



Regular Meeting
&
Work Session
Agenda

- Regular meeting in Council Chambers
 - Work Session meeting in Upper Town Conference Room immediately following regular meeting
-

1. CALL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE

3. CONSIDER AGENDA

4. CONSIDER MINUTES

4.1 08-14-2024 Special Work Session Minutes

4.2 08-14-2024 Special Meeting and Work Session Minutes

5. OPEN FORUM

An opportunity to provide comments and feedback regarding items not on the agenda. Information provided in Open Forum will not be discussed at this meeting; rather, the information will be referred to staff and/or scheduled for discussion at a future meeting.

6. PRESENTATIONS, AWARDS, AND RECOGNITION

7. ACTION ITEMS

7.1 Pullman Place 2nd Plat-Park Dedication

7.2 Meadowsweet Bend-Park Dedication

7.3 PT Complex Welcome Plaza

8. DISCUSSION ITEMS

8.1 Disc Golf Site Tour Recap

8.2 ECC Solar Trail Lighting and Other Cooperative Efforts

8.3 Horse Usage in Parks and Trails

9. PARKS AND RECREATION MANAGER UPDATE

9.1 Parks and Recreation Manager Update

10. DIVISION MANAGER UPDATES

11. ANNOUNCEMENTS

12. MOTION TO ADJOURN MEETING

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity





Request for Action

To
Parks and Recreation Commission

Item Number
4.1

Meeting Date
September 11, 2024

Prepared By
Dawn Larson, Senior Administrative Assistant

Item Description
08-14-2024 Special Work Session Minutes

Reviewed by
Jeff Shelby
Joe Stremcha

Action Requested
Review and approve minutes.

Background/Discussion
None.

Financial Impact
None.

Mission/Policy/Goal
Ethical, efficient, and responsible.

Attachments
1. 8-14-24 Special Work Session Minutes

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity



**Special Work Session of the Elk River
Parks and Recreation Commission
Held at the Elk River City Hall
August 14, 2024**

Members Present: Chair Dave Anderson, Commissioners Melissa Fermoye, Joy Goodwin, Greg Loidolt, Mike Niziolek, Hal Stewart, Jill Varty (Commissioners Fermoye and Goodwin arrived at 6:30pm)

Members Absent: none

Council Liaison: none

Staff Present: Assistant City Administrator/Business Services Director Joe Stremcha, Parks and Recreation Manager Jeff Shelby, Recreation Sports Coordinator Warren Ellingworth, Recreation Intern Lauren O'Neil, Senior Administrative Assistant Dawn Larson

1. Call Meeting to Order

Pursuant to due call and notice thereof, the meeting of the Elk River Parks and Recreation Commission was called to order at 6:00 p.m. by Chair Anderson.

2. Athletic Facilities Master Plan

Paul Paige, President of HKGi was in attendance to review the plan and answer questions.

Before diving into the details of the plan, Chair Anderson, and Commissioner Niziolek asked to discuss changing the name of the plan to get away from using the words "master plan." Mr. Paige suggested using the word framework instead of master.

Commissioner Niziolek attempted to make a motion to change the name to Facilities framework concept plan. He was cut off and it was discussed before he could finish.

Moved by Commissioner Niziolek and seconded by Commissioner Varty to call it the Athletic Fields Framework Plan. Motion carried 7-0.

Chair Anderson asked if this agenda item is a discussion item or action item. Mr. Stremcha confirmed it is a discussion.

Mr. Paige led the discussion to bring everyone up to date.

Chair Anderson said only one person on the current commission was involved in the initial process. Mr. Paige gave a history of the parameters that were given to HKGi to set up this initial plan. Staff at HKGi compared cities nearby and others further out that compared to the City of Elk River with existing facilities and similar demographics. They also considered improvements that would help drive economic growth to the city based on attendance of ball field events. Mr. Paige shared that Kevin Clarke was the person at HKGi that put most of the data together for the plan.

Mr. Paige expressed that there were a number of changes with boundaries requested by the commission during the process. Every time changes were requested it changed the layout of the other

fields and facilities. He also expressed that Mr. Ellingworth had shared with HKGi that he would like them to avoid removing any fields during phase one to minimize impact on programming.

Mr. Paige continued to explain the process for the phases and reasoning. He also explained that they brought it back to the commission after the changes were made. The results are a combination of the site capacity study that acknowledges site limitations. The framework brings an idea that will technically fit but also leaves room for things to move within the plan as each phase changes. Landscape architects and planners at HKGi put the plan together with the main focus for layout being athletic programming. Chair Anderson said the only way to get somewhere with the discussion would be to walk through the plan going site by site since the commission will ultimately be asking to approve the framework.

Mr. Paige agreed and said that the financial numbers are going to be very high, so they have to be aware of that first. He said that the chances of it coming in under budget are not likely.

Commissioner Niziolek asked if there is evidence of it being economically beneficial to have these complexes so far out from the center of the city. He thinks they should rethink this and consider bringing this closer to the core. He said the gravel mining area should be considered.

Mr. Paige said that the economics of the tournaments is one side, but the other side is community identity. Just as the city has embraced the natural resource side of parks, they can embrace the athletic side as well. People can value both.

Mr. Stremcha said that they don't know the soil conditions or the sizing of the gravel pits at this point to make it a consideration. He also shared that facilities draw people and the Specht property being developed will add more people to the area around the PT Complex. He said that developing the mining area could be much further down the line.

Commissioner Goodwin asked if Commissioner Niziolek is asking for all the ball fields to go to the gravel pits or just some? Commissioner Niziolek said he doesn't have a plan, he is just saying that area of town is going to grow, and he wants to bring that point up. Commissioner Niziolek said he thinks that they should consider where the city is growing before, they make decisions on fields.

Commissioner Stewart asked about future potential connection points to the PT Complex. Mr. Stremcha explained that there are potential ones through MNDOT with growing developments. Chair Anderson said it looks like they are cramming a lot of stuff into a small place in the current plan. He said he is worried about the huge price tag.

Mr. Ellingworth said that when this plan was shared with the associations back in February, they loved the idea of being at one complex versus being spread around town. He added that they expressed that they enjoy the quiet and country feel.

Mr. Stremcha said phase one would include the rectangular fields at the PT Complex. Mr. Ellingworth shared his opinion that everything should be at the PT Complex as is and then as the city grows the northern piece (gravel pits) could be added.

Commissioner Niziolek said that he recognizes that we need to do the project in phases but doesn't want to miss the opportunity of this northern piece of land.



Mr. Paige said the distance between the rectangular fields at the PT Complex is based on industry standards. They even added extra space due to a historical wetland line. Chair Anderson asked about the usable space. Mr. Stremcha said it is about 25 acres. Mr. Paige said the plans also include a lot of storm ponds. It's a defensible best practice plan.

Chair Anderson asked for confirmation that phase one is the rectangular fields. Mr. Stremcha confirmed this and explained the Project Phasing Potential plan. They are regulation soccer field size. The next piece is the Hales Field project because the school has that in their 2028 plan. It would be the east side of Oak Knoll. The left side would stay active during this process. There are a couple of different versions of this plan.

Commissioner Goodwin asked if the school district has confirmed that the Ivan Sand school is being removed for sure. Mr. Stremcha confirmed that it is still part of their concept plan, but he does not believe that it has ever gone to the school board. The school district will have a new superintendent within the next six months. Commissioner Loidolt asked what financial investment the school district would make. Mr. Stremcha said it would be sizable and similar to the Lions Park agreement with the schools. Commissioner Loidolt asked if there is any official confirmation from the schools on the investment. Mr. Stremcha said it is still in discussion.

Chair Anderson said that when he worked on a project with an Eagle Scout on Hales Field at Oak Knoll the schools informed them the project, they did would be temporary due to the plans for future changes.

Commissioner Niziolek asked if the Ivan Sands school would be demolished. Mr. Stremcha said it is still in negotiation who would demo it, but the plan would be for it to be demoed. Commissioner Niziolek asked Commissioner Loidolt what he thought about the plan if Ivan Sand wasn't torn down. Commissioner Loidolt said he would not want the fields there as they wouldn't fit according to this plan.

Mr. Stremcha said that because the projects aren't going out for bidding, they could still change things over the next six years as details change. Chair Anderson asked what page the alternate concept was on. Mr. Stremcha explained that on page two is the alternate plan with different parking options on the outside but that creates ADA accessibility concerns. Chair Anderson shared concerns about parking since he believes no one parks in the parking lot right now, how would things change with these new concepts? Mr. Paige said that with the new concept, the foul ball spray has been considered. He said this layout is similar to Castle Field in Anoka.

The foul spray line is commensurate with the level of play at each of the fields in these designs. Mr. Paige shared that he has coached many games at these fields, so he is aware of the current parking issues and foul ball concerns. He also explained his reasoning for the different spaces between the fields at Oak Knoll. He said that netting design could be expanded to catch foul balls and there is enough breathing room between the fields to still be functional.

Chair Anderson asked Mr. Ellingworth and Mr. Loidolt how tournaments would be used on these fields. Both agreed that they could use this complex for the ice breaker tournament as well as the others. The PT Complex is used for the older kids and DAAC is for younger kids. DAAC is dangerous for foul balls and one field has water build up. Commissioner Loidolt said that he is



concerned about the train noise at Oak Knoll. Commissioner Niziolek said that he wants a sound wall to put into the plan and budget since nothing is currently listed addressing the issue.

Mr. Paige pointed out that with this phasing plan so far is all rationalized with or without that piece of land north of the city being addressed. There wouldn't be anything wasted following this plan.

Commissioner Niziolek asked if they could just do three rectangular fields at DAAC. Mr. Stremcha reviewed the current plan for DAAC and explained the reasoning for what the design is. Commissioner Niziolek suggested contacting the Sherburne County Fair to see what the plan is with their property so considerations could be made to create a core for all the fields or not have the ball fields near there at all.

Mr. Paige pointed out that the plan for DAAC fits into the plan for programming for Parks and Recreation, not just as fields for tournaments and associations. The shared parking and fields there contribute to large events as well.

Commissioner Niziolek reiterated that he thinks there should be talk with city staff and the fairgrounds about the future of that land. Mr. Stremcha said that if they are adding land acquisition considerations, the cost estimates will grow. He asked the commission what the size and scope of their comfort was.

Mr. Paige said that relying on the fairgrounds for parking right now is dangerous considering they could sell and move. The value of that land is very high. Commissioner Goodwin said that one consideration she heard was something like a grocery store going in there.

Chair Anderson asked the commission if they were comfortable with the seating arrangements at the PT Complex. He also asked Mr. Stremcha if the next step was approving the plan at a meeting and Mr. Stremcha confirmed the plan would come back to another meeting and be voted on.

3. Adjourn Special Work Session

Moved by Commissioner Fermoyle and seconded by Commissioner Goodwin to adjourn the regular meeting of the Parks and Recreation Commission at 7:27 p.m. Motion carried 7-0.

Minutes prepared by Dawn Larson.

Dave Anderson, Chair

Tina Allard, City Clerk





Request for Action

To
Parks and Recreation Commission

Item Number
4.2

Meeting Date
September 11, 2024

Prepared By
Dawn Larson, Senior Administrative Assistant

Item Description
08-14-2024 Special Meeting and Work Session
Minutes

Reviewed by
Jeff Shelby
Joe Stremcha

Action Requested
Review and approval.

Background/Discussion
None

Financial Impact
None

Mission/Policy/Goal
Ethical, efficient, and responsible.

Attachments
I. 8-14-24 Special Meeting and Work Session Minutes

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**Special Meeting of the Elk River
Parks and Recreation Commission
Held at the Elk River City Hall
August 14, 2024**

Members Present: Chair Dave Anderson, Commissioners Melissa Fermoye, Joy Goodwin, Greg Loidolt, Mike Niziolek, Hal Stewart, Jill Varty

Members Absent: none

Council Liaison: none

Staff Present: Assistant City Administrator/Business Services Director Joe Stremcha, Parks and Recreation Manager Jeff Shelby, Recreation Sports Coordinator Warren Ellingworth, Lauren O'Neil Recreation Intern, Senior Administrative Assistant Dawn Larson

1. Call Special Meeting to Order

1.1 Regular Meeting Cancellation and Special Meeting Notice

Pursuant to due call and notice thereof, the meeting of the Elk River Parks and Recreation Commission was called to order at 7:35 p.m. by Chair Anderson.

2. Pledge of Allegiance

3. Consider Minutes

3.1 July 10, 2024, Parks and Recreation Commission Minutes

Moved by Commissioner Loidolt and seconded by Commissioner Varty to approve the July 10, 2024, Parks and Recreation Commission Minutes. Motion carried 7-0.

4. Open Forum

5. Presentations, Awards, and Recognition

5.1 Summer Program Recap Presented by Lauren O'Neil-Recreation Intern

6. Action Items

6.1 Veteran Resilience Program Special Event Request at Lion John Weicht Park

Zach Binsfeld, 2531 Jefferson St. NE Minneapolis, MN presented the information about the event that was provided in the report.

Mr. Binsfeld gave a history about the program and what they offer to the military community. The event will be from 10:00am to 2:00pm and include yard games, a corn hole tournament, and food trucks. The event is a fundraiser with sponsors and with tickets to be sold for the cornhole tournament instead of a 5k. See handouts for the schedule for the day and information about the organization.

Chair Anderson asked if they have done this event before in other communities. Mr. Binsfeld has put together events but has never done a cornhole tournament. They are hoping for an attendance of 100-300 people. It is the first time they are trying something like this.

They hope to provide a positive community event for military members past and present and their families and raise mental health awareness. Chair Anderson asked Mr. Binsfeld to come back and tell them how it goes.

Moved by Commissioner Niziolek and seconded by Commissioner Goodwin to allow the event and promote the event. Motion carried 7-0.

6.2 Bradford Park South Development-Lennar Homes

Mr. Stremcha presented his report and asked for recommendations for feedback to accept park dedication money or additional land that they deem as value.

Chair Anderson asked Mr. Stremcha if he had done the math on this. Commissioner Niziolek said the master plan shows the trail continuing all around the lake and he feels that they should stick to that plan.

Mr. Stremcha clarified that it is not a lake but a body of water. Commissioner Niziolek pointed out it is clean water derived from an aquifer that was punctured. He also feels it is of great significance to our community.

Mr. Stremcha said that the commission can recommend but the council will make their decision and consider the recommendations from the commission. Chair Anderson agrees with Commissioner Niziolek about continuing the trail all around the water.

Commissioner Fermoye asked when the master plan was created. The commissioners confirmed it is the 2018 trails master plan they are referring too.

Chair Anderson said it is like an artisan well and has a lot of untapped potential to the community. Commissioner Goodwin asked if adding the full trail loop would eat up all the park dedication money.

Chair Anderson clarified that this option would only use a portion of the money and that it is always a balancing act to weight the money vs. the amenity. Commissioner Goodwin asked if there were other parks in this area. Mr. Stremcha reviewed the original layout of the park with the commission and explained that being a new development there are no other parks.

Commissioner Varty also agreed that the trail should continue in a circle.

Mr. Stremcha explained that it would be around a \$115,000 reduction in park dedication money if they accept the land.

Commissioner Fermoye asked for clarification on what is being asked of the commission. Chair Anderson shared that the fundamental question is to accept the trail of value and/or the money.

Moved by Commissioner Niziolek and seconded by Commissioner Loidolt to incorporate a complete trail around the body of water and include the recommended green space associated with this trail of approximately 2.5 acres and the remainder in cash. Motion carried 7-0.

7. Discussion Items

7.1 Meadowsweet Bend Development

Mr. Stremcha explained that this is a conceptual plan for review at this time and no action is needed until the meeting in September.

Ben Schmidt with Twin Cities Land Development introduced himself.

Mr. Stremcha explained that the property is adjacent to Burr Oak and the question to the commission is if it is agreeable that the park dedication portion of the land encompasses the utility lines.

The Commissioners discussed if it would be used as programable space or not. This park is a consideration for the disc golf location so it would be a good idea to walk the space before this comes back in September for decision.

Mr. Schmidt explained this development is a hybrid designed for rural development without curbs and gutters but with city sewer. He will be meeting with the planning department next week.

Commissioner Niziolek asked if this requires a zoning change. Chair Anderson asked if there will be public hearings through planning and council. Commissioner Niziolek asked to see the master trail plan. Commissioner Niziolek pointed out that there is a plan to put a trail through that development going east to west so there is no other option but to put it along the tamarack swamp setting it off from the neighborhood and meeting the trail needs.

Mr. Schmidt said that would mean putting the trail through back yards and that is something that people do not like due to conflicts with assumptions of privacy in such a rural setting. Chair Anderson asked that Mr. Stremcha go back to the trail plan and pointed out that the dotted yellow line of the proposed trail connection should have been considered before these plans were made.

Commissioner Niziolek believes a trail would be an amenity to this development. Chair Anderson said that in an ideal world the trail would follow the bluff line but that would significantly affect these lots. Commissioner Niziolek said he does not have a plan since he has not had a lot of time to look at the plans but suggested the developer consider doing it as a cluster house design. Mr. Schmidt said from what he knows via City staff is that there is not a desire for unconventional design for housing which

is why they created the layout as a conventional rural acreage concept design. He is also open to the idea of a trail even though he does not have it in the design right now.

Mr. Schmidt said he did review the trail master plan and the plan for a potential future trail through the land. He also agrees that trails are amenities but would like a trail that is on the roadbed so it would not take up so much acreage by having the street, ditch, trail, ditch, driveway. He would like it if they produced a trail that is on the same plane as the roadbed west to east to connect the neighborhood to the park.

Mr. Stremcha said that an option would be to run a trail along the main road that runs through the development to make that bridge point to the county road, also if there is interest in converting one of the lots to additional land to create an observation area. Chair Anderson asked what out lot B would be. Mr. Schmidt said it is a storm pond. The other out lot A is wetland and slopes etc. and would be owned by the HOA of the development.

Commissioner Niziolek said he has not looked at this property very closely but is curious about reconfiguring the layout of the existing Burr Oak Park to fit the community's needs better. Chair Anderson said he believes Burr Oak is park dedication land. Commissioner Niziolek said that he would not accept tamarack swamp as park dedication.

Chair Anderson asked if the commission felt they could accept the land under the power lines. Mr. Stremcha said it is defined as usable as maybe parking lot but not a playground etc. or other amenities.

Commissioner Niziolek said there are some access issues to Burr Oak Park that he feels need to be addressed at some point and could be during this process.

Mr. Schmidt said that the piece of land they proposed was with the idea to give an access point and potentially parking for the park.

Chair Anderson is asking if they can accept land that is in the power line right of way and said they can discuss this at the next meeting. Commissioner Niziolek said he is reluctant to accept park dedication land under the utilities. Mr. Stremcha said the commission can decide what is and is not usable space.

Chair Anderson wants to talk to the power company to see what uses can be done under the power lines before deciding. Commissioner Niziolek said that if they cannot build a structure on it, he does not see the property as usable.

Chair Anderson said it would be nice to have a trail east to west and he is interested in the little triangle piece of land because it would create an access point to the property.

Mr. Schmidt explained that the size of the piece of land is 3.7 acres with about 40% in the easement area.

Chair Anderson said he is interested in the piece of property because he knows they do need access to the park. Commissioner Niziolek suggested reconfiguring the park with the possibility of rounding the edges.

Mr. Schmidt said that the driveway on the east will be used as an emergency access during construction but then they could work out a deal where the city would have access to that after the development is done. He said he appreciated the feedback and would take it into consideration as they continue to work through the process.

8. Recreation Manager Update

8.1 Parks and Recreation Manager Update

Mr. Shelby presented his report. Commissioner Niziolek asked if the public will be notified about the River's Edge Commons Park rock replacement. Mr. Stremcha confirmed they would work with their communications team to get the word out but that there would not be a public hearing.

Commissioner Niziolek asked about potential resurfacing of the trails at Woodland Trails and if the commission could be updated on that. Mr. Stremcha said he was not sure of the timeline. Commissioner Niziolek asked for notices given to the public when that occurs. Chair Anderson said he is not sure of a date either.

9. Announcements

10. Motion to Adjourn Special Meeting

Moved by Commissioner Niziolek and seconded by Commissioner Goodwin to adjourn the special meeting of the Parks and Recreation Commission at 8:45pm. Motion carried 7-0.

Commissioner Goodwin left the meeting at 8:45pm.

11. Work Session

11.1 Concept Review: The Specht Family Farm Housing Development

Mr. Stremcha introduced Steve Bono and Heather Barker with Capstone Homes. They have already met with the planning commission and then the City Council. Mr. Bono explained that the property is very special for many reasons, and they were selected by the family to work on the property.

Mr. Bono said their desire is to work with the commission on creating a great park. After this meeting they will meet with the City Council to begin a master concept plan. The goal would be to create a 10 to 12-month plan to work with the City of Elk River, Sherburne County and the DNR in hopes of breaking ground on the property next year.

Mr. Bono explained that riverfront land on the Mississippi like this is not something they have had many of to work with. The property is located next to the Oliver Kelley Farm.

One of the goals of the project is to have pedestrian trails that bring people to the river and after visiting Rivers Edge Commons Park he saw how there could be potential for the property to eventually connect to this park. Mr. Bono explained that they would like to have trail connections to the north, south, and even across highway 10.



The frontage of the property along highway 10 is about a mile and there is also about a mile of riverfront.

Capstone Homes has been working with several communities including St. Michael on building a park right in the middle of their community. Their goal is to have a residential community with access to the river and provide opportunities for city residents of Elk River to walk or ride their bike to the river. The plan calls for about 500-600 homes. The Legacy Bay community in St. Michael is what they are using as inspiration with most of the homes located inward from the river to keep them at an affordable price.

They have been looking at a boat launch option for the river as well. He went over the park space. There would be another potential trail that would connect to the Oliver Kelley Farm. DNR approval would be necessary for the lower flood plain. They have worked with them before on the St. Michael project.

Mr. Bono explained that the next steps would be to gather feedback from today and offer a tour of the St. Michael housing community they worked on, and then onto the City Council to keep moving forward with the master concept plan.

Chair Anderson asked about the water way and if it would be for storm water. Mr. Bono confirmed it would be. It would be a wet bottom pond that would drain into the river. Chair Anderson asked about the size of it and if it would sustain the size they are thinking. Mr. Bono confirmed he believed that it would. The developers wanted a trail off the road and near water.

Commissioner Niziolek said that having a trail on the bluff top along the entire development would be a premier trail. He also recommends that the developers, family, city staff, commissioners, and other land interest groups to see if they could make something happen as far as a trail on the bluff top. These groups could include the Friends of the Mississippi, MN Land Trust, and the Trust for Public Lands.

Chair Anderson asked to see the trail master plan again, pointing out the Mississippi River trail concept and said it could be one of the best trails ever. He also shared that previous collaborations with the land interest groups that Commissioner Niziolek mentioned have given great results.

Chair Anderson said that the idea of a park down by the Mississippi is fabulous and incorporating a bluff trail would be incredible. He told Mr. Bono that it sounds like a quality development they are striving for.

Mr. Bono pointed out where the road and boat launch option is on the plans on the upper part of the map. It would be like the one in Anoka.

Chair Anderson said he and the Trust for Public Land have already been on the site already and if there is any way that the bluff could be restored to oak savannah it would be incredible. He also explained what the Trust for Public Land is and how they assist in acquiring land. They assisted in the acquisition of the William H. Houlton conservation area.

Chair Anderson explained that the Friends of the Mississippi have put almost a million dollars into the William H. Houlton Conservation Area.

Chair Anderson and Commissioner Niziolek explained how these organizations assist with acquiring land via grants and funding other than park dedication. Commissioner Stewart shared that the developer gets fair market value for the property from the organizations, the city gets money instead of park land, and then the organizations help with the maintenance of the property.

Mr. Bono said he is interested in working with the commission and appreciates the feedback.

12. Motion to Adjourn Work Session

Moved by Commissioner Loidolt and seconded by Commissioner Varty to adjourn the work session of the Parks and Recreation Commission at 9:31 p.m. Motion carried 7-0.

Minutes prepared by Dawn Larson.

Dave Anderson, Chair

Tina Allard, City Clerk



Request for Action

To
Parks and Recreation Commission

Item Number
7.1

Meeting Date
September 11, 2024

Prepared By
Joe Stremcha, Business Services Director/Assistant
City Administrator

Item Description
Pullman Place 2nd Plat-Park Dedication

Reviewed by
Jeff Shelby
Joe Stremcha

Action Requested

Approve, by motion, a recommendation to City Council to approve park dedication for Pullman Place 2nd Plat to be paid, at the applicable park dedication rate when the lot is released for recording.

Background/Discussion

The Developer, DigniSuites, proposes to develop an Assisted Living and Memory Care “Care Home” to provide for the needs of the elderly citizens and those with family members in need of assisted living and memory care services. The newly designed building shows careful consideration for today’s healthcare environment and realities, featuring 32 private suites for chronic care services. Residents will enjoy a home-like atmosphere in a secured setting that allows freedom to participate in activities that not only manage their daily care needs but also provides a higher quality of life than that offered in more institutional settings. With amenities including a congregate dining room, daylit commons, activity/craft area, and a secure outdoor porch, residents benefit from a life enrichment program that is specially designed for those with Alzheimer’s and dementia. DigniSuites of Elk River’s goal is to provide our residents with the right care at the right time.

Financial Impact

Park dedication for 32 high density residential units is \$190,252.16.

Mission/Policy/Goal

Responsibly grow.

Attachments

1. CU 24-15 Narrative (3)
2. P 24-13 Location Map
3. Pullman Plat Aerial-1

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The DigniSuites team proposes to develop an Assisted Living and Memory Care “Care Home” to provide for the needs of the elderly citizens and those with family members in need of assisted living and memory care services. The newly designed building shows careful consideration for today’s healthcare environment and realities, featuring 32 private suites for chronic care services. Residents will enjoy a home-like atmosphere in a secured setting that allows freedom to participate in activities that not only manage their daily care needs but also provides a higher quality of life than that offered in more institutional settings. With amenities including a congregate dining room, daylit commons, activity/craft area, and a secure outdoor porch, residents benefit from a life enrichment program that is specially designed for those with Alzheimer’s and dementia. DigniSuites of Elk River’s goal is to provide our residents with the right care at the right time.

Hours of Operation: 24/7/365

Employees: 24-30 FTE / Payroll \$1mm+

Total Land Size: 2.8 Acres (43,500 sq ft)

Building Size: Approx. 20,300 Sq. Ft.

Occupancy: 32 Private Suites: High Care - 16 Residents / Memory Care - 16 Residents

Parking Stalls: 18

Outdoor Storage: Trash & Maintenance equipment

Screening: Extensive landscaping is typical, with emphasis to screen transformer & emergency generator

Signage: To be determined with City of Elk River, to include monument sign(s) and/or building signage.

The subject parcel is currently an out lot of the Elk River Station PUD (OUTLOT A, Pullman Place) and DigniSuites request to amend the current PUD via a Conditional Use Permit to allow for assisted living and nursing facilities will serve as a transition between nearby businesses and multifamily properties.

The proposed use will better occupy land that few commercial enterprises can fit on, after setbacks, ROW, green space & parking are considered. Traffic impacts are minimal (residents do not operate vehicles) and parking, limited to staff & visitors, is less than typical multifamily housing projects. DigniSuites always works with local emergency services to reduce unnecessary calls to the site.

By granting the Application, Elk River will gain an attractive, tax-paying member to the community in an otherwise idle property. The building and occupants are secure, noise is not an issue, and the neighbors should appreciate a peaceful co-existence with the residents, while offering community benefits such as:

- Chamber of Commerce Membership
- Wellness clinic offerings
- Local daycare center partnerships
- Public meeting room space
- Charity drop-off site for food & clothing
- Internship & volunteer opportunities

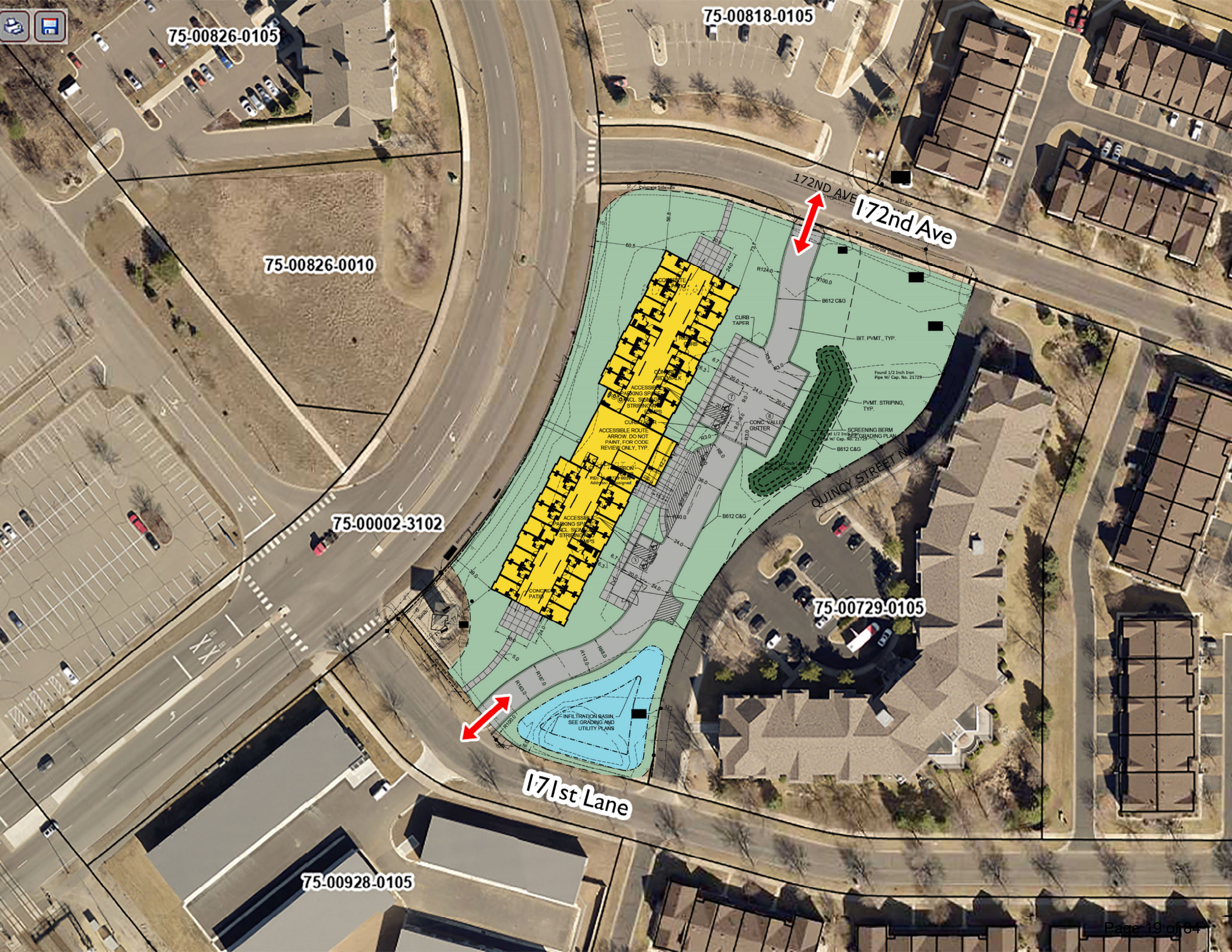


Project Location Map

Pullman Place 2nd

Simple Plat

Case No: P 24-13



75-00826-0105

75-00818-0105

75-00826-0010

172ND AVE

172nd Ave

75-00002-3102

75-00729-0105

171st Lane

75-00928-0105



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To
Parks and Recreation Commission

Item Number
7.2

Meeting Date
September 11, 2024

Prepared By
Joe Stremcha, Business Services Director/Assistant
City Administrator

Item Description
Meadowsweet Bend-Park Dedication

Reviewed by
Jeff Shelby
Joe Stremcha

Action Requested

Recommend, by motion, acceptance of the proposed 3.1 acres of park as shown on the attached park dedication layout.

Recommend, by motion, acceptance of cash dedication based on a pro-rated amount after the land dedication has been accounted.

Background/Discussion

The developer, Twin Cities Land Development (TCLD), is proposing a 104-lot subdivision (217 acres). at the northwest corner of County Road 1 and Ranch Road. The project is unique in that the developer has proposed connecting to city sewer, but not city water. There is an existing sewer connection at the southeast corner of this parcel and both the City Council and Elk River Municipal Utilities have reviewed the concept, prior to this application, and are comfortable with the utility proposal.

The lots are approximately 1-acre or larger, and the developer has proposed minimal grading and tree removal to preserve as much of the existing landscape as possible. The site also abuts 26 acres of city park land (Burr Oak Park), and plans include a land dedication to provide a direct connection from this residential subdivision to the existing city park.

The developer proposed to add a trail along SW Queen St NW, 217th Ave NW, and Gabbro Ave. The developer has offered to pave the proposed parking lot during the development's construction as a paid park dedication reduction if the city is agreeable.

Financial Impact

Park dedication for 104 units is \$318,760 minus 3.1 acres of park land equals roughly \$260,000 in park dedication.

Mission/Policy/Goal

Responsibly grow.

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity



Attachments

1. LU 24-03_ZC 24-02_P 24-10 Location Map
2. 2024.07.29 Narrative Meadowsweet Bend (I)
3. Meadowsuit Bend Park Land Dedication
4. 24-0120.00 Meadowsweet Bend Civil Set 3 9-5-2024



Project Location Map

Meadowsweet Bend

Land Use Amendment

Zone Change

Plat

Case No: LU 24-03, ZC 24-02, P 24-10

Meadowsweet Bend Proposal for New Residential Acreage Lots in Elk River

The team at Twin Cities Land Development (TCLD) is pleased to propose Meadowsweet Bend; a new large-lot residential neighborhood at Ranch Road in Elk River, MN.

PROJECT SUMMARY

Meadowsweet Bend Proposes:

- **104 new construction, for-sale homes (across ~217 gross acres)**
- **A range of lot sizes for buyers to choose from (min ~1 acres to 8+ acres)**

Based on concept review discussions to date, our understanding is that the City of Elk River and community stakeholders have expressed a desire for lower density housing within this area of the City. We agree that this is the highest and best use for this land, considering the beauty of the existing land and the surrounding community context. We are confident that there is very strong builder/home-buyer demand for larger acreage residential lots in Elk River.

Proposed lots will meet or exceed the city's standard **R-1B sewer**ed zoning requirements, with the following dimensions:

Lot Dimensions	R-1B Zoning	Meadowsweet Bend
Front Setbacks	35'	35'
Side Setbacks	10'	10'
Rear Setbacks	25'	25'
Min Lot Width	80'	120'
Min Lot Sq Ft	12,000 sq ft	40,206 sq ft

DEVELOPMENT GOALS

Meadowsweet Bend aims to deliver mutually desired new housing opportunities and significant community benefits for both existing and new residents in Elk River. **Through the creation of a new, thoughtfully crafted residential neighborhood, we strive to bring to life the City's vision for the Ranch Road Corridor in the following ways:**

1. **Residential Land Use: Encourage residential development with a variety of housing types that fosters high-quality, livable neighborhoods, supports the established character of the area, and fosters greater housing choice.**

Meadowsweet Bend is positioned between the more traditional Windsor neighborhood and surrounded by agricultural / rural land. The project proposes a mix of lot sizes that will provide a complementary buffer and transition between the existing rural and residential uses. Meadowsweet Bend will help to expand the range of housing options available in the City of Elk River and provide much-needed new home-ownership opportunities. The neighborhood design allows for a range of price points and considers that many homebuyers today wish to be part of a community with a strong sense of place while also providing a sense of independence and open private space.

2. Expand Access to Parks, Open Space & Natural Resources through neighborhood development.

The overall layout of the neighborhood at Meadowsweet Bend is designed to showcase and preserve the existing natural resources of the area; A winding rural road will allow pedestrian connections to nature and neighbors. The project proposes dedication of ~3.14 acres of land to the City (adjacent to the existing Burr Oak Park), which could be used to expand and enhance public access to this public amenity.

3. Thoughtful Utility Design: A unique opportunity to deliver a hybrid utility model.

Rural developments typically include individual wells and septic systems. The proposed neighborhood has been sized in a manner that will support this traditional well/septic rural configuration. However, based on preliminary engineering review and analysis of the 2023 Feasibility Report prepared by WSB for the City of Elk River, we propose that this specific site location and layout presents a unique opportunity to provide homebuyers with a hybrid utility model. Each lot can be served by individual wells for water service, yet can connect to Municipal Sewer via the existing Windsor Lift Station (as described in the Feasibility study through the Northwest Expansion area findings).

This hybrid well/sewer configuration has been successfully executed in many communities and provides an appealing option for both homebuyers as well as municipalities. New lots would contribute Sewer Extension Costs and SAC Fees, providing the funding to support long-term maintenance – providing City control over the system’s function. Homebuyers will benefit from the efficiencies and peace of mind that municipal sewer services provide, while retaining the sought-after rural feel and character that are typically associated with well-water and acreage lots. Based on preliminary discussions with Elk River stakeholders including Municipal Utilities and public concept plan hearings, **we believe there is a shared interest and benefit in pursuing this hybrid design solution.**

We sincerely appreciate your time, and all feedback, suggestions, or questions that the community can provide as we advance designs for this project. We look forward to the opportunity to collaborate with you to bring a shared vision to fruition for Meadowsweet Bend!

Thank you,

Carla Dunham

Twin Cities Land Development



ABOUT US

The TCLD team has experience in every facet of Twin Cities real estate development, investment, and management. The project team has developed thousands of single-family and multi-family lots, establishing itself as the most prominent locally owned lot developer in the Twin Cities.

As a trusted residential developer, our track record speaks for itself. Over the years, we have successfully brought numerous projects to life, earning a reputation for integrity, reliability, and exceptional results. Our diverse portfolio showcases our ability to adapt to evolving market trends and deliver projects that stand the test of time. Learn more at: www.TCLandDev.com.

LOCAL DEVELOPMENT EXPERIENCE



Project	Lots	City	Status
1 Forest Hill Farms	35	Forest Lake	Completed
2 Pleasant Creek	44	Prior Lake	Completed
3 Headwaters	54	Forest Lake	Completed
4 Prairie Village	70	Hugo	Completed
5 Territory	25	Prior Lake	Completed
6 Pines at Elm Creek	58	Plymouth	Completed
7 Boulder Ponds	99	Lake Elmo	Completed
8 Adelaide Landing	324	Hugo	Active
9 Orono Preserve	39	Orono	Completed
10 Brayburn Trails	256	Dayton	Active
11 Glen View Farm	141	Woodbury	Active
12 Oakwood Ponds	210	Blaine	Active
13 Mill Pond	93	Blaine	Active
14 Gateway	16	Grant	Completed
15 Woods of Medina	16	Medina	Active
16 Lexington Waters	272	Blaine	Active
17 Anton Village	335	St. Michael	Active
18 Evanswood	365	Maple Grove	Active
19 Brayburn Trails East	146	Dayton	Active
20 Trott Brook Crossing	275	Ramsey	Active



MEADOWSWEET BEND

TWIN CITIES LAND DEVELOPMENT, LLC.

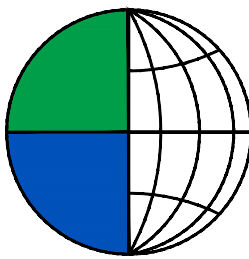
RANCH ROAD NW (CR 33)

CITY OF ELK RIVER, SHERBURNE COUNTY, MN

SEPTEMBER 2024

PRELIMINARY PLANS

CIVIL & SURVEY PLANS PREPARED BY:



Bogart, Pederson
& Associates, Inc.

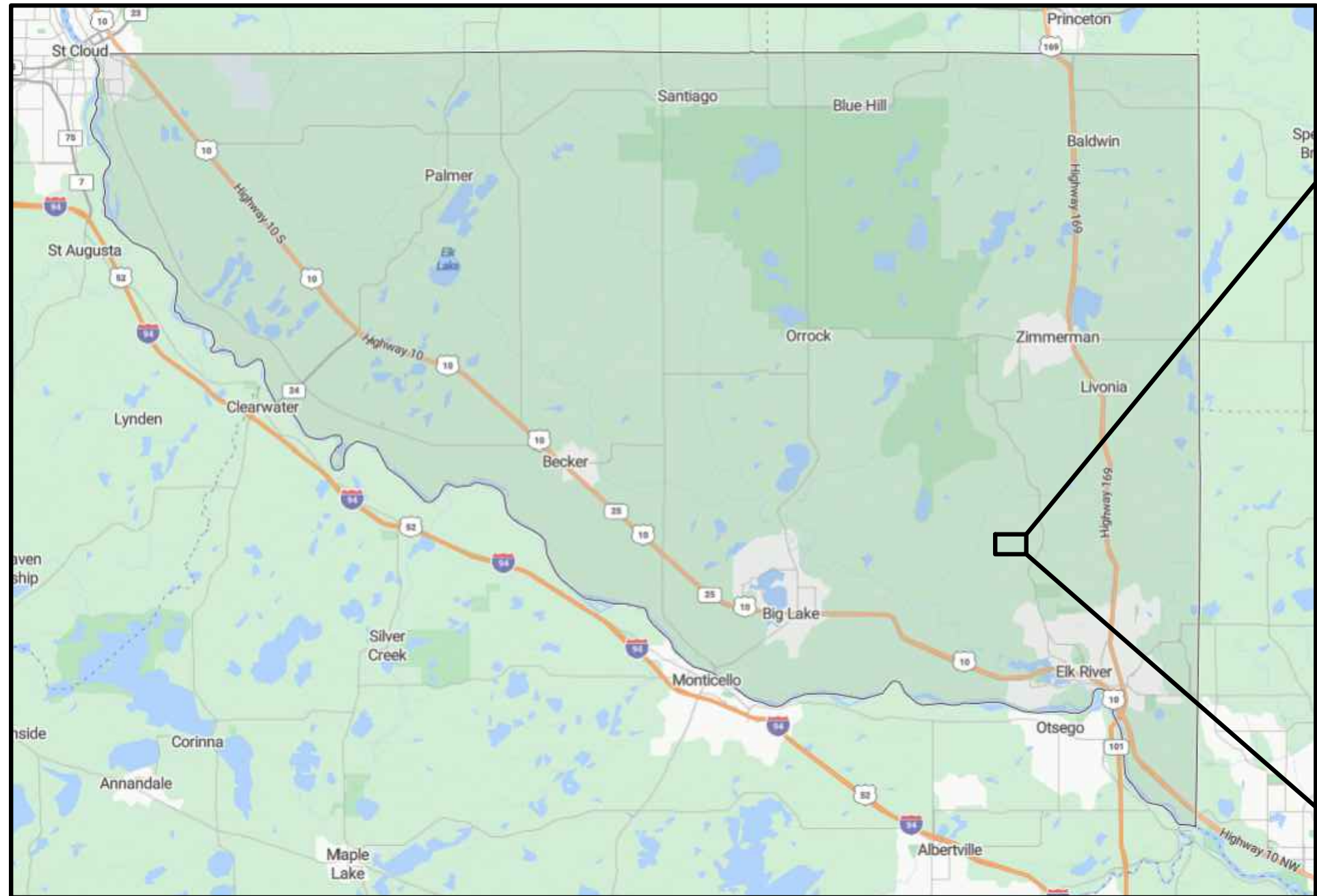
CIVIL ENGINEERING
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Traditional Values • Creative Solutions

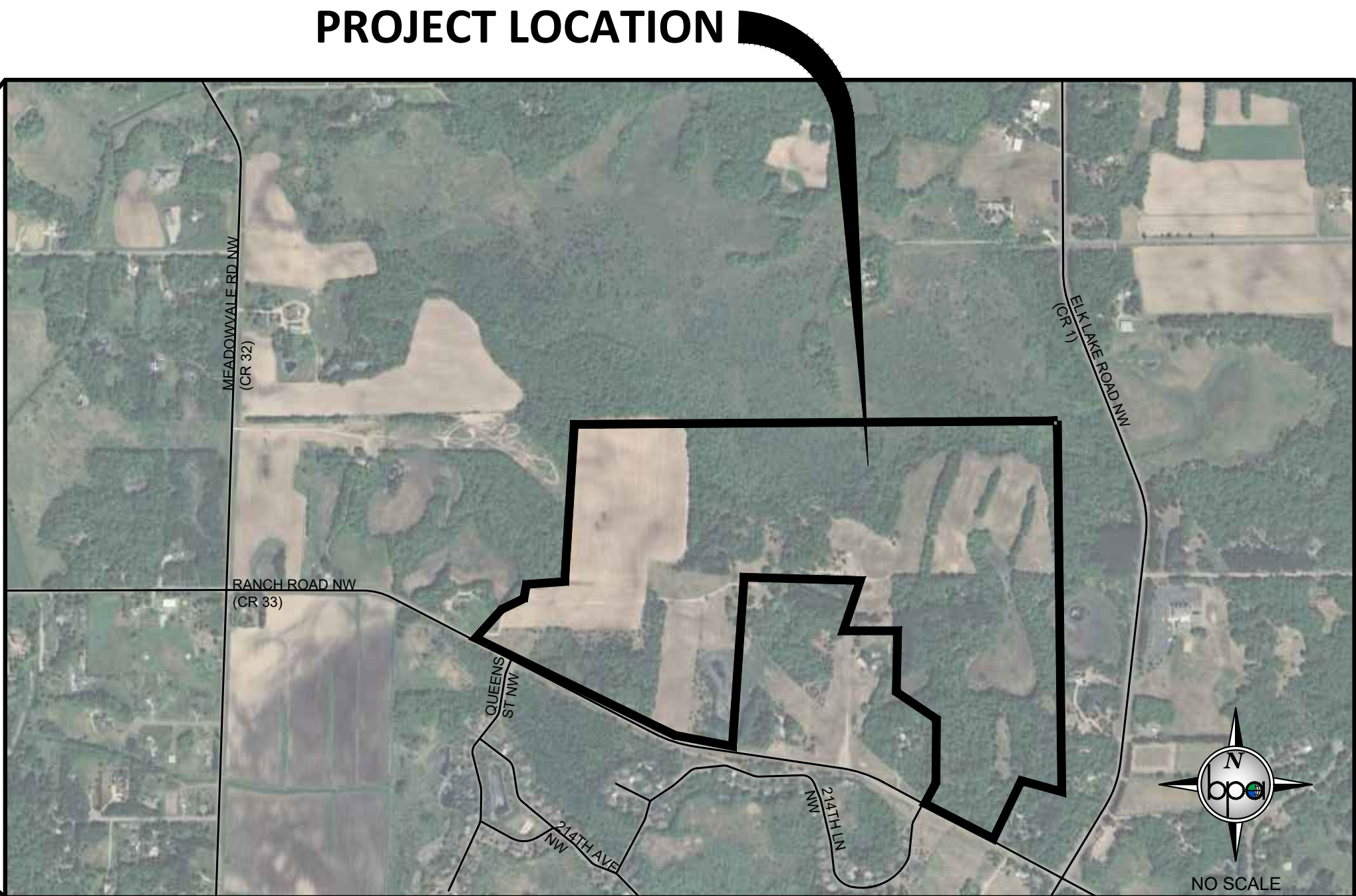
REFERENCED STANDARDS:

- ELK RIVER DESIGN STANDARDS (2023)
- MNDOT ROAD DESIGN MANUAL (2023)
- MNDOT STANDARD PLATES
- MPCA STORMWATER MANUAL
- CEAM SPECIFICATIONS (2013)
- MUTCD (2023)

PRIVATE UTILITIES SHOWN ARE QUALITY LEVEL D.
QUALITY LEVEL D PROVIDES THE MOST BASIC LEVEL OF INFORMATION. IT INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS. RECORDS MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICES MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASES, CONSTRUCTION PLANS, ETC.



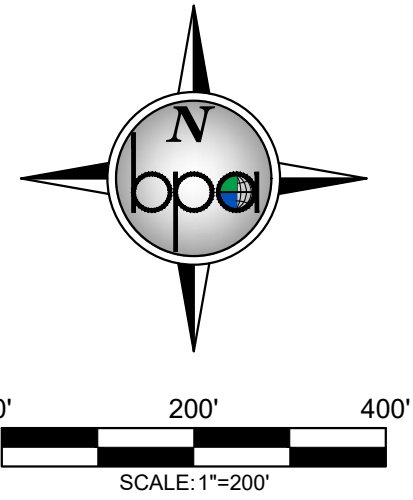
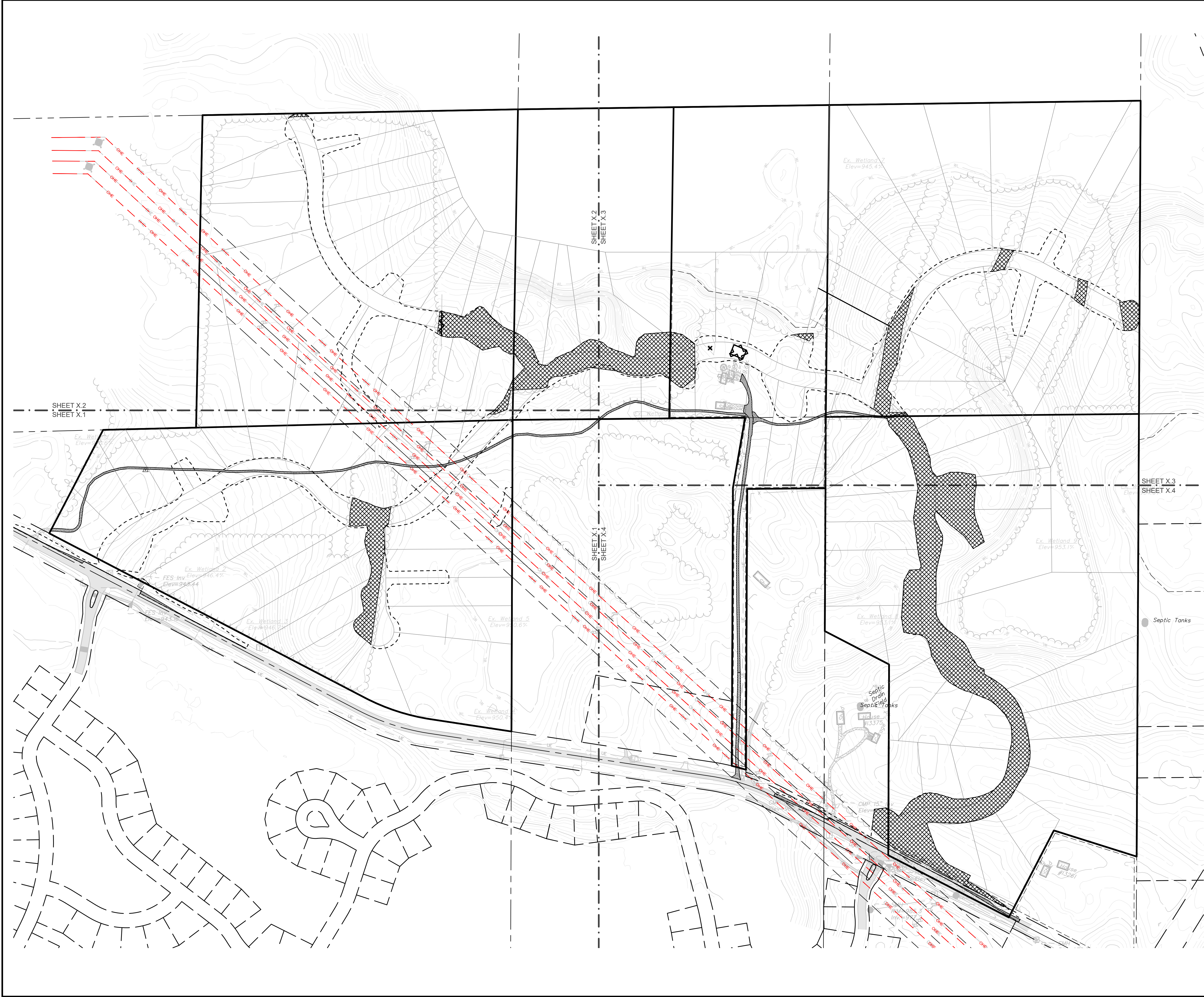
SHERBURNE COUNTY, MINNESOTA



VICINITY MAP

Sheet List Table	
Sheet Number	Sheet Title
-	Cover
C1.0	Overall Removals Plan
C1.1	SW Removals Plan
C1.2	NW Removals Plan
C1.3	NE Removals Plan
C1.4	SE Removals Plan
C2.0	Overall Site Plan
C2.1	SW Site Plan
C2.2	NW Site Plan
C2.3	NE Site Plan
C2.4	SE Site Plan
C2.5	Lot Tables
C3.0	Overall Grading Plan
C3.1	SW Grading Plan
C3.2	NW Grading Plan
C3.3	NE Grading Plan
C3.4	SE Grading Plan
C4.1	Queen St NW Plan & Profile
C4.2	Queen St NW Plan & Profile
C4.3	217th Ave NW Plan & Profile
C4.4	Joplin St NW Plan & Profile
C4.5	Joplin St NW Plan & Profile
C4.6	Riebeck St Plan & Profile
C4.7	Riebeck St Plan & Profile
C4.8	Gabbro Ave Plan & Profile
C4.9	Gabbro Ave Plan & Profile
C4.10	Solanum Circle Plan & Profile
C5.1	Turn Lane Plan
C6.0	Full Erosion Control Plan
C6.1	SW Erosion Control Plan
C6.2	NW Erosion Control Plan
C6.3	NE Erosion Control Plan
C6.4	SE Erosion Control Plan
C7.0	SWPPP Narrative
C7.1	City Details
C7.2	Site Details
C7.3	Sanitary Details
C8.0	Overall Landscaping Plan
C8.1	SW Landscaping Plan
C8.2	NW Landscaping Plan
C8.3	NE Landscaping Plan
C8.4	SE Landscaping Plan

REV NO.	DATE	DESCRIPTION
1	09/05/2024	REVISED PER CITY REVIEW



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- REMOVE PAVEMENT SECTION
- REMOVE EXISTING TREES
- REMOVE FEATURE
- SALVAGE
- SAW-CUT
- GRADING EXTENTS

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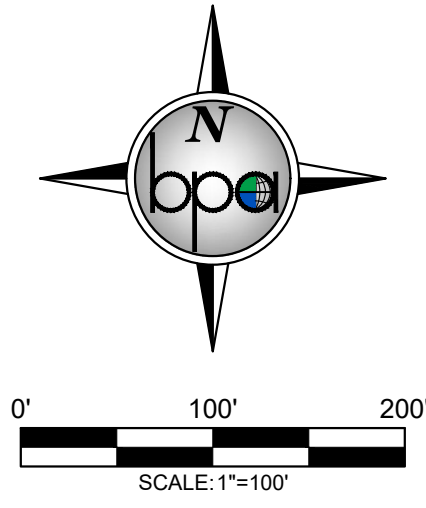
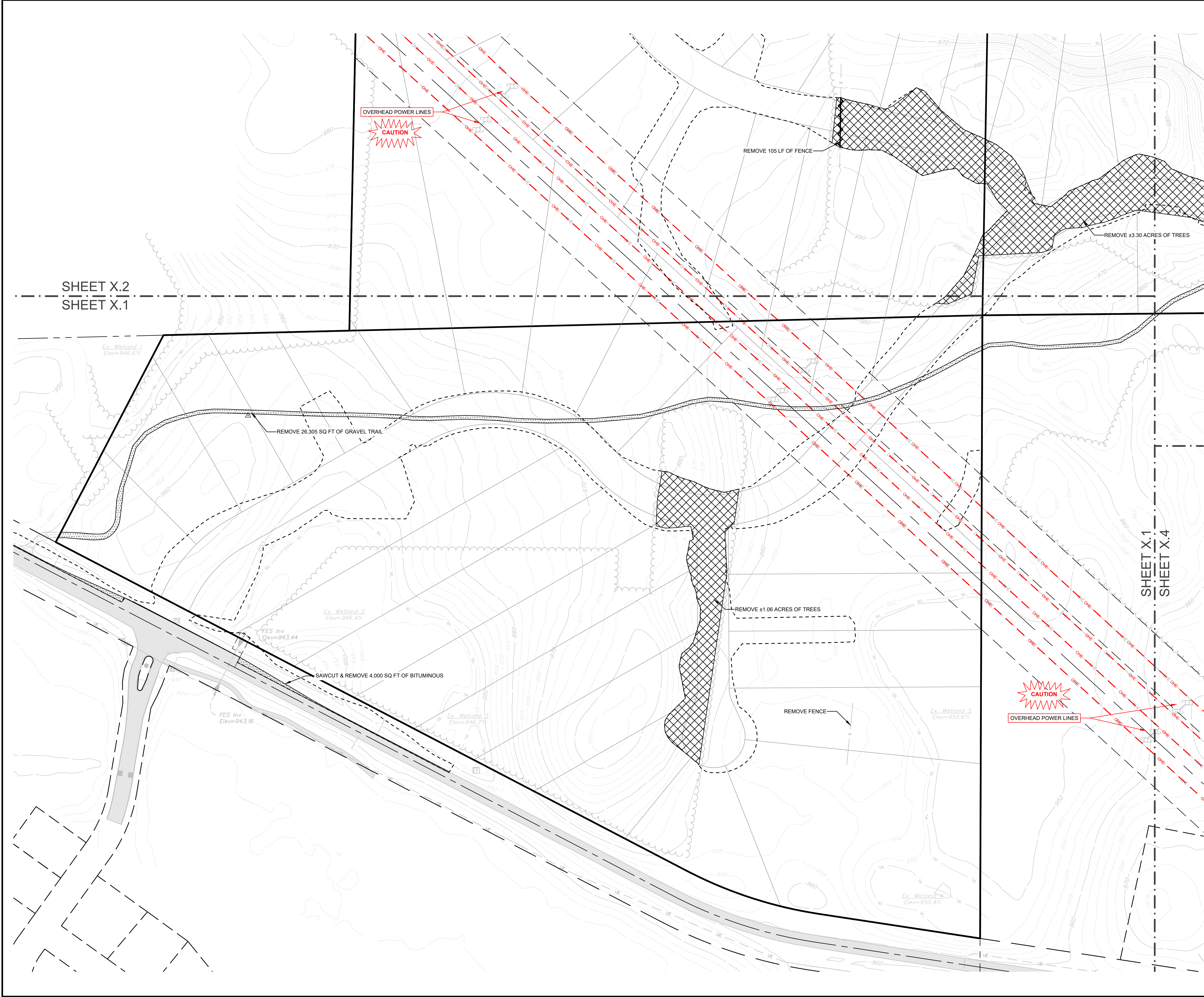
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TWIN CITY AREA 651-454-0002
MINNESOTA TOLL FREE 1-800-252-1166

MEADOWSWEET BEND DEVELOPMENT City of Elk River, Sherburne County, MN		OVERALL REMOVALS PLAN	
SHEET NO. C1.0		DATE: 09/05/2024 DESIGN BY: MJM DRAWN BY: MJM CHECKED BY: MJM, CJD DWG FILE: SITE BASE FILE NO.: 24-0120.00	
REVISION PER CITY REVIEW		DATE: 09/05/2024 REV NO. 1	
DESCRIPTION		REVISION PER CITY REVIEW	

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.

Signed: Christopher J. Dahn
Date: 09/05/2024 Lic. No. 58628

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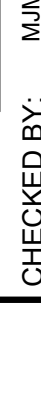
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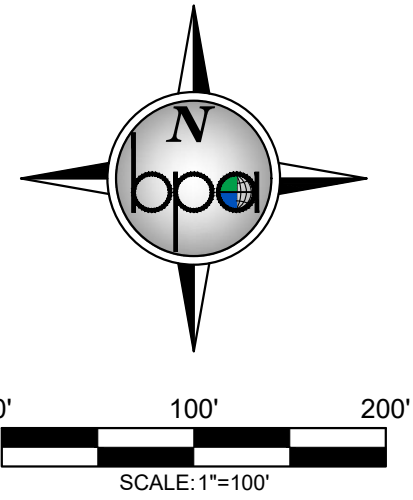
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City of Elk River, Sherburne County, MN		SW REMOVALS PLAN		C1.1	
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DWG FILE: SITE BASE					
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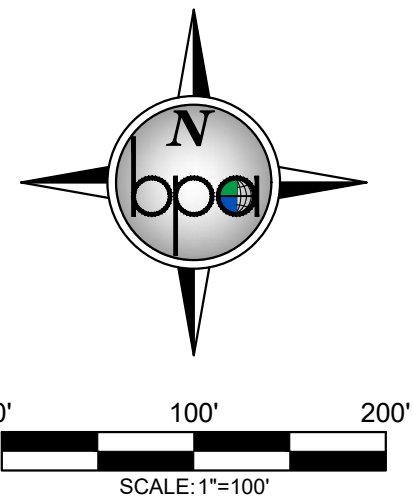
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MEADOWSWEET BEND DEVELOPMENT
City of Elk River, Sherburne County, MN

NW REMOVALS PLAN

SHEET NO.	C1.2
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MEADOWSWEET BEND DEVELOPMENT
City of Elk River, Sherburne County, MN

NE REMOVALS PLAN

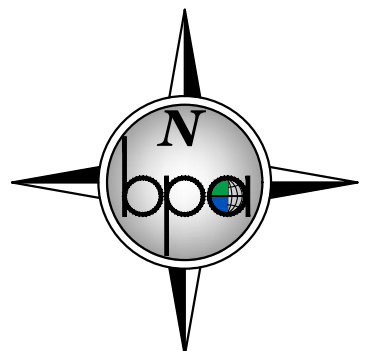
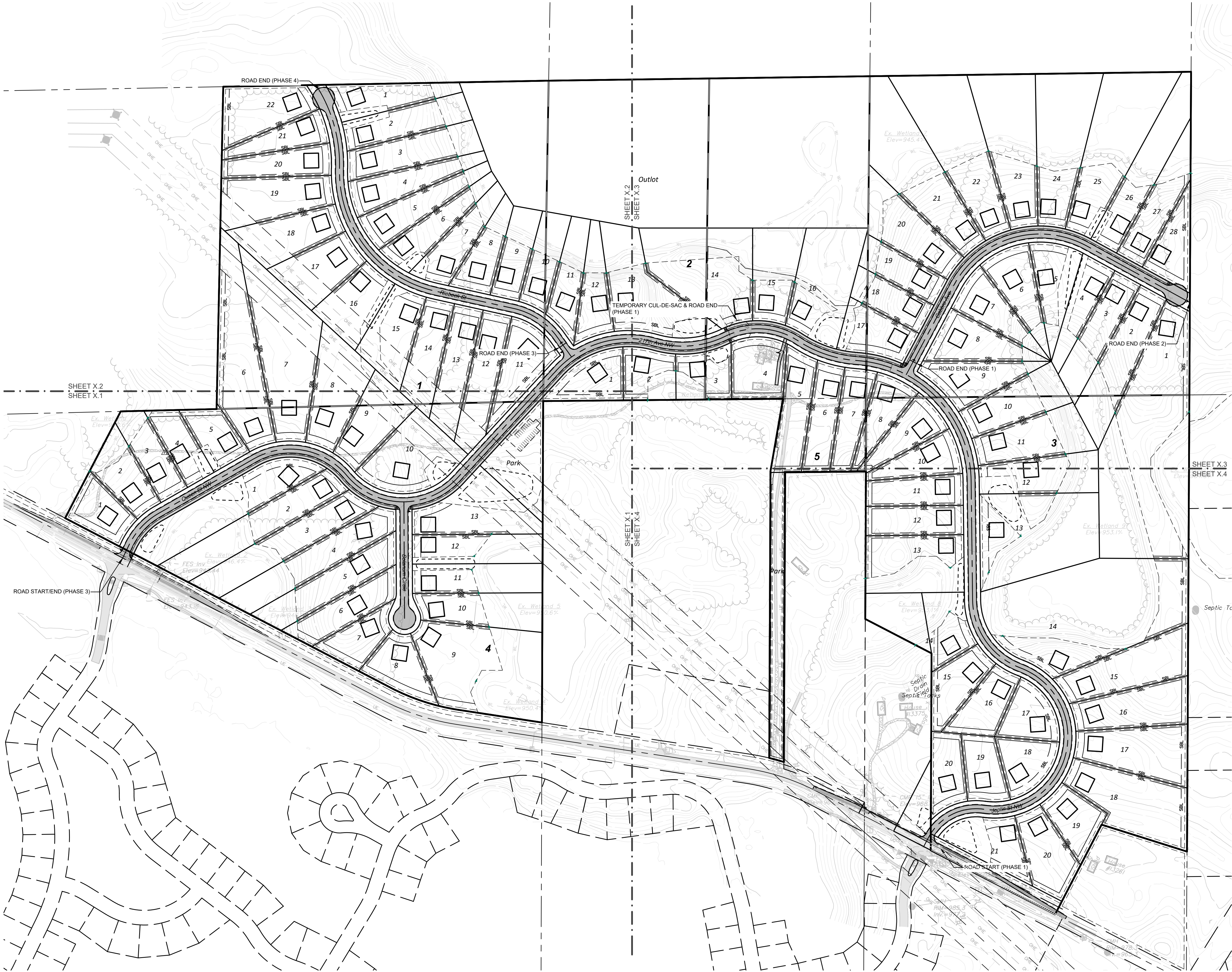
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6. CONTRACTOR SHALL PROTECT UTILITIES, STRUCTURES AND TREES (NOTED AND NOT NOTED) TO REMAIN AND SHALL BE RESPONSIBLE TO REPAIR DAMAGES TO ANY FEATURES TO REMAIN.
7. TREES 6" AND LARGER AND OTHER NOTABLE VEGETATION WERE IDENTIFIED AND LOCATED DURING THE COURSE OF THE SURVEY. CONTRACTOR SHALL FIELD VERIFY THE EXISTING CONDITIONS OF THE PROJECT AREA AND REMOVE ALL TREES NOT DESIGNATED TO BE SAVED AND PROTECTED. ALL TREES, DEBRIS, ROOTS, BOULDERS AND TOPSOIL SHALL BE REMOVED FROM THE SITE.

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CA
 TWIN CITY AREA 651-454-0002
 MINNESOTA TOLL FREE 1-800-252-1166



LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED GRAVEL SURFACING
- PROPOSED CONCRETE PAVEMENT
- APPROXIMATE LOCATION & SIZE OF HOUSE (SEE GRADING PLAN FOR SUGGESTED HOUSE TYPE)

SITE PLAN NOTES:

- ALL CONCRETE RAMPS, SIDEWALKS AND ACCESSIBLE HANDICAPPED PARKING STALLS TO CONFORM TO CURRENT A.D.A. REQUIREMENTS.
- CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY AND STATE REGULATIONS.
- SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS APPROVED BY THE CITY.
- SEE PRELIMINARY PLAT FOR LOT STANDARDS, SETBACK INFORMATION, ETC.
- THERE WILL BE A \$1,000 SURCHARGE ON PATCHES IN BASE COURSE PAVEMENT, NO PATCHES ARE ALLOWED IN WEAR COURSE PER ELK RIVER.

REV NO.	DATE	DESCRIPTION
1	09/05/2024	REVISION PER CITY REVIEW
DATE:	09/05/2024	
DESIGN BY:	MJM	
DRAWN BY:	MJM	
CHECKED BY:	MJM, CJD	
DWG FILE:	SITE BASE	
FILE NO.:	24-0720.00	

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.

Signed: Christopher J. Dahm Lic. No. 58628
Date: 09/05/2024

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55509-9322
TEL: 763-262-8822 FAX: 763-262-8844

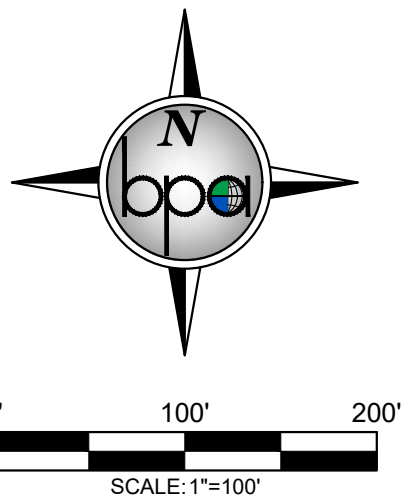
MEADOWSWEET BEND DEVELOPMENT
City of Elk River, Sherburne County, MN

OVERALL SITE PLAN

SHEET NO.

C2.0

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MINNESOTA TOLL FREE 1-800-252-1166



- LEGEND:**
- PROPOSED ASPHALT PAVEMENT
 - PROPOSED GRAVEL SURFACING
 - PROPOSED CONCRETE PAVEMENT
 - APPROXIMATE LOCATION & SIZE OF HOUSE (SEE GRADING PLAN FOR SUGGESTED HOUSE TYPE)

- SITE PLAN NOTES:**
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 - CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
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 - SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS APPROVED BY THE CITY.
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DATE: 09/05/2024		DESCRIPTION
DESIGN BY: MJM	REVISION PER CITY REVIEW	
DRAWN BY: MJM, CJD		
CHECKED BY: MJM, CJD		
DWG FILE: SITE BASE		
FILE NO.: 24-0120.00		

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Signed: Christopher J. Dahm
Date: 09/05/2024 Lic. No. 58628

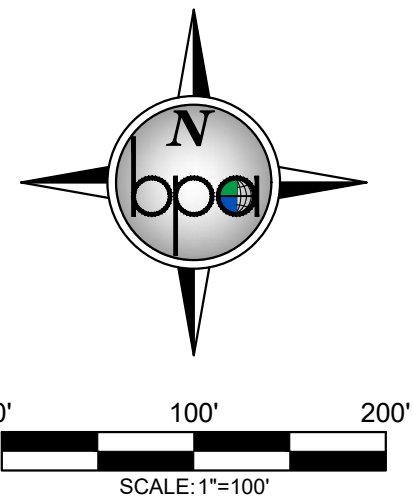
MEADOWSWEET BEND DEVELOPMENT
City of Elk River, Sherburne County, MN

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55509-9322
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SW SITE PLAN

SHEET NO. **C2.1**

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MINNESOTA TOLL FREE 1-800-252-1166



LEGEND:

PROPOSED ASPHALT PAVEMENT

PROPOSED GRAVEL SURFACING

PROPOSED CONCRETE PAVEMENT

60'
60'
APPROXIMATE LOCATION & SIZE OF HOUSE
(SEE GRADING PLAN FOR SUGGESTED HOUSE TYPE)

- SITE PLAN NOTES:**
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DATE: 09/05/2024		REV NO. 1	DATE 09/05/2024	DESCRIPTION REVISION PER CITY REVIEW
DESIGN BY: MJM				
DRAWN BY: MJM				
CHECKED BY: MJM, CJD				
DWG FILE: SITE BASE				
FILE NO.: 24-0720.00				

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Signed: Christopher J. Dahm
Date: 09/05/2024 Lic. No. 58628

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TEL: 763-262-8822 FAX: 763-262-8844

MEADOWSWEET BEND DEVELOPMENT

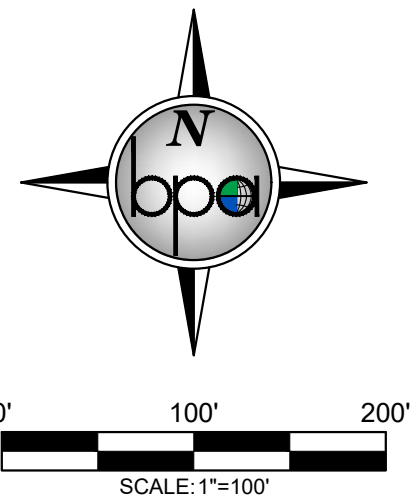
City of Elk River, Sherburne County, MN

NW SITE PLAN

SHEET NO.

C2.2

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MINNESOTA TOLL FREE 1-800-252-1166



LEGEND:

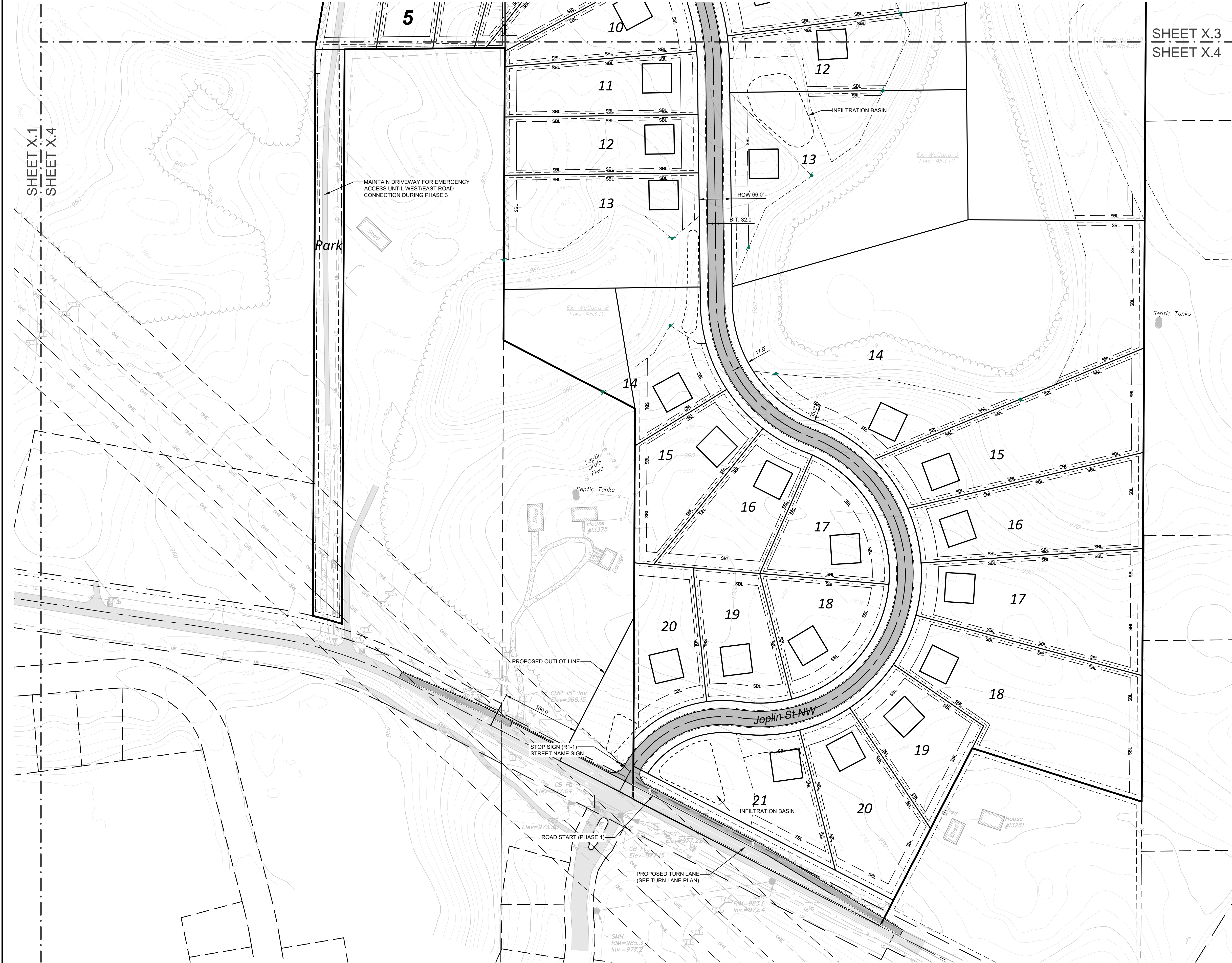
- PROPOSED ASPHALT PAVEMENT
- PROPOSED GRAVEL SURFACING
- PROPOSED CONCRETE PAVEMENT
- APPROXIMATE LOCATION & SIZE OF HOUSE (SEE GRADING PLAN FOR SUGGESTED HOUSE TYPE)

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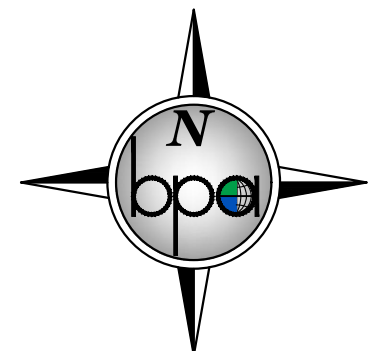
DATE: 09/05/2024 DESIGN BY: MJM DRAWN BY: MJM CHECKED BY: MJM, CJD DWG FILE: SITE BASE FILE NO.: 24-0120.00		DESCRIPTION REVISION PER CITY REVIEW 09/05/2024 1
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota. Signed: Christopher J. Dahm Date: 09/05/2024 Lic. No. 58628		
MEADOWSWEET BEND DEVELOPMENT City of Elk River, Sherburne County, MN NE SITE PLAN		
SHEET NO. C2.3		

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
 TWIN CITY AREA 651-454-0002
 MINNESOTA TOLL FREE 1-800-252-1166

BOGART, PEDERSON & ASSOCIATES, INC.
 LAND SURVEYING
 ENVIRONMENTAL SERVICES
 13076 FIRST STREET, BECKER, MN 55509-9322
 TEL: 763-262-8822 FAX: 763-262-8844



SHEET X.3
SHEET X.4



LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED GRAVEL SURFACING
- PROPOSED CONCRETE PAVEMENT
- APPROXIMATE LOCATION & SIZE OF HOUSE (SEE GRADING PLAN FOR SUGGESTED HOUSE TYPE)

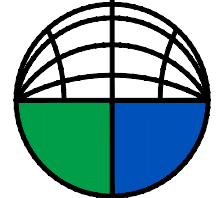
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Signed: Christopher J. Dahn
Date: 09/05/2024 Lic. No. 58628

BOGART, PEDERSON
& ASSOCIATES, INC.



LAND SURVEYING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55309-9322
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MEADOWSWEET BEND
DEVELOPMENT

City of Elk River, Sherburne County, MN

SE SITE PLAN

SHEET NO.

C2.4

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MINNESOTA TOLL FREE 1-800-252-1166

Block 1		
Lot #	Area (S.F.)	Area (Acre)
1	44,803	1.03
2	51,457	1.18
3	48,276	1.11
4	40,883	0.94
5	40,251	0.92
6	125,792	2.89
7	145,068	3.33
8	82,670	1.90
9	63,864	1.47
10	90,737	2.08
11	60,657	1.39
12	67,021	1.54
13	61,928	1.42
14	57,556	1.32
15	65,983	1.51
17	63,506	1.46
19	77,413	1.78
20	46,527	1.07
21	40,206	0.92
22	68,483	1.57

Block 2		
Lot #	Area (S.F.)	Area (Acre)
1	52,218	1.20
2	62,111	1.43
3	69,989	1.61
4	56,658	1.30
5	58,570	1.34
6	53,746	1.23
7	52,770	1.21
8	45,121	1.04
9	45,504	1.04
10	47,327	1.09
11	49,482	1.14
12	47,593	1.09
13	111,422	2.56
14	142,438	3.27
15	68,294	1.57
16	108,878	2.50
17	51,556	1.18
18	43,462	1.00
19	45,317	1.04
20	76,948	1.77
21	141,354	3.25
22	145,806	3.35
23	123,136	2.83
24	122,835	2.82
25	144,714	3.32
26	88,168	2.02
27	62,534	1.44
28	45,564	1.05
Outlot	926,192	21.26

Block 3		
Lot #	Area (S.F.)	Area (Acre)
1	304,601	6.99
2	88,700	2.04
3	62,656	1.44
4	45,528	1.05
5	54,692	1.26
6	54,749	1.26
7	50,251	1.15
8	57,051	1.31
9	58,015	1.33
10	67,355	1.55
11	75,567	1.73
12	71,223	1.64
13	162,864	3.74
14	290,693	6.67
15	87,602	2.01
16	73,716	1.69
17	85,262	1.96
18	108,135	2.48
19	44,662	1.03
20	58,950	1.35
21	56,679	1.30

Block 4		
Lot #	Area (S.F.)	Area (Acre)
1	112,742	2.59
2	93,879	2.16
3	90,196	2.07
4	89,425	2.05
5	73,908	1.70
6	56,512	1.30
7	42,103	0.97
8	49,786	1.14
9	172,384	3.96
10	69,047	1.59
11	63,771	1.46
12	63,907	1.47
13	87,724	2.01
Park	66,187	1.52

Block 5		
Lot #	Area (S.F.)	Area (Acre)
1	49,643	1.14
2	44,258	1.02
3	45,213	1.04
4	54,118	1.24
5	60,309	1.38
6	51,251	1.18
7	46,484	1.07
8	43,896	1.01
9	45,048	1.03
10	43,798	1.01
11	46,514	1.07
12	47,964	1.10
13	94,627	2.17
14	47,540	1.09
15	49,349	1.13
16	47,766	1.10
17	44,070	1.01
18	44,070	1.01
19	42,065	0.97
20	42,249	0.97
Park	70,468	1.62

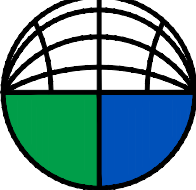
MEADOWSWEET BEND
DEVELOPMENT

City of Elk River, Sherburne County, MN

LOT TABLES

C2.5

SHEET NO.



**BOGART, PEDERSON
& ASSOCIATES, INC.**

LAND SURVEYING
ENGINEERING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55509-9322
TEL: 763-262-8822 FAX: 763-262-8844

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Signed: 
Christopher J. Dahn

Date: 09/05/2024

Lic. No. 58628

DATE: 09/05/2024

DESIGN BY: MJM

DRAWN BY: MJM

CHECKED BY: MJM, CJD

DWG FILE: SITE BASE

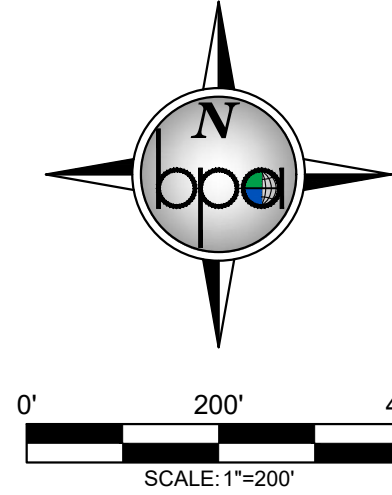
FILE NO.: 24-0120.00

REV NO. 1

DATE 09/05/2024

DESCRIPTION REVISION PER CITY REVIEW

Page 38 of 84



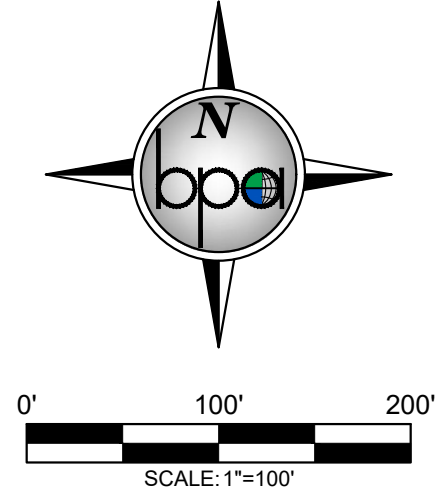
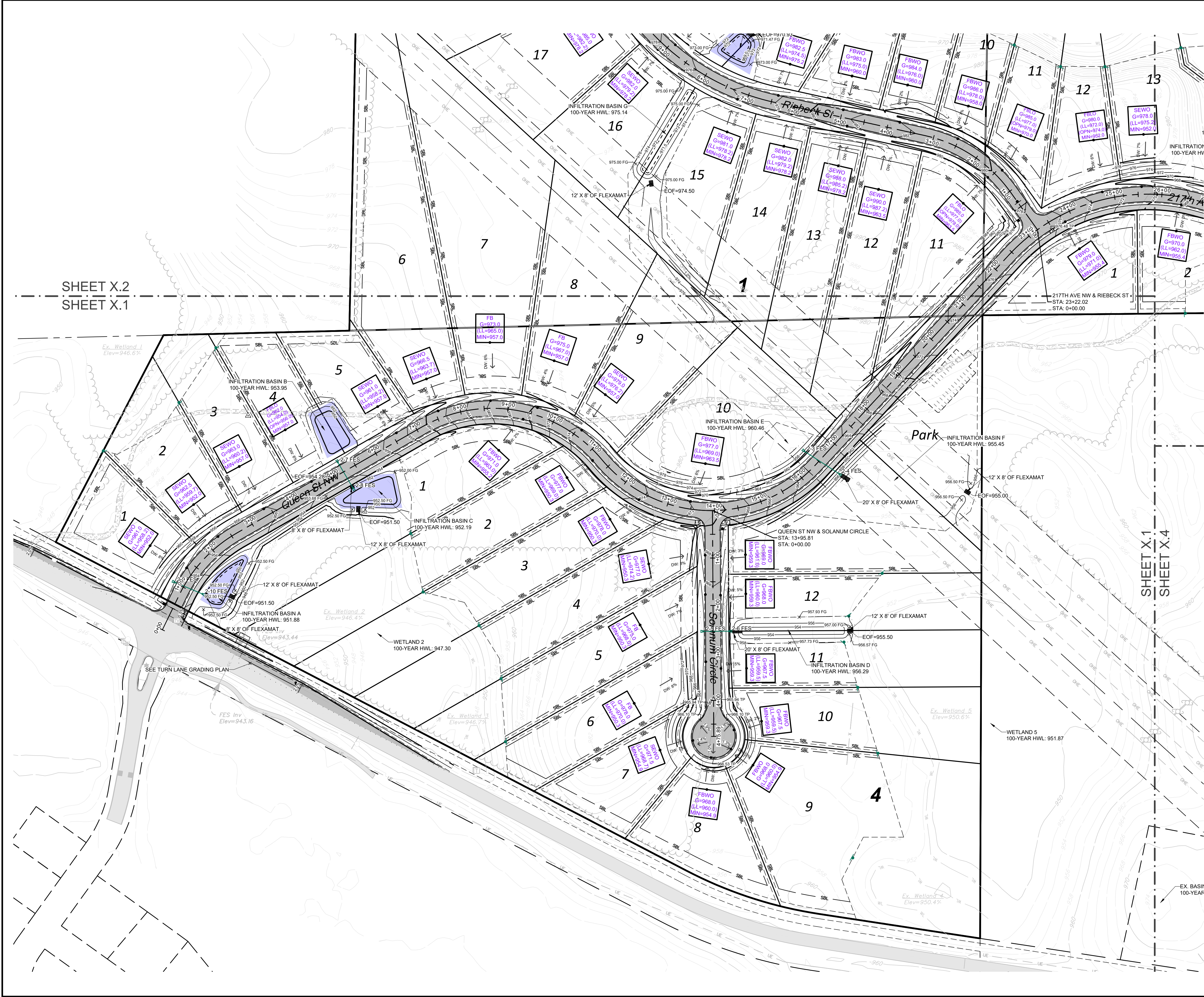
LEGEND:

- PROPOSED FLEXAMAT CONCRETE MAT
- NEW TOP OF PAVEMENT ELEVATION
- NEW TOP OF GRAVEL ELEVATION
- NEW FINISHED GRADE ELEVATION
- EXISTING ELEVATION
- PROPOSED CONTOUR
- PROPOSED SLOPE
- SUGGESTED DRIVEWAY SLOPE
- EMERGENCY OVERFLOW
- PROPOSED STORM SEWER
- PROPOSED FLARED END SECITON
- SUGGESTED HOUSE TYPE
- SUGGESTED GARAGE ELEVATION
- SUGGESTED LOW LEVEL ELEVATION
- SUGGESTED LOW OPENING ELEVATION
- MINIMUM LOW OPENING ELEVATION FOR FREEBOARD

GRADING GENERAL NOTES:

- THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY THE OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
- CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT SILT AND DEBRIS RUN-OFF DURING GRADING OPERATIONS (I.E. SILT FENCE, STRAW BALES, ETC.).
- CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES, AND DRIVEWAY ENTRANCES. RESTORE ALL PAVEMENTS THAT REMAIN TO THEIR ORIGINAL IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS PRIOR TO BIDDING THE PROJECT.
- TURF ESTABLISHMENT AREAS SHALL RECEIVE MINIMUM OF 4" DEPTH AS MEASURED IN PLACE OF TOPSOIL. TOPSOIL SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL GRADED SLOPES GREATER THAN OR EQUAL TO 5:1 SHALL BE HYDROSEED, EROSION CONTROL BLANKETED, OR MULCHED TO HELP STABILIZE THE SLOPES BY GENERAL CONTRACTOR.
- PROPOSED SPOT ELEVATIONS ARE TO THE TOP OF CURB UNLESS NOTED OTHERWISE. ELEVATION OF FLOW LINE IS 6" BELOW TOP OF CURB UNLESS OTHERWISE SHOWN.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIALS TO BE HANDLED, AND FOR AMOUNT OF GRADING TO BE DONE IN ORDER TO COMPLETELY PERFORM ALL WORK INDICATED ON THE DRAWINGS. IMPORT SUITABLE MATERIAL AND EXPORT UNSUITABLE / EXCESS / WASTE MATERIAL AS REQUIRED. ALL COSTS ASSOCIATED WITH IMPORTING AND EXPORTING MATERIALS SHALL BE INCIDENTAL TO THE CONTRACT.
- IT IS INTENDED THAT EARTHWORK (CUT VS. FILL) BALANCE ON SITE. THE CONTRACTOR SHALL SUBMIT THE QUANTITY OF MATERIAL AND AMOUNT OF ANTICIPATED GRADE ADJUSTMENT FOR REVIEW BY THE ENGINEER A MINIMUM OF FOUR WEEKDAYS PRIOR TO MAKING ADJUSTMENTS. ALL GRADE ADJUSTMENTS MUST BE APPROVED BY THE ENGINEER. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR WORK ASSOCIATED WITH GRADING ADJUSTMENTS, INCLUDING, BUT NOT LIMITED TO, EARTHWORK OPERATIONS, STORM SEWER PIPING AND STRUCTURE ADJUSTMENTS, CONSTRUCTION SURVEYING FOR ADJUSTING FEATURE LOCATIONS ACCORDINGLY, SILT FENCE, ETC.
- FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SEED OR RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.
- ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAIN TILE, OR OTHER POTENTIAL SOURCE FOR CONTAMINATION SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER MINNESOTA PLUMBING CODE. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR PIPING OR SIMILAR)
- CONTRACTOR SHALL MAINTAIN DRAINAGE FROM EXISTING BUILDING AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER (INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, MANHOLES, PIPING, ETC.) AS REQUIRED. EXISTING STORM SEWER SHALL NOT BE REMOVED UNTIL TEMPORARY OR PERMANENT STORM SEWER IS INSTALLED AND FUNCTIONAL. COORDINATE ALL REMOVALS WITH APPROPRIATE TRADES (SITE UTILITY CONTRACTOR, MECHANICAL CONTRACTOR, ETC.) AS REQUIRED.
- SUGGESTED HOUSE TYPES SHOWN ARE NOT FINAL. OTHER HOUSE TYPES MAY BE USED AND DETERMINED BY THE HOUSE BUILDER. THE MINIMUM LOW FLOOR ELEVATIONS SHALL BE MAINTAINED UNLESS HOUSE IS BUILT IN A DIFFERENT LOCATION OUTSIDE OF THE GOVERNING HWL.
- EACH LOT SHALL BE SERVICED BY INDIVIDUAL WELLS AND PUBLIC SANITARY FORCE MAIN SEWER. (PLAN PROVIDED BY OTHERS)
- DRIVEWAY CULVERTS WITH SLOPES LESS THAN 2.0% SHALL BE 15 INCHES IN DIAMETER WITH A MINIMUM SLOPE OF 1.0%. DRIVEWAY CULVERTS WITH A SLOPE OVER 2.0% MAY BE 12 INCHES, UNLESS STATED OTHERWISE.

MEADOWSWEET BEND DEVELOPMENT		OVERALL GRADING PLAN	
City of Elk River, Sherburne County, MN		SHEET NO. C3.0	
DATE: 09/05/2024		DESIGN BY: MJM	REVISION PER CITY REVIEW
DRAWN BY: MJM		CHECKED BY: MJM, CJD	DATE: 09/05/2024
DWG FILE: GRADING		FILE NO.: 24-01752.00	
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BOGART, PEDERSON & ASSOCIATES, INC.		LAND SURVEYING & ENVIRONMENTAL SERVICES 13076 FIRST STREET, BECKER, MN 55009-9922 TEL: 763-262-8822 FAX: 763-262-8844	



LEGEND:

- PROPOSED FLEXAMAT CONCRETE MAT
- NEW TOP OF PAVEMENT ELEVATION
- NEW TOP OF GRAVEL ELEVATION
- NEW FINISHED GRADE ELEVATION
- EXISTING ELEVATION
- PROPOSED CONTOUR
- PROPOSED SLOPE
- SUGGESTED DRIVEWAY SLOPE
- EMERGENCY OVERTFLOW
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- PROPOSED FLARED END SECITON
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CHECKED BY:

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DWG FILE:

GRADING

FILE NO.:

24-0120.00

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.

Signed:

Christopher J. Dahm

Date:

09/05/2024

Lic. No.

58628

BOGART, PEDERSON & ASSOCIATES, INC.

LAND SURVEYING AND ENVIRONMENTAL SERVICES

13076 FIRST STREET, BECKER, MN 55005-9322

TEL: 763-262-8822 FAX: 763-262-8844

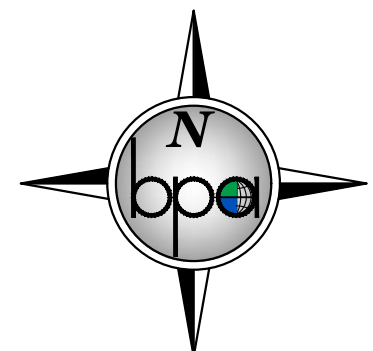
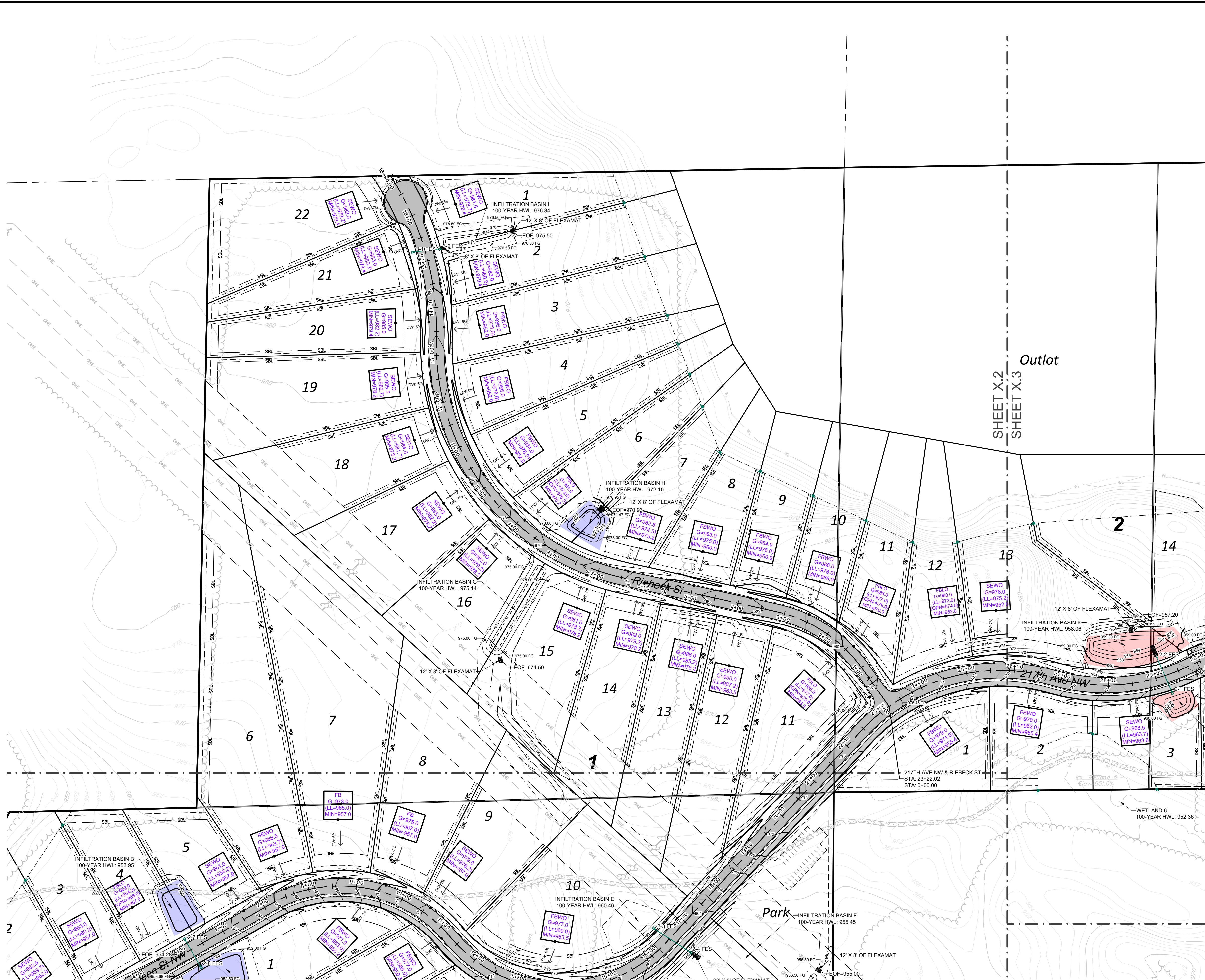
MEADOWSWEET BEND DEVELOPMENT

City of Elk River, Sherburne County, MN

SHEET NO.

C3.1

SW GRADING PLAN



SCALE: 1"=100'

LEGEND:

- PROPOSED FLEXAMAT CONCRETE MAT
- NEW TOP OF PAVEMENT ELEVATION
- NEW TOP OF GRAVEL ELEVATION
- NEW FINISHED GRADE ELEVATION
- EXISTING ELEVATION
- PROPOSED CONTOUR
- PROPOSED SLOPE
- SUGGESTED DRIVEWAY SLOPE
- EMERGENCY OVERFLOW
- PROPOSED STORM SEWER
- PROPOSED FLARED END SECITON
- SUGGESTED HOUSE TYPE
- SUGGESTED GARAGE ELEVATION
- SUGGESTED LOW LEVEL ELEVATION
- SUGGESTED LOW OPENING ELEVATION
- MINIMUM LOW OPENING ELEVATION FOR FREEBOARD

GRADING GENERAL NOTES:

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CHECKED BY:	MJM, CJD
DWG FILE:	GRADING
FILE NO.:	24-0120.00

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.

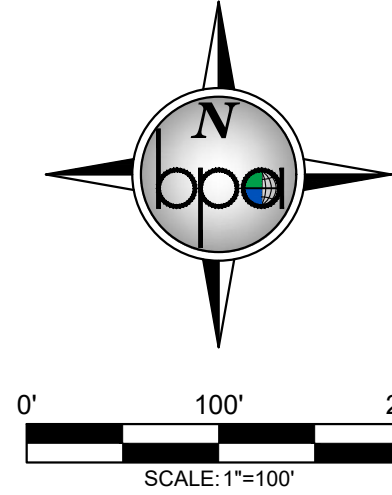
Signed: Christopher J. Dahn
Lic. No. 58628
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MEADOWSWEET BEND DEVELOPMENT
City of Elk River, Sherburne County, MN

NW GRADING PLAN

SHEET NO. **C3.2**



LEGEND:

- PROPOSED FLEXAMAT CONCRETE MAT
- NEW TOP OF PAVEMENT ELEVATION
- NEW TOP OF GRAVEL ELEVATION
- NEW FINISHED GRADE ELEVATION
- EXISTING ELEVATION
- PROPOSED CONTOUR
- PROPOSED SLOPE
- SUGGESTED DRIVEWAY SLOPE
- E.O.F.
- EMERGENCY OVERFLOW
- PROPOSED STORM SEWER
- PROPOSED FLARED END SECITON
- SUGGESTED HOUSE TYPE
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09/05/2024	MJM	MJM	MJM	GRADING	24-0725.00

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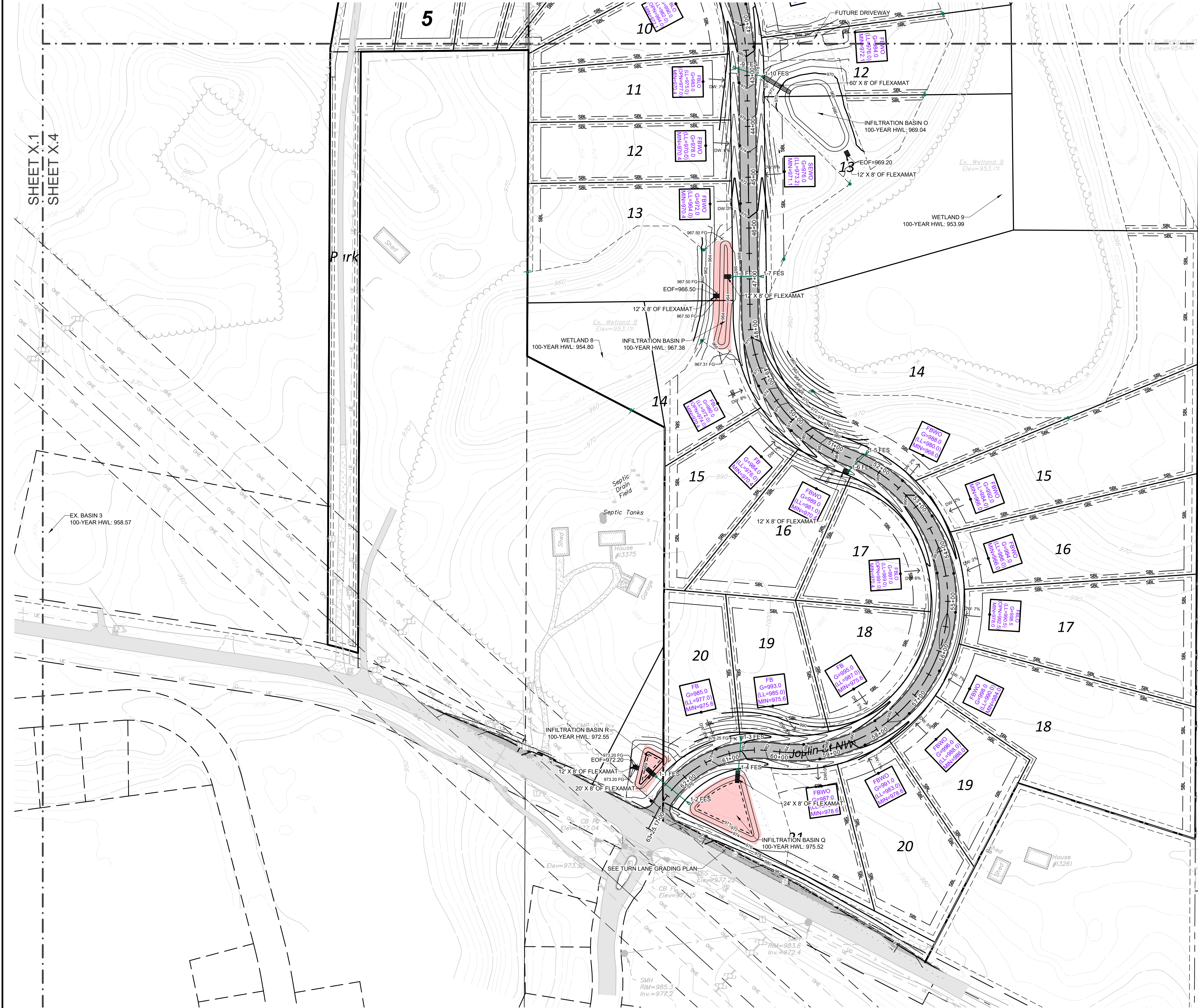
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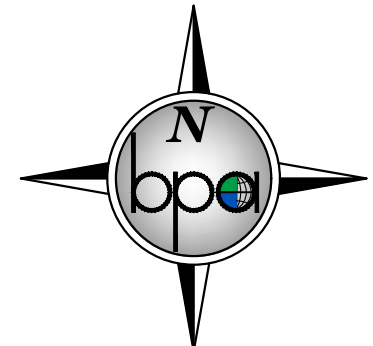
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DATE:	DESIGN BY:	DRAWN BY:	CHECKED BY:	DWG FILE:	FILE NO.:
09/05/2024	MJM	MJM	MJM		



SHEET X.3
SHEET X.4



0' 100' 200'
SCALE: 1"=100'

LEGEND:

- PROPOSED FLEXAMAT CONCRETE MAT
- NEW TOP OF PAVEMENT ELEVATION
- NEW TOP OF GRAVEL ELEVATION
- NEW FINISHED GRADE ELEVATION
- EXISTING ELEVATION
- PROPOSED CONTOUR
- PROPOSED SLOPE
- SUGGESTED DRIVEWAY SLOPE
- EMERGENCY OVERTFLOW
- PROPOSED STORM SEWER
- PROPOSED FLARED END SECITON
- SUGGESTED HOUSE TYPE
- SUGGESTED GARAGE TYPE
- SUGGESTED LOW LEVEL ELEVATION
- SUGGESTED LOW OPENING ELEVATION
- MINIMUM LOW OPENING ELEVATION FOR FREEBOARD

GRADING GENERAL NOTES:

- THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY THE OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
- CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT SILT AND DEBRIS RUN-OFF DURING GRADING OPERATIONS (I.E. SILT FENCE, STRAW BALES, ETC.).
- CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES, AND DRIVEWAY ENTRANCES. RESTORE ALL PAVEMENTS THAT REMAIN TO THEIR ORIGINAL IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS PRIOR TO BIDDING THE PROJECT.
- TURF ESTABLISHMENT AREAS SHALL RECEIVE MINIMUM OF 4" DEPTH AS MEASURED IN PLACE OF TOPSOIL. TOPSOIL SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL GRADED SLOPES GREATER THAN OR EQUAL TO 5:1 SHALL BE HYDROSEED, EROSION CONTROL BLANKETED, OR MULCHED TO HELP STABILIZE THE SLOPES BY GENERAL CONTRACTOR.
- PROPOSED SPOT ELEVATIONS ARE TO THE TOP OF CURB UNLESS NOTED OTHERWISE. ELEVATION OF FLOW LINE IS 6" BELOW TOP OF CURB UNLESS OTHERWISE SHOWN.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIALS TO BE HANDLED, AND FOR AMOUNT OF GRADING TO BE DONE IN ORDER TO COMPLETELY PERFORM ALL WORK INDICATED ON THE DRAWINGS. IMPORT SUITABLE MATERIAL AND EXPORT UNSUITABLE / EXCESS / WASTE MATERIAL AS REQUIRED. ALL COSTS ASSOCIATED WITH IMPORTING AND EXPORTING MATERIALS SHALL BE INCIDENTAL TO THE CONTRACT.
- IT IS INTENDED THAT EARTHWORK (CUT VS. FILL) BALANCE ON SITE. THE CONTRACTOR SHALL SUBMIT THE QUANTITY OF MATERIAL AND AMOUNT OF ANTICIPATED GRADE ADJUSTMENT FOR REVIEW BY THE ENGINEER A MINIMUM OF FOUR WEEKDAYS PRIOR TO MAKING ADJUSTMENTS. ALL GRADE ADJUSTMENTS MUST BE APPROVED BY THE ENGINEER. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR WORK ASSOCIATED WITH GRADING ADJUSTMENTS, INCLUDING, BUT NOT LIMITED TO, EARTHWORK OPERATIONS, STORM SEWER PIPING AND STRUCTURE ADJUSTMENTS, CONSTRUCTION SURVEYING FOR ADJUSTING FEATURE LOCATIONS ACCORDINGLY, SILT FENCE, ETC.
- FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SEED OR RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.
- ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAINILE, OR OTHER POTENTIAL SOURCE FOR CONTAMINATION SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER MINNESOTA PLUMBING CODE. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR PIPING OR SIMILAR)
- CONTRACTOR SHALL MAINTAIN DRAINAGE FROM EXISTING BUILDING AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER (INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, MANHOLES, PIPING, ETC.) AS REQUIRED. EXISTING STORM SEWER SHALL NOT BE REMOVED UNTIL TEMPORARY OR PERMANENT STORM SEWER IS INSTALLED AND FUNCTIONAL. COORDINATE ALL REMOVALS WITH APPROPRIATE TRADES (SITE UTILITY CONTRACTOR, MECHANICAL CONTRACTOR, ETC.) AS REQUIRED.
- SUGGESTED HOUSE TYPES SHOWN ARE NOT FINAL. OTHER HOUSE TYPES MAY BE USED AND DETERMINED BY THE HOUSE BUILDER. THE MINIMUM LOW FLOOR ELEVATIONS SHALL BE MAINTAINED UNLESS HOUSE IS BUILT IN A DIFFERENT LOCATION OUTSIDE OF THE GOVERNING HWL.
- EACH LOT SHALL BE SERVICED BY INDIVIDUAL WELLS AND PUBLIC SANITARY FORCE MAIN SEWER. (PLAN PROVIDED BY OTHERS)
- DRIVEWAY CULVERTS WITH SLOPES LESS THAN 2.0% SHALL BE 15 INCHES IN DIAMETER WITH A MINIMUM SLOPE OF 1.0%. DRIVEWAY CULVERTS WITH A SLOPE OVER 2.0% MAY BE 12 INCHES, UNLESS STATED OTHERWISE.

REV NO.	DATE	DESCRIPTION
1	09/05/2024	REVISION PER CITY REVIEW

DATE:	09/05/2024
DESIGN BY:	MJM
DRAWN BY:	MJM
CHECKED BY:	MJM, CJD
DWG FILE:	GRADING
FILE NO.:	24-0125.00

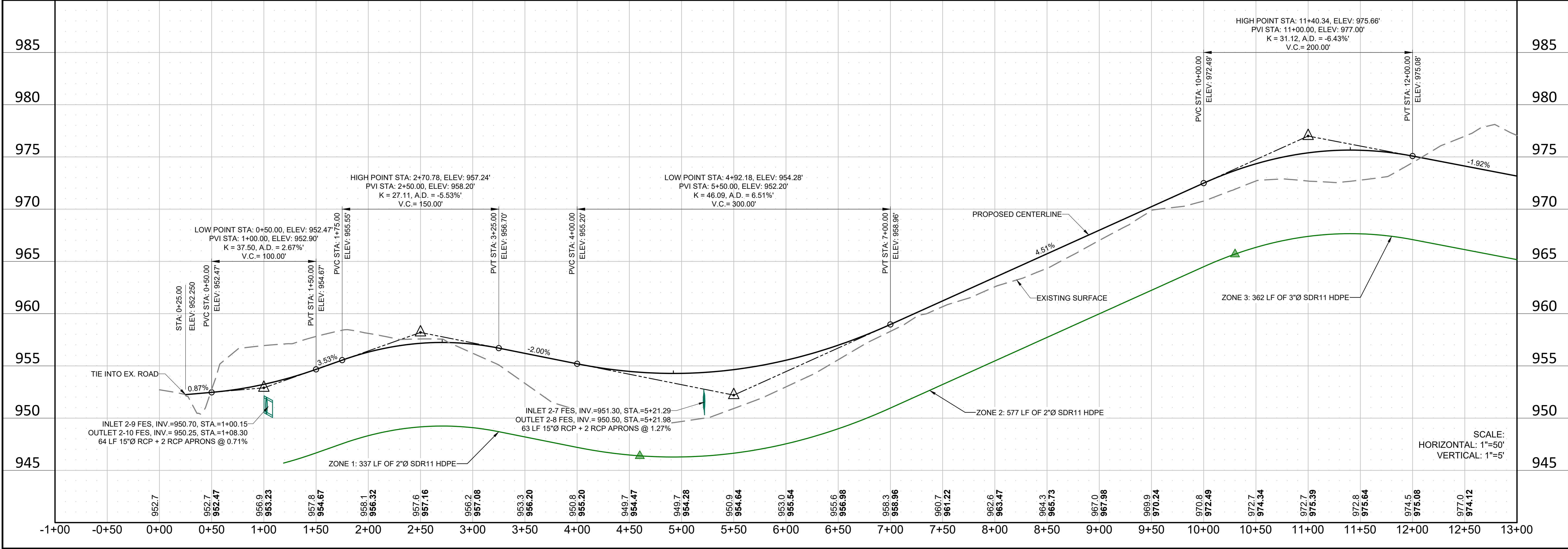
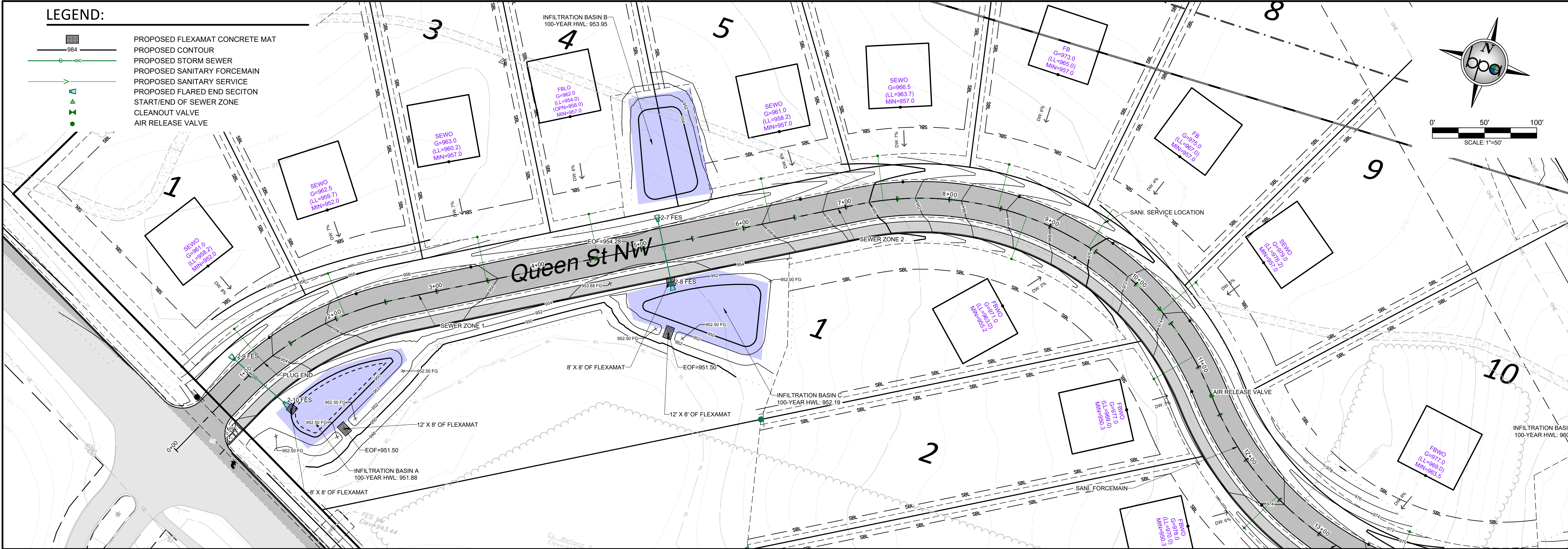
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.	Signature: Christopher J. Dahn	Lic. No. 58628
Date: 09/05/2024		

BOGART, PEDERSON & ASSOCIATES, INC. LAND SURVEYING ENVIRONMENTAL SERVICES 13076 FIRST STREET, BECKER, MN 55009-9922 TEL: 763-262-8822 FAX: 763-262-8844	MEADOWSWEET BEND DEVELOPMENT City of Elk River, Sherburne County, MN
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SHEET NO.	C3.4
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SE GRADING PLAN

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9/25/2024 2:48 PM



REV NO.	DATE	DESCRIPTION
1	09/05/2024	REVISION PER CITY REVIEW

DATE:	DESIGN BY:	DRAWN BY:	CHECKED BY:	DWG FILE:	FILE NO.:
09/05/2024	MJM	MJM	MJM	24-0125.00	24-0125.00

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Signed: Christopher J. Dahn
Lic. No. 58628
Date: 09/05/2024

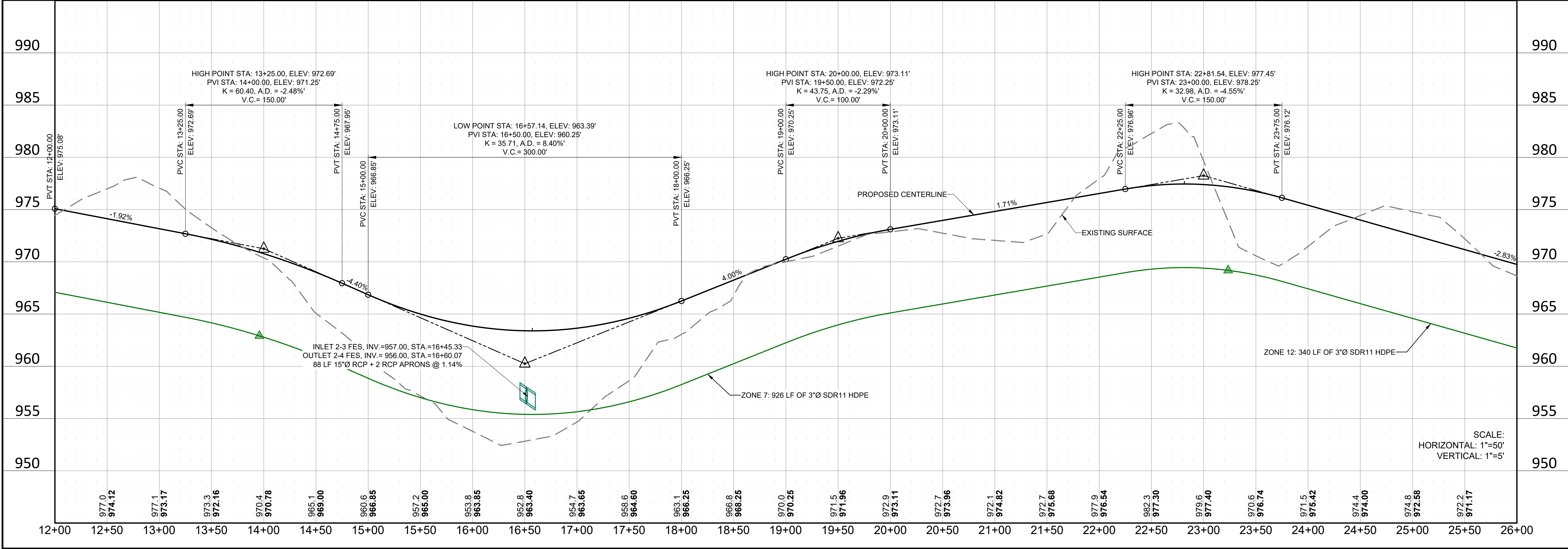
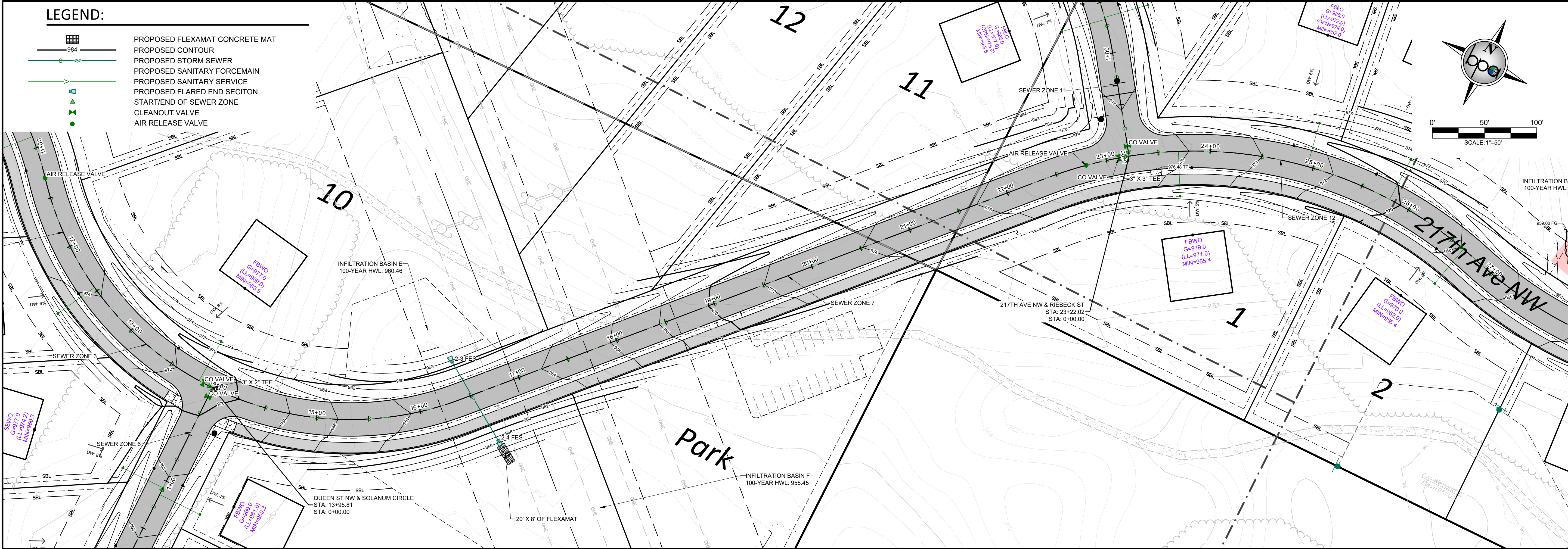
BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55009-9922
TEL: 763-262-8822 FAX: 763-262-8844

MEADOWSWEET BEND DEVELOPMENT
City of Elk River, Sherburne County, MN

QUEEN ST NW PLAN & PROFILE

SHEET NO. C4.1

9/25/2024 2:48 PM N:\Projects\Comm\24-0125.00 TCLD Ranch Road\DWG\TCLD Plan\TCLD Grading Profile.dwg



REV NO.	DATE	DESCRIPTION
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DATE:	DESIGN BY:	DRAWN BY:	CHECKED BY:	DWG FILE:	FILE NO.:
09/05/2024	MJM	MJM	MJM	GRADING	24-0120.00

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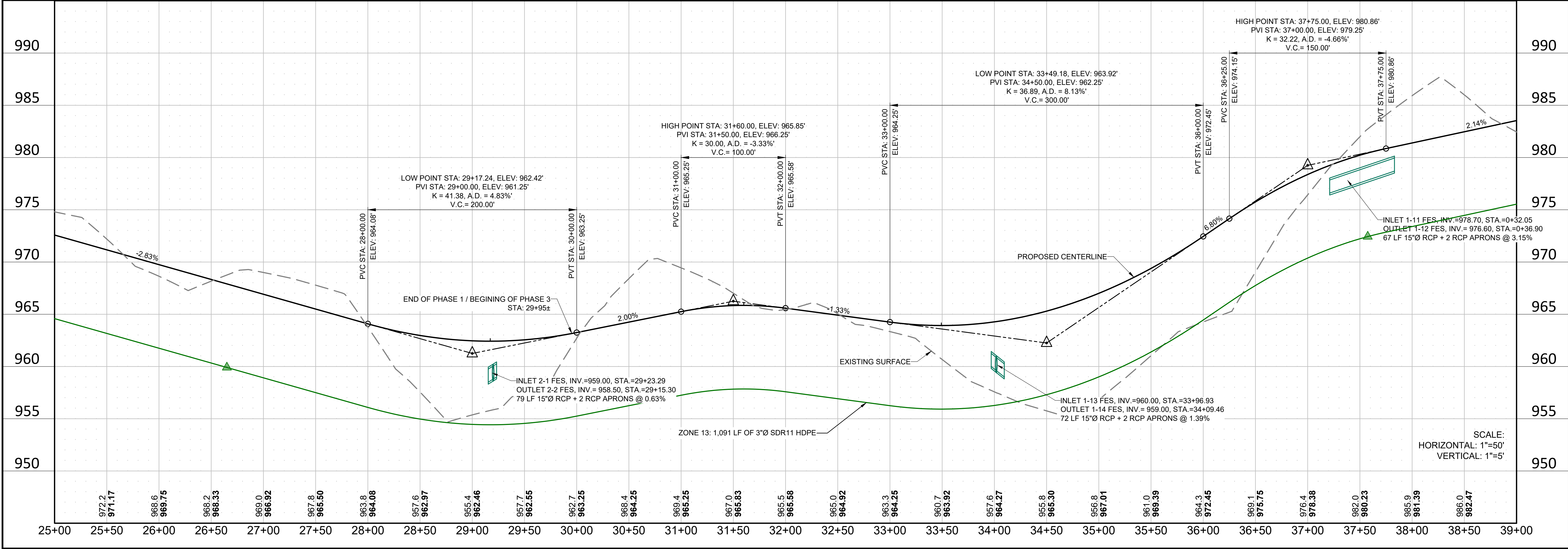
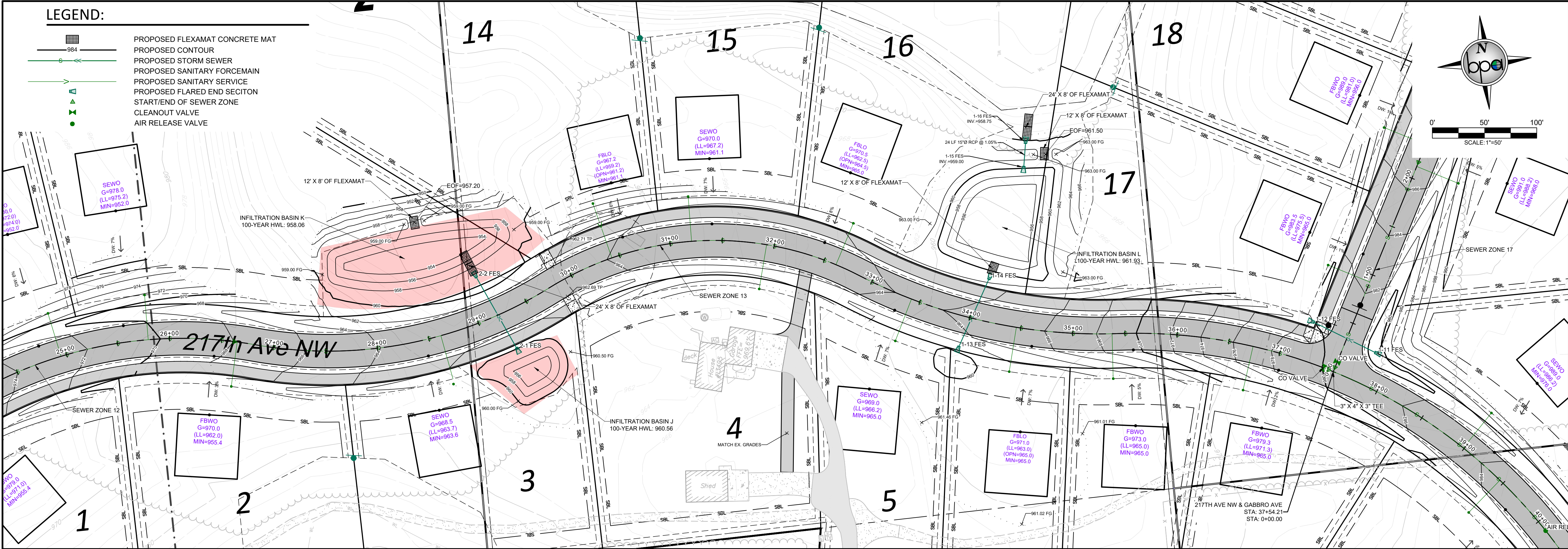
Signed: Christopher J. Dahm Lic. No. 58628
Date: 09/05/2024

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55509-9322
TEL: 763-262-8822 FAX: 763-262-8844

MEADOWSWEET BEND DEVELOPMENT
City of Elk River, Sherburne County, MN

QUEEN ST NW PLAN & PROFILE

SHEET NO. **C4.2**



REVISION		DATE	DESCRIPTION
1	09/05/2024	MJM	REVISION PER CITY REVIEW

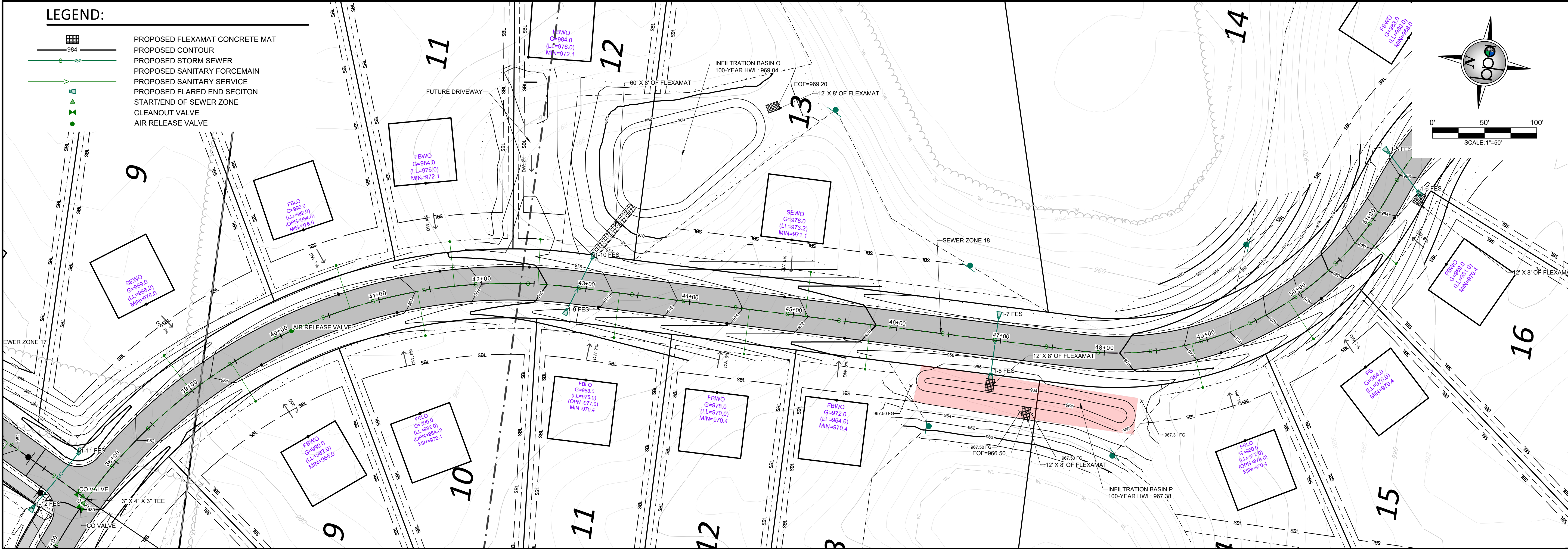
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DESIGN BY:	MJM
DRAWN BY:	MJM
CHECKED BY:	MJM
DWG FILE:	24-0120.00
FILE NO.:	24-0120.00

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Signed: Christopher J. Dahm
Date: 09/05/2024 Lic. No. 58628

BOGART, PEDERSON & ASSOCIATES, INC. LAND SURVEYING ENVIRONMENTAL SERVICES 13076 FIRST STREET, BECKER, MN 55005-9222 TEL: 763-262-8822 FAX: 763-262-8844
MEADOWSWEET BEND DEVELOPMENT City of Elk River, Sherburne County, MN
217TH AVE NW PLAN & PROFILE

SHEET NO.
C4.3

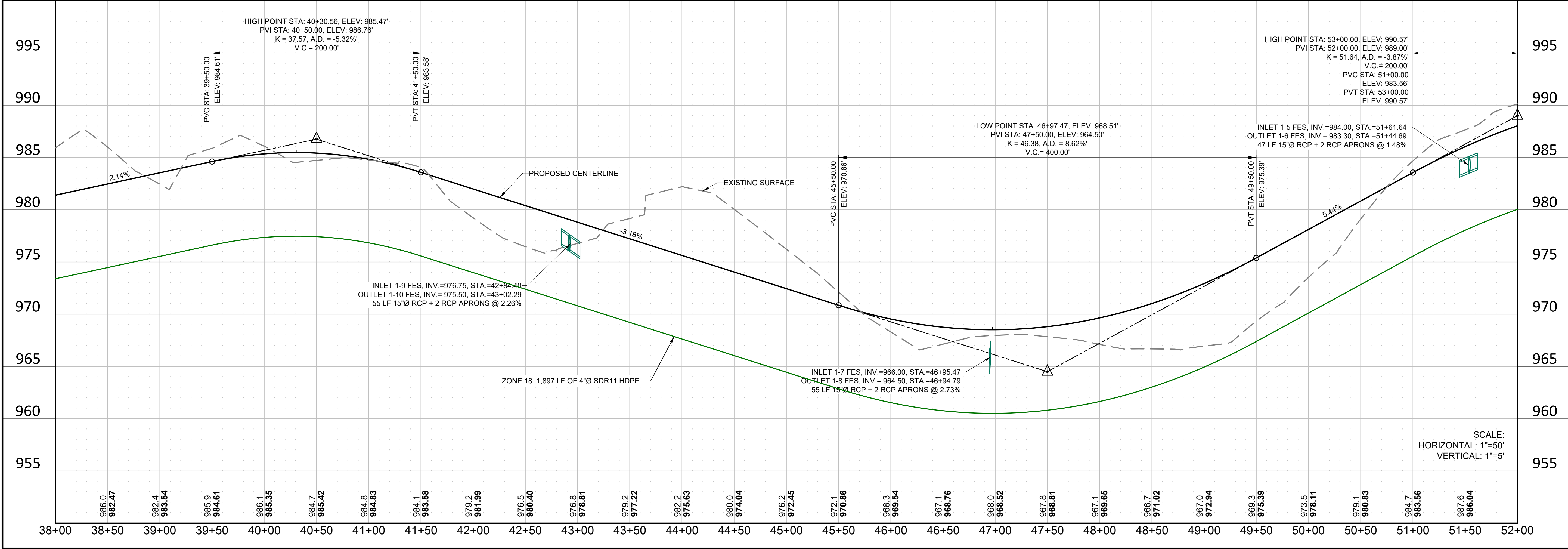


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DRAWN BY:	MJM
CHECKED BY:	MJM, CID
DWG FILE:	GRADING
FILE NO.:	24-0120.00

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Date: 09/05/2024 Lic. No. 58628

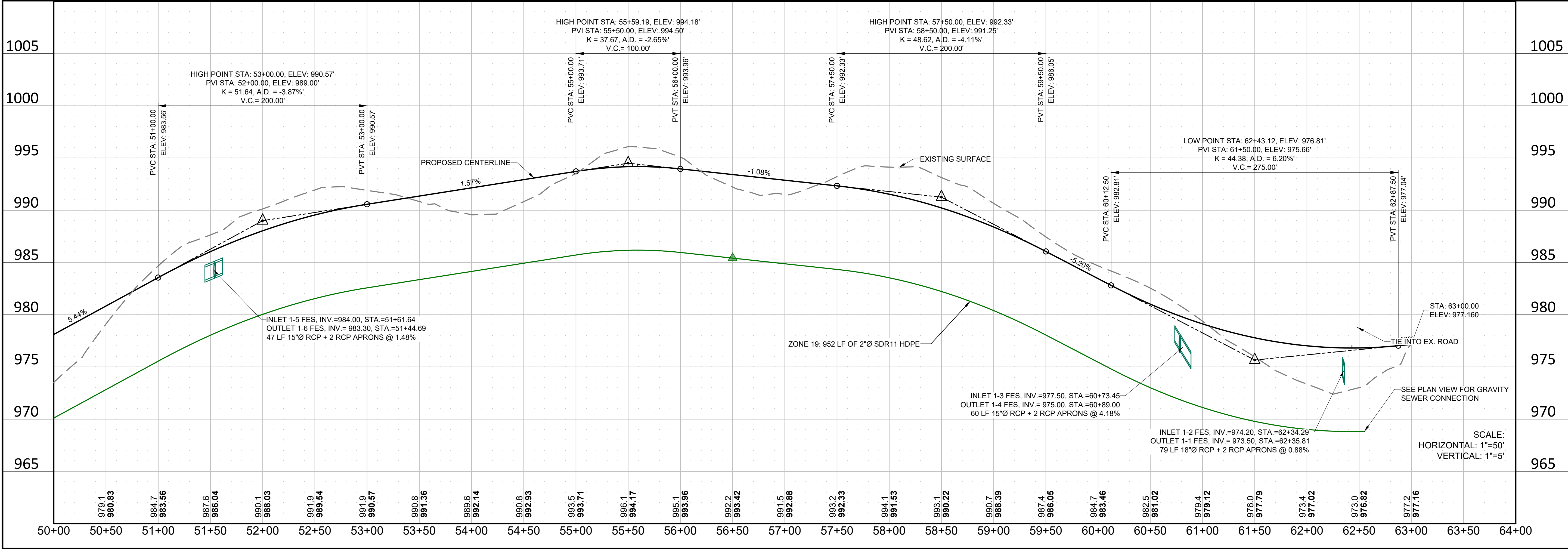
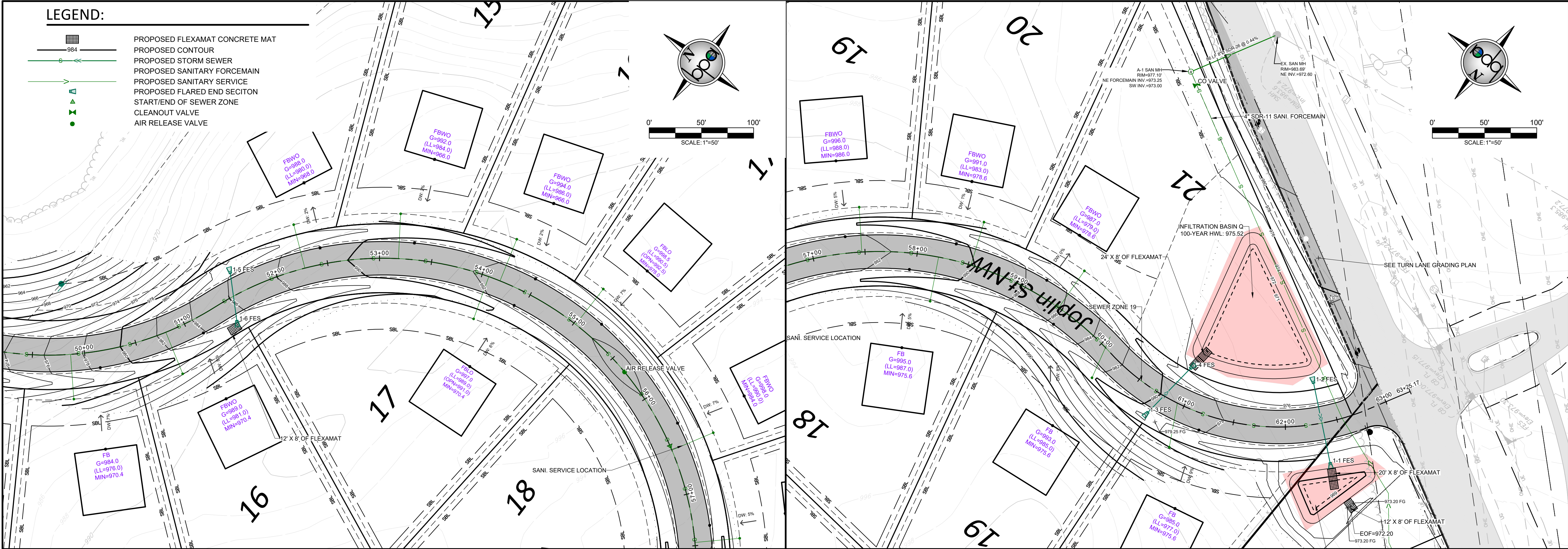


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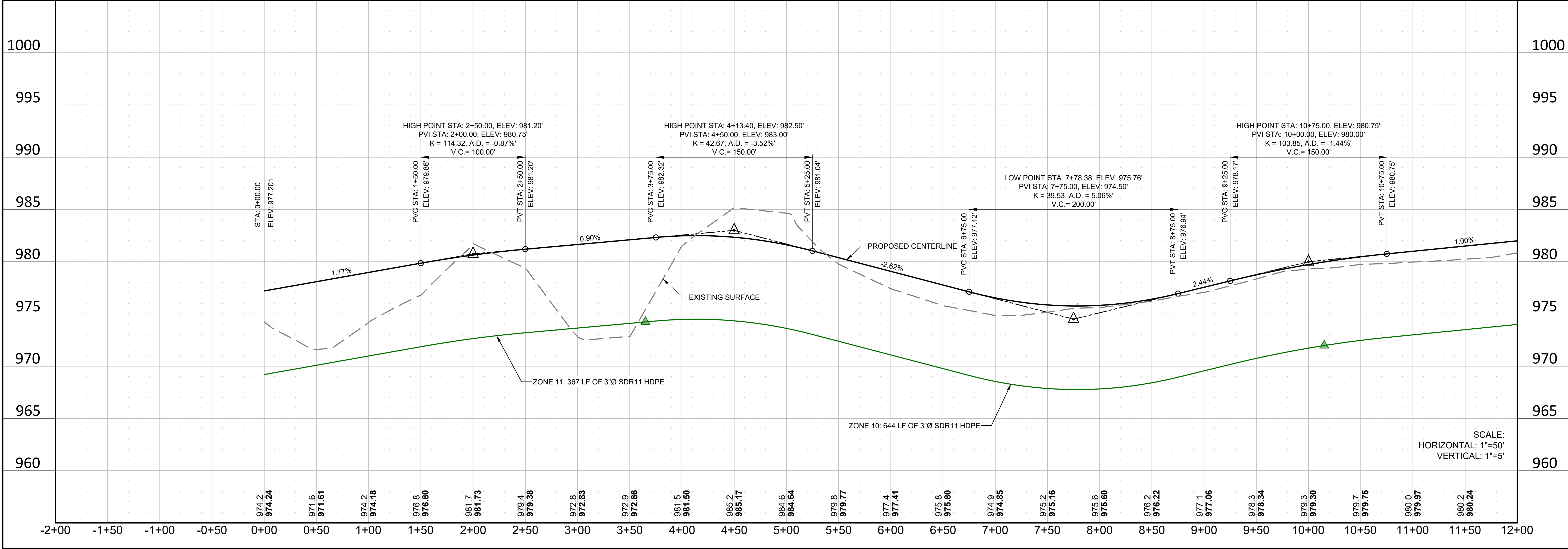
MEADOWSWEET BEND DEVELOPMENT
City of Elk River, Sherburne County, MN

JOPLIN ST NW PLAN & PROFILE

SHEET NO. **C4.4**



MEADOWSWEET BEND DEVELOPMENT City of Elk River, Sherburne County, MN <



REVISION		DATE	DESCRIPTION
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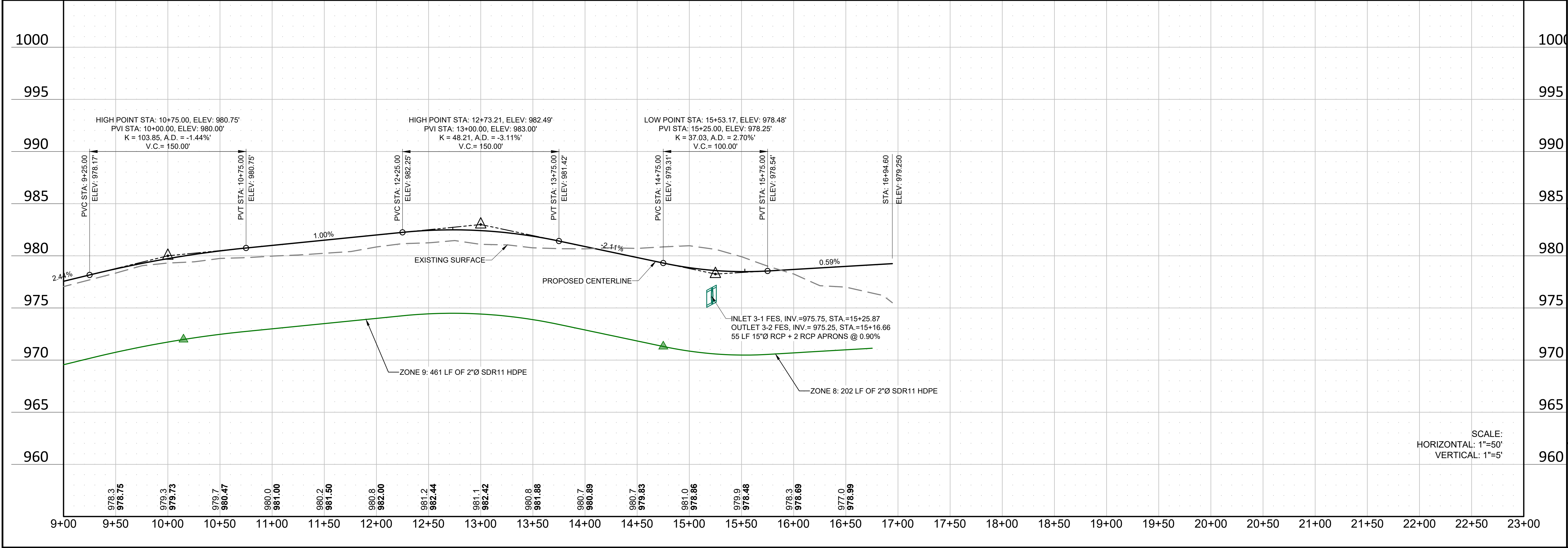
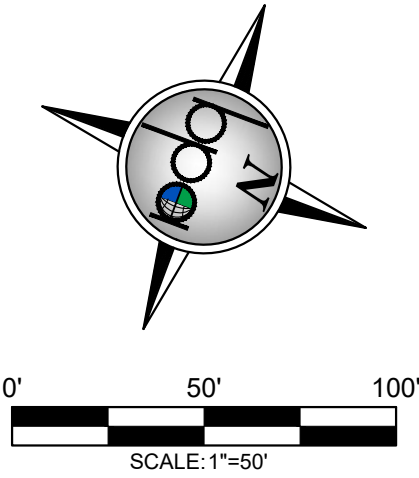
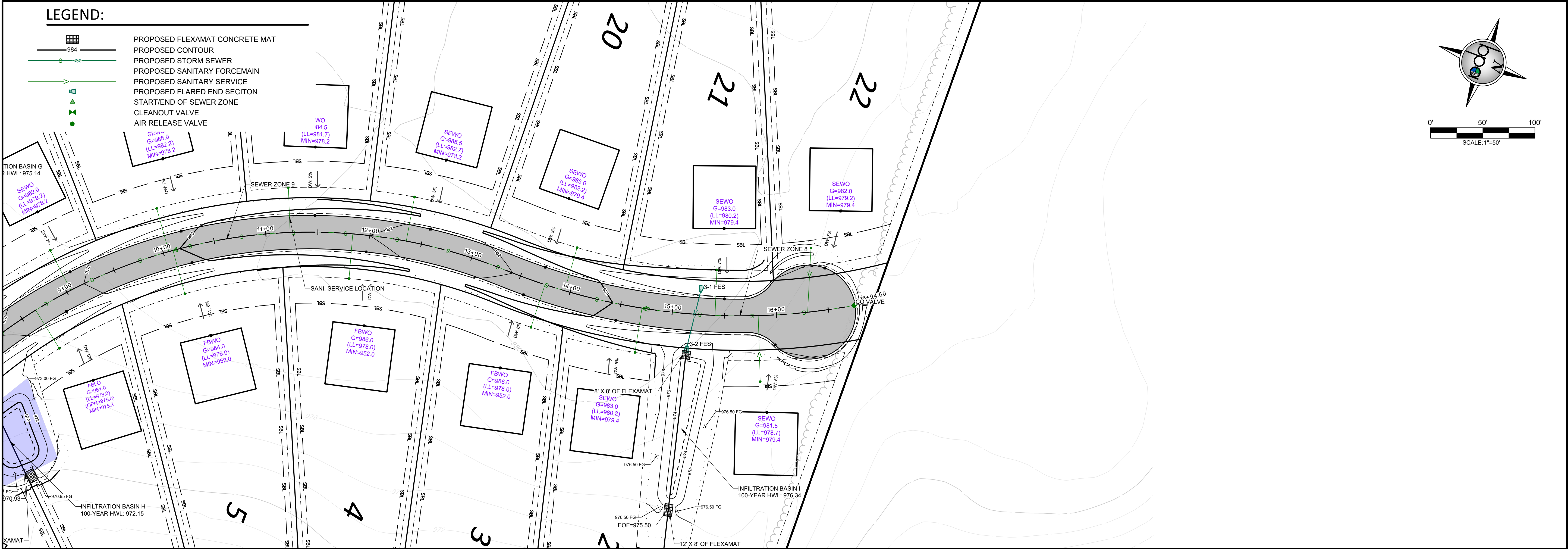
Signed: *Christopher J. Dahm* Lic. No. 58628
Date: 09/05/2024

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LAND SURVEYING
ENGINEERING
ENVIRONMENTAL SERVICES
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MEADOWSWEET BEND DEVELOPMENT
City of Elk River, Sherburne County, MN

RIEBECK ST PLAN & PROFILE

SHEET NO. **C4.6**



REV NO.	DATE	DESCRIPTION
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09/05/2024	MJM	MJM	MJM	24-0120.00	24-0120.00

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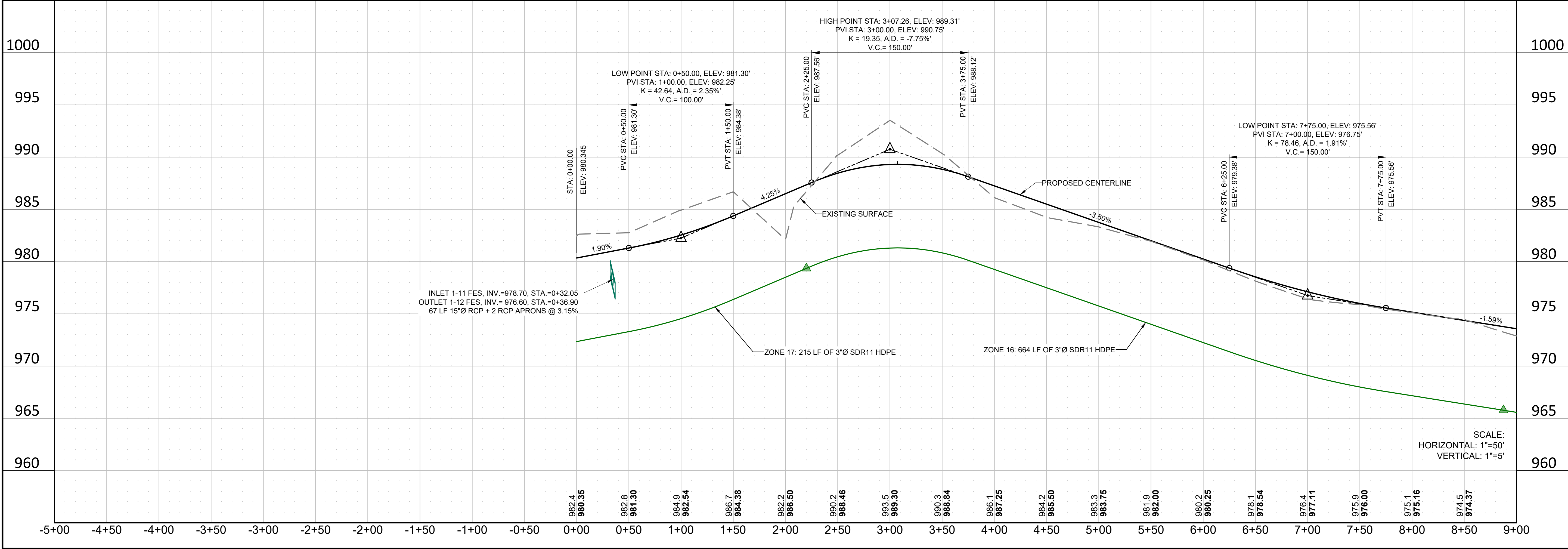
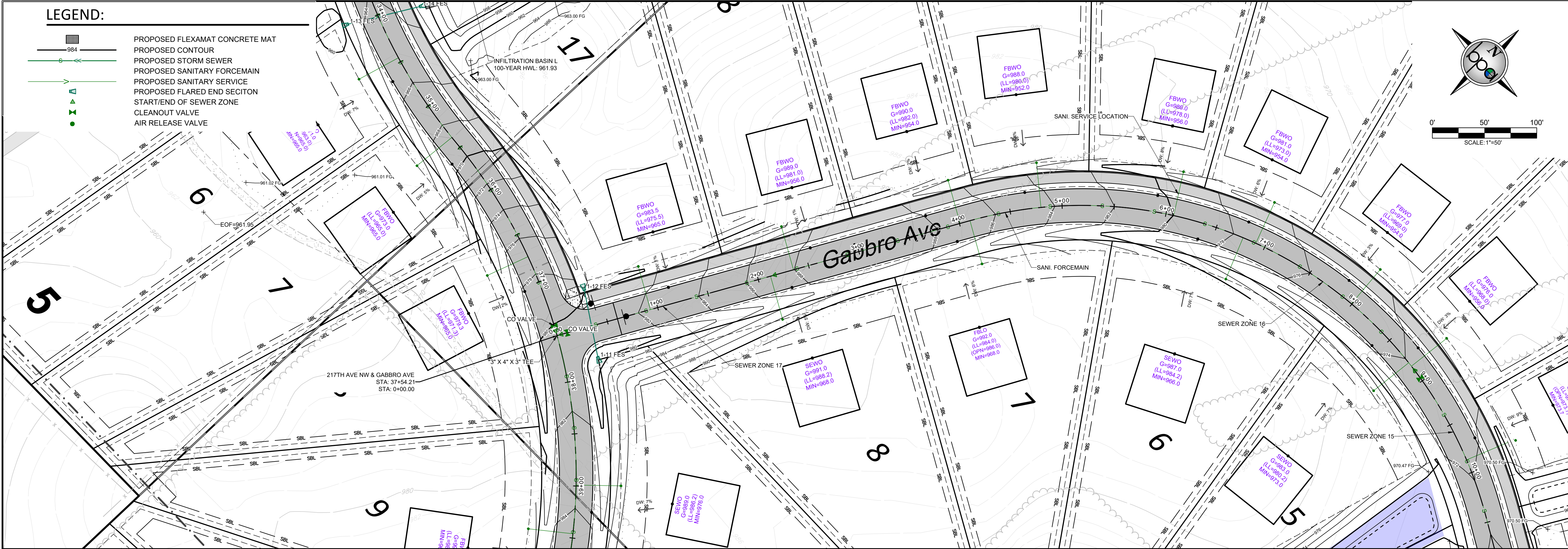
Signed: Christopher J. Dahm
Date: 09/05/2024 Lic. No. 58628

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ENVIRONMENTAL SERVICES
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MEADOWSWEET BEND DEVELOPMENT
City of Elk River, Sherburne County, MN

RIEBECK ST PLAN & PROFILE

SHEET NO. **C4.7**



REV NO.	DATE	DESCRIPTION
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09/05/2024	MJM	MJM	MJM	GRADING	24-0120.00

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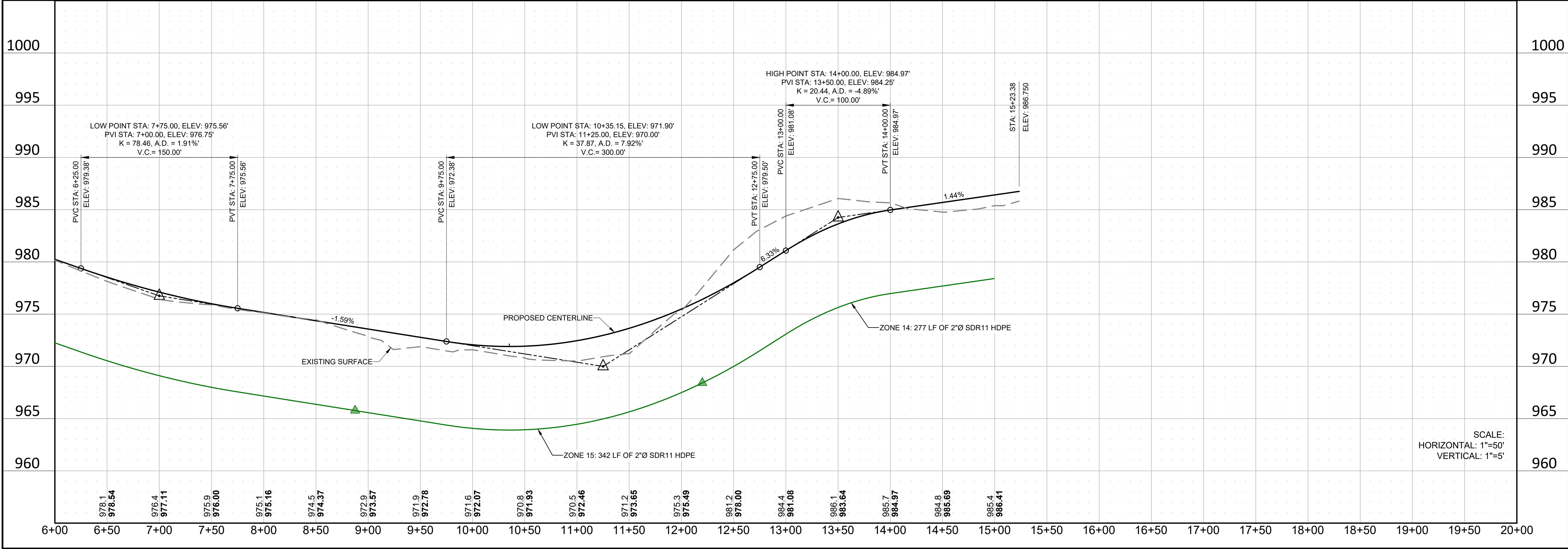
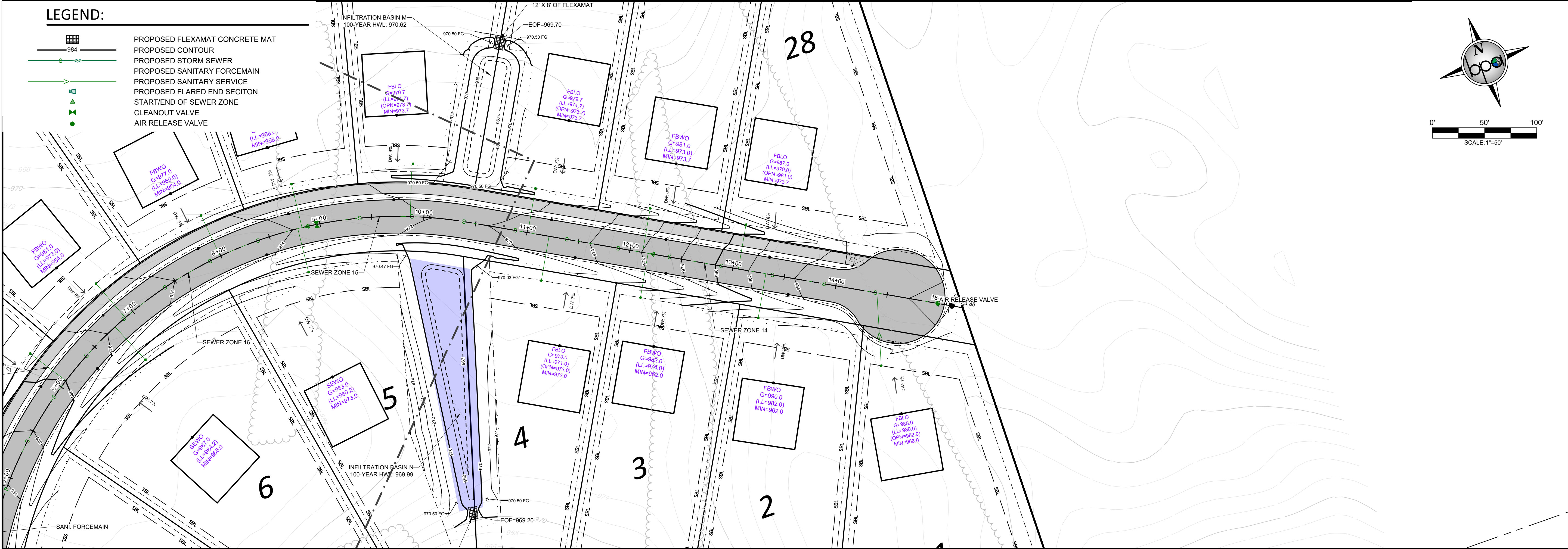
Signed: Christopher J. Dahm
Lic. No. 58628
Date: 09/05/2024

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ENVIRONMENTAL SERVICES
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MEADOWSWEET BEND DEVELOPMENT
City of Elk River, Sherburne County, MN

GABBRO AVE PLAN & PROFILE

SHEET NO. **C4.8**



REV NO.	DATE	DESCRIPTION
1	09/05/2024	REVISION PER CITY REVIEW

DATE: 09/05/2024
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CID
DWG FILE: GRADING
FILE NO.: 24-0120.00

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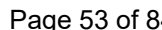
Signed: Christopher J. Dahm
Date: 09/05/2024 Lic. No. 58628

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MEADOWSWEET BEND DEVELOPMENT
City of Elk River, Sherburne County, MN

GABBRO AVE PLAN & PROFILE

SHEET NO. **C4.9**

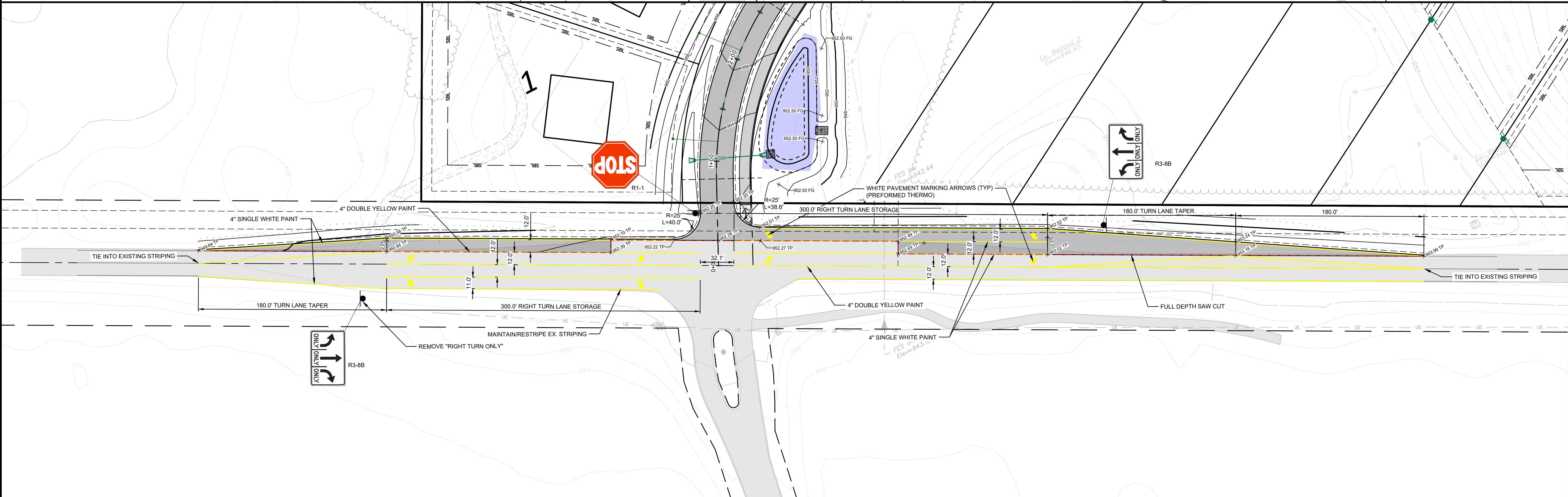
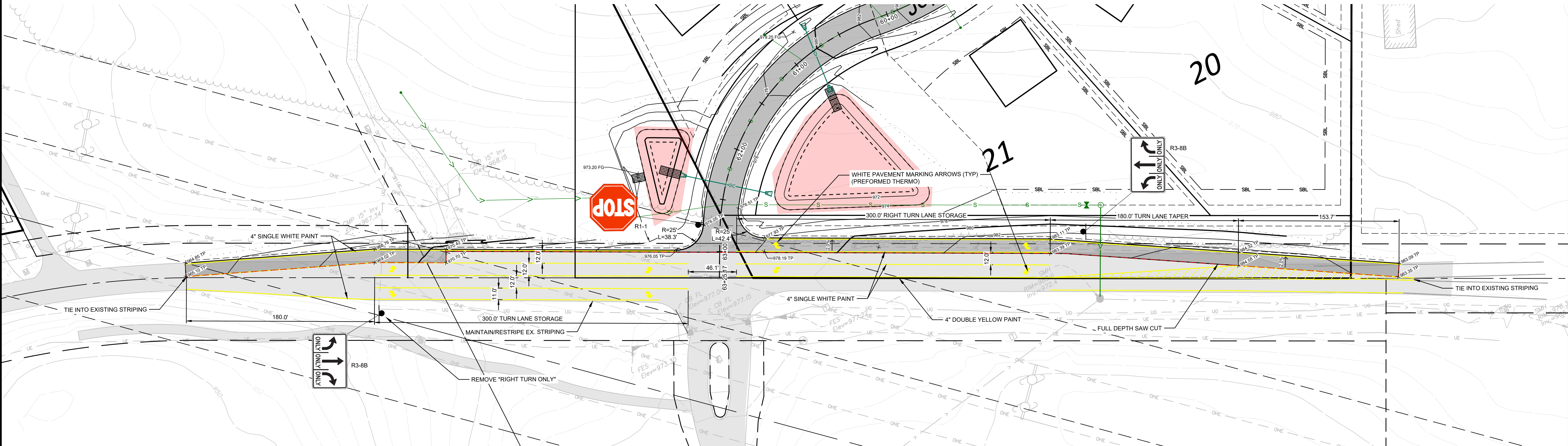
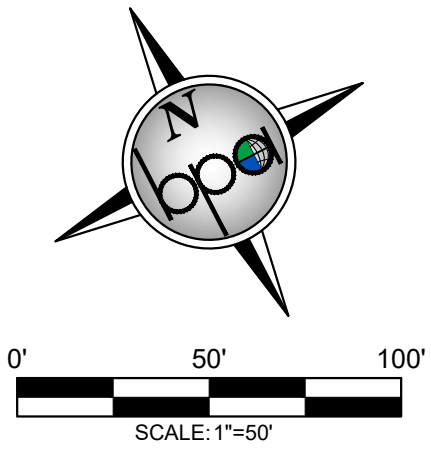


LEGEND:

- SAWCUT LOCATION (FULL DEPTH)
- ↩ TURN ARROW (TYPICAL)
- ↑ STRAIGHT ARROW (TYPICAL)
- ⬇ PERMANENT SIGNAGE
- ✕ 980.50 TP NEW TOP OF PAVEMENT ELEVATION

TURN LANE NOTES:

1. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY THE OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
3. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT SILT AND DEBRIS RUN-OFF DURING GRADING OPERATIONS (I.E. SILT FENCE, STRAW BALES, ETC.).
4. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES, AND DRIVEWAY ENTRANCES. RESTORE ALL PAVEMENTS THAT REMAIN TO THEIR ORIGINAL IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS PRIOR TO BIDDING THE PROJECT.
5. LONGITUDINAL PAVEMENT MARKINGS SHALL BE LATEX PAINT. THE TURN ARROWS SHALL BE PREFORMED THERMO.
6. EXISTING CONFLICTING PAVEMENT MARKINGS WILL NEED TO BE REMOVED BEFORE FINAL PERMANENT STRIPING IS PLACED.
7. DURING CONSTRUCTION, CONFLICTING PAVEMENT MARKINGS WILL NEED TO BE COVERED WITH BLACK REMOVABLE LANE TAPE OR WATER BLASTED AND THEN HAVE PAVEMENT MARKINGS INSTALLED FOR TEMPORARY CENTERLINE DURING CONSTRUCTION.



DATE: 09/05/2024		DESCRIPTION
DESIGN BY: MJM	REVISION PER CITY REVIEW	
DRAWN BY: MJM		
CHECKED BY: MJM, C/D		
DWG FILE: GRADING		
FILE NO.: 24-0120.00		

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.

Signed: Christopher J. Dahn
Date: 09/05/2024
Lic. No. 58628

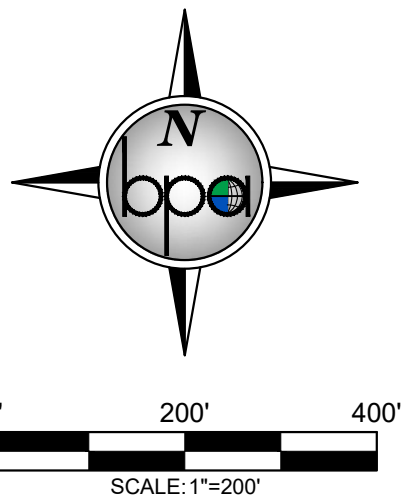
BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
ENVIRONMENTAL SERVICES
13076 FIRST STREET BECKER, MN 55509-9322
TEL: 763-262-8822 FAX: 763-262-8844

MEADOWSWEET BEND DEVELOPMENT
City of Elk River, Sherburne County, MN

TURN LANE PLAN

SHEET NO.

C5.1



LEGEND:

- TEMP. ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET (CAT. 20)
- GRADING LIMITS AND PROPOSED TEMPORARY SILT FENCE
- FIBER-LOG ROLLS
- PROPOSED RIP RAP
- PROPOSED CONTOUR
- EMERGENCY OVERTFLOW

EROSION CONTROL NOTES:

- CONTRACTOR SHALL CONFINE CONSTRUCTION OPERATIONS TO THE CONSTRUCTION/GRADING LIMITS SHOWN.
- ALL WORK SHALL CONFORM TO THE MINNESOTA POLLUTION CONTROL AGENCY'S STORM WATER PERMIT REQUIREMENTS. CONTRACTOR SHALL OBTAIN ALL PERMITS AND COMPLY WITH ALL PERMIT REQUIREMENTS.
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INFILTRATION BASIN SEED MIX 33-261:	35 LB/AC.
FERTILIZER 22-5-10:	350 LB/AC.
MULCH TYPE 3:	2 TONS/AC.
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EROSION CONTROL DEVICES

- | | |
|------------------------------------|-------------|
| SILT FENCE: | 33,601 LF |
| BIOLOG: | 2,880 LF |
| ROCK CONSTRUCTION: | 2 EACH |
| EROSION CONTROL BLANKET (CAT. 20): | 23,262 S.Y. |

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.

Signed: Christopher J. Dahm
Date: 09/05/2024 Lic. No. 58628

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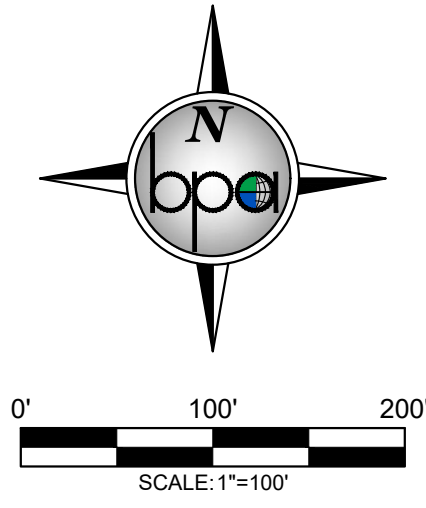
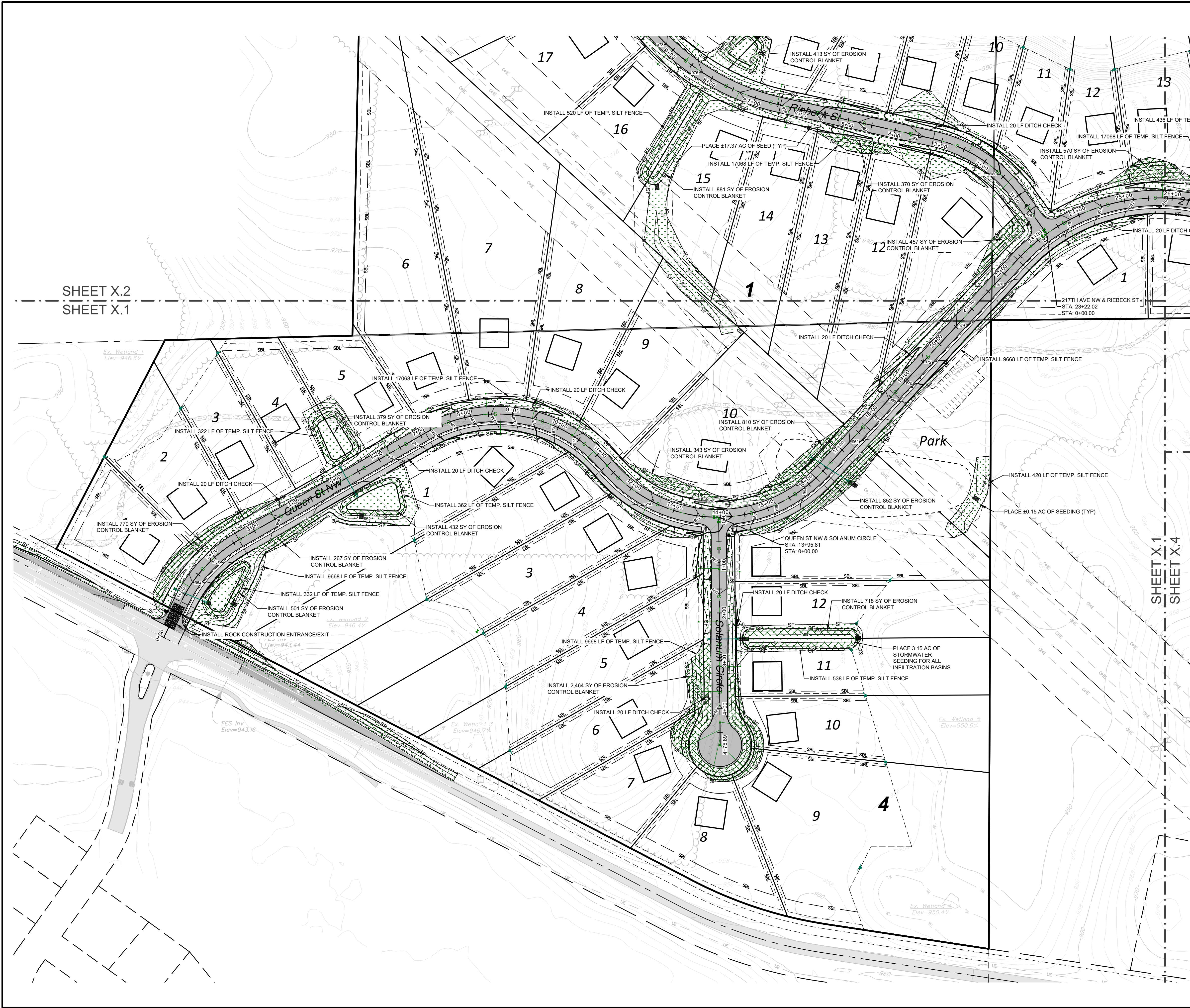
MEADOWSWEET BEND DEVELOPMENT

City of Elk River, Sherburne County, MN

FULL EROSION CONTROL PLAN

SHEET NO.

C6.0



LEGEND:

- TEMP. ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET (CAT. 20)
- GRADING LIMITS AND PROPOSED TEMPORARY SILT FENCE
- FIBER-LOG ROLLS
- PROPOSED RIP RAP
- PROPOSED CONTOUR
- EMERGENCY OVERFLOW

EROSION CONTROL NOTES:

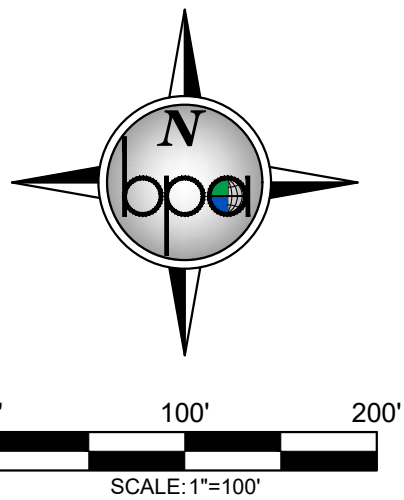
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EROSION CONTROL DEVICES

- | | |
|--------------------------------------|-------------|
| • SILT FENCE: | 33,601 LF |
| • BIOLOG: | 2,880 LF |
| • ROCK CONSTRUCTION: | 2 EACH |
| • EROSION CONTROL BLANKET (CAT. 20): | 23,262 S.Y. |

MEADOWSWEET BEND DEVELOPMENT City of Elk River, Sherburne County, MN	DATE: 09/05/2024	DESIGN BY: MJM	DRAWN BY: MJM	CHECKED BY: MJM	DWG FILE: SITE BASE	FILE NO.: 24-0120.00
	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.					
	Signed: Christopher J. Dahm Date: 09/05/2024 Lic. No. 58628					
	BOGART, PEDERSON & ASSOCIATES, INC. LAND SURVEYING & ENGINEERING ENVIRONMENTAL SERVICES 13076 FIRST STREET, BECKER, MN 55508-9322 TEL: 763-262-8822 FAX: 763-262-8844					
SHEET NO.		C6.1				



LEGEND:

- TEMP. ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET (CAT. 20)
- GRADING LIMITS AND PROPOSED TEMPORARY SILT FENCE
- FIBER-LOG ROLLS
- PROPOSED RIP RAP
- PROPOSED CONTOUR
- EMERGENCY OVERFLOW

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- | | |
|---|------------|
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REV NO.	DATE	DESCRIPTION
1	09/05/2024	REVISION PER CITY REVIEW
DATE:	09/05/2024	
DESIGN BY:	MJM	
DRAWN BY:	MJM	
CHECKED BY:	MJM, CJD	
DWG FILE:	SITE BASE	
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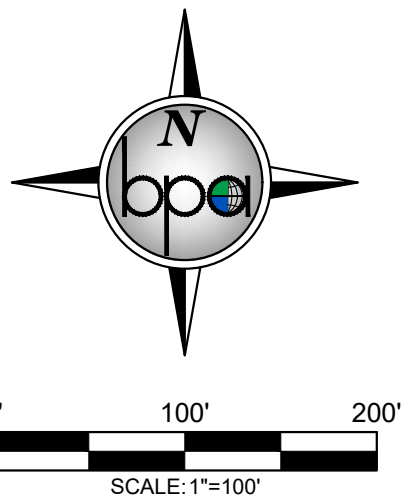
MEADOWSWEET BEND
DEVELOPMENT

City of Elk River, Sherburne County, MN

NW EROSION CONTROL PLAN

SHEET NO.

C6.2



LEGEND:

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- FIBER-LOG ROLLS
- PROPOSED RIP RAP
- PROPOSED CONTOUR
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EROSION CONTROL NOTES:

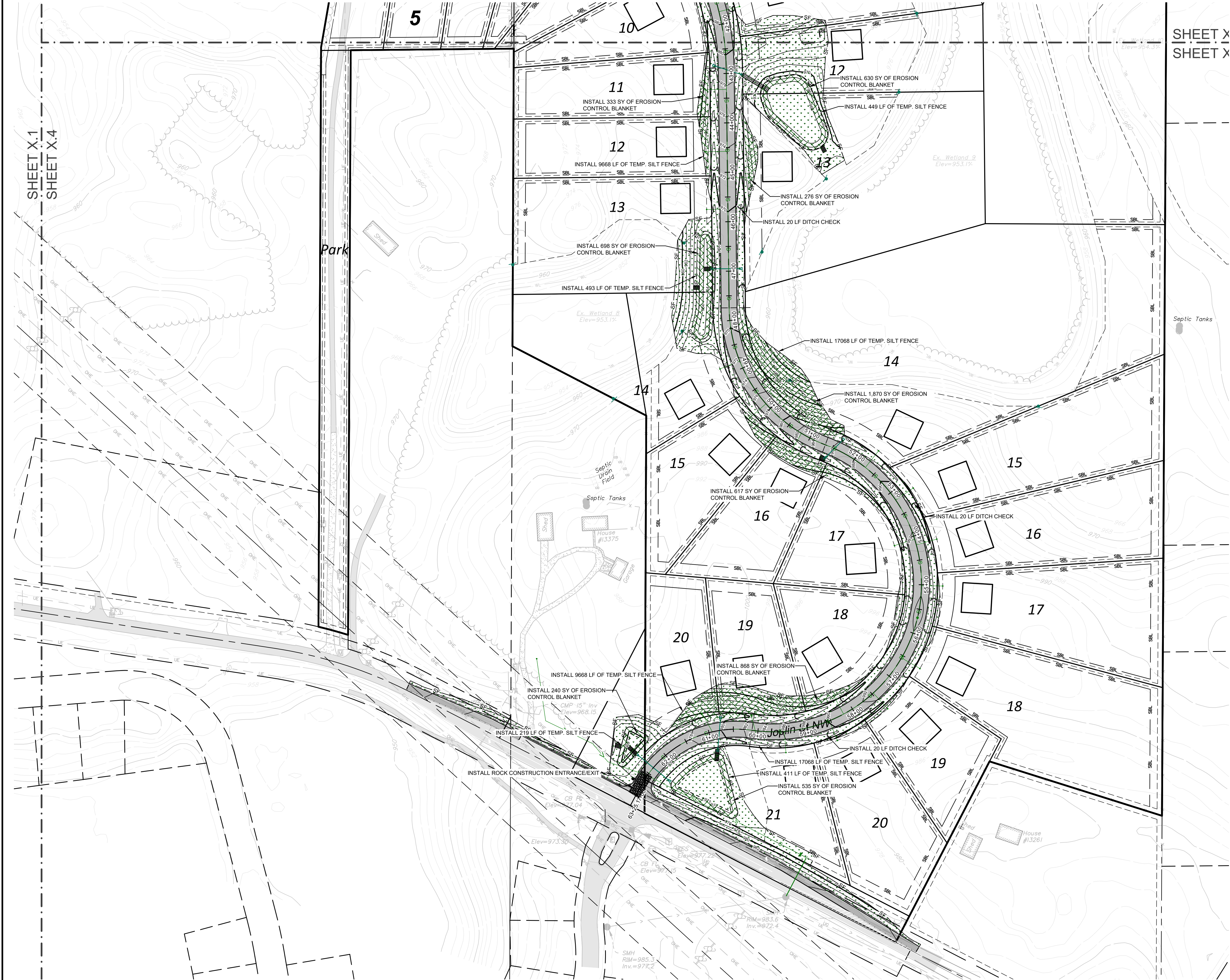
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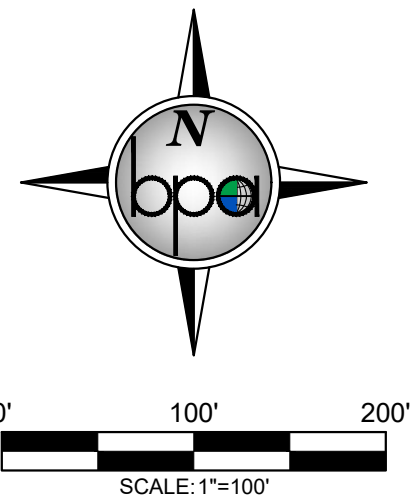
EROSION CONTROL DEVICES

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DATE: 09/05/2024		DESIGN BY: MJM	DRAWN BY: MJM	CHECKED BY: MJM	DWG FILE: SITE BASE	FILE NO.: 24-0120.00
REVISION		DATE	DESCRIPTION			
1	09/05/2024	REVISION PER CITY REVIEW				
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MEADOWSWEET BEND DEVELOPMENT City of Elk River, Sherburne County, MN			NE EROSION CONTROL PLAN			
SHEET NO. C6.3			SHEET X.2 SHEET X.3			



SHEET X
SHEET X



LEGEND:

- TEMP. ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET (CAT. 20)
- GRADING LIMITS AND PROPOSED TEMPORARY SILT FENCE
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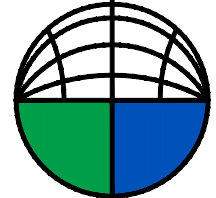
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- ROCK CONSTRUCTION: 2 EACH
- EROSION CONTROL BLANKET (CAT. 20): 23,262 S.Y.

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Signed: Christopher J. Dahm
Date: 09/05/2024 Lic. No. 58628

BOGART, PEDERSON & ASSOCIATES, INC.



MEADOWSWEET BEND
DEVELOPMENT
City of Elk River, Sherburne County, MN

SE EROSION CONTROL PLAN

SHEET NO.

C6.4

STORM WATER POLLUTION PREVENTION PLAN NARRATIVE:

GENERAL INFORMATION

THIS STORMWATER POLLUTION PREVENTION PLAN IS PREPARED IN ACCORDANCE TO THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT NO. MN R1000001 FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.
PROJECT NAME: MEADOWSWEET BEND
LOCATION: RANCH ROAD (COUNTY ROAD 33), ADJACENT TO 13569 RANCH ROAD, ELK RIVER, MN 55330
SHERBURNE COUNTY
LAT/LONG: 45.36578/-93.61491

DESCRIPTION OF CONSTRUCTION ACTIVITY:

DEVELOPMENT CONSISTS OF ROAD AND INFILTRATION BASIN GRADING, UTILITY INSTALLATION, ROAD CONSTRUCTION, HOUSE BUILDING, AND EROSION CONTROL.

PROJECT CONTACTS

TWIN CITIES LAND DEVELOPMENT, LLC AND THE CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S BEFORE AND DURING CONSTRUCTION.

SWPPP PREPARATION:
SWPPP PREPARER: CHRISTOPHER DAHN
-BOGART, PEDERSON & ASSOCIATES
ENGINEER AND SWPPP DESIGNER (EXP 2025)
ADDRESS: 13076 FIRST STREET
BECKER, MN 55308
TELEPHONE: 763-262-8822
EMAIL: CDahn@BOGART-PEDERSON.COM
OWNER:
OWNER CONTACT: _____
ADDRESS: _____
TELEPHONE: _____
EMAIL: _____

CONTRACTOR (TO BE FILLED OUT BY THE CONTRACTOR):

BUSINESS NAME _____
OWNER NAME _____
MAILING ADDRESS _____
CITY _____
TELEPHONE _____
EMAIL _____
CONTACT NAME _____
MAILING ADDRESS _____
CITY _____
TELEPHONE _____
EMAIL _____

ESTIMATED DATES OF CONSTRUCTION:

START DATE / / (TO BE FILLED IN BY CONTRACTOR)
COMPLETION DATE / / (TO BE FILLED IN BY CONTRACTOR)

PERMANENT STORMWATER DESIGN CALCULATIONS:

SEE THE STORM WATER MANAGEMENT REPORT FOR MORE INFORMATION. CONTACT BOGART, PEDERSON & ASSOCIATES FOR REPORT. PROPOSED FLOW RATE IS LIMITED THROUGH THE CONSTRUCTION OF 18 INFILTRATION BASINS. THESE ARE DESIGNED TO TREAT AND HOLD A 1.1 INCH DEPTH OF RUNOFF FROM THE IMPERVIOUS SURFACES. THE 2, 10, AND 100-YEAR STORM PEAK RATES OUT OF THE SITE ARE LIMITED.
SOIL GROUP: A

DESCRIPTION OF EROSION CONTROL ACTIVITY:

EROSION CONTROL CONSISTS OF SILT FENCE PERIMETER CONTROL, TURF ESTABLISHMENT THROUGH SEEDING AND EROSION CONTROL BLANKET, AND ROCK CONSTRUCTION ENTRANCE PLACEMENT.

CUMULATIVE IMPERVIOUS SURFACES:

AREA OF DISTURBANCE: 26.2 ACRES
PRE-CONSTRUCTION IMPERVIOUS AREA: 3.5 ACRES
POST CONSTRUCTION IMPERVIOUS AREA: 30.0 ACRES
NEW IMPERVIOUS AREA: 26.5 ACRES

RECEIVING WATERS:

STORM WATER FROM THIS SITE WILL BE DISCHARGED TO VARIOUS WETLANDS THROUGHOUT THE SITE AFTER BEING HELD AND TREATED IN THE 18 INFILTRATION BASINS PROPOSED.

PLANS AND SPECIFICATIONS

THE PLAN SHEETS OF THIS PLAN SET INDICATE THE FOLLOWING ITEMS:
• THE PROJECT LOCATION AND CONSTRUCTION LIMITS.
• LOCATIONS OF IMPERVIOUS SURFACES.
• LOCATIONS OF AREAS NOT TO BE DISTURBED (E.G., BUFFER ZONES, WETLANDS, ETC.).
• STEEP SLOPE LOCATIONS.
• LOCATIONS OF ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMP'S TO BE INSTALLED ON THE PROJECT.
• THE DETAIL SHEETS INDICATE EROSION AND SEDIMENT CONTROL BMP'S TO BE INSTALLED ON THE PROJECT.
• IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE PUMP DISCHARGE SHALL BE TREATED PRIOR TO BEING DISCHARGED OFF-SITE OR INTO A SURFACE WATER. THE DISCHARGE SHALL BE VISUALLY CHECKED TO ENSURE THAT IT IS VISIBLY CLEAN WATER.

TEMPORARY SEDIMENT CONTROL PRACTICES

DOWN GRADIENT SILT FENCE AND SEDIMENT LOG INSTALLATIONS ARE TO BE INPLACE PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK OPERATIONS.

TOPSOIL IS TO BE MINROWED ALONG THE CONSTRUCTION LIMITS AND PLACED AS SLOPE DRESSING IMMEDIATELY FOLLOWING COMPLETION OF THE GRADING OPERATIONS, AS THE GRADING OPERATIONS PROCEED.

TOPSOIL PLACEMENT ALONG THE EMBANKMENT SLOPES THOUGH THE WETLANDS AREA IS TO BE SPREAD BY A LOW IMPACT CRAWLER TRACTOR OPERATING UP AND DOWN THE SLOPES SO AS TO PROVIDE TRACK PRINTS PARALLEL WITH THE CONTOURS.

INSTALLATION OF MN/DOT CATEGORY 3 EROSION CONTROL BLANKET ALONG THE EMBANKMENT SLOPES ADJACENT THE WETLANDS AREA.

ALL TEMPORARY SOILS STOCKPILES WILL REQUIRE AN EFFECTIVE MEANS OF SEDIMENT CONTROL SUCH AS AN EROSION CONTROL BLANKET COVERING OR SILT FENCE INSTALLATION ALONG THE TOE OF SLOPE.

ALL COMPLETED SWALES SLOPES AND BOTTOMS NOT DRAINING TOWARDS WETLAND AREAS ARE TO BE STABILIZED WITHIN 7 DAYS.

TEMPORARY STABILIZATION WILL BE REQUIRED IN AREAS WHERE GRADING OPERATIONS ARE SUSPENDED OR CEASED FOR A PERIOD OF 7 DAYS OR GREATER.

A ROCK CONSTRUCTION ENTRANCE FOR SEDIMENT CONTROL IS TO BE PROVIDED AT THE PROJECT ENTRANCE ON RANCH ROAD.

STREET SWEEPING OF THE PAVED SURFACES SHALL BE REQUIRED AS DIRECTED BY THE ENGINEER.

TIMING OF EROSION CONTROL:

SILT FENCE AND SEDIMENT LOGS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.

RIPRAP AND FILTER BLANKET SHALL BE PLACED AT THE OUTLETS WITHIN 24 HOURS OF THE OUTLET PLACEMENT.

THE CONTRACTOR MUST STABILIZE ALL EXPOSED SOIL AREAS IMMEDIATELY FOLLOWING CONSTRUCTION WHEREVER CONSTRUCTION SHALL NOT OCCUR FOR A PERIOD GREATER THAN OR EQUAL TO 7 DAYS.

STABILIZATION WORK MUST BE COMPLETE WITHIN 7 CALENDAR DAYS AFTER THE CONSTRUCTION WORK IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED.

AREAS THAT ARE WITHIN 200 FT OF A PUBLIC WATER MUST BE STABILIZED WITHIN 24 HOURS OF COMPLETING CONSTRUCTION DURING PERIODS OF "WORK IN WATER RESTRICTIONS" FOR TIME PERIODS DECLARED BY THE DNR.

THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE DISTURBED AREA UNTIL VEGETATION IN ESTABLISHED.

ONCE VEGETATION IS ESTABLISHED AND CONSTRUCTION IS COMPLETE, THE SILT FENCE AND ANY OTHER TEMPORARY EROSION CONTROL THAT IS NOT BIODEGRADABLE SHALL BE REMOVED.

STREET SWEEPING TO BE PROVIDED AS DIRECTED BY THE ENGINEER OR OWNER. THE CITY REQUIRES STREET SWEEPING TO OCCUR WITHIN 8 HOURS OF NOTICE FROM THE CITY.

APPLYING MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES IS NOT ACCEPTABLE. STABILIZATION IN ANY PART OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE, BLANKETS OR OTHER APPROVED, BY THE ENGINEER, METHOD SHALL BE USED.

INSPECTION AND MAINTENANCE ACTIVITIES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING THE WORK OF ALL OPERATIONS, INCLUDING SUBCONTRACTORS AND UTILITY COMPANIES, SUCH THAT EROSION AND SEDIMENT CONTROL MEASURES ARE FULLY EXECUTED FOR EACH OPERATION AND IN A TIMELY MANNER OVER THE DURATION OF THE PROJECT. OPERATORS HAVE DAILY ACCESS TO THE PROJECT SITE. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SWPPP IMPLEMENTATION UNTIL THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION AND N.O.T HAS BEEN SUBMITTED TO THE MPCA.

THE CONTRACTOR IS TO PROVIDE A TRAINED INDIVIDUAL RESPONSIBLE FOR THE IMPLEMENTATION, INSPECTION AND MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL BMPS ON THE PROJECT. THAT INDIVIDUAL IS TO BE IDENTIFIED AT THE PRE-CONSTRUCTION CONFERENCE AND LISTED IN THE MINUTES THEREOF.

THE APPOINTED INDIVIDUAL IS TO PERFORM A ROUTINE INSPECTION OF THE ENTIRE SITE AT LEAST ONCE EVERY SEVEN DAYS DURING CONSTRUCTION OPERATIONS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.

A INSPECTION FORM SHALL BE PROVIDED BY THE CONTRACTOR. ANY DEFICIENCIES IN THE EROSION AND SEDIMENT CONTROL BMPs ARE TO BE NOTED ON THE INSPECTION FORM AND CORRECTED BY THE END OF THE NEXT BUSINESS DAY.

PERIMETER CONTROL DEVICES ARE TO BE REPAIRED OR REPLACED WHEN THEY ARE NO LONGER EFFECTIVE OR WHEN THE SEDIMENT REACHES ONE-HALF THE HEIGHT OF THE DEVICE.

TRAINING DOCUMENTATION:

SWPPP IMPLEMENTATION, REVISING, AMENDING, AND INSPECTING (TO BE FILLED IN BY THE CONTRACTOR)
NAME OF INDIVIDUAL _____
OVERSEEING & INSPECTING _____
DATE OF TRAINING _____
NAME OF INSTRUCTOR _____
ENTITY PROVIDING TRAINING _____
CONTENT OF TRAINING _____
TOTAL HOURS OF TRAINING _____

BMP INSTALLATION, MAINTENANCE, AND REPAIR (TO BE FILLED IN BY THE CONTRACTOR)

NAME OF INDIVIDUAL _____
OVERSEEING & INSPECTING _____
DATE OF TRAINING _____
NAME OF INSTRUCTOR _____
ENTITY PROVIDING TRAINING _____
CONTENT OF TRAINING _____
TOTAL HOURS OF TRAINING _____

POLLUTION PREVENTION

FERTILIZERS ARE TO BE APPLIED ONLY IN THE AMOUNTS AS SPECIFIED AND WORKED INTO THE SOIL TO MINIMIZE EXPOSURE TO STORMWATER RUNOFF.

ONSITE REFUELING OPERATIONS ARE TO BE CONDUCTED WITH CARE. ANY INADVERTENT SPILLAGE OF FUEL OR CHEMICALS IS TO BE IMMEDIATELY CLEANED UP, REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE TO STATE AND LOCAL REGULATIONS. MAJOR SPILLS ARE TO BE REPORTED TO THE MPCA 24 HOUR NOTIFICATION NETWORK AT 800 422 0798. ALL VEHICLES ON-SITE ARE TO BE MONITORED FOR LEAKS AND SUBJECT TO ROUTINE PREVENTIVE MAINTENANCE EFFORTS TO REDUCE THE LIKELIHOOD OF LEAKAGE AND OR SPILLS.

PORTABLE SANITARY WASTE FACILITIES ARE TO BE PROVIDED ONSITE AND EMPTIED ON A BI-WEEKLY BASIS.

CONCRETE BATCH TRUCKS SHALL NOT BE ALLOWED TO DISCHARGE DRUM AND CHUTE WASHOUT DIRECTLY ON THE GROUND. A PORTABLE WASHOUT RECEPTACLE IS TO BE PROVIDED BY THE CONTRACTOR AT THE LOCATION AS PROVIDED BY THE OWNER.

FINAL STABILIZATION

FINAL STABILIZATION OCCURS WHEN 70 PERCENT OF THE PERVIOUS AREA IS COVERED WITH UNIFORM, PERMANENT VEGETATION.

ALL TEMPORARY EROSION AND SEDIMENT CONTROL FEATURES ARE TO BE REMOVED AND THE NPDES NOTICE OF TERMINATION IS TO BE PREPARED AND SUBMITTED TO THE MPCA.

LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN

DESCRIPTION	TITLE	LOCATION
EROSION CONTROL DETAILS	CONSTRUCTION DETAILS	C7.1-C7.2
EROSION CONTROL LOCATIONS	EROSION CONTROL LOCATIONS	C6.0-C6.4

24 HOUR MPCA EMERGENCY NOTIFICATION:
TELEPHONE NUMBERS: 651-649-5451
800-422-0798

ESTIMATED QUANTITIES:

THE FOLLOWING QUANTITIES IS AN ESTIMATED PRELIMINARY AMOUNT REQUIRED FOR SEDIMENT CONTROL BMP'S AT THE START OF THE PROJECT. THIS ESTIMATE IS PROVIDED AS REQUIRED BY THE MINNESOTA POLLUTION CONTROL AGENCY GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ANY ADDITIONAL AND/OR REPLACEMENT BMP'S QUANTITIES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

ITEM	UNIT	ESTIMATED INITIAL QUANTITY
TEMPORARY CONSTRUCTION ENTRANCE	EA	2
TEMPORARY SEDIMENT FILTER	EA	-
TEMPORARY CONCRETE WASHOUT	EA	1
TEMPORARY PUMP SEDIMENT CONTROL DEVICE	EA	-
TEMPORARY SEDIMENT LOGS	LF	3,080
TEMPORARY SILT FENCE	LF	36,910
EROSION CONTROL BLANKET (3N)	SY	27,880

TEMPORARY EROSION AND SEDIMENT CONTROL SPECIFICATIONS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. PREVENTION OF SEDIMENTATION OF WATERWAYS, OPEN DRAINAGE WAYS, AND STORM AND SANITARY SEWERS DUE TO CONSTRUCTION ACTIVITIES.

1.02 REFERENCE STANDARDS

A. GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM. MINNESOTA PERMIT NO. MN R100001.

1.03 PERFORMANCE REQUIREMENTS

A. COMPLY WITH ALL REQUIREMENTS OF THE MINNESOTA POLLUTION CONTROL AGENCY FOR EROSION AND SEDIMENT CONTROL.

B. DO NOT BEGIN CLEARING, GRADING, OR OTHER WORK INVOLVING DISTURBANCE OF GROUND SURFACE COVER UNTIL APPLICABLE PERMITS HAVE BEEN OBTAINED, FURNISH ALL DOCUMENTATION REQUIRED TO OBTAIN APPLICABLE PERMITS.

1. OBTAIN AND PAY FOR PERMITS REQUIRED BY AUTHORITY HAVING JURISDICTION.

C. TIMING: PUT PREVENTIVE MEASURES IN PLACE PRIOR TO DISTURBANCE OF SURFACE COVER AND BEFORE PRECIPITATION OCCURS.

D. EROSION OFF SITE: PREVENT EROSION OF SOIL AND DEPOSITION OF SEDIMENT ON OTHER PROPERTIES CAUSED BY WATER LEAVING THE PROJECT SITE DUE TO CONSTRUCTION ACTIVITIES FOR THIS PROJECT.

1. PREVENT TRACKING OF MUD ONTO PUBLIC ROADS OUTSIDE SITE.

2. PREVENT MUD AND SEDIMENT FROM FLOWING ONTO PAVEMENTS.

E. SEDIMENTATION OF WATERWAYS OFF SITE: PREVENT SEDIMENTATION OF WATERWAYS OFF THE PROJECT SITE, INCLUDING RIVERS, STREAMS, LAKES, PONDS, OPEN DRAINAGE WAYS, STORM SEWERS, AND SANITARY SEWERS.

1. IF SEDIMENTATION OCCURS, INSTALL OR CORRECT PREVENTIVE MEASURES IMMEDIATELY AT NO COST TO OWNER, REMOVE DEPOSITED SEDIMENTS, COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

F. MAINTENANCE: MAINTAIN TEMPORARY PREVENTIVE MEASURES UNTIL PERMANENT MEASURES HAVE BEEN ESTABLISHED.

PART 2 PRODUCTS

2.01 MATERIALS

A. TEMPORARY SILT FENCE: WOVEN POLYPROPYLENE GEOTEXTILE RESISTANT TO COMMON SOIL CHEMICALS, MILDEW, AND INSECTS; NON-BIODEGRADABLE; IN LONGEST LENGTHS POSSIBLE; FABRIC INCLUDING SEAMS WITH THE FOLLOWING MINIMUM AVERAGE ROLL LENGTHS:

1. AVERAGE OPENING SIZE: 20 U.S. STD. SIEVE, MAXIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4751.

2. PERMITTIVITY: 0.05 SEC-1, MINIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4632.

3. ULTRAVIOLET RESISTANCE: RETAINING AT LEAST 70 PERCENT OF TENSILE STRENGTH, WHEN TESTED IN ACCORDANCE WITH ASTM D4355/D4355M AFTER 500 HOURS EXPOSURE.

4. TENSILE STRENGTH: 100 LB-F, MINIMUM, IN CROSS-MACHINE DIRECTION; 124 LB-F, MINIMUM, IN MACHINE DIRECTION; WHEN TESTED IN ACCORDANCE WITH ASTM D4632.

5. ELONGATION: 15 TO 30 PERCENT, WHEN TESTED IN ACCORDANCE WITH ASTM D4632.

6. TEAR STRENGTH: 65 LB-F, MINIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4533.

7. COLOR: MANUFACTURER'S STANDARD, WITH EMBEDMENT AND FASTENER LINES PREPRINTED.

8. SILT FENCE POSTS: ONE OF THE FOLLOWING, MINIMUM 5 FEET LONG:

a. STEEL U- OR T-SECTION, WITH MINIMUM MASS OF 1.33 LB PER LINEAR FOOT.

b. SOFTWOOD, 4 BY 4 INCHES IN CROSS SECTION.

c. HARDWOOD, 2 BY 2 INCHES IN CROSS SECTION.

B. TEMPORARY SEDIMENT LOGS: FILTER LOGS SHALL CONSIST OF TYPE WOOD FIBER BIOROLLS AND THE REQUIREMENTS OF MNDOT SPEC. 3897.

1. SHALL BE ONE OF THE FOLLOWING.

a. SHALL BE SILT/SOXX PERIMETER CONTROL BY FILTREXX, INC., OR EQUAL.

C. TEMPORARY SEDIMENT FILTER

1. SHALL BE ONE OF THE FOLLOWING.

a. DROP-IN SEDIMENT FILTER UNIT THAT INSERTS INTO THE INLET.

1) SHALL BE FLEXSTORM PURE; PERMANENT INLET FILTER BY ADS, INC., OR EQUAL.

(a) PROVIDE CURB OPENING PROTECTION FOR EXISTING INLETS WITH CURB OPENINGS.

D. TEMPORARY ROCK CONSTRUCTION ENTRANCE

1. ROCK SHALL BE CLEAN 1 TO 2 INCH WASHED ROCK.

E. TEMPORARY SLOPE EROSION PROTECTION

1. SHALL BE ONE OF THE FOLLOWING.

a. EROSION CONTROL BLANKET.

1) SHALL CONSIST OF A UNIFORM WEB OF INTERLOCKING STRAW OR WOOD FIBERS SANDWICHED BETWEEN AN ATTACHED TOP AND BOTTOM LAYER OF NET BACKING.

2) THE NETTING SHALL BE BIODEGRADABLE CONTAINING SUFFICIENT UV STABILIZATION FOR BREAKDOWN TO OCCUR WITHIN A NORMAL GROWING SEASON.

3) STAPLES USED TO ANCHOR THE BLANKETS SHALL BE U-SHAPED, 11 GAUGE OR HEAVIER STEEL WIRE HAVING A SPAN WIDTH OF 1 INCH AND A LENGTH OF 8 INCHES OR MORE FROM TOP TO BOTTOM AFTER BENDING.

4) THE EROSION CONTROL BLANKETS ACCEPTABLE FOR USE ON THIS PROJECT INCLUDE:

(a) GEO-SYNTHETICS, INC. - LANDLOK 52.

(b) NORTH AMERICAN GREEN - S150.

(c) OR EQUAL.

b. BONDED FIBER MATRIX.

1) THE FIBERS SHALL BE COMPOSED OF 100% WOOD OR WOOD BY-PRODUCTS. A MINIMUM OF 25% OF THE FIBERS SHALL AVERAGE 10 TO 16 MM (0.4 INCHES) IN LENGTH AND 50% OR MORE SHALL BE RETAINED ON A CLARK FIBER CLASSIFIER 24 MESH SCREEN. FIBERS SHALL BE COLORED WITH A WATER SOLUBLE, NON-TOXIC DYE, TO AID IN UNIFORM APPLICATION OVER THE SITE.

2) THE BINDER SHALL BE A HYDRO COLLOID BASED (GUM GUM) WITH ADDED SLOW-RELEASE AND AGRICULTURAL BASED FERTILIZERS. THE BINDER SHALL NOT DISSOLVE OR DISPERSE UPON RETWETTING.

3) THE BFM SLURRY SHALL DRY TO FORM A CRUST APPROXIMATELY 3/4 MM (1/8 TO 1/4 INCHES) THICK ADHERING TO THE SOIL SURFACE.

4) THE MOISTURE CONTENT OF THE MATRIX SHALL BE 12% +/- 3% BY WEIGHT.

5) THE MATRIX SHALL CONSIST OF MATERIALS THAT ARE 100% BIODEGRADABLE AND 100% BENEFICIAL TO PLANT LIFE.

6) THE MATRIX SHALL PROVIDE 100% CONTINUOUS COVERAGE AND SHALL HAVE NO HOLES GREATER THAN 1MM IN SIZE.

7) THE HYDRATED MIXTURE DENSITY SHALL BE APPROXIMATED BY A SLUMP TEST PRIOR TO APPLICATION.

8) THE BFM MULCH: WATER RATIO SHALL BE AS MANUFACTURER RECOMMENDATIONS. THE MINIMUM BFM MULCH TO WATER RATIO IS 50LBS BFM MULCH AND 100 GALLONS WATER. THE WATER RATE SHALL VARY BETWEEN 100 GALLONS AND 125 GALLONS PER 50LBS, DEPENDING ON WHICH OF THE PRODUCTS IS USED.

9) THE BONDED FIBER MATRIX MULCH PRODUCTS ACCEPTABLE FOR USE ON THIS PROJECT INCLUDE:

(a) ECOAEGIS - MANUFACTURED BY CANFOR.

(b) SOIL GUARD - MANUFACTURED BY MAT, INC.

(c) CONVED 3000 - MANUFACTURED BY CONVED FIBERS, INC.

F. TEMPORARY PUMPED SEDIMENT CONTROL DEVICE

1. NON-WOVEN GEOTEXTILE FABRIC SEWN INTO A BAG USING A DOUBLE NEEDLE MACHINE AND HIGH STRENGTH THREAD.

a. SEAMS SHALL HAVE AN AVERAGE WIDTH STRENGTH OF 60LB/INCH AS PER ASTM D4883 AND MEET OR EXCEED THE FOLLOWING:

1) GRAB TENSILE OF 205 LBS AS PER ASTM D 4632.

2) PUNCTURE OF 110 LBS AS PER ASTM D 4833.

3) FLOW RATE OF 95 GAL/MIN/SF AS PER ASTM D 4491.

4) PERMITTIVITY OF 1.5 SEC-1 AS PER ASTM D 4491.

5) MULLEN BURST STRENGTH OF 350 PSI AS PER ASTM D 3786.

6) AOS% OF 80% US SIEVE AS PER ASTM D 4751.

2. SPOUT LARGE ENOUGH TO ACCOMMODATE A 4 INCH DISCHARGE HOSE WITH STRAP TO TIE UNIT CLOSED.

3. SHALL BE ONE OF THE FOLLOWING.

a. DIRT BAG.

1) ACF ENVIRONMENTAL, INC., 2831 CARDWELL ROAD, RICHMOND, VIRGINIA 23234, 800-448-3636.

b. DANDY DEWATERING BAG.

1) DANDY PRODUCTS, INC., P.O. BOX 1980, WESTERVILLE, OHIO 43086, 800-591-2294.

c. OR EQUAL.

PART 3 EXECUTION

3.01 PREPARATION

A. SCHEDULE WORK SO THAT SOIL SURFACES ARE LEFT EXPOSED FOR THE MINIMUM AMOUNT OF TIME.

B. THE CONSTRUCTION SITE OPERATOR SHALL FOLLOW ALL REQUIREMENTS OF THE MINNESOTA STORMWATER PERMIT NO. MN R100001.

C. THE CONTRACTOR SHALL COMPLETE AND SIGN THE NOTICE OF INTENT, OBTAIN THE OWNER'S SIGNATURE, AND SUBMIT TO THE MPCA.

1. PROVIDE A SIGNED COPY TO THE OWNER.

3.03 INSTALLATION

A. TEMPORARY ROCK CONSTRUCTION ENTRANCE:

1. THE ROCK AREA SHALL BE A MINIMUM OF 6 INCHES DEEP, EXTEND THE FULL WIDTH OF THE EGRESS AREA AND SHALL BE AT LEAST 50 FT LONG, HOWEVER, LONGER ENTRANCES MAY BE REQUIRED TO ADEQUATELY CLEAN THE TIRES.

2. GEOTEXTILE FABRIC MAY BE USED TO PREVENT MIGRATION OF MUD FROM THE UNDERLYING SOIL INTO THE ROCK.

B. TEMPORARY SILT FENCES:

1. STORE AND HANDLE FABRIC IN ACCORDANCE WITH ASTM D4873.

2. USE NOMINAL 30 INCH HIGH BARRIERS, MINIMUM 60 INCH LONG POSTS SPACED AT 6 FEET MAXIMUM SPACING.

3. EMBED BOTTOM OF FABRIC IN A TRENCH ON THE UPSLOPE SIDE OF FENCE, WITH 6 INCHES OF FABRIC LAID FLAT ON BOTTOM OF TRENCH FACING UPSLOPE; BACKFILL TRENCH AND COMPACT.

4. MINIMUM POST EMBEDMENT:

a. STEEL POST = 24 INCHES, MINIMUM.

b. WOOD POST = 16 INCHES, MINIMUM.

5. DO NOT SPLICE FABRIC WIDTH; MINIMIZE SPLICES IN FABRIC LENGTH; SPLICE AT POST ONLY, OVERLAPPING AT LEAST 18 INCHES, WITH EXTRA POST.

6. FASTEN FABRIC TO WOOD POSTS USING ONE OF THE FOLLOWING:

a. FOUR NAILS PER POST WITH 3/4 INCH DIAMETER FLAT OR BUTTON HEAD, 1 INCH LONG, AND 14 GAGE, 0.083 INCH SHANK DIAMETER.

b. FIVE STAPLES PER POST WITH AT LEAST 17 GAGE, 0.0453 INCH WIRE, 3/4 INCH CROWN WIDTH AND 1/2 INCH LONG LEGS.

7. FASTEN FABRIC TO STEEL POSTS USING WIRE, NYLON CORD, OR INTEGRAL POCKETS.

C. TEMPORARY SEDIMENT LOGS:

1. PERIMETER CONTROL SHOULD BE INSTALLED PARALLEL TO THE BASE OF THE SLOPE OR OTHER DISTURBED AREA.

2. STAKES SHOULD BE INSTALLED THROUGH THE MIDDLE OF THE PERIMETER CONTROL ON 10 FT CENTERS, USING 2 IN BY 2 IN BY

3 FT WOODEN STAKES. IN THE EVENT STAKING IS NOT POSSIBLE, I.E., WHEN PERIMETER CONTROL IS USED ON PAVEMENT, HEAVY CONCRETE BLOCKS SHALL BE USED BEHIND THE PERIMETER CONTROL TO HELP STABILIZE DURING RAIN EVENTS.

D. TEMPORARY SEDIMENT FILTERS:

1. DROP-IN SEDIMENT TRAP.

a. PLACE AS RECOMMENDED BY THE MANUFACTURER.

E. TEMPORARY PUMPED SEDIMENT CONTROL DEVICE:

1. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.

F. TEMPORARY SLOPE EROSION PROTECTION:

1. PLACE AT ANY AND ALL FINISH SLOPES THAT ARE STEEPER THAN 10H:1V.

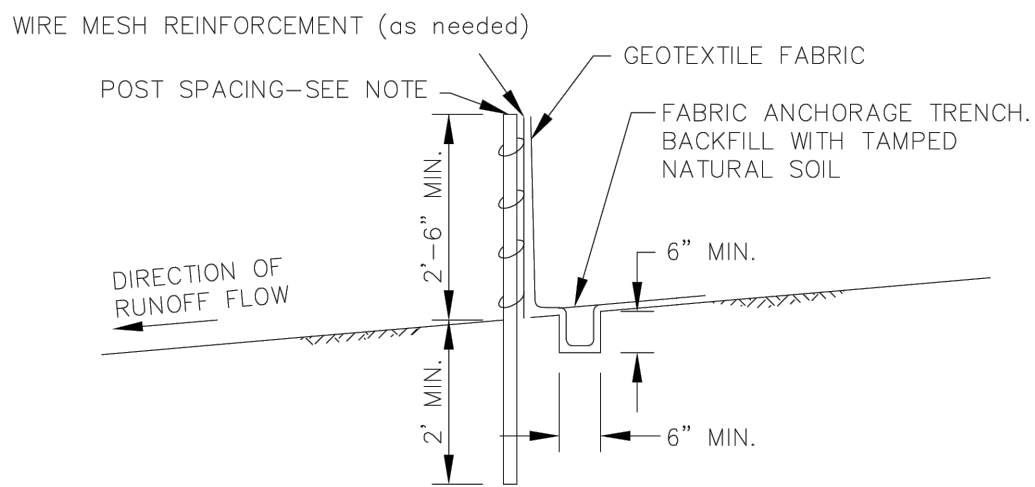
2. SEED AND FERTILIZE PER SPECIFICATION 32 9219 PRIOR TO INSTALLING TEMPORARY SLOPE EROSION PROTECTION.

3. BONDED FIBER MATRIX.

a. INSTALL THE BFM AS PER THE MANUFACTURER'S INSTRUCTIONS WITH THE FOLLOWING MINIMUM GUIDELINES:

1) THE BFM SHALL BE APPLIED WITH HYDRAULIC SPRAY EQUIPMENT BY A MANUFACTURER'S CERTIFIED APPLICATOR.

2) APPLICATION SHALL BE DONE AT LEAST 24 HOURS IN ADVANCE OF PROJECTED RAINFALL TO ALLOW THE BFM MULCH A



- NOTE:
1. SILT FENCES CONSTRUCTED WITH SUPPORT FENCES, POSTS SHALL BE SPACED AT 10' OR LESS, AND DRIVEN AT LEAST 2' INTO THE GROUND.
 2. SILT FENCES CONSTRUCTED WITHOUT SUPPORT FENCES, POST SHALL BE SPACED AT 4' OR LESS, AND DRIVEN AT LEAST 3' INTO THE GROUND.

SILT FENCE DETAIL

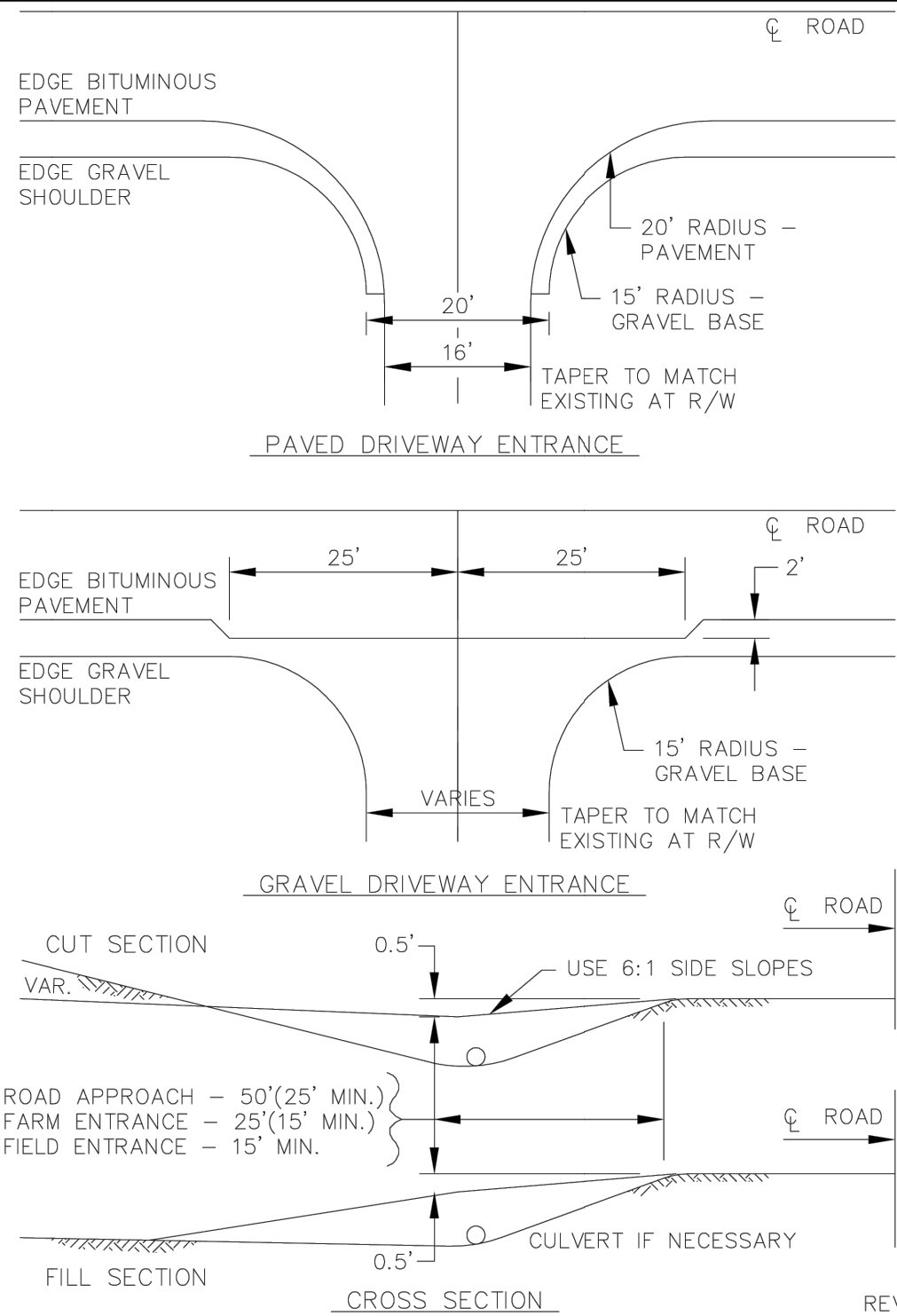
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STANDARD SILT FENCE

STANDARD
PLATE
NO.

2009



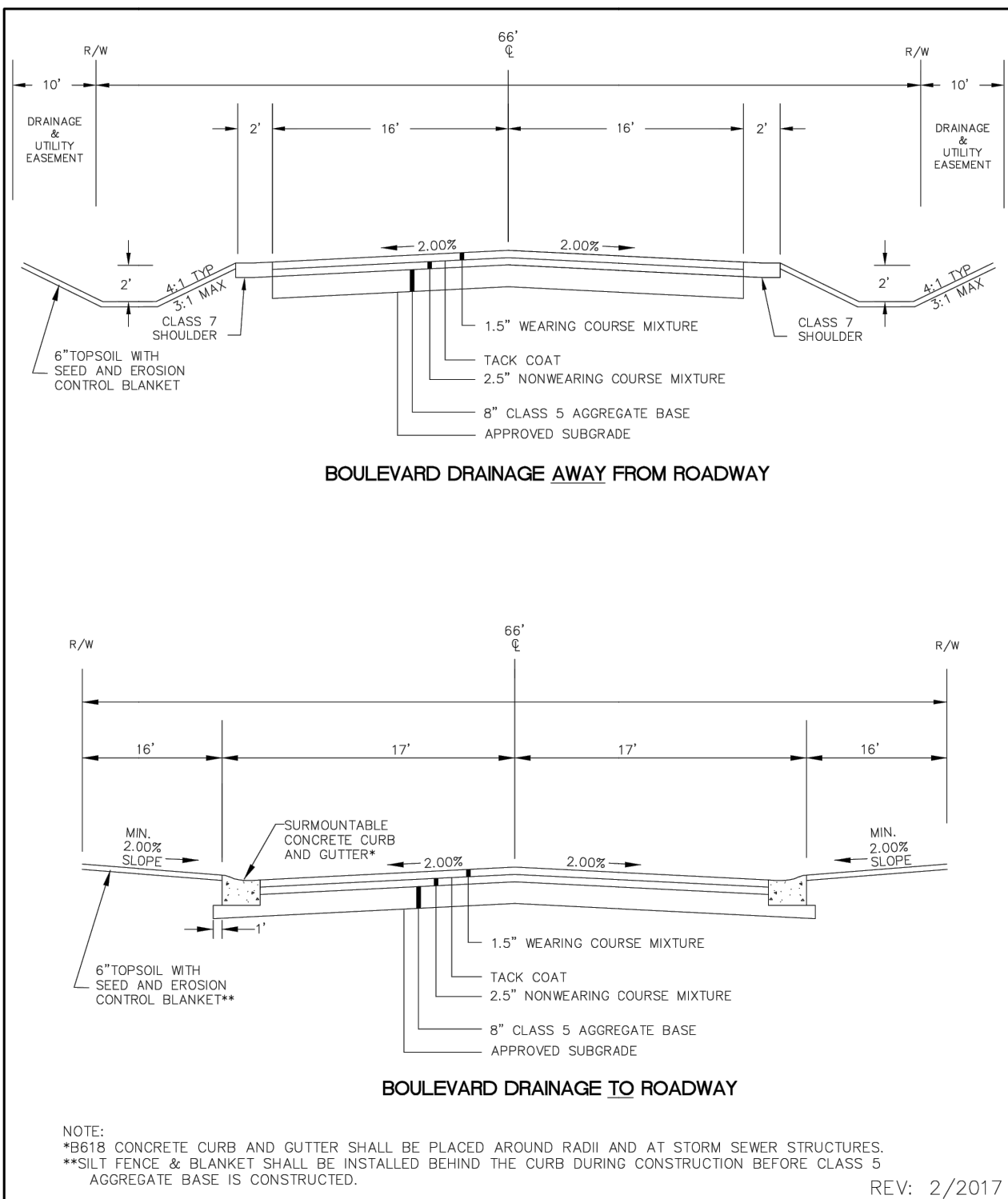
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RURAL DRIVEWAY ENTRANCE

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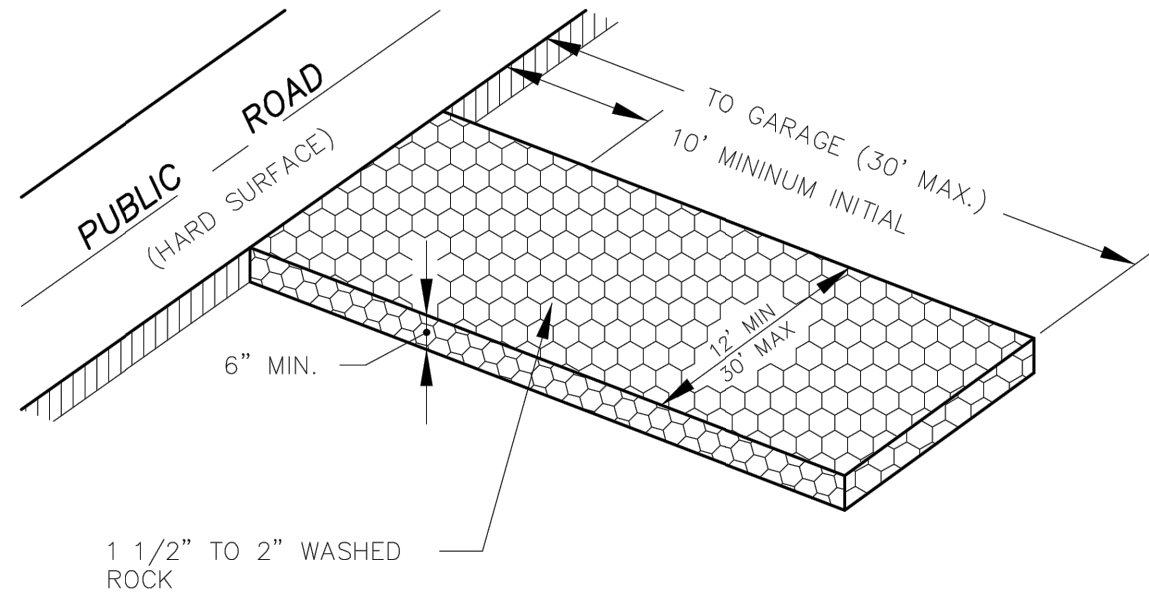
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TYPICAL NON-URBAN
RESIDENTIAL STREET SECTION

STANDARD
PLATE
NO.

2011



NOTE:
ROCK ENTRANCE NEEDS TO BE INPLACE (MIN 10' IN LENGTH) WITH ENOUGH MATERIAL ON HAND AT SITE TO COMPLETE TO GARAGE AFTER BACKFILL IN ORDER TO PASS INITIAL INSPECTION.

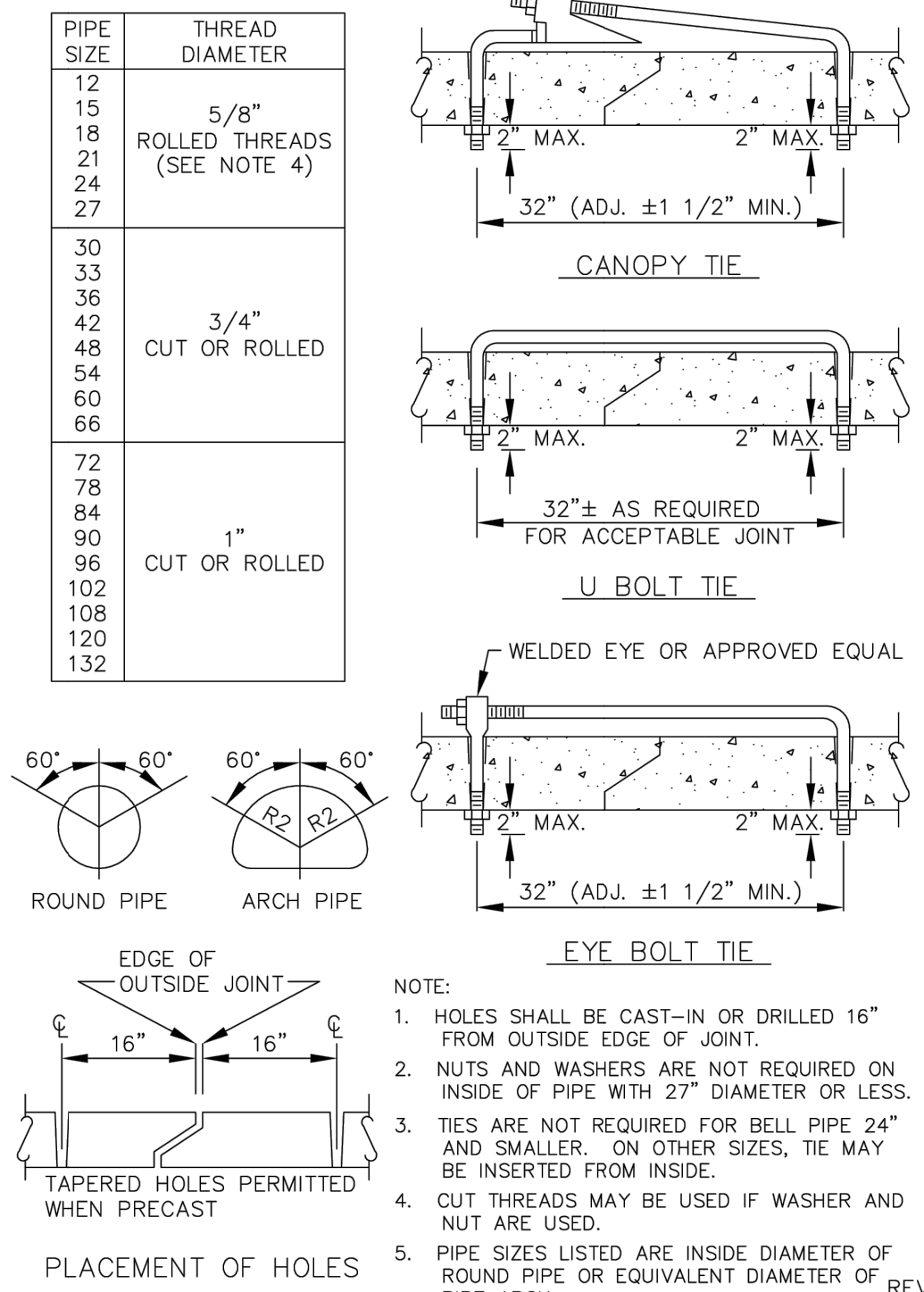
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ROCK CONSTRUCTION ENTRANCE
BUILDING PERMIT

STANDARD
PLATE
NO.

2015



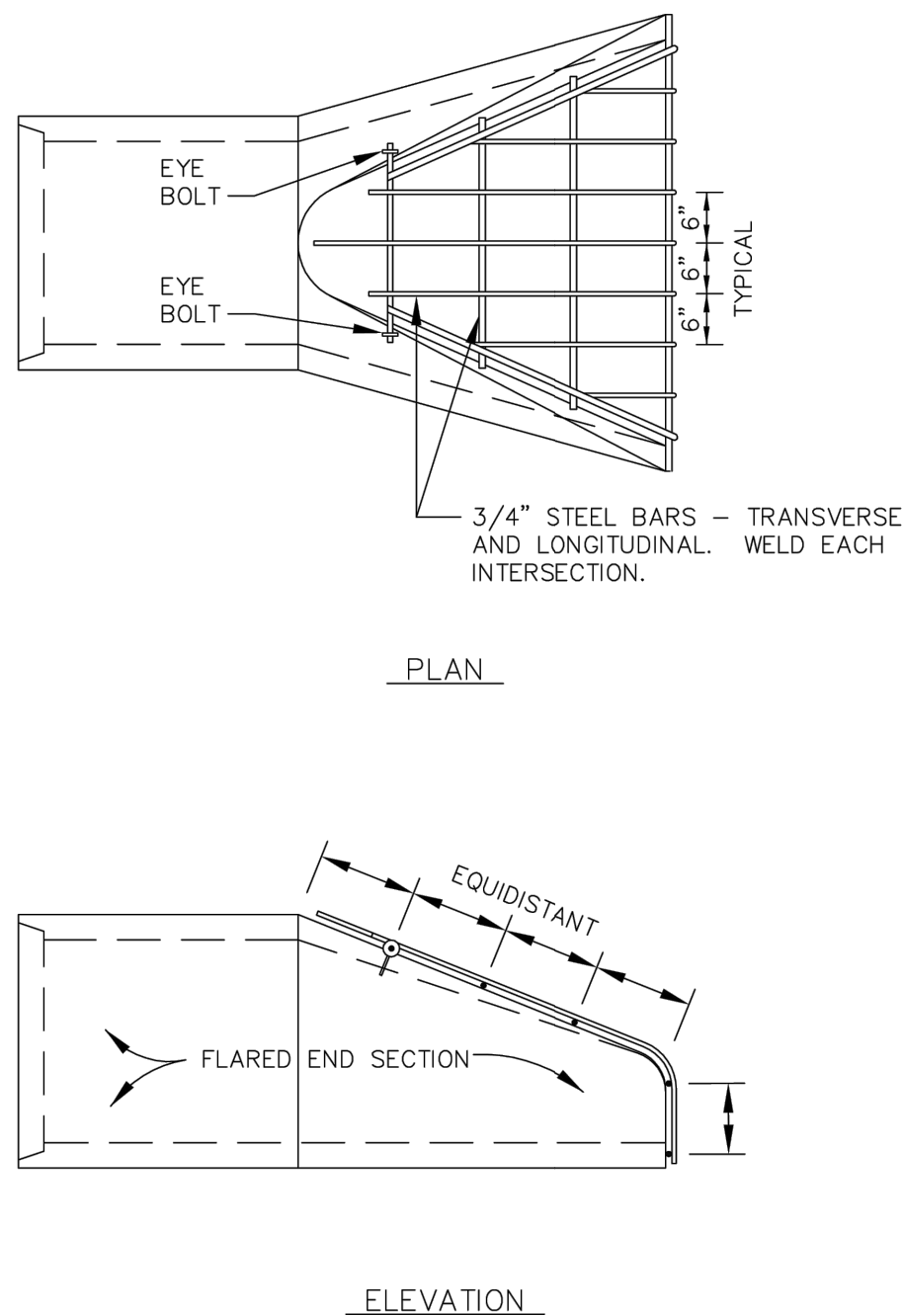
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CONCRETE PIPE JOINT TIES

STANDARD
PLATE
NO.

2503



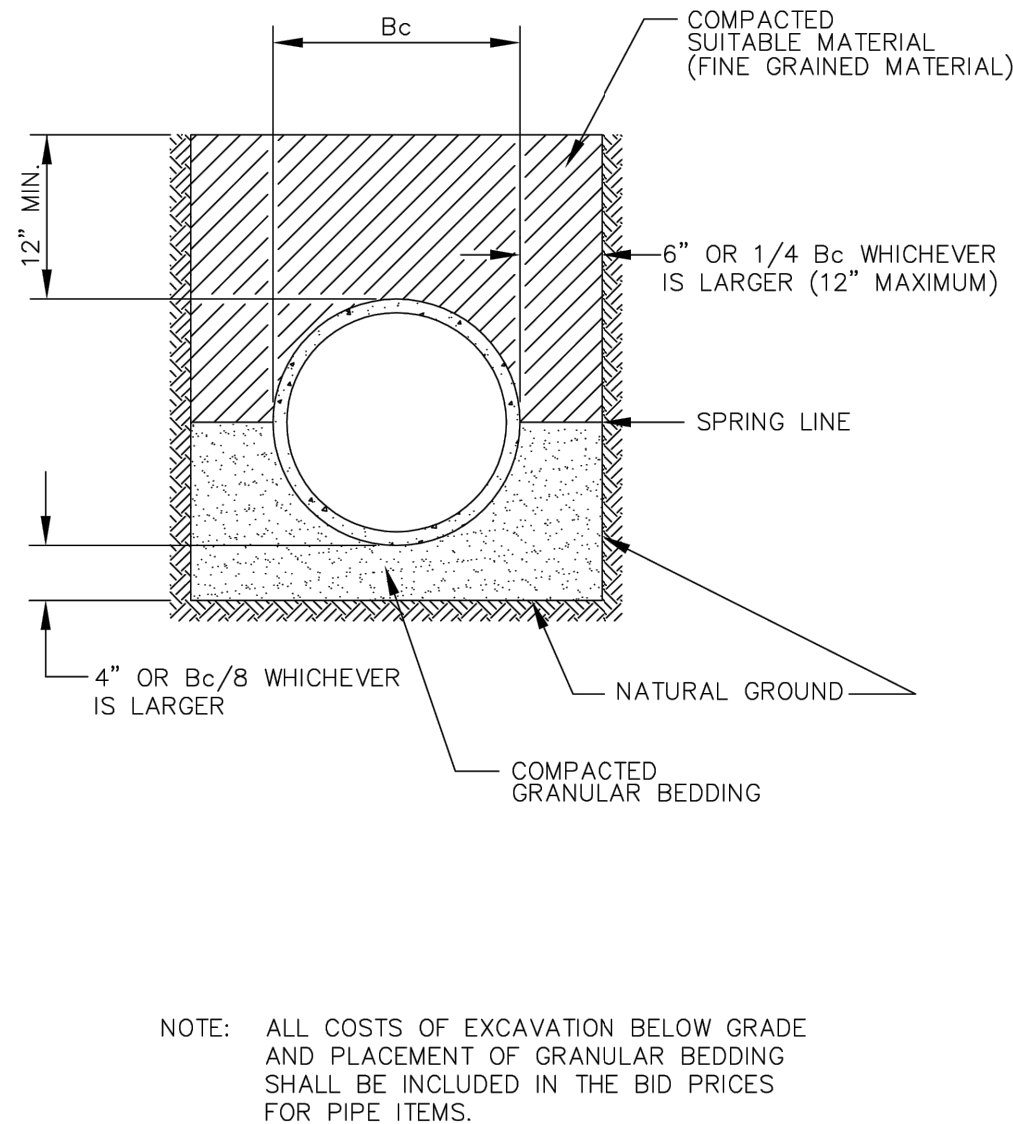
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TRASH GUARD

STANDARD
PLATE
NO.

2504



NOTE: ALL COSTS OF EXCAVATION BELOW GRADE AND PLACEMENT OF GRANULAR BEDDING SHALL BE INCLUDED IN THE BID PRICES FOR PIPE ITEMS.

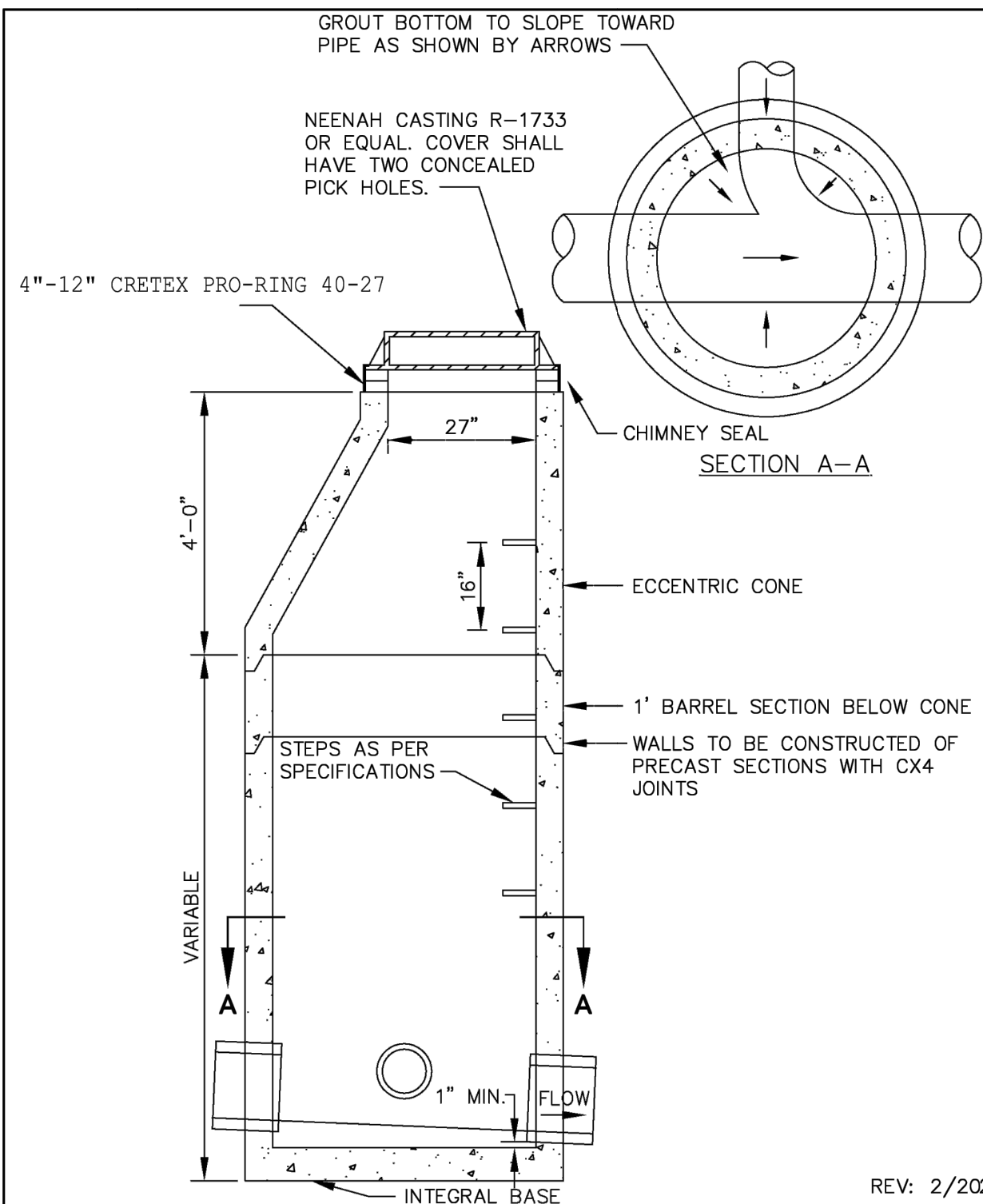
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CLASS B PIPE BEDDING

STANDARD
PLATE
NO.

3406



REV: 2/2023



STANDARD MANHOLE

STANDARD
PLATE
NO.

4000

DESCRIPTION

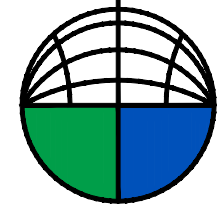
REVISION PER CITY REVIEW

DATE: 09/05/2024
DESIGN BY: M/JM
DRAWN BY: M/JM
CHECKED BY: M/JM, C/D
DWG FILE: DETAILS
FILE NO.: 24-0120.00

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.

Signed: Christopher J. Dahm
Date: 09/05/2024
Lic. No. 58628

BOGART, PEDERSON
& ASSOCIATES, INC.



LAND SURVEYING
ENGINEERING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55509-9322
TEL: 763-262-8822 FAX: 763-262-8844

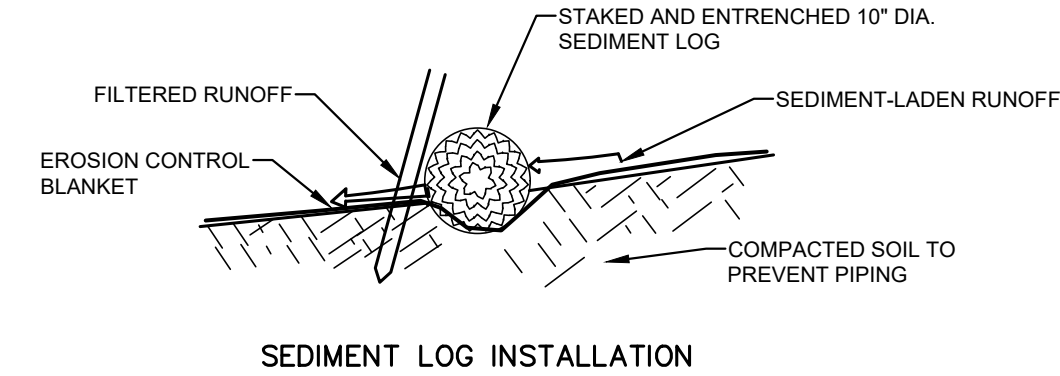
MEADOWSWEET BEND
DEVELOPMENT
City of Elk River, Sherburne County, MN

CITY DETAILS

SHEET NO.

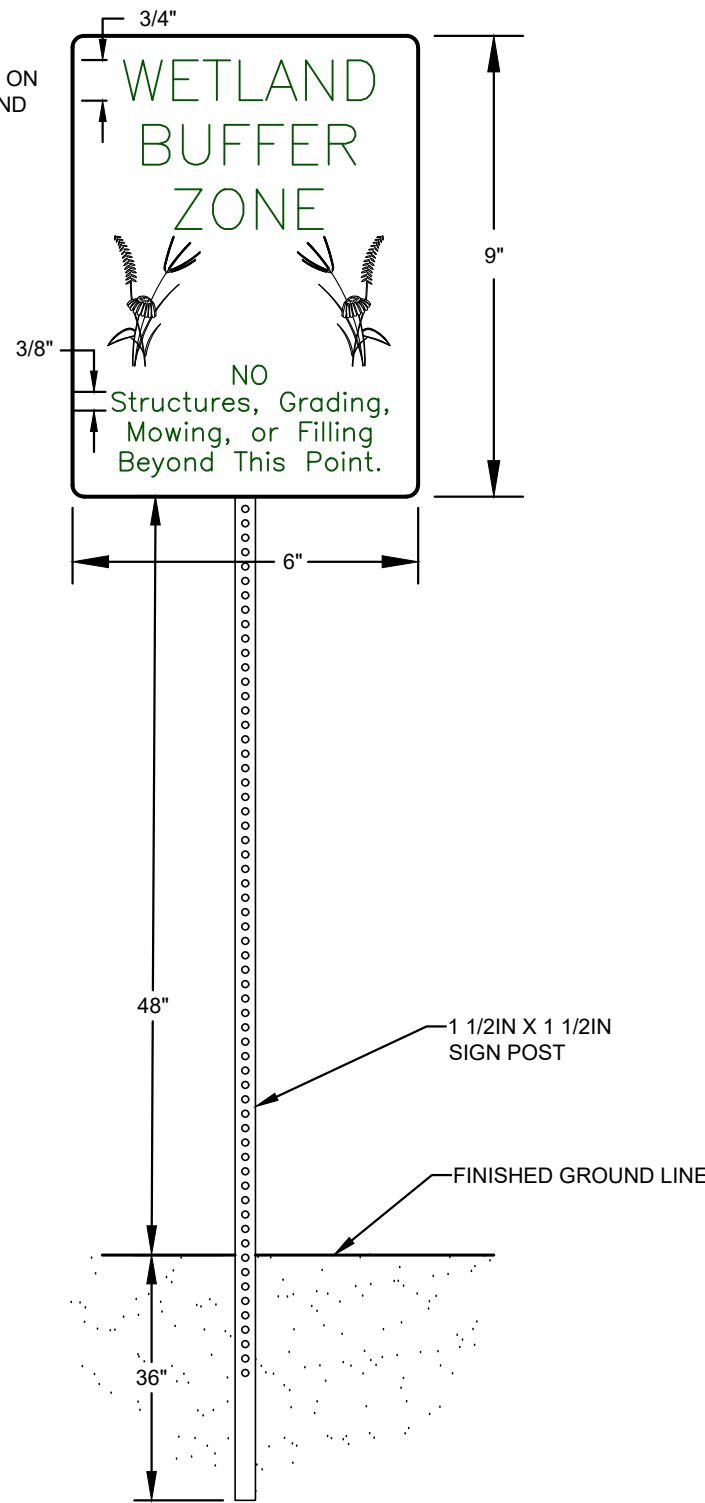
C7.1

1. THE SEDIMENT LOGS SHALL BE TRENCHED 4" INTO THE GROUND AND SHALL BE STAKED BY STEEL FENCE POSTS OR 2"X 2" WOOD STAKES.
2. SOIL SHALL BE COMPACTED ON THE UPSLOPE SIDE OF LOGS.



TEMPORARY SEDIMENT LOGS
N.T.S.

GREEN LETTERING ON
WHITE BACKGROUND



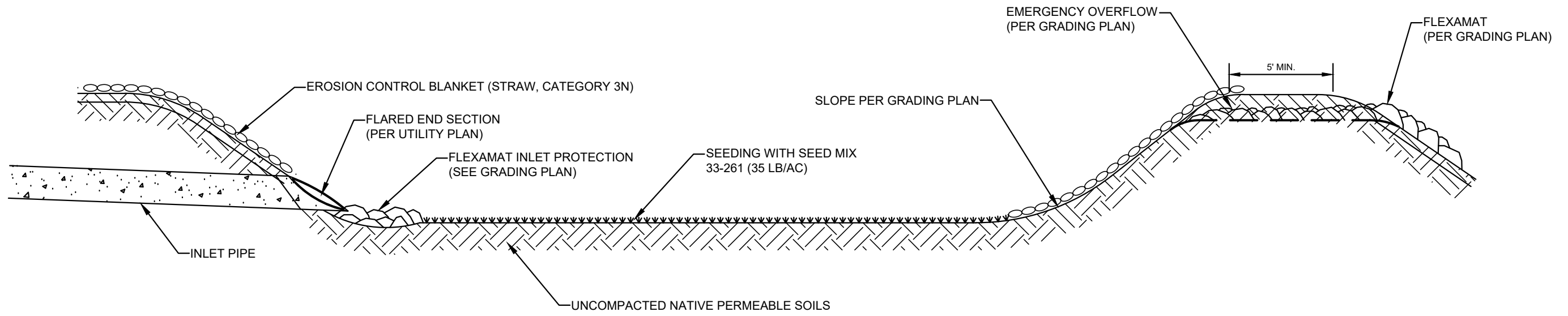
WETLAND BUFFER SIGN
N.T.S.

- CONSTRUCTION SEQUENCING:**
1. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.
 2. INSTALL SILT FENCE ALONG THE PERIMETER OF THE SITE TO PREVENT SEDIMENT FROM LEAVING THE SITE DURING THE CONSTRUCTION PROCESS.
 3. ALL DOWNGRAIDENT PERIMETER SEDIMENT-CONTROL BMPs MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND-DISTURBING ACTIVITY BEGINS.
 4. REMOVE TOPSOIL FROM THE SITE AND PLACE IN TEMPORARY STOCKPILE LOCATION. TEMPORARY SEED THE STOCKPILE.
 5. INSTALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, ELECTRIC AND PHONES) TAKING THE LOCATION AND FUNCTION OF STORM WATER BMPs INTO CONSIDERATION.
 7. SEED AND MULCH DISTURBED AREAS ON SITE.
 8. CONSTRUCT THE ROADS TAKING THE LOCATION AND FUNCTION OF STORM WATER BMPs INTO CONSIDERATION.
 9. PERFORM ALL OTHER SITE IMPROVEMENTS TAKING THE LOCATION AND FUNCTION OF THE STORM WATER BMPs INTO CONSIDERATION.
 10. FINAL GRADE THE SITE.
 11. STABILIZE THE SITE BY IMPLEMENTING THE NATIVE SEEDING AND PLANTING PORTION OF THE LANDSCAPING PLAN.
 12. INSTALL THE EROSION CONTROL BLANKET
 13. REMOVE THE SILT FENCE AFTER THE SITE IS STABILIZED PER PROJECT ENGINEER APPROVAL.

NOTE:

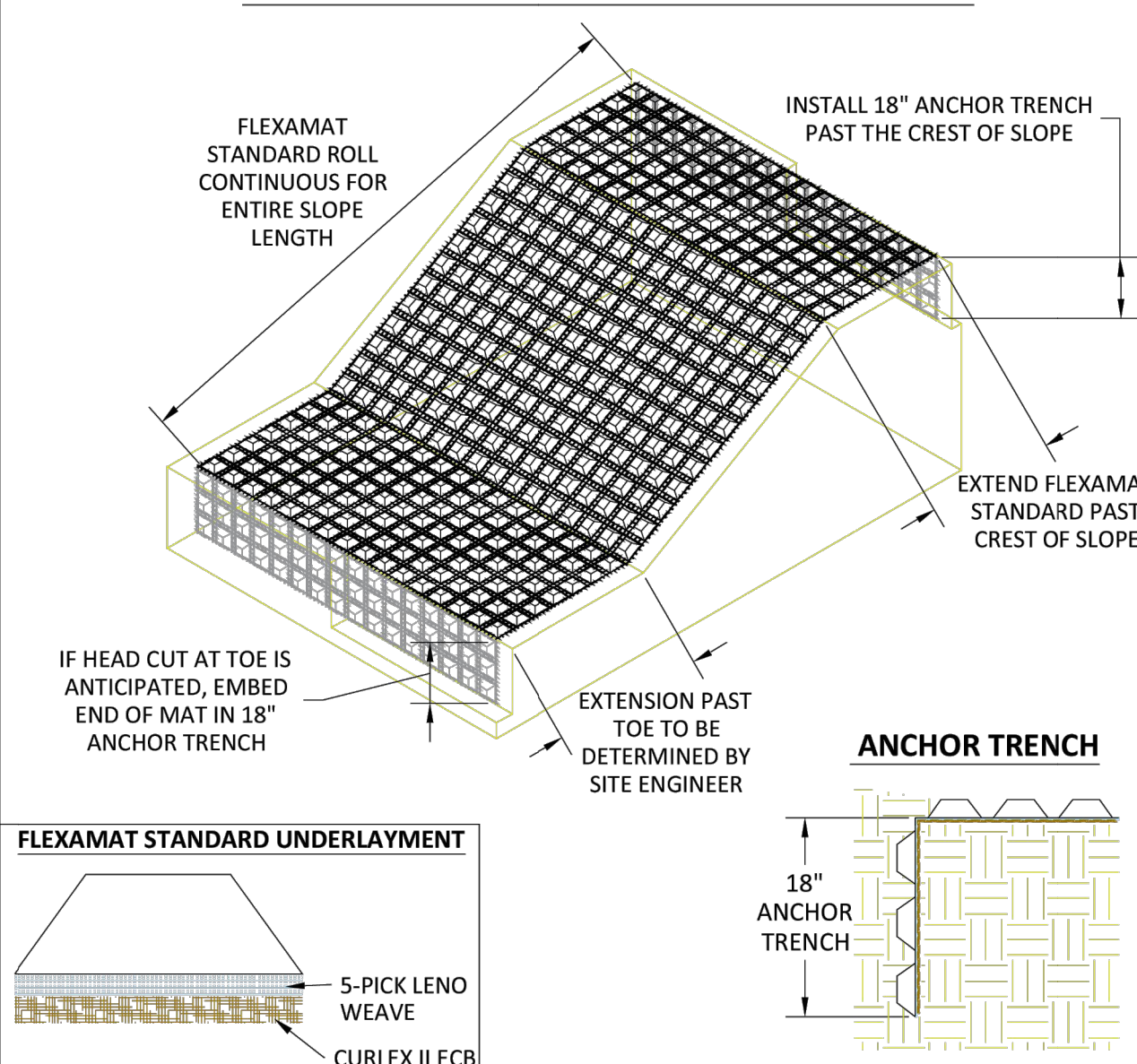
SEE GRADING AND EROSION CONTROL PLANS FOR ADDITIONAL INFORMATION ON LOCATION OF INLET STRUCTURES, EMERGENCY OVERFLOW, ELEVATIONS, ETC.

- GENERAL NOTES:**
1. INSTALL ALL TEMPORARY EROSION CONTROL MEASURES (IN ACCORDANCE WITH MnDOT GENERAL CONDITIONS 2573) PRIOR TO THE START OF ANY CONSTRUCTION OPERATION THAT MAY CAUSE ANY SEDIMENTATION OR SILTATION AT THE SITE.
 2. INSTALL STORM DRAIN INLET PROTECTION TO PREVENT CLOGGING OF THE STORM SEWER AND SEDIMENT LOADS TO DOWNSTREAM STORM WATER FACILITIES OR WATERBODIES.
 3. IF THE STORMWATER BMP IS BEING DESIGNED TO SERVE AS A TEMPORARY SEDIMENT BASIN, GRADE THE BMP TO WITHIN THREE (3) FEET OF FINAL GRADE TO PROTECT THE UNDERLYING MATERIAL FROM CLOGGING. ONCE CONSTRUCTION IN THE CONTRIBUTING DRAINAGE AREA HAS BEEN COMPLETED AND THE SITE IS STABILIZED, EXCAVATE THE INFILTRATION BASIN TO FINAL GRADE AND COMPLETE CONSTRUCTION OF THE BMP.
 4. GRADING OF THE INFILTRATION BASIN SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF THE UNDERLYING SOILS. SMALL TRACKED DOZERS AND BOBCATS WITH RUNNER TRACKS ARE RECOMMENDED.
 5. EXCAVATE THE INFILTRATION BASIN TO THE SPECIFIED DEPTH (ELEVATION). IT IS RECOMMENDED THAT ALL SUB MATERIAL BELOW THE SPECIFIED ELEVATION SHALL BE LEFT UNDISTURBED, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
 6. GRADE TO THE DEPTH (ELEVATION) SPECIFIED IN THE CONSTRUCTION DOCUMENTS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
 7. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL WILL NEED TO BE REMOVED FROM THE BASIN PRIOR TO INITIATING THE NEXT STEP IN THE CONSTRUCTION PROCESS. SEDIMENT THAT HAS BEEN WASHED INTO THE BASIN DURING THE EXCAVATION PROCESS CAN SEAL THE PERMEABLE MATERIAL, SIGNIFICANTLY REDUCING THE INFILTRATION CAPACITY OF THE SOILS.
 8. SEEDING AND INSTALLATION OF EROSION CONTROL BLANKET SHALL BE COMPLETED WITHIN 48 HOURS OF FINAL GRADING.
 9. INFILTRATION AREA SHALL BE STAKED OFF DURING CONSTRUCTION TO RESTRICT HEAVY EQUIPEMENT TRAFFIC FROM COMPACTING NATIVE SOILS.

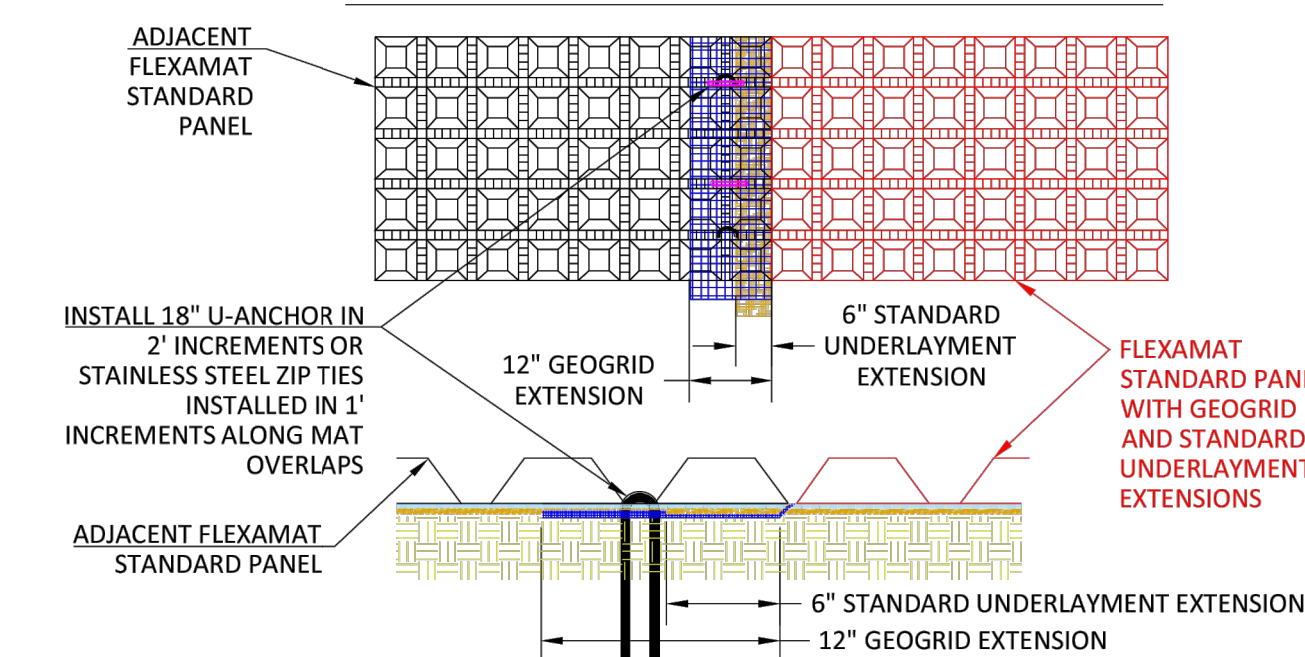


INFILTRATION BASIN
N.T.S.

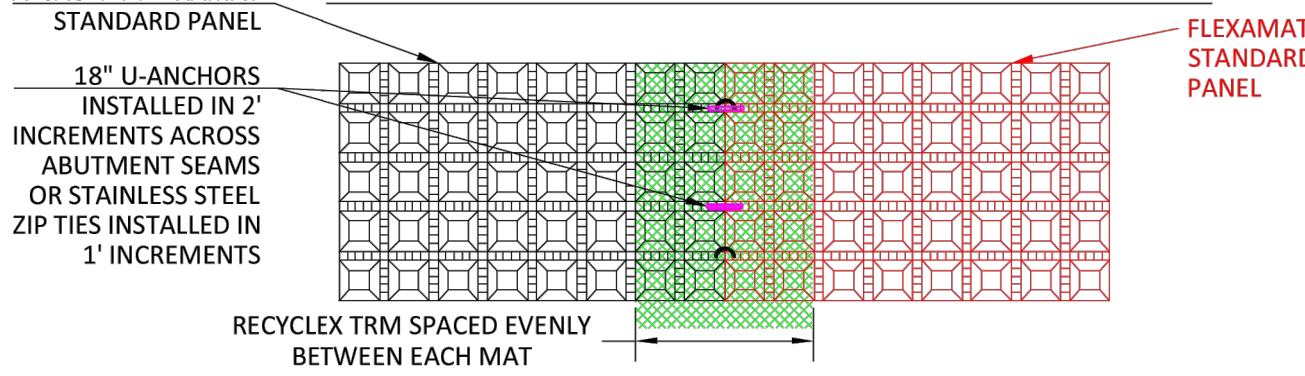
ISOMETRIC VIEW OF SLOPE AND ANCHOR TRENCHES



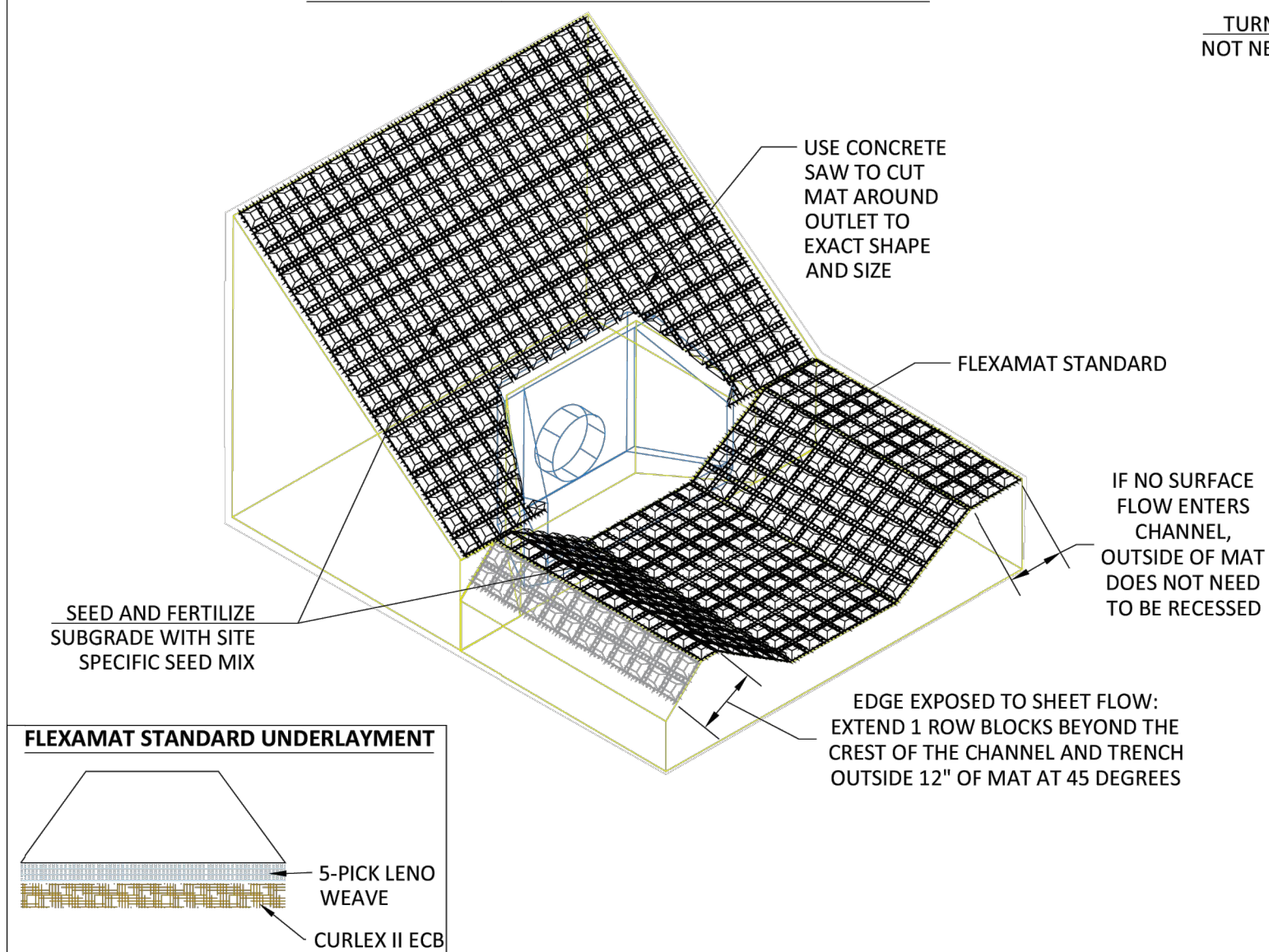
ABUTMENT METHOD FOR SEAMS WITH EXTENSIONS



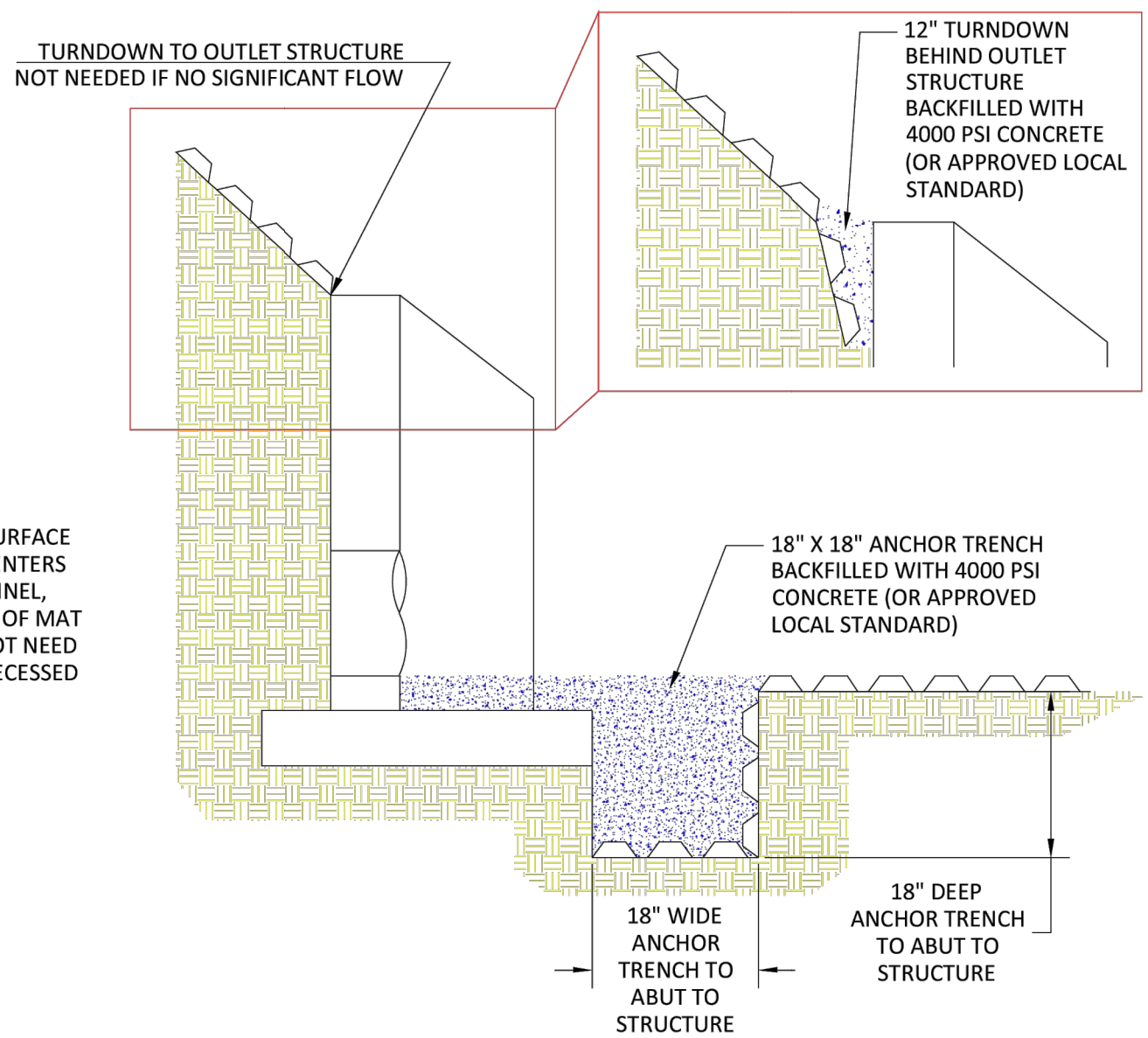
ABUTMENT METHOD FOR SEAMS WITHOUT EXTENSIONS



ISOMETRIC VIEW OF OUTLET AND SLOPE PROTECTION



PROFILE VIEW OF ANCHOR TRENCHES



FLEXAMAT STANDARD - SLOPE ARMORING

CONSTRUCTION NOTES:

1. AN ENGINEER OR MANUFACTURERS REPRESENTATIVE SHALL BE ONSITE FOR THE START OF THE INSTALLATION.
2. ALL SUBGRADE SURFACES PREPARED FOR PLACEMENT OF MATS SHALL BE SMOOTH AND FREE OF ALL ROCKS, STICKS, ROOTS, OTHER PROTRUSIONS, OR DEBRIS OF ANY KIND.
3. PRIOR TO FLEXAMAT STANDARD INSTALLATION SEED AND FERTILIZE SUBGRADE WITH SITE SPECIFIC SEED MIX IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.
4. INSTALL FLEXAMAT STANDARD ROLLS THAT ARE CONTINUOUS FOR ENTIRE SLOPE LENGTH. FOR SLOPES LONGER THAN 16', USE MATS WITH EXTENSIONS CUT TO THE LENGTH OF THE SLOPE. INSTALL MATS TO THAT THE MATTING EXTENDS PAST THE CREST OF SLOPE AND INTO AN 18" ANCHOR TRENCH.
 - 4.1. FOR ARMORED SLOPE LENGTHS 16' OR LESS, INSTALL A TRM SEAM EQUALLY UNDER ADJACENT MATS.
 - 4.2. ARMORED SLOPE LENGTHS LONGER THAN 16', INSTALL NEXT MAT OVER EXTENSIONS.
5. INSTALL SUBSEQUENT MATS OVER THE GEOGRID EXTENSION AND STANDARD UNDERLAYMENT EXTENSION OF THE PREVIOUSLY INSTALLED MAT. ENSURE THE GEOGRID AND STANDARD UNDERLAYMENT EXTENSIONS ARE LAYING FLAT ON THE SUBGRADE BEFORE INSTALLING ADJACENT MAT OVER THE EXTENSIONS.
6. INSTALL #3 REBAR 18" U-ANCHORS IN 2' INCREMENTS ACROSS THE GEOGRID AND STANDARD EXTENSION ABUTMENT. INSTALL ANCHORS PERPENDICULAR TO THE SLOPE DIRECTLY BEHIND FIRST ROW OF BLOCKS ON THE ADJACENT MAT.
7. AT THE END OF THE ARMORED SLOPE, IF HEAD CUT IS ANTICIPATED, EMBED THE MAT 18" IN A TERMINATION TRENCH. FILL AND COMPACT TERMINATION TRENCH WITH SUITABLE FILL.

MOTZ ENTERPRISES, INC.

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(513)772-6689
Info@Flexamat.com
Flexamat.com



REV - 1

FLEXAMAT STANDARD - OUTLET ARMORING

CONSTRUCTION NOTES:

1. GRADE CHANNEL SO THAT WATER WILL FLOW DOWN CENTER OF THE CHANNEL AND BE CONTAINED TO THE CHANNEL. ALL SUBGRADE SURFACES PREPARED FOR PLACEMENT OF MATS SHALL BE SMOOTH AND FREE OF ALL ROCKS, STICKS, ROOTS, OTHER PROTRUSIONS, OR DEBRIS OF ANY KIND. THE PREPARED SURFACE SHALL PROVIDE A FIRM UNYIELDING FOUNDATION FOR THE MATS.
2. PRIOR TO FLEXAMAT STANDARD INSTALLATION, SEED AND FERTILIZER SUBGRADE WITH SITE SPECIFIC SEED MIX IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.
3. INSTALL FLEXAMAT ROLLS. AVAILABLE WIDTHS ARE 4', 5.5', 8', 10', 12', AND 16' AVAILABLE IN CUSTOM LENGTHS. FOR WIDTHS WIDER THAN 16', INSTALL 15.5' WIDE MAT WITH 12" GEOGRID EXTENSION AND 6" UNDERLAYMENT EXTENSION.
 - 3.1. WHERE POSSIBLE AVOID LONGITUDINAL ABUTMENT SEAMS IN CHANNEL BOTTOM.
 - 3.2. FOR OUTLET PROTECTION WIDER THAN 16' SEE CHANNEL PARALLEL TO FLOW INSTALLATION DETAIL
 - 3.3. FOR OUTLET PROTECTION THAT REQUIRES MORE THAN 1 MAT IN LENGTH TO COVER CHANNEL SEE CHANNEL PARALLEL TO FLOW INSTALLATION DETAIL
4. AT THE BEGINNING OF CHANNEL, THE INITIAL LEADING EDGE OF FLEXAMAT EXPOSED TO CONCENTRATED FLOW SHALL BE EMBEDDED 18" VERTICALLY INTO ANCHOR TRENCH. THE TRENCH SHALL BE FILLED WITH 4,000 PSI CONCRETE.
5. AT THE END OF THE ARMORED CHANNEL, EMBED THE MAT 18" IN A TERMINATION TRENCH. FILL AND COMPACT TERMINATION TRENCH WITH A COHESIVE FILL.

GUIDANCE TABLE FOR STORMWATER OUTFALL PROTECTION

PIPE DIAMETER		FLEXAMAT WIDTH	FLEXAMAT LENGTH (*MIN)
12"	8 CFS	5.5'	5'
18"	20 CFS	8'	8'
24"	30 CFS	8'	10'
36"	75 CFS	12'	16'
48"	100 CFS	16'	20'
60"	150 CFS	20'	25'

*CONSULT MANUFACTURER FOR GUIDANCE IF DESIGN DISCHARGE VARIES SIGNIFICANTLY FROM VALUES LISTED IN TABLE.
*LENGTH OF PROTECTION WILL VARY ON THE LENGTH OF THE SLOPE, DEGREE OF SLOPE, OR IF IT IS DISCHARGING ONTO A FLAT AREA. OUTFALLS DISCHARGING ONTO SLOPES, IT IS RECOMMENDED TO EXTEND FLEXAMAT PLUS THE LENGTH OF THE SLOPE AND 3' PAST THE TOE.

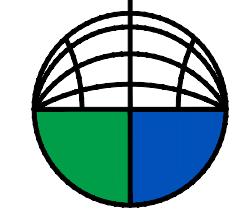
MOTZ ENTERPRISES, INC.

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REV - 1

BOGART, PEDERSON & ASSOCIATES, INC.



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13076 FIRST STREET BECKER, MN 55508-9922
TEL: 763-262-8822 FAX: 763-262-8844

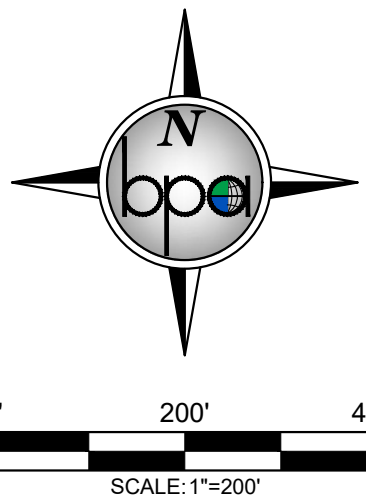
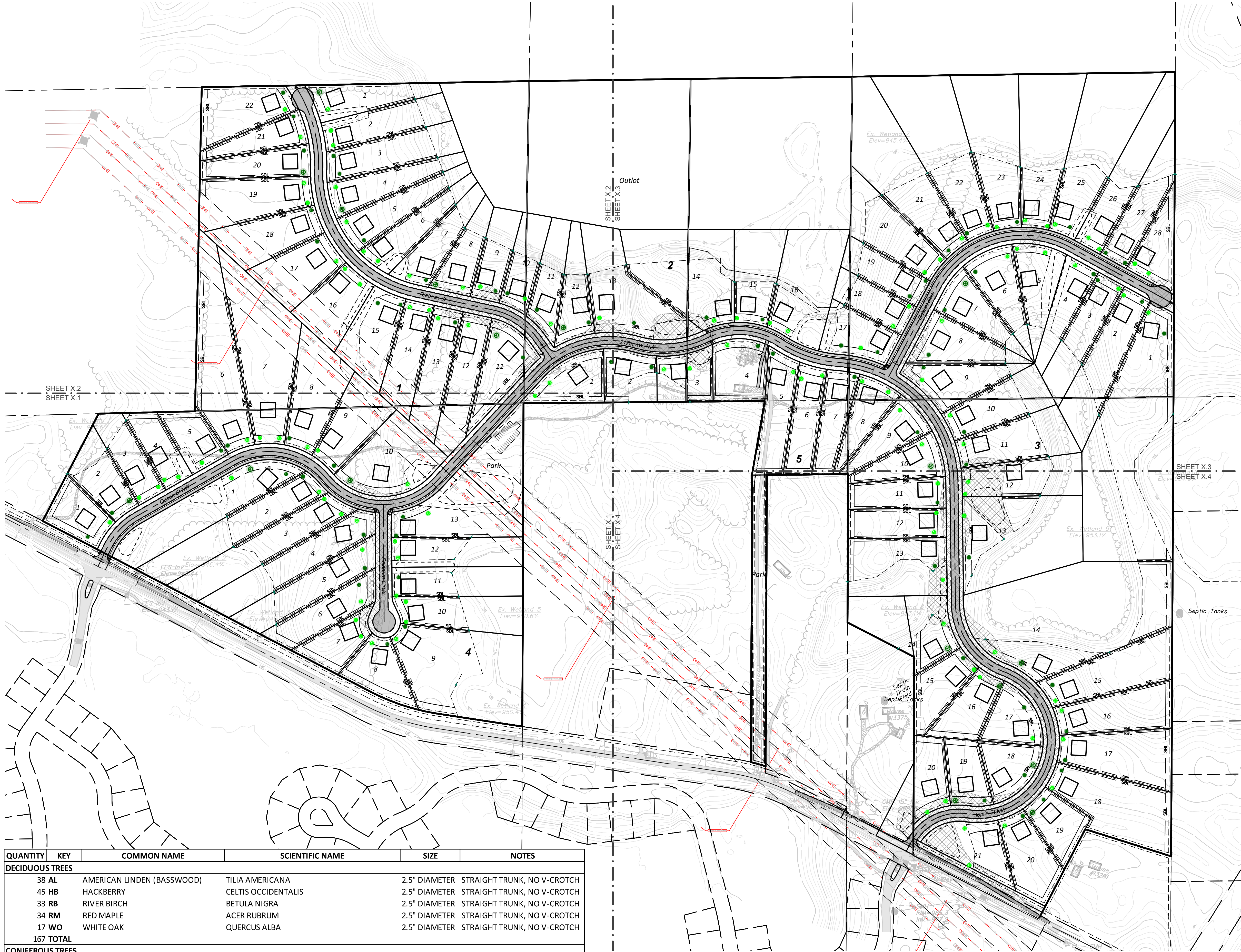
**MEADOWSWEET BEND
DEVELOPMENT**

City of Elk River, Sherburne County, MN

SITE DETAILS

SHEET NO.

C7.2



LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED TREE CLEARING
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE

LANDSCAPE REQUIREMENTS:

- PER CITY OF ELK RIVER ZONING ORDINANCE:
ALL LANDSCAPING INCORPORATED IN SAID PLAN SHALL CONFORM TO THE FOLLOWING STANDARDS AND CRITERIA:
- A. ALL PLANTS MUST AT LEAST EQUAL THE FOLLOWING MINIMUM SIZE:
- | | |
|-----------------|--------------------|
| | BALLED & BURLAPPED |
| DECIDUOUS TREES | 2 INCH DIAMETER |
| EVERGREEN | 6 FEET HIGH |
- B. MINIMUM REQUIREMENTS. ALL OPEN AREAS OF A LOT WHICH ARE NOT USED AND IMPROVED SHALL BE LANDSCAPED WITH A COMBINATION OF OVERSTORY TREES, ORNAMENTAL TREES, CONIFEROUS TREES, SHRUBS, FLOWERS, AND TURF OR PERMITTED GROUND COVER MATERIALS. THE MINIMUM NUMBER OF TREES IN THE FRONT YARD IS TWO.
- B.A. LOCATION OF REQUIRED FRONT YARD TREES. 1. ONE TREE MUST BE LOCATED IN THE BOULEVARD AREA AND SHALL BE AN OVERSTORY TYPE TREE.
- B.B. SECOND TREE SHALL BE LOCATED IN THE FRONT YARD AREA. OVERSTORY, EVERGREEN, AND ORNAMENTAL TREE SPECIES ARE PERMITTED.

- RESIDENTIAL REQUIREMENTS.
- ALL REQUIRED LANDSCAPING SHALL BE LOCATED ON THE LOT OCCUPIED BY THE USE, BUILDING, FACILITY, OR STRUCTURES. NO LANDSCAPING SHALL BE LOCATED WITHIN ANY PUBLIC RIGHT-OF-WAY UNLESS APPROVED BY THE CITY.
 - PLANT MATERIALS SHALL BE LOCATED TO PROVIDE REASONABLE ACCESS TO ALL UTILITIES.
 - AT ALL INTERSECTIONS, SIGHT VISIBILITY TRIANGLES SHALL BE KEPT CLEAR OF LANDSCAPE MATERIALS THAT WOULD OBSTRUCT THE SIGHT LINES OF MOTORISTS AT INTERSECTING STREETS.
 - ALL LANDSCAPE IMPROVEMENTS REQUIRED BY THIS SUBSECTION SHALL BE INSTALLED BY THE OWNER NO LATER THAN ONE YEAR AFTER THE ISSUANCE OF A BUILDING PERMIT FOR THE SUBJECT PROPERTY. REPLACEMENT OF ANY DEAD TREES, SHRUBS, GROUND COVERS AND SODDING SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER.
 - AREAS OF TREE REMOVAL SHALL BE LIMITED AS MUCH AS POSSIBLE FOR ROAD PLACEMENT, BASIN GRADING, AND HOUSE AND DRIVEWAY CONSTRUCTION.

(SEE CITY ORDINANCE, SECTION 15, FOR FULL REQUIREMENTS)

QUANTITY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
DECIDUOUS TREES					
38	AL	AMERICAN LINDEN (BASSWOOD)	TILIA AMERICANA	2.5" DIAMETER	STRAIGHT TRUNK, NO V-CROTCH
45	HB	HACKBERRY	CELTIS OCCIDENTALIS	2.5" DIAMETER	STRAIGHT TRUNK, NO V-CROTCH
33	RB	RIVER BIRCH	BETULA NIGRA	2.5" DIAMETER	STRAIGHT TRUNK, NO V-CROTCH
34	RM	RED MAPLE	ACER RUBRUM	2.5" DIAMETER	STRAIGHT TRUNK, NO V-CROTCH
17	WO	WHITE OAK	QUERCUS ALBA	2.5" DIAMETER	STRAIGHT TRUNK, NO V-CROTCH
167	TOTAL				
CONIFEROUS TREES					
41	BHS	BLACK HILLS SPRUCE	PICEA GLAUCA VAR. DENSATA	6' HIGH	
ALL TREES					
208	TOTAL				

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MINNESOTA TOLL FREE 1-800-252-1166

DATE: 09/05/2024
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CID
DWG FILE: LANDSCAPE
FILE NO.: 24-0120.00

REVISION PER CITY REVIEW
1 09/05/2024

DESCRIPTION

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

Signed: Christopher J. Dahm
Date: 09/05/2024 Lic. No. 58628

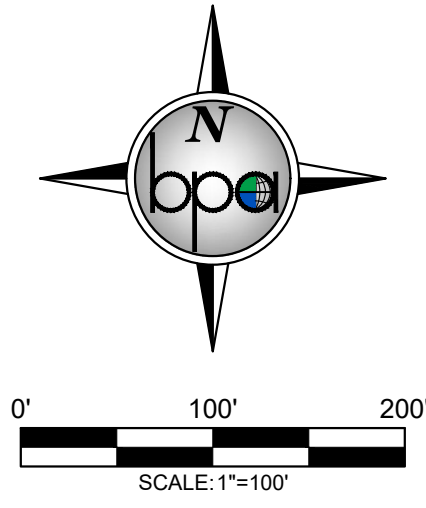
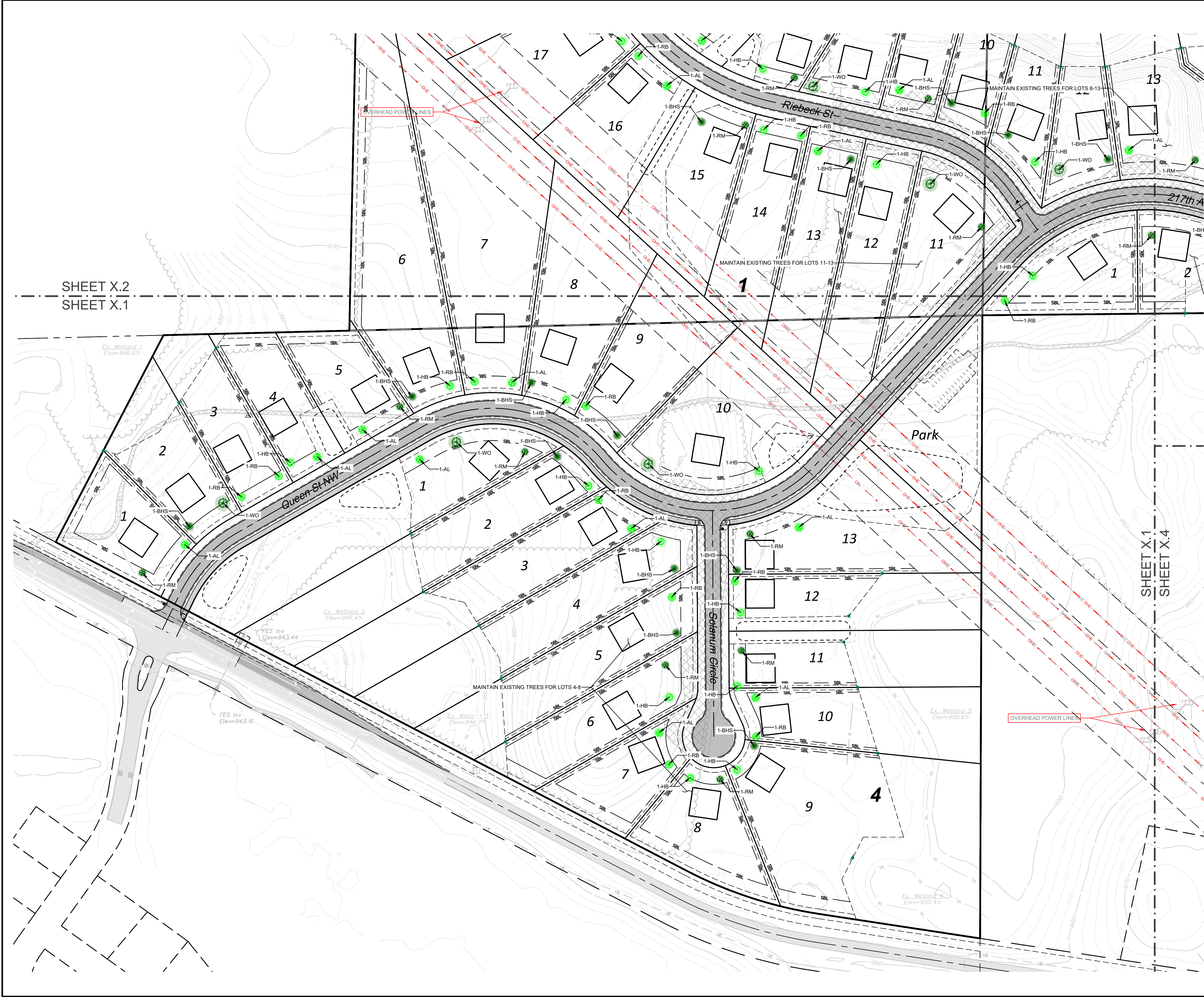
BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55509-9322
TEL: 763-262-8822 FAX: 763-262-8844

MEADOWSWEET BEND
DEVELOPMENT
City of Elk River, Sherburne County, MN

OVERALL LANDSCAPING PLAN

SHEET NO.

C8.0



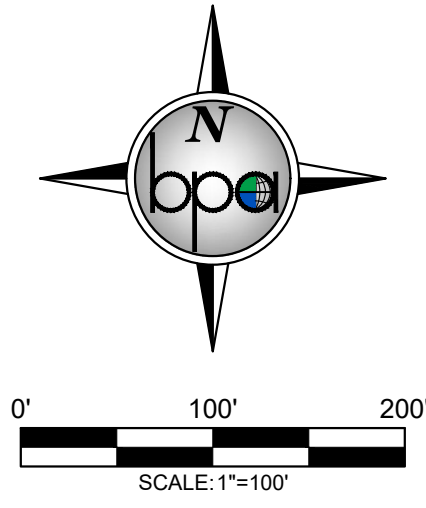
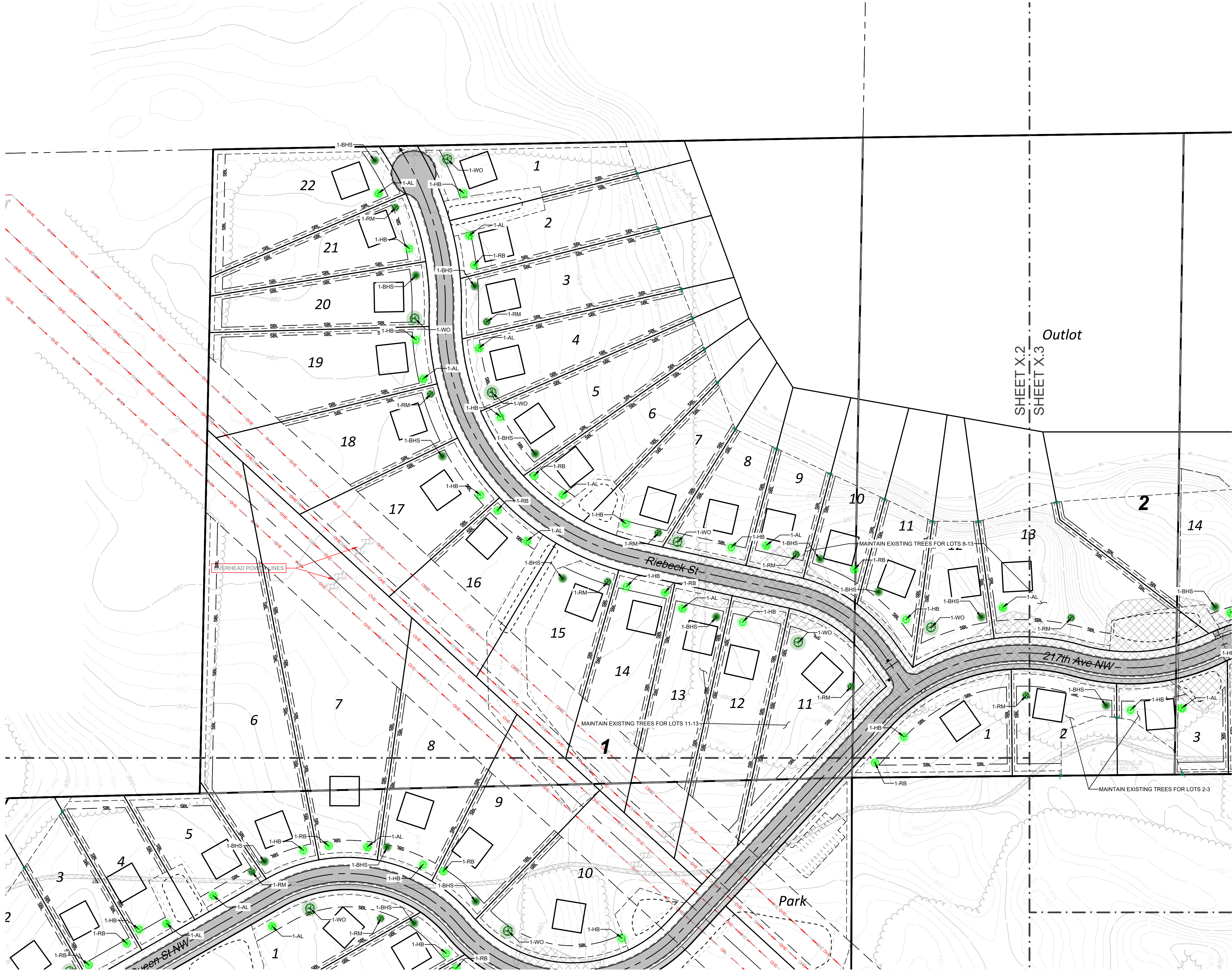
- LEGEND:**
- PROPOSED ASPHALT PAVEMENT
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 - PROPOSED TREE CLEARING
 - PROPOSED DECIDUOUS TREE
 - PROPOSED CONIFEROUS TREE

SHEET X.2
SHEET X.1

SHEET X.1
SHEET X.4

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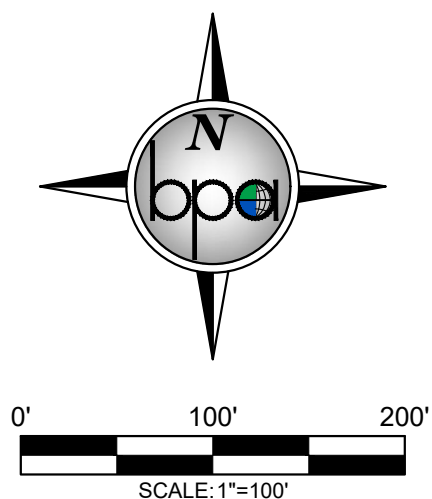
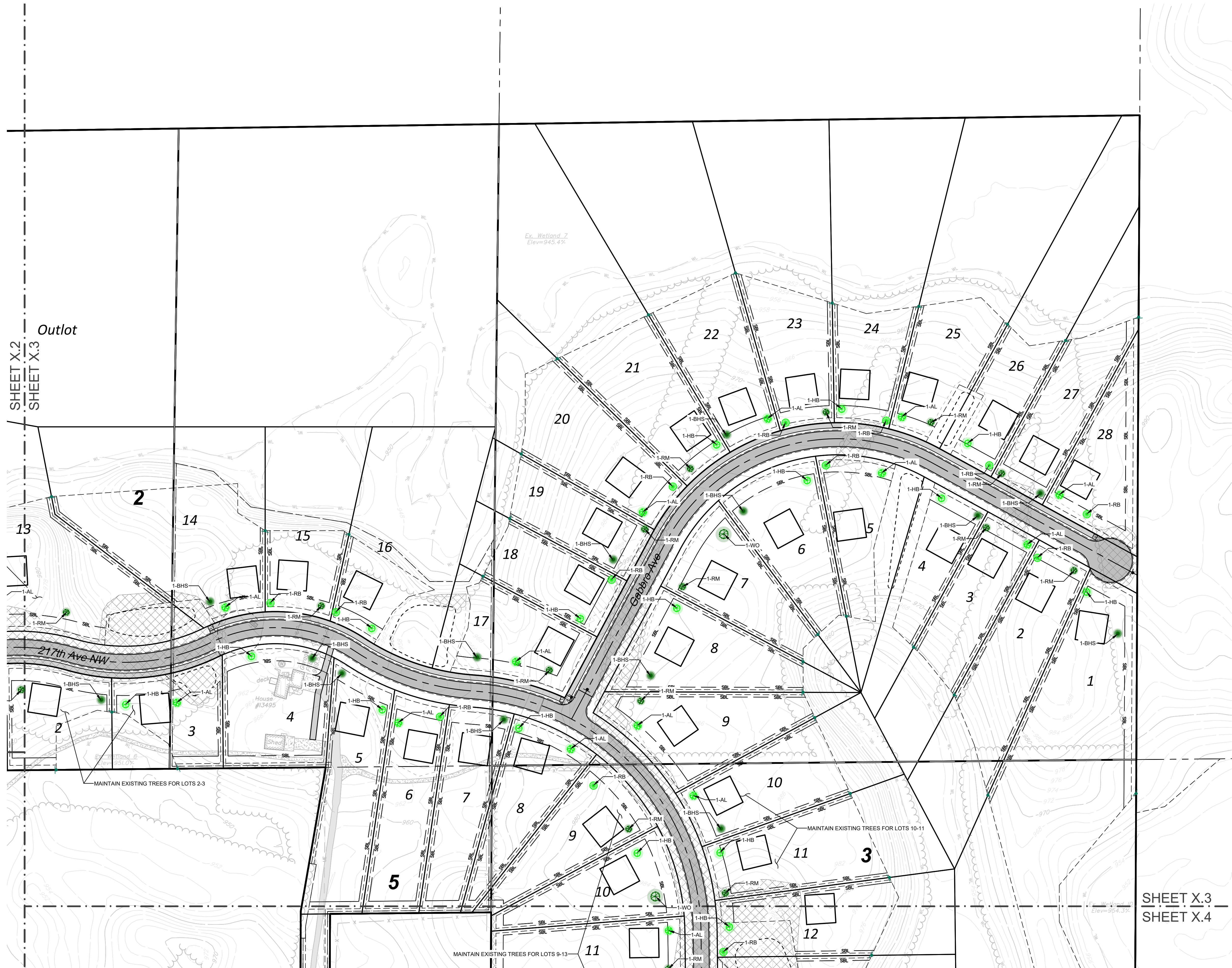
MEADOWSWEET BEND DEVELOPMENT City of Elk River, Sherburne County, MN		SW LANDSCAPING PLAN	
SHEET NO. C8.1		DATE: 09/05/2024 DESIGN BY: MJM DRAWN BY: MJM CHECKED BY: MJM, CID DWG FILE: LANDSCAPE FILE NO.: 24-0120.00	
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.		Signed: Christopher J. Dahm Lic. No. 58628 Date: 09/05/2024	
BOGART, PEDERSON & ASSOCIATES, INC. LAND SURVEYING ENVIRONMENTAL SERVICES 13076 FIRST STREET, BECKER, MN 55309-9322 TEL: 763-262-8822 FAX: 763-262-8844			



- LEGEND:
- PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED TREE CLEARING
 - PROPOSED DECIDUOUS TREE
 - PROPOSED CONIFEROUS TREE

MEADOWSWEET BEND DEVELOPMENT City of Elk River, Sherburne County, MN			NW LANDSCAPING PLAN
SHEET NO. C8.2			
 BOGART, PEDERSON & ASSOCIATES, INC. LAND SURVEYING CIVIL ENGINEERING ENVIRONMENTAL SERVICES 13076 FIRST STREET, BECKER, MN 55308-9322 TEL: 763-262-8822 FAX: 763-262-8844			
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DATE: 09/05/2024	DESIGN BY: MJM	REV NO. 1	DESCRIPTION
	DRAWN BY: MJM		REVISION PER CITY REVIEW
	CHECKED BY: MJM, CID		
	DWG FILE: LANDSCAPE		
	FILE NO.: 24-0120.00		

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LEGEND:

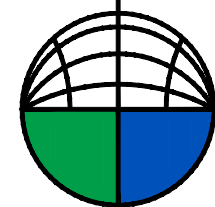
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& ASSOCIATES, INC.**



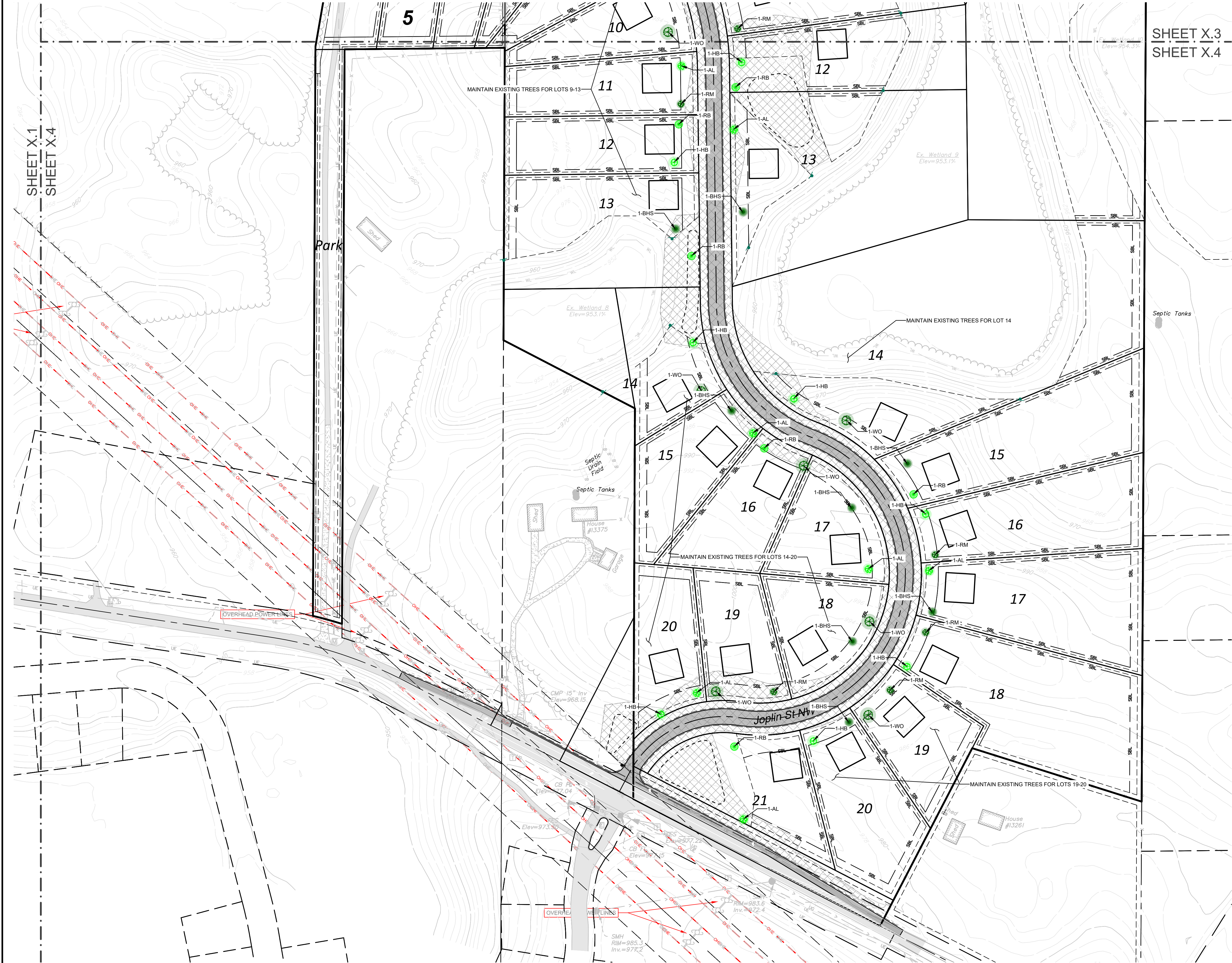
City of Elk River, Sherburne County, MN

NE LANDSCAPING PLAN

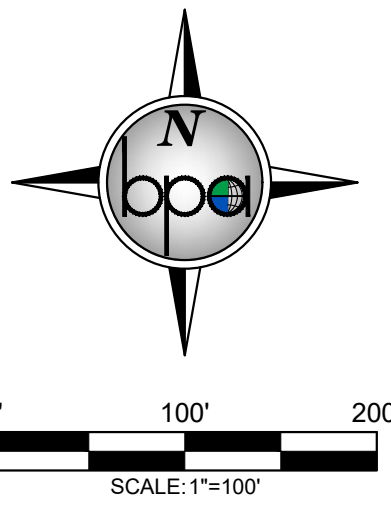
SHEET NO.

C8.3

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 MINNESOTA TOLL FREE 1-800-252-1166



SHEET X.3
SHEET X.4



LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED TREE CLEARING
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE

SHEET NO.

C8.4

MEADOWSWEET BEND
DEVELOPMENT
City of Elk River, Sherburne County, MN
SE LANDSCAPING PLAN

**BOGART, PEDERSON
& ASSOCIATES, INC.**
LAND SURVEYING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55309-9222
TEL: 763-262-8822 FAX: 763-262-8844

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DATE:	09/05/2024
DESIGN BY:	MJM
DRAWN BY:	MJM
CHECKED BY:	MJM, CJD
DWG FILE:	LANDSCAPE
FILE NO.:	24-0120.00

REV NO.	DATE	DESCRIPTION
1	09/05/2024	REVISION PER CITY REVIEW

CALL 48 HOURS BEFORE DIGGING:
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TWIN CITY AREA 651-454-0002
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Request for Action

To
Parks and Recreation Commission

Item Number
7.3

Meeting Date
September 11, 2024

Prepared By
Joe Stremcha, Business Services Director/Assistant
City Administrator

Item Description
PT Complex Welcome Plaza

Reviewed by
Jeff Shelby
Joe Stremcha

Action Requested

Approve, by motion, a recommendation to the City Council proceeding with the contract award to Divine Designs General Contracting for a Base Bid of \$244,000 and Alternate 1 (ADA Accessibility) of \$26,110 to construct the Plants and Things Recreation Complex Welcome Plaza.

Background/Discussion

The city sponsorship agreement with Plants and Things USA details a welcome plaza to be constructed utilizing the money collected (\$350,000 over 10 years). The Parks and Recreation Commission provided feedback on the design considerations during their Regular Work Session on June 12, 2024. Steve Hickman was contacted and shown the conceptual images to solicit feedback from the sponsor.

Project bids closed on Tuesday, August 27 and there were four bidders. HKGi estimated the project cost with the alternate(s) included to be \$241,090.00. The Project bids ranged from \$270,110.00 to \$395,631.25. Staff will issue a Change Order to remove the logo in concrete with sandblasting and staining, which amounted to \$35,000 (estimated at \$5,000) to cut project costs while fulfilling the sponsorship agreement.

Discussion Timeline:

- July 10, 2023: Staff received a letter of intent from Plants and Things expressing an interest in a naming rights sponsorship of YAC. Prominent branding and designated show floor/concrete patio space was an essential component of the agreement.
- July 12, 2023: The Parks and Recreation Commission reviewed the letter of intent from Plants and Things. They determined that the sponsorship funds need to be used for improvements at the site, and consensus was to move forward with a sponsorship agreement as outlined in city policy.
- August 21, 2023: City Council regular meeting item 4.4 YAC naming rights agreement was removed from the Consent Agenda and approved 3-0 with recognition to Steve Hickman attending in the audience for this community support.
- June 12, 2024: Parks and Recreation Work Session: Commissioners reviewed the sponsorship agreement defining the scope of work, and staff solicited feedback on the design. Feedback received was to add an ADA component and review the distance related to safety from foul balls.

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity



- August 5, 2024: City Council Meeting under General Business seeking authorization to bid on the project.
- August 14, 2024: Parks and Recreation Regular Meeting, Managers Report updated the status of the project and timeline for bidding.
- August 27, 2024: Project bid opening.
- September 3, 2024: City Council Meeting – Considered contract award and tabled for additional feedback.

Financial Impact

The funding source for the Plants and Things Recreation Complex Welcome Plaza will be the Park Improvement Fund, using sponsorship funds described in the agreement with Plants and Things USA that amount to \$350,000 over 10 years.

Mission/Policy/Goal

Opportunity to live, work, and play.

Attachments

1. Welcome Plaza Recommend letter Divine Design
2. BidWorksheet_9254048_Eval WELCOME BID RESULTS
3. Additional Information

Memorandum



To: Joe Stremcha, Assistant City Administrator
From: Amy Bower, HKGi Landscape Architect
Subject: Elk River- Athletic Complex – Welcome Plaza – Contract Award Recommendation
Date: August 29, 2024

Contract Award Recommendation

HKGi recommends project award to Divine Designs General Contracting for a Base Bid of \$244,000.00 and Alternate 1 of \$26,110.00, for a total award of \$270,110.00.

1. Divine Designs General Contracting submitted the lowest price for the Base Bid & Alternate 1.
2. Divine Designs General Contracting pricing for the Base bid & Alternates 1 are within a reasonable range.
3. Divine Designs General Contracting has experience in quality concrete and site work.
4. A post- bid opening phone conversation with Jeffery Martin (owner) about the project proved they had a through understanding of project conditions and requirements.

Amy Bower, PLA (MN)
amy@hkgi.com 612-703-2358

Elk River Welcome Plaza (#9254048)
Owner: Elk River MN, City of
Solicitor: Hoisington Koegler Group, Inc
08/27/2024 02:00 PM CDT

Section	Tit Line Item	Item Code	Item Description	UofM	Quantity	Engineer Estimate		Divine Designs General Contracting LLC		Albrecht Company		Parkstone Contracting, LLC		Urban Companies						
						Unit Price	Extension	totals	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension				
PART 1 - SITE PREP:																				
	1	1	ADMINISTRATION: MOBILIZATION	LS	1	\$10,000.00	\$10,000.00			\$7,560.00	\$7,560.00		\$6,500.00	\$6,500.00		\$47,000.00	\$47,000.00		\$18,000.00	\$18,000.00
	2	2	SURVEY AND STAKING	LS	1	\$5,000.00	\$5,000.00			\$3,000.00	\$3,000.00		\$5,000.00	\$5,000.00		\$7,000.00	\$7,000.00		\$25,000.00	\$25,000.00
	3	3	CB AND HH ADJUSTMENTS TO NEW GRADES	LS	1	\$5,000.00	\$5,000.00			\$6,500.00	\$6,500.00		\$2,500.00	\$2,500.00		\$5,500.00	\$5,500.00		\$5,000.00	\$5,000.00
	4	4	EARTHWORKS - GRADING/FILL/EXPORT AGG PARKING LOT ADJUSTMENTS	LS	1	\$5,000.00	\$5,000.00			\$20,000.00	\$20,000.00		\$23,565.00	\$23,565.00		\$35,000.00	\$35,000.00		\$50,000.00	\$50,000.00
	5	5	MISC. SITE PREP: REMOVALS, EROSION CONTROL, CONSTRUCTION FENCING	LS	1	\$3,000.00	\$3,000.00			\$5,000.00	\$5,000.00		\$30,650.00	\$30,650.00		\$6,000.00	\$6,000.00		\$20,000.00	\$20,000.00
	6	6	STRIP SOD - SALVAGE AND STOCK PILE TOPSOIL FOR REUSE	LS	1	\$3,000.00	\$3,000.00			\$3,000.00	\$3,000.00		\$2,500.00	\$2,500.00		\$5,000.00	\$5,000.00		\$10,000.00	\$10,000.00
PART 2 -PAVEMENTS:																				
	7	7	6" CONCRETE AND BASE	SF	8700	\$12.00	\$104,400.00			\$10.00	\$87,000.00		\$11.00	\$95,700.00		\$14.00	\$121,800.00		\$12.50	\$108,750.00
	8	8	TRUNCATED DOMES	SF	32	\$100.00	\$3,200.00			\$70.00	\$2,240.00		\$80.00	\$2,560.00		\$90.00	\$2,880.00		\$80.00	\$2,560.00
	9	9	CURB - B612 AND VALLEY AND BASE	LF	294	\$35.00	\$10,290.00			\$50.00	\$14,700.00		\$60.00	\$17,640.00		\$45.00	\$13,230.00		\$65.00	\$19,110.00
	10	10	STAIRS - 10FT WIDE - 8 TREADS	EA	8	\$800.00	\$6,400.00			\$1,500.00	\$12,000.00		\$1,850.00	\$14,800.00		\$2,500.00	\$20,000.00		\$2,000.00	\$16,000.00
PART 3 - LANDSCAPING:																				
	11	11	PLANTING BED - TOPSOIL, MULCH	SF	2845	\$5.00	\$14,225.00			\$5.00	\$14,225.00		\$4.00	\$11,380.00		\$3.25	\$9,246.25		\$2.00	\$5,690.00
	12	12	TREES	EA	22	\$750.00	\$16,500.00			\$450.00	\$9,900.00		\$750.00	\$16,500.00		\$600.00	\$13,200.00		\$825.00	\$18,150.00
	13	13	SHRUBS	EA	139	\$50.00	\$6,950.00			\$25.00	\$3,475.00		\$50.00	\$6,950.00		\$90.00	\$12,510.00		\$100.00	\$13,900.00
	14	14	PERENNIALS	EA	96	\$20.00	\$1,920.00			\$15.00	\$1,440.00		\$20.00	\$1,920.00		\$20.00	\$1,920.00		\$25.00	\$2,400.00
	15	15	TURF RESTORE - TOPSOIL, SEED, BLANKET	LS	1	\$2,000.00	\$2,000.00			\$7,500.00	\$7,500.00		\$5,000.00	\$5,000.00		\$5,000.00	\$5,000.00		\$12,500.00	\$12,500.00
	16	16	IRRIGATION SYSTEM EXPANSION	LS	1	\$5,000.00	\$5,000.00			\$7,500.00	\$7,500.00		\$7,500.00	\$7,500.00		\$12,500.00	\$12,500.00		\$20,000.00	\$20,000.00
PART 4 - MISC																				
	17	17	LOGO IN CONCRETE - SANDBLAST AND STAIN	LS	2	\$2,500.00	\$5,000.00			\$17,500.00	\$35,000.00		\$13,750.00	\$27,500.00		\$11,000.00	\$22,000.00		\$15,000.00	\$30,000.00
	18	18	STAIR HANDRAIL - 3 RUNS	LF	33	\$120.00	\$3,960.00			\$120.00	\$3,960.00		\$350.00	\$11,550.00		\$375.00	\$12,375.00		\$265.00	\$8,745.00
BASE BID TOTAL								\$210,845.00			\$244,000.00			\$289,715.00			\$352,161.25			\$352,161.25
ALTERNATE 1-ADA WORK																				
	19	19	6" CONCRETE ADA PARKING STALLS AND WALK AND BASE	SF	1320	\$15.00	\$19,800.00			\$10.00	\$13,200.00		\$11.00	\$14,520.00		\$18.00	\$23,760.00		\$12.50	\$16,500.00
	20	20	TRUNCATED DOMES	SF	8	\$100.00	\$800.00			\$70.00	\$560.00		\$80.00	\$640.00		\$90.00	\$720.00		\$80.00	\$640.00
	21	21	CURB - B612 AND VALLEY AND BASE	LF	27	\$35.00	\$945.00			\$50.00	\$1,350.00		\$60.00	\$1,620.00		\$45.00	\$1,215.00		\$65.00	\$1,755.00
	22	22	2 ADA SIGNS, 1 NO PARKING SIGN W/BOLLARD	EA	3	\$1,500.00	\$4,500.00			\$2,500.00	\$7,500.00		\$750.00	\$2,250.00		\$1,750.00	\$5,250.00		\$2,000.00	\$6,000.00
	23	23	STRIPING OF NO PARKING STALL	LS	1	\$1,200.00	\$1,200.00			\$1,500.00	\$1,500.00		\$1,000.00	\$1,000.00		\$525.00	\$525.00		\$1,000.00	\$1,000.00
	24	24	ADDITIONAL GRADING, FILL AND TURF RESTORATION (TOPSOIL, SEED, BLANKET)	LS	1	\$3,000.00	\$3,000.00			\$2,000.00	\$2,000.00		\$7,500.00	\$7,500.00		\$12,000.00	\$12,000.00		\$10,000.00	\$10,000.00
ALT 1 TOTAL								\$30,245.00			\$26,110.00			\$27,530.00			\$43,470.00			\$43,470.00
BASE BID PLUS ALT TOTAL								\$241,090.00			\$270,110.00			\$317,245.00			\$395,631.25			\$395,631.25
						Engineer Estimate		Divine Designs General Contracting LLC		Albrecht Company		Parkstone Contracting, LLC		Urban Companies						

Plants and Things Welcome Plaza

Joe Stremcha <JStremcha@ElkRiverMN.gov>

Tue 9/3/2024 10:05 AM

To: John Dietz <John.Dietz@ElkRiverMN.gov>

Cc: Cal Portner <CPortner@ElkRiverMN.gov>; Jeff Shelby <JShelby@ElkRiverMN.gov>

📎 4 attachments (2 MB)

Naming Rights Agreement - Plants and Things Recreational Complex - August 21 2023 FINAL.pdf;
SKM_C36823101911020.pdf; Supplement-Requester-Pay-Sign-Application-Furniture and Things.pdf; INV-33600.pdf;

Good morning Mayor Dietz,

Hope you had a great holiday weekend.

The Plants and Things Welcome Plaza is on page 9 and 11 of the sponsorship agreement.

- \$235,110 = Welcome Plaza.
 - \$270,110 bid - \$35,000 change order to remove concrete logo.
 - Four 30x45 square foot concrete pads between the pinwheel and field 5 and 6.
 - A safer controlled crossing for pedestrians.
 - Phase 1 of a future buildout for a paved parking lot.
 - Provides ADA Accessibility to field 5 and 6.
 - Creates furniture showcase space for Plants and Things.
- \$13,351 = PT Complex Entrance Signage.
- \$4,856 = MNDOT Signage.
- \$2,376 = \$198/banner x qty 12 for Plants and Things.

\$255,693 = Total to date and below is the sponsorship agreement concept (page 11):

Plants and Things Welcome Plaza



Thanks,

Joe Stremcha

City of Elk River – Assistant City Administrator/Business Services Director

13065 Orono Parkway, Elk River, MN 55330

763.635.1022 [ElkRiverMN.gov](mailto:JStremcha@ElkRiverMN.gov)



Request for Action

To
Parks and Recreation Commission

Item Number
8.1

Meeting Date
September 11, 2024

Prepared By
Joe Stremcha, Business Services Director/Assistant
City Administrator

Item Description
Disc Golf Site Tour Recap

Reviewed by
Jeff Shelby
Joe Stremcha

Action Requested
Discuss the Disc Golf Site tour and consider next steps.

Background/Discussion
City staff and Parks and Recreation Commissioners will be touring the following Meadowvale Heights Park and Burr Oak on Tuesday, September 10 at 6:00 PM. We anticipate about an hour at each location.

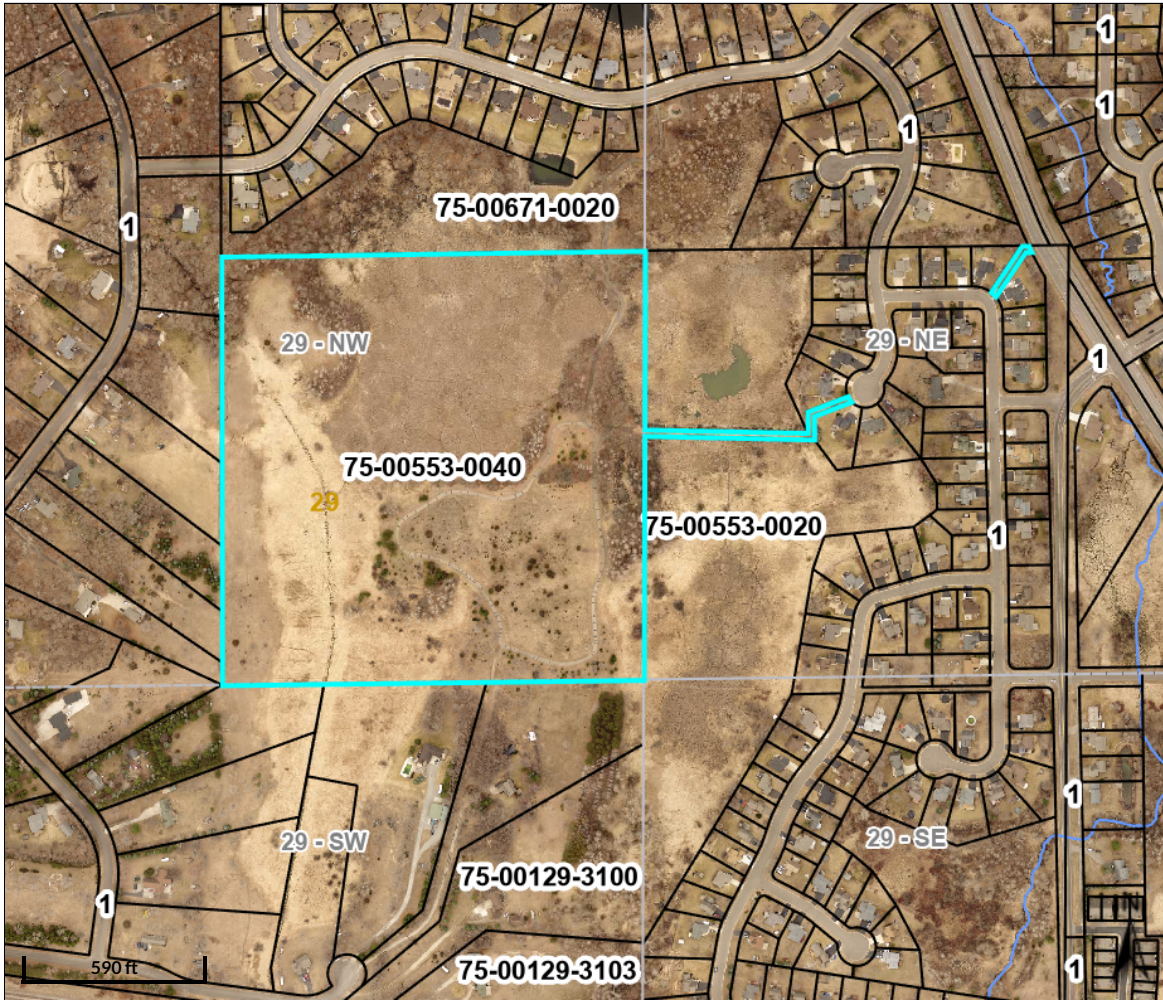
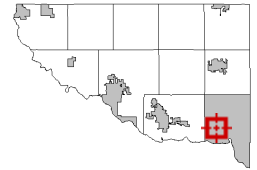
Financial Impact
None.

Mission/Policy/Goal
Opportunity to live, work, and play.

- Attachments**
1. Meadowvale Beacon with Scale
 2. Meadowvale Heights Park Parcel Map
 3. Burr Oaks Beacon with Scale
 4. Burr Oak Parcel Map

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**Overview****Legend****Public Water Inventory**

Not Classified

General
DevelopmentNatural
EnvironmentRecreational
Development

Sections

Quarter Sections

Parcels

Streams

Parcel ID	75-00553-0040	Alternate ID	n/a	Owner Address	CITY OF ELK RIVER PARK
Sec/Twp/Rng	29-33-26	Class	776-Municipal - All Other		13065 ORONO PKWY
Property Address	13170 196TH AVE NW	Acreage	40.94		ELK RIVER MN 55330
	ELK RIVER				

District ELK RIVER CITY**Brief Tax Description** n/a

(Note: Not to be used on legal documents)

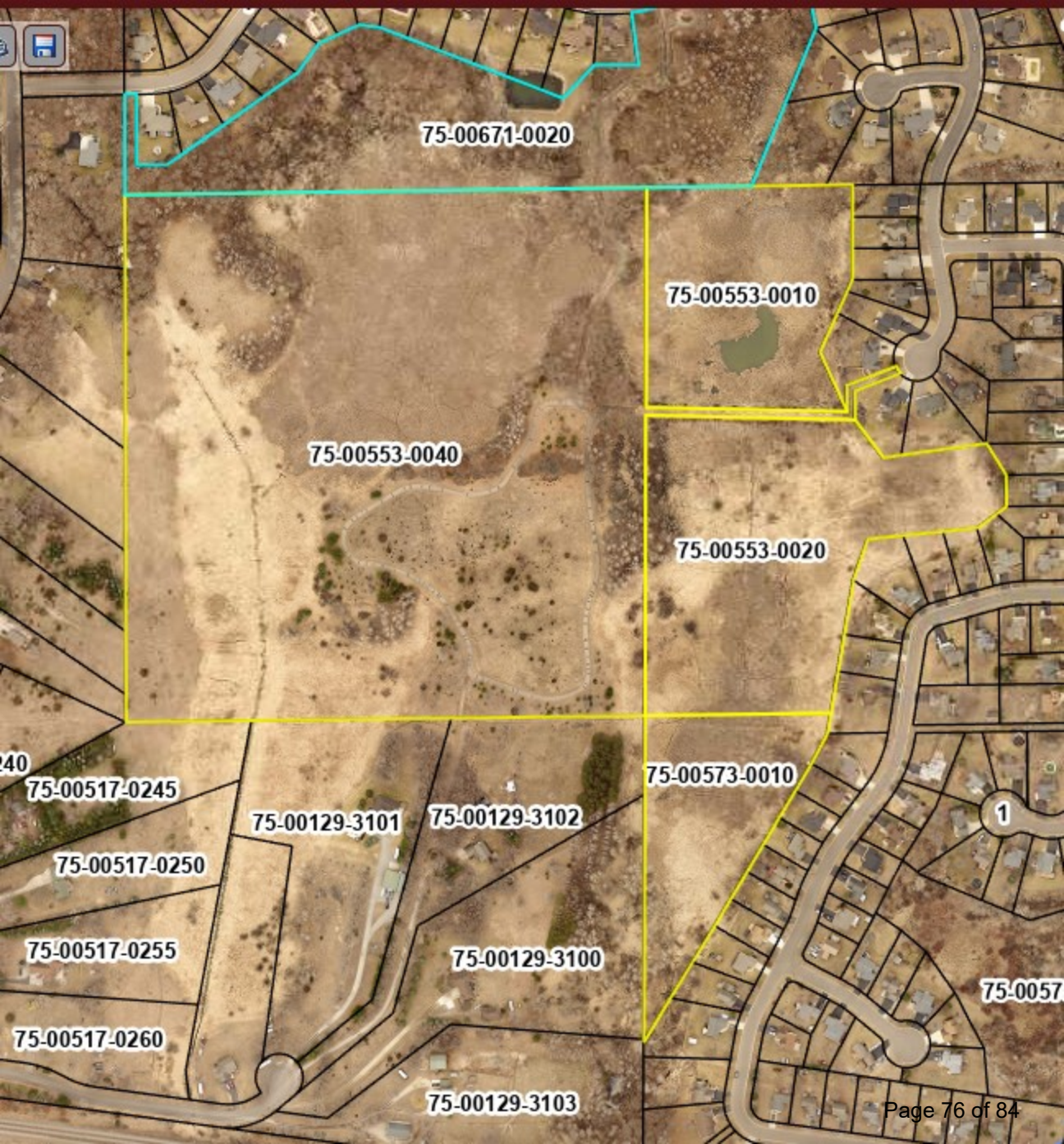
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Disclaimer for St Cloud Parcels: Sherburne County information about St Cloud properties are limited to classification and value. Any questions regarding additional information please contact the City of St Cloud's assessor office.

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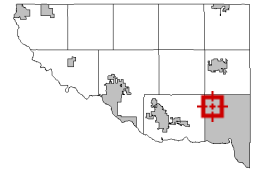
75-00573-0010

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75-0057

**Beacon™**

Sherburne County, MN

**Overview****Legend****Public Water Inventory**

Not Classified

General Development

Natural Environment

Recreational Development

Sections

Quarter Sections

Parcels

Streams

Parcel ID 75-00694-0070**Sec/Twp/Rng** 8-33-26**Property Address****District** ELK RIVER CITY**Brief Tax Description** n/a**Alternate ID** n/a**Class** 776-Municipal - All Other**Acreage** 25.9**Owner Address** CITY OF ELK RIVER
13065 ORONO PKWY NW
ELK RIVER MN 55330

(Note: Not to be used on legal documents)

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75-00694-0070

75-00921-0105

75-00108-3204

75-00921-0110

75-00694-0040



Request for Action

To
Parks and Recreation Commission

Item Number
8.2

Meeting Date
September 11, 2024

Prepared By
Joe Stremcha, Business Services Director/Assistant
City Administrator

Item Description
ECC Solar Trail Lighting and Other Cooperative
Efforts

Reviewed by
Jeff Shelby
Joe Stremcha

Action Requested

Energy City Commissioners will attend to present ideas for a solar trail lighting project and other cooperative efforts/projects in the future.

Background/Discussion

The Energy City Commission consists of up to eleven members appointed by the City Council. Terms are three years beginning on the first day of March; however, members shall hold office until their successors have been appointed. Members shall consist of one representative of the following: City Council/Economic Development Authority, Elk River Municipal Utilities, and Elk River Chamber of Commerce. Members shall also consist of one representative designated by a school located in Elk River, and up to seven representatives from energy-related businesses, which can include consultants, manufacturers, technology, environmental, energy producers, and/or energy providers. Members shall also consist of commercial or residential customers (representatives must receive at least one city service- water, sewer, trash collection, or electric delivery); or non-profit organizations (this can include schools, youth organizations, or businesses as determined by the city council). Each Commission member is also involved with at least one subcommittee: Visionary, Energy Design, Sustainable Living, Demonstration.

Financial Impact

None.

Mission/Policy/Goal

Work with citizens to achieve goals.

Attachments

None

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Request for Action

To
Parks and Recreation Commission

Item Number
8.3

Meeting Date
September 11, 2024

Prepared By
Joe Stremcha, Business Services Director/Assistant
City Administrator

Item Description
Horse Usage in Parks and Trails

Reviewed by
Jeff Shelby
Joe Stremcha

Action Requested
Discuss concerns related to horses utilizing city parks and trails.

Background/Discussion
Horses can damage park land, trails, and create safety issues.

Financial Impact
None.

Mission/Policy/Goal
Work with citizens to achieve goals.

Attachments
None

The Elk River Vision

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Request for Action

To
Parks and Recreation Commission

Item Number
9.1

Meeting Date
September 11, 2024

Prepared By
Jeff Shelby, Recreation Manager

Item Description
Parks and Recreation Manager Update

Reviewed by
Jeff Shelby
Joe Stremcha

Action Requested
None

Background/Discussion
None

Financial Impact
None

Mission/Policy/Goal
Opportunity to live, work, and play.

Attachments
1. 09-11-2024 Parks and Recreation Manager Report

The Elk River Vision

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Memorandum

To: Parks and Recreation Commission

From: Jeff Shelby, Parks and Recreation Manager

Date: September 11, 2024

Subject: Parks and Recreation Staff Report

This report is a monthly highlight of department activities related to recent collaborations, strategic planning, staff changes/developments, and park operations.

Farmers Market

The market continues outdoors through October 10th and registration is now open for the indoor market, which will take place the first Thursday of the month at the YMCA beginning in November and running through May.

Upcoming Events

We have several upcoming events sponsored by outside groups. The Thumbs Up 5K/10K at Orono Park will be held September 21st. The Just for Kix Walkathon will be held September 23rd at Woodland Trails. The Veterans Resilience Project will be holding their yard games event at Lion John Weicht Park on September 28th.

Parks

Derek Burchill completed the beginning skills area at Hillside. The area has already seen quite a bit of use from both kids and adults and the area has received very positive feedback. Karen met with FMR, Commissioner Stewart, Jeff Anderson, and Amy Larson about incorporating work being done at Houlton to continue at Bailey and about future work to be done at Bailey.

Senior Activity Center

The senior center had 567 Members as of September 3rd. The average daily attendance for August was 70 people. The August entertainment program with a musical ventriloquist was a hit with members. The August trip was a day trip with Al and Alma's boat tours on Lake Minnetonka. The center also had a solar system ambassador from NASA provide a presentation on solar eclipses and that was very well received. Both pool tables were just recovered and the rails on both were also restored.

Fall Programs

Adult fall softball is in full swing, and we anticipate wrapping up the season in early October. Women's volleyball starts on the September 16th and the league is close to being full with 16 teams. We are still seeking a few more teams for our first season of co-ed fall volleyball. Fall field usage is also very busy right now. We have youth softball/baseball, flag football, and youth tackle football all using fields around the field. The USSSA State Softball Tournament will once again be in Elk River on October 4-6 at the PT Complex.

MRPA Conference

Warren and Jeff will be attending the Minnesota Recreation and Park Association annual conference September 25-27 in Mankato. This conference is an excellent opportunity to network with other professionals around the state and learn about new trends and ideas to bring back to our department. We also earn continuing education credits for our Certified Parks and Recreation Professionals (CPRP) certification.

Play My Way

Staff attended five city events over the summer to promote the survey as well as interact with youth and families to have them “vote” in person on sandwich boards with photos of potential equipment for future playgrounds. The program was well received by the public who thanked staff for asking for the “users” input. There are also three 3rd grade classes at Parker Elementary and one 1st grade class at Twin Lakes Elementary that are participating in completing the “Creator Packets” that kids can either draw or cut and paste playground pieces on. Staff will pick up the packets at the end of the month. The online survey also closes on September 30th. The communications team for the city will gather the results and put together a summary which will be presented in November to the Commission.

Bradford Park

The Bradford Park development continues to move forward and will be incorporating the commission’s recommendation to provide for the full trail around the water feature within the development. The developer plans to break ground and begin construction in 2025.

Athletic Complex Framework Plan

Per the Commission’s discussion last month, the framework plan is being updated to reflect the new name of the plan and to include the requested sound barrier. The updated plan will be brought back to the Commission for review this fall.

Protective Netting at Elk River Golf Club

The city has been made aware of the protective netting issue at Elk River Golf Club as it relates to the parking area at Woodland Trails. The planning department is reviewing the golf course’s CUP to determine if the netting meets the requirements of the CUP and what course of action should be taken.

