17-119-23-32-0003
- 2 Total area of Parcel = 1,296,113 sq. ft. (29.75 acres)
- 3 By graphic plotting only, this property was found to be located within Flood Zone "X" and "A" (at SW corner of property next to Streher Road) of the Flood Insurance Rate Map, Community Panel No. 27053C0151F, which bears an effective date of 11/04/2016 (No base floor elevation).
- 4 Title insurance commitment showing property description and any encumbrances of record not provided, survey subject to change.
- 5 Property located in Section 17, Township 119, Range 23, Hennepin County, Minnesota.
- 6 Topography from MnTOPO using LIDAR technology.
- 7 All commonly owned contiguous land is included in the proposed plat.
- 8 No significant trees to be removed

The only easements shown are from plats of record or information provided by client.

Zoning Information

Property Currently Zoned: RR, Rural Residential
Proposed Zoning: RR, Rural Residential

Zoning Ordinance Requirements:
Building Setbacks
Front - 100 feet from major roadways
Front - 50 feet from all other roadways
Side Yard - 25 feet
Rear Yard - 25 feet

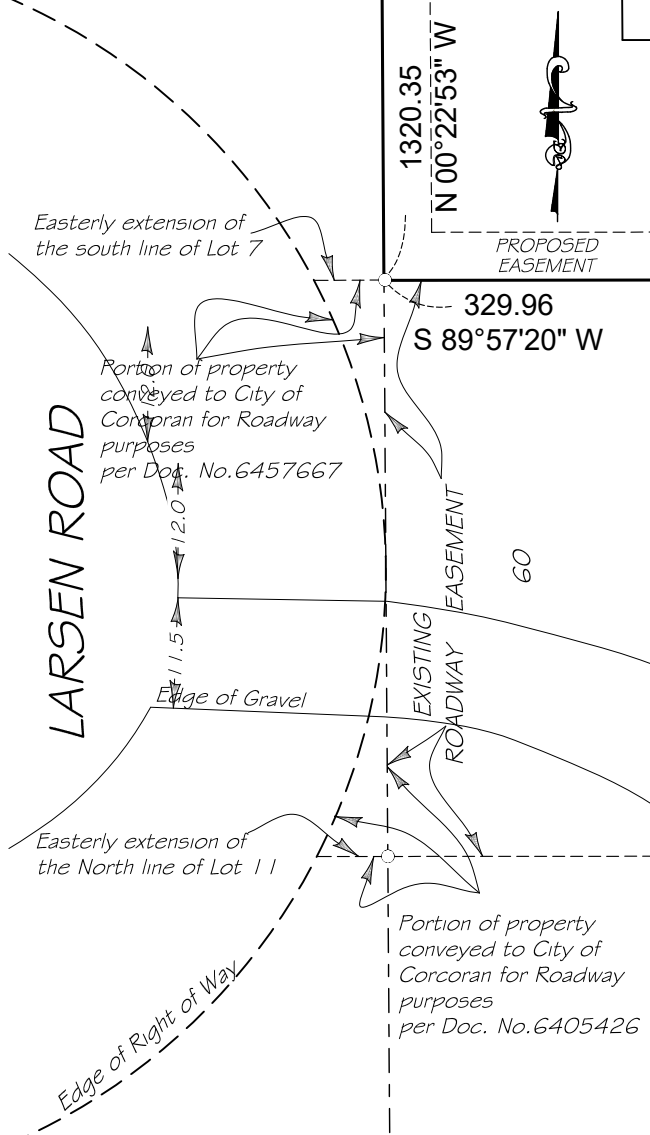
Minimum Lot Size - 2 acres
Minimum Lot Width - 200 feet
Minimum Lot Depth - 300 feet

Refer to City code for additional requirements

Proposed Number of Lots = 3
Area of proposed:
Lot 1, Block 1 = 422,475 sq.ft (9.70 acres)
Lot 2, Block 1 = 435,668 sq.ft (10.00 acres)
Lot 3, Block 1 = 435,660 sq.ft (10.00 acres)

Dedicated Right-of-Way along Streher Road = 2,310 sq.ft (0.05 acres)

DETAIL 1"=20'



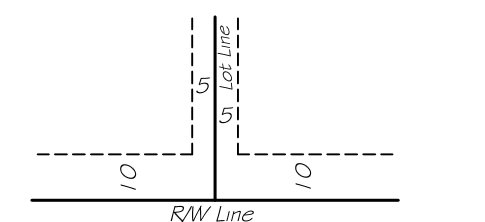
Personnel

Property Owner:
Greg Franzen
23020 Streher Road
Corcoran, MN 55340

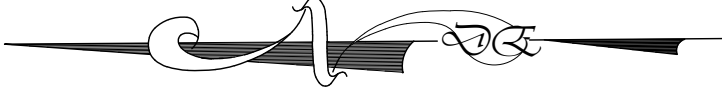
DEVELOPER:
Greg Franzen
23020 Streher Road
Corcoran, MN 55340
E-Mail: gregfranzen@netzero.com

SURVEYOR
Demarc
Surveying and Engineering
7601 73rd Avenue N.
Brooklyn Park, MN 55428
Attn: Greg Fraszch
phone: 763-560-3693
fax: 763-560-3622
e-mail: gregfraszch@demarcinc.com

Proposed Drainage & Utility Easements are shown thus:



BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES AND 5 FEET IN WIDTH AND ADJOINING INTERIOR LOT LINES.



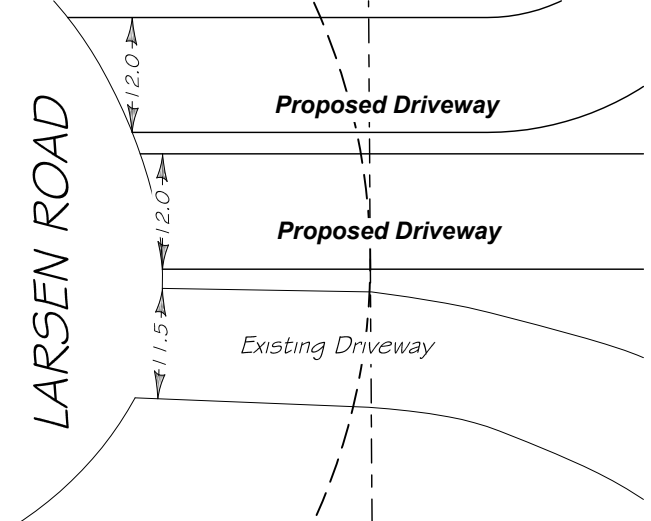
Basis of bearings per Hennepin County coordinates



Legend

- SBL Denotes building setback line
- WL Denotes preliminary wetland per available maps
- FEMA Denotes flood plain boundary

DRIVEWAY DETAIL 1"=20'



FIELD BY: RP	I certify that this plan, specification, 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. Prepared this 1st day of March 2021.
DRAWN BY: GRP	
CHECKED BY: GRP	

REVISIONS	
03.10.21	CITY COMMENTS
03.11.21	ADDRESS

DEMARC
LAND SURVEYING & ENGINEERING
7601 73rd Avenue North
Minneapolis, Minnesota 55428
(763) 560-3093
Demarcinc.com

SURVEY FOR
GREG FRANZEN
23020 Streher Road
Corcoran, MN 55340

Address: 32020 Streher Road, Corcoran, MN 55340	Property located in Section 17, Township 119, Range 23, Hennepin County, Minnesota
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PRELIMINARY PLAT
FRANZEN ESTATES

PROJECT: 89399
FB No: 1114-75
SHEET NO. 1 OF 1



From Site to Finish

105 South Fifth Street,
Suite 513
Minneapolis, MN 55401

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

MEMORANDUM

DATE March 16, 2021
 TO Brad Martens
 CC City Council, Planning Commission, Parks & Trails Commission
 FROM Kendra Lindahl, City Planner
 RE Active Corcoran Planning Applications

Projects/Comments in blue italics are new

Project marked with an * have moved from active to complete.

The following is a summary of project status for current, active projects:

1. **Certificate of Compliance for the Orht property located at 20600 County Road 30 (PID 11-119-23-23-0004) (city file no. 20-038).** The request is to allow ground mounted solar on the residential property. The application is currently incomplete *pending completion of the wetland review*, but may be administratively approved if the ordinance standards are met.
2. **Final Plat and Final Planned Unit Development for “Tavera” (city file no. 20-042).** The application for the first phase of this development includes 33 single family homes south of the main entrance off County Road 116. *The was reviewed at the Planning Commission on March 4th and City Council action is expected on March 25th.*
3. **Rezoning, Preliminary Plat and Preliminary PUD Plan for Cook Lake Highlands (PID 25-119-23-14-0003) (city file no. 20-047).** Trek Development has requested approval for a mixed use development with a senior co-op, market rate apartment, villa homes, day care and memory care. *This item was reviewed at the Parks and Trails Commission on February 18th and a public hearing was held at the March 4th Planning Commission meeting. The applicant submitted a revised application on March 15th. The changes are significant enough that it will go back to the Planning Commission on April 1st, Parks and Trail Commission on April 15th and City Council action on April 22nd.*
4. **Wright-Hennepin Cooperative Electric Association request for Wetland Waiver, Preliminary Plat, Variance and Administrative Permit at 19835 Larkin Road. (PID 25-119-23-32-0001) (city file 20-048).** The applicant has submitted a request for a new electric substation (an essential service) on the southwest portion of the site. The wetland waiver was approved by the City Council on January 28th. *The preliminary plat, variance and administrative permit public hearing was continued from the February 4th Planning Commission meeting to February 18th. At the February 25th meeting, the City Council tabled the item to the April 22nd meeting as requested by the applicant.*
5. **Preliminary Plat and Variance for the Property located at 23020 Strehler Road (PID 17-119-23-32-0003) (city file no. 20-049).** Greg Franzen has requested approval of a subdivision to create three lots and a variance from the minimum lot frontage and private drive standards. *The application is scheduled for a public hearing at the April 1st Planning Commission meeting and City Council action on April 22nd.*
6. **Interim Use Permit (IUP) for a Conditional Home Occupation License (CHOL) and Conditional Use Permit (CUP) to exceed the sidewall height at 23405 CR 30 (PID 07-119-23-42-0003) (city file no. 21-003).** Jason Larson has requested approval of an IUP for a CHOL to allow auto detailing and a

CUP to exceed sidewall height on an accessory building. *The application was reviewed at a public hearing at the Planning Commission on March 4th and City Council review is scheduled for March 25th.*

7. **Conditional Use Permit, Variance and Site Plan for a new NAPA at 19905 75th Avenue (PID 26-119-23-11-0040) (city file no. 21-004).** Kinghorn Construction, on behalf of REH Auto LLC., has requested approval of a conditional use permit, variance and site plan for a new 16,400 sq. ft. building. *The item was tentatively scheduled for a public hearing at the Planning Commission on March 4th, but was tabled to the April 1st Planning Commission meeting to allow the applicant to complete the plans. The application is scheduled for a public hearing at the April 1st Planning Commission meeting and City Council action on April 22nd.*
8. **Easement Vacation for Refuge at Rush Creek Wetland Mitigation Bank (PID 03-119-23-13-0002) (city file no. 21-005).** Chris Rains has requested approval of an easement vacation and proposes new easements to be dedicated over a proposed wetland bank on the property. The application is scheduled for a public hearing at the City Council on March 25th.
9. **Lot Line Adjustment for the Property located at 20420 Duffney Circle (PID 11-119-23-23-0004 and PID 11-119-23-31-0005) (city file no. 21-006).** Shawn and Michele Tharp have requested approval of a lot line adjustment. *The application will be administratively approved.*
10. **Conditional Use Permit and Site Plan for the Property located at 23240 County Road 30 (PID 07-119-23-13-0003) (city file no. 21-007).** Trevor Scherber has requested approval of a conditional use permit and site plan approval to operate a business at 23240 County Road 30. *The application is scheduled for a public hearing at the Planning Commission on April 1st and City Council review on April 22nd.*
11. **Meadow Trails 2nd Addition Preliminary Plat, Final Plat and Variance (PID 35-119-23-12-0002) (city file no. 21-009).** Lennar has submitted a request for a subdivision to create two outlots for the Dempsey property. This property has preliminary plat approval as part of the Tavera project, but the applicant is requesting approval to allow the property to be split in two outlots to allow them to purchase the property in two phases. *The applicant has filed an exempt lot split at Hennepin County. Therefore, this application has been withdrawn.*
12. **Variance for a deck and porch at 6433 Bluestem Circle (PID 36-119-23-42-0032) (city file no. 21-010).** Andrew and Pamela Krominga have requested approval of a variance from the rear yard setback requirements to build a four-season porch and deck on their new home in the Ravinia development. *The application is scheduled for the April 1st Planning Commission meeting and City Council action on April 22nd.*
13. **KMM Land Development, LLC request for Site Plan, Conditional Use Permit and Variance at 23405 CR 10 (PID 18-119-23-12-0001) (city file 21-012).** *The applicant is requesting approval to allow a new office with storage yard for their construction company. This request is similar to the ComLink operation that was approved on this site but never built. Staff is reviewing the application for completeness. If deemed complete, the request would be scheduled for the May Planning Commission and City Council meetings.*

The following projects were recently acted upon and will be closed out:

1. ***Final Plat for the Property located at 23825 Tessmer Road (PID 07-119-23-22-0001) and 10005 CR 19 (PID 07-119-23-21-0002) (city file no. 20-043).** The applicant is requesting final plat approval for the subdivision which will create three lots and one outlot. *The item was approved by the City Council action on February 25th.*
2. ***Preliminary Plat and Final Plat for "Hunters Place 2nd Addition" at 10110 CR 116 (PID 12-119-23-22-0001) (city file no. 20-044).** The City is requesting approval of a subdivision to create two lots – one for the existing Lotter home and one for the new city well site (an essential service). *The public hearing was continued from the February 4th Planning Commission meeting to February 18th and the City Council approved the request on February 25th.*

3. ***Interim Use Permit for an Accessory Dwelling Unit at 6330 Snyder Road (PID 35-119-23-43-0002) (city file no. 20-045).** Kevin Henn has requested approval of an accessory dwelling unit in an accessory building. *The public hearing was continued from the February 4th Planning Commission meeting to February 18th and the City Council approved the request on February 25th.*
4. ***Variance for a front yard setback reduction at 20795 Larkin Road (PID 27-119-23-41-0013) (city file no. 20-046).** Nate Kariniemi has requested approval for a setback variance for construction of a new home on a lot he recently subdivided. *The item was continued from the February 4th Planning Commission meeting to February 18th and the City Council denied the request on February 25th.*
5. ***Concept Plan Review for a New Warehouse / Storage Facility at 22400 State Highway 55 (PID 32-119-23-44-0001) (city file no. 21-002).** Craig Scherber has submitted a request for concept plan review for a storage facility. *The application was revised by the City Council on February 25th.*
6. ***Certificate of Compliance for an Agricultural Building at 21600 Larkin Road (PID 28-119-23-13-0002) (city file no. 21-008).** Ernie Mayers has submitted an application for a certificate of compliance for a new agricultural building. State law exempts buildings that are used solely for agricultural purposes from the building permit requirements, but not the zoning ordinance requirements. *The application was administratively approved.*



CITY OF CORCORAN

8200 County Road 116 • Corcoran, MN 55340
763-420-2288 • www.ci.corcoran.mn.us

MEMO

Meeting Date: April 15, 2021
To: Parks and Trails Commission
From: Jessica Christensen Buck, Recreation Coordinator
Re: Recreation Coordinator Update

The following is a summary of what Recreation Coordinator Christensen Buck has been overseeing since the last meeting.

- Baseball: Monitored baseball registrations, updated the baseball Preparedness Plan, researched and ordered for acquiring equipment, entered dates onto field reservation calendar for the spring season, created teams, created coach's meeting presentation, contacted coaches, created the machine pitch schedule, and answered questions from parents/guardians regarding the 2021 season.
- Corcoran Country Daze: Attended monthly meetings.
- Emergency Operations Center: Attended multiple meetings/week, maintained records for daily situation reports from various agencies, continued monitoring of MDH/CDC guidance, updated the City's Preparedness Plan, created Clean Up Day Preparedness Plan, and coordinated correspondence to keep City staff informed on COVID-19 updates.
- Other: Put together Parks and Trails Commission packet materials, requested the Jaycees donation for the cost of the tree giveaway trees, completed the DNR grant for the Bellwether boardwalk project, posted to the City Facebook and Twitter accounts, updated Parks and Recreation related website items, processed pavilion reservations, completed resolutions for Council approval, and coordinated City involvement with Hennepin County's Step to it Challenge.
- Ice Rinks: Coordinated with Public Works regarding the closing of the ice rinks.
- Soccer: Updated and opened registration for 2021 season

Attachments:
None



CITY OF CORCORAN

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MEMO

Meeting Date: April 15, 2021

To: Parks and Trails Commission

From: Brad Martens, City Administrator

Re: City Council Report

The Parks and Trails Commission last met on February 18, 2021. The following is a recap of some of the items discussed at City Council meetings since that time. A full recap can be found by reviewing the approved City Council minutes on the website

February 25, 2020 Council Meeting

- Preliminary Plat, Variance, and Administrative Permit for Wright-Hennepin Cooperative Electric Association at 19835 Larkin Road
 - Tabled the item until the April 22, 2021 meeting at the request of the applicant
- Front Yard Setback Variance at 20795 Larkin Road
 - Denied the variance request
- Scherber Storage Concept
 - Provided feedback to applicant about the importance of screening and limited impact to adjacent landowners if the project comes forward with a formal application
- Proposed Work Plan for Residential Zoning Ordinance Updates
 - Directed staff to initiate the ordinance update plan as outlined
- Planning Commission Appointments
 - Appointed Meredith Wu to the Planning Commission for a term ending February 29, 2024
- Parks and Trails Commission Appointments
 - Appointed Val Nybo and Judy Strehler to the Parks and Trails Commission for a term ending February 29, 2024

March 11, 2020 Council Meeting

- Planning Commission Annual Report
 - Chair Dean Jacobs presented to the Council; Council thanked the Planning Commission for all their efforts and provided support for their 2021 priorities
- Parks and Trails Commission Annual Report
 - Chair Sharon Meister presented to Council; Council also thanked the Parks and Trails Commission for their efforts and provided support for their 2021 priorities
- Code Enforcement Violation – Westside Tire
 - Reviewed current code violations and a proposed solution from Westside Tire; Council shared their general support for the idea which would require an ordinance amendment and approved site plan
- 66th Avenue/Gleason Parkway Corridor Improvements - Accept Plans/Specs & Authorize Bids
 - Accepted plans/specifications and authorized bids as presented
- Appraisal Report – City Center Drive & 79th Place Improvements Feasibility Study
 - Authorized staff to obtain appraisal reports on the properties of 7801 Maple Hill Road, 7900 County Road 116, 7916 County Road 116, and 7938 County Road 116,
- Purchase Agreement Amendment – PID 12-119-23-22-0001
 - Approved the amendment and resolution authorizing closing on the property for the future well and treatment site
- 2021 Mission, Vision, Values, Core Strategies, and Short-term Goals
 - Approved the mission, vision, values, and core strategies; directed staff to proceed with short-term goals and action steps
- MS-4 Stormwater Permit Work Plan
 - Approved the stormwater work plan as presented
- Work Session Schedule
 - Scheduled work sessions at 5:30 pm on March 25th, April 8th, and April 22nd; supported the idea of additional work sessions prior to the first meeting of each month
- Charter Commission Appointment Process
 - Discussed the appointment process; Mayor McKee and Councilmember Nichols will complete initial review before Council appointment
- K9 Program Update
 - Director of Public Safety Gottschalk provided an update and potential schedule for Zeke's return to CPD
- 2021 Assessment and Board of Appeal and Equalization Report
 - Council reviewed the Hennepin County Assessor summary report for Corcoran

March 25, 2020 Council Meeting

- Years of Service Award – Clyde Bechtold, 30 Years
 - Honored Clyde Bechtold for his significant years of service to the City of Corcoran
- Resolution Honoring Jeff Dickman – Planning Commission
 - Approved the resolution honoring Jeff Dickman for his service to the City of Corcoran on the Planning Commission
- Final Plat and Final Planned Unit Development Plan for Tavera
 - Tabled the item until the April 8th meeting at the request of the applicant in order to review stormwater items
- Public Hearing – Easement Vacation for Fehn Meadows
 - Held the public hearing; approved the easement vacation as presented
- Northeast Corcoran Water Supply Planning
 - Approved tasks T-1, T-3, T-4, S-1, S-2, and W-1 as additional areas of analysis for water supply planning
- Full-Time Police Officer Job Offer
 - Authorized staff to extend an employment offer to Clay Decker for the position of Full-Time Police Officer
- County Road Trail Feasibility Study
 - Authorized staff to seek funding from Hennepin County to complete the feasibility study as presented
- Charter Commission Appointment
 - Recommended appointment of Jonathan Coots, Daniel Bucholtz, Randall Ferrian, Gerry Tucker, Scott Gilyard, David Hakensen, and Meaghan Hibbard to the Charter Commission

April 8, 2020 Council Work Session

- Held a work session to discuss staff planning and compensation. Staff was directed to begin the initial work of establishing comparable cities for the Council to review.

April 8, 2020 Council Meeting

- Fire Department Annual Reports
 - Received annual reports from the Hanover, Loretto, and Rogers Fire Departments
- Final Plat and Final Planned Unit Development Plan for Tavera
 - Approved the final PUD development plan with an amendment; approved the final plat and development contract

- Appaloosa Woods Street Improvements – Accept Feasibility Study, Order Improvement Hearing, & Authorize Plans and Specs
 - Accepted the feasibility study, ordered the improvement hearing, and authorized plans and specifications
- Code Enforcement Update
 - Heard an update on code enforcement; directed staff to continue with proactive code enforcement; requested further discussion on RV storage and campaign sign enforcement
- Finance Manager Hiring Process
 - Approved the job description and authorized staff to proceed with the recruitment process
- Government Fee Analysis Proposal
 - Authorized staff to proceed with the proposal as presented
- City Council and Commission Ordinance Discussion
 - Directed staff to obtain information on establishing limits on city officials having multiple roles and information on establishing term limits
- Charter Commission Application
 - Tabled the application to the April 22nd meeting

Attachments:

None

CITY OF CORCORAN				
PARK CAPITAL FUND REPORT				
April 6, 2021				
CASH FUNDS				
Date		Park Dedication 415-10100	Memorial Park Maintenance 415-10102	Combined Fund Balance
09/16	Beginning Balance	364,189.75	9,097.68	373,287.43
09/16	Millow Electric	(3,885.00)		
09/16	Interest Earned	0.17	1.15	
09/16	3rd Qtr Interest Allocation	40.13		
10/16	Interest Earned	0.18		
11/16	Garden Gate	(210.00)		
11/16	Park Place Storage 16-027	55,875.00		
11/16	Interest Earned	0.16		
12/16	Park Dedication Fees	11,910.00		
12/16	Interest Earned	0.28	1.14	
12/16	4th Qtr Interest Allocation	405.70		
01/17	Interest Earned	0.37		
02/17	Interest Earned	0.27		
03/17	Wenck - Ravinia Park Design	(769.40)		
03/17	Lennar - Ravinia 8th Addition	79,400.00		
03/17	Interest Earned	0.21	1.12	
03/17	1st Qtr Interest Allocation	283.29		
04/17	Garden Gate	(180.00)		
04/17	Wenck - Ravinia Park Design	(238.50)		
04/17	Interest Earned	0.17		
05/17	Wenck - Ravinia Park Design	(23.60)		
05/17	Interest Earned	0.13		
06/17	Wenck - Ravinia Park Design	(275.40)		
06/17	Interest Earned	0.18	1.14	
06/17	2nd Qtr Interest Allocation	120.83		
07/17	Wenck - Ravinia Park Design	(610.40)		

07/17	Interest Earned	0.21		
08/17	Kevin Dale - Press Box Supplies	(272.78)		
08/17	Kevin Dale - Press Box Supplies	(2,799.30)		
08/17	MN Twins Community Fund - 2016 Hennepin Co. Grant	15,000.00		
08/17	Interest Earned	0.20		
09/17	Morris Excavating - 4" Tile Install	(6,407.50)		
09/17	Wenck - Ravinia Park Design	(57.50)		
09/17	M/I Homes of Minneapolis Bass Lake Crossing	166,740.00		
09/17	Interest Earned	0.18		
09/17	Interest Earned	65.41		
09/17	Interest Earned		1.14	
10/17	Wenck - Ravinia Park Design	(445.80)		
10/17	George or Jean Gmach	7,940.00		
10/17	Interest Earned	0.18		
11/17	Interest Earned	0.29		
12/17	Town & Country Fence	(43,470.00)		
12/17	Interest Earned	0.21	1.15	
12/17	Interest Allocation	736.88		
01/18	Interest Earned	0.15		
02/18	Wenck - Ravinia Park Design	(59.00)		
02/18	Interest Earned	0.23		
03/18	Bass Lake Crossing South park dedication fees	242,645.00		
03/18	Interest Earned	0.29	1.12	
03/18	Interest Allocation	84.27		
04/18	Interest Earned	0.37		
05/18	Transfer to Rockford School Land Fund (423)	(250,000.00)		
05/18	Interest Earned	0.31		
06/18	Interest Earned	0.30	1.15	
06/18	Interest Allocation	1,193.74		
07/18	Interest Earned	0.36		
08/18	Interest Earned	0.34		
08/18	Willow1 LLC park dedication fee	3,970.00		
08/18	Wenck - Ravinia Park Design	(1,066.76)		
08/18	Menards - Ravinia Park Supplies	(17.13)		
08/18	Menards - Ravinia Park Supplies	(460.97)		
09/18	Interest Allocation	393.87		
09/18	Interest Earned	0.33	1.14	
10/18	Acme Tools #27309 Ravinia Park Supplies	(350.00)		
10/18	Brock White #27311 Ravinia Park Supplies	(140.12)		

10/18	Brock White #27311 Ravinia Park Supplies	(153.50)		
10/18	Brock White #27311 Ravinia Park Supplies	(150.66)		
10/18	Brock White #27311 Ravinia Park Supplies	(386.37)		
10/18	Core & Main #27316 Ravinia Park Supplies	(840.00)		
10/18	Menards - Ravinia Park Supplies	(322.00)		
10/18	Vonco II, LLC #27352 Ravinia Park Supplies	(83.53)		
10/18	Wenck - Ravinia Park Design	(2,171.70)		
10/18	Advanced Drainage #27358 Ravinia Park Supplies	(608.07)		
10/18	Cemstone Products #27363 Ravinia Park Supplies	(3,998.50)		
10/18	Minnesota Equipment #27390 Ravinia Park Supplies	(200.00)		
10/18	St. Croix Recreation #27398 Ravinia Park Supplies	(79,890.00)		
10/18	Wenck - Ravinia Park Design	(458.50)		
10/18	Interest Earned	0.33		
11/18	Site One Landscape Supply	(891.00)		
11/18	Interest Earned	0.31		
11/18	Whisney - Park Dedication Fee	15,919.70		
12/18	The Mulch Factory	(8,690.00)		
12/18	Wenck - Ravinia Park Design	(590.50)		
12/18	Interest Earned	0.38	1.14	
12/18	Interest Allocation	1,097.33		
01/19	Interest Earned	0.39		
02/19	Interest Earned	0.44		
03/19	M/I Homes of Minneapolis Bass Lake Crossing	210,410.00		
03/19	Interest Earned	0.55	1.13	
03/19	Interest Allocation	1,388.67		
04/19	Interest Earned	0.50		
05/19	Interest Earned	0.52		
06/19	Interest Earned		1.13	
06/19	Interest Earned	0.43		
06/19	Interest Allocation	3,290.11		
07/19	Ravinia 11th Park Dedication Fees	55,580.00		
07/19	Willow1 LLC park dedication fee	3,970.00		
07/19	Interest Earned	0.46		
08/19	Advanced Irrigation	(8,750.00)		
08/19	St. Croix Recreation	(4,700.00)		
08/19	Interest Earned	0.47		
09/19	Twin City Seed Company	(162.50)		
09/19	The Mulch Factory	(2,172.50)		
09/19	Interest Earned	0.34	1.15	

09/19	Interest Allocation	4,095.24			
10/19	Most Dependable Fountains	(4,370.00)			
10/19	Deposit 10-10-19CH	3,970.00			
10/19	Interest Earned	0.51			
11/19	Highland Products Group (Ravinia Wildflower Park Benches)	(1,095.00)			
11/19	Deposit 11-12-19	714.60			
11/19	Interest Earned	0.45			
12/19	Interest Earned	0.38	1.15		
12/19	Interest Allocation	4,895.77			
01/20	Interest Earned	0.50			
02/20	Interest Earned	0.37			
03/20	Interest Allocation	3,581.24	1.14		
03/20	Interest Earned	0.52			
04/20	Interest Earned	0.72			
05/20	Interest Earned	0.81			
06/20	Interest Earned	0.78	1.13		
06/20	Interest Allocation	1,833.01			
07/20	Interest Earned	0.77			
07/20	Donation	-	352.51		
08/20	Interest Earned	0.62			
09/20	Interest Earned	0.39	1.19		
09/20	Interest Allocation	1,243.03			
10/20	Interest Earned	0.34			
10/20	Grove Nursery	(438.80)			
11/20	Interest Earned	0.15			
12/20	Interest Earned	0.11	0.67		
12/20	Interest Allocation				
01/21	Interest Earned	0.07			
02/21	Interest Earned	0.06			
03/21	Interest Earned				
04/21	Grove Nursery	(438.80)	438.80		
	ENDING BALANCE	829,700.22	9,909.07	839,609.29	