



# NORTH BRANCH

## —Minnesota—

Charles Klopp  
Chair

Bob Bernier  
Commissioner

Farfum Ladroma  
Commissioner

Lynn Wilson  
Commissioner

Wendy Chelberg  
Commissioner

**PARKS, TRAILS AND OPEN SPACE  
COMMISSION  
REGULAR AGENDA  
MONDAY, AUGUST 5, 2024 @ 7:00 PM  
CITY HALL, 6408 ELM STREET, NORTH  
BRANCH, MN 55056**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. AGENDA APPROVAL
  - a. Approve Agenda ACTION
5. PUBLIC COMMENT
6. CONSENT AGENDA
7. REPORTS
  - a. Park Fund Balances ACTION
  - b. Project Updates INFO
8. Presentation & Proclamation
  - a. Williams Park Community Gardens VERBAL UPDATE
9. OLD BUSINESS
10. NEW BUSINESS
  - a. Riverwalk Park Eagle Scout Project ACTION
  - b. Sunrise Bluff 3rd Addition - Preliminary Plat ACTION
  - c. September Meeting Date ACTION

- d. Meadows North Park Grand Opening
- e. PTOS Strategic Plan

ACTION  
INFO

11. NEXT MEETING - 09/09/2024: 7:00PM

12. ADJOURNMENT



**NORTH BRANCH**  
City of North Branch  
Staff Report

**Prepared By:**  
Nathan Sondrol, GIS Specialist/Parks Director  
**Presenter:** Nathan Sondrol, GIS Specialist/Parks Director  
**Date:** 08/02/2024

**Board & Commission:** Parks, Trails and Open Space Commission

**Subject:** Park Fund Balances

**The following are the balances of the respective funds as of 8/2/24:**

**Park Dedication Fund Balances:**

*Funds received through Park Dedication can only be used for the acquisition and development of parks.*

*The Park Dedication Fee is \$1800 per lot.*

|                                     |                     |
|-------------------------------------|---------------------|
| Park Dedication Fund Balance        | \$264,284.56        |
|                                     |                     |
| <i>Committed Funds</i>              |                     |
| Meadows North Park                  | \$6,459.75          |
| Riverwalk Dome Structure Electric   | \$3,000.00          |
| Disc Golf Course                    | \$5,683.53          |
| CSAH 30 SRTS Trail                  | \$34,910.00         |
| Northwood Pickleball Court/Site Imp | \$49,355.62         |
| Harder/Tower Ballfield Fencing      | \$970.00            |
| Tower Fields Drainage               | \$6,654.88          |
| <i>Total Committed Funds</i>        | <i>\$107,033.78</i> |
| Adjusted Balance                    | \$157,250.78        |

-

**Capital Improvement Fund Balances:**

*Funds in the Capital Improvement Funds are generated through levies from tax payer dollars.*

*The City Council started to levy funds for the Library and Community Center in 2003 with the anticipation of constructing a library with community meeting rooms.*

*In 2003 the City Council also started levying funds for Park Improvements with the anticipation of not having to increase taxes for costs associated with a bond referendum for the completion of Williams and Wildridge Park or land acquisition. Both of These funds can be used at the discretion of the City Council.*

|                                               |                     |
|-----------------------------------------------|---------------------|
| <b>Community Center Fund (475)</b>            | <b>\$170,359.06</b> |
|                                               |                     |
| <b>Park Improvement Fund (403)</b>            | <b>\$100,956.13</b> |
| <b><i>Committed Funds</i></b>                 |                     |
| <b>Fox Run PUD</b>                            | <b>\$60,000.00</b>  |
| <b>Lions Park Benches</b>                     | <b>\$600.00</b>     |
| <b>ECRAC Summer Concerts 2023</b>             | <b>\$650.00</b>     |
| <b>MERC Foundation HP Field 1 Dugouts</b>     | <b>\$6,000.00</b>   |
| <b><i>Total Committed Funds</i></b>           | <b>\$67,250.00</b>  |
| <b>Park Improvement Fund Adjusted Balance</b> | <b>\$33,706.13</b>  |

#### **Voting Requirements:**

**Voting Options          Simple Majority**



**Prepared By:**

**Presenter:**

**Date: 08/02/2024**

**Board & Commission: Parks, Trails and Open Space Commission**

**Subject: Project Updates**

**Voting Requirements:**

**Voting Options          Simple Majority**

## Parks, Trails & Open Space Commission Project Updates

| Current Projects                                      | Progress and Next Steps                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Approval Date | Estimated Completion Date | Estimated Cost                                        |
|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------------------|-------------------------------------------------------|
| Northwood Park Pickleball Court and Site Improvements | The City received a grant of \$140,000 from the Outdoor Recreation grant program from the DNR. The bids were awarded for the pickleball courts to Winberg Companies LLC. The playground surfacing has been replaced by public works and the base grading for the trail is completed. The pickleball courts complete and open for use. Site amenities including benches trash receptacles,etc and pathways will be installed in August/Sepetember.. Portions of the park will not be accessible during the summer to allow for safe construction. | 3/23          | Summer/<br>Fall 2024      | Total<br>\$280,000<br><b>City Match<br/>\$140,000</b> |
| Clayton Anderson Park                                 | The PTOS Commission recommended approval of up to \$2,500 to acquire and place the limestone rock in the park. The City Council approved this at their April 9, 2024. Public Works will work with the developer to move the limestone. The Council approved support of the Chisago SWCD Pollinator Pathways RFP for adding plantings to the park. Award notifications will in fall 2024.                                                                                                                                                         |               |                           |                                                       |
| Riverwalk Park                                        | Natural Space Domes donated the dome structure at the park. They would like to add a plaque at the dome structure. Below is proposed language:<br><i>This Park Dome was donated by Natural Spaces Domes of North Branch in memory and honor of MN State Senator Janet Johnson and Kids for Saving Earth founder 11 year old Clinton Hill. Both were defenders of the Planet (R) and would want you to work to protect our beautiful Earth.</i>                                                                                                   |               |                           |                                                       |
| Park Signage                                          | The City Council approved the purchase of new monument signage at 7 parks. The signs have been installed at all parks except Tower Fields and Central Park. These will be installed after construction at each location.                                                                                                                                                                                                                                                                                                                         | 3/23          | Summer 2024               |                                                       |
| Harder Park Disc Golf Course                          | The NBDGA is in the process of designing signage for the course. The PTOS commission approved moving forward with the concept kiosk and to bring the final design back for approval. The City Council approved the NBDGA funding request of \$5,000 for alternate short tees and an alternate                                                                                                                                                                                                                                                    | 6/23          | Spring 2024               |                                                       |

|                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |          |                     |             |
|---------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------------------|-------------|
|                                                         | basket location for full build out of the course. The tee pads and kiosk sign will be installed in the spring. Trees have been planted around the course. A draft kiosk sign has been created.                                                                                                                                                                                                                                                                                                                          |          |                     |             |
| Ballfield Improvements                                  | The fencing improvements at Harder and Tower Park have been completed. Future improvements to be addressed are aglime, dugout roofs; drainage, base/bench replacement and fence toprail covers;                                                                                                                                                                                                                                                                                                                         | Dec 2022 | Fall 2023/Spring 24 | \$125,000   |
| MERC Grant                                              | The City received grant funding for new dugout roofs for Field 1 at Harder Park.                                                                                                                                                                                                                                                                                                                                                                                                                                        |          | Summer 2024         |             |
| Veterans Memorial                                       | The City Council approved the site plan and MOU with the North Branch Veterans Memorial Group at the July 25, 2023 meeting and are working on their marketing and fundraising efforts. The coming soon sign has been installed in the park. City staff are working a draft MOU agreement and with plans to bring this to the August meeting.                                                                                                                                                                            |          | 2025/2026           |             |
| Tower Fields Drainage Improvements                      | The City was notified that it received a \$7,000 grant from the MN Twins – Field for Kids Grant for drainage improvements to Tower Fields. The City Council approved up to \$13,000 to complete the drainage improvements in fall 2023. The City has been notified that it will be provided an additional \$8,000 of funding thanks to player donations for the full grant request amount of \$15,000! Access to the field due to wet conditions has delayed adding the additional lime to the fields and dugout areas. |          | Spring 2024         |             |
| Tower Fields                                            | Rehab of the water tower is scheduled to be completed in August 2024.                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2023     | June 18, 2024       |             |
| Flink Ave Trail Sunrise Bluff 2 Phase II (Co Mkt – 392) | City Staff submitted a grant to MNDOT AT program received funding of \$574,332 to complete the trail section. WSB will begin working on the engineering for project.                                                                                                                                                                                                                                                                                                                                                    |          | 2024/2025           | \$69,405.53 |
| Meadows North Park                                      | The park seeding and landscaping have been completed at the park<br>A park grand opening will be planned for in late summer/fall 2024. Looking for potential dates?                                                                                                                                                                                                                                                                                                                                                     | 5/3/21   | Spring 2024         | \$          |
| Safe Route to Schools<br><br>CSAH 30 Trail              | The City Council recommended approval of submitting the grant application to construct a trail along the east side of CSAH 30 from 379 <sup>th</sup> St to Maple St and on Maple St from CSAH 30 to Oak St at the 12.7.21 meeting The estimated engineering City Cost is \$55,004.90. The City has been notified that the project was selected for funding in the amount of \$366,700. The City is                                                                                                                      |          | June 30, 2025       |             |

|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |        |         |  |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|---------|--|
|                                            | working with Chisago County to complete the improvements with the CSAH 30 reconstruct project in 2025. The engineering plans are expected to be at 90% complete at the beginning of July.                                                                                                                                                                                                                                                                                                                                     |        |         |  |
| SRTS Plan                                  | The SRTS Plan is over 12 years old and is need of an update. Will look to apply for grant funding to update this.                                                                                                                                                                                                                                                                                                                                                                                                             |        | 2025    |  |
| Arts Grant                                 | The City received grant funding through the ECRAC for the Summer Concerts Series with a start date of 1/15/24.<br>8/6/24 – Night 2 Unite<br>8/13/24 - On Tap<br>8/20/24 - Next Door Down                                                                                                                                                                                                                                                                                                                                      |        |         |  |
| Pollinator Friendly City/Monarch Community | The North Branch Monarch Group received a \$25,000 grant to convert the turf at the North Branch Area Library to a pollinator plantings and to include a monarch statute and educational classes. The seeding took place in the fall of 2021<br><br>Scheduled maintenance of the site took place in early June and late August 2023.<br><br>The legislature approved language allowing property owners to maintain native prairies on all properties. The city will need to amend its existing ordinances to align with this. |        | 2021    |  |
| Tree City                                  | The CCMG planted 8 trees in Clayton Anderson park despite the rained out Arbor Day event. City staff are working on tree ordinance and will bring it to the September meeting for review/discussion.                                                                                                                                                                                                                                                                                                                          |        | 4/26/24 |  |
| Skateboard Park                            | The Commission and Council approved the replacement of the surfacing at the skateboard park. Public Works has installed the new ramp surfaces and the park is getting a lot of use. 3 <sup>rd</sup> Lair has held provided a concept of a tiered quarter pipe. The PTOS Commission discussed providing up to \$4,000 in funding match for a tiered quarter pipe.                                                                                                                                                              | 5/3/21 | 2022    |  |
| Williams Park Community Garden             | The community gardens have been tilled up for the season and are accepting applications for garden plots for 2024. This is an agenda item.                                                                                                                                                                                                                                                                                                                                                                                    |        |         |  |
| Malmquist Property                         | The PTOS Commission recommended to strongly support Mr. Malmquist's proposal for his property to be entrusted to the city at the appropriate time and to care and that the city would care best for it and properly use it at the 1/9/23 meeting. City Staff                                                                                                                                                                                                                                                                  |        |         |  |

|                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |         |  |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|---------|--|
|                                             | is working with Mr. Malmquist on next steps. An appraisal (\$3,500 - \$5,000) would be required for DNR grant acquisitions. City staff met with the MN Trust for Public Lands to explore options to help protect the site until grant funding could be acquired.                                                                                                                                                                                                                                                                                                                      |        |         |  |
| North Branch Beautification Association     | The NBBA is continuing to work on the Vet Memorial, Flower Baskets, Banners and Memorial Benches.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |        |         |  |
| Splash Pad                                  | The Commission and City Council have identified a splash pad as top priority improvement and has discussed Williams Park as the location for the splash pad to be tied to a community center location. The Commission discussed hosting a community input meeting on the desired amenities and type of facility the community would desire in in winter 2024. The City is conducting a facility assessment and will help guide the location for a future community center. The Commission would like to hold a joint meeting with other commissions and council through this process. |        |         |  |
| Strategic Parks, Trails and Open Space Plan | The City Council approved the Comprehensive Plan at the Oct 23, 2018 meeting. The next steps will be to develop a strategic plan and implementation. Including a bicycle/pedestrian plan and development of a bike friendly community initiatives and to accommodate site amenities within the design i.e. benches at various locations. This is an agenda item. A facility assessment is in the process of conducted and is estimated to be completed in mid-July 2024.                                                                                                              |        | Fal2024 |  |
| EV Charging Station                         | The EV station discussion will be brought to the council for future discussion.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |         |  |
| Subdivision Review                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |         |  |
| Westside Commons                            | The PTOS Commission recommended the acceptance of cash and to work with the developer on the construction of the extension of the trail from 386 <sup>th</sup> St to TH95. The developer has agreed to construct the trail from 386 <sup>th</sup> St to TH95 and will receive a credit for park dedication fees.                                                                                                                                                                                                                                                                      | 3/6/23 |         |  |
| Keller Acres                                | The PTOS Commission recommend the acceptance of cash on 7/1/24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |        |         |  |
| Members Credit Union                        | The PTOS Commission recommend the acceptance of cash on 7/1/24 and the construction of the sidewalk along 9 <sup>th</sup> Ave                                                                                                                                                                                                                                                                                                                                                                                                                                                         |        |         |  |

|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                    |         |      |  |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------|--|
| Sunrise Bluff 3                     | The PTOS Commission recommended the acceptance of the construction of the trail from Everett Ave to Flink Ave along 392nd St and to accept the dedication of the land along the Sunrise River and to provide an easement across the west outlot to extend the access to the west of the development.                                                                                                                               | 4/1/24  |      |  |
| Meadows North                       | The PTOS Commission recommended the acceptance of a combination of land and cash for park dedication for the Meadows North development. A park credit utilization area was approved and has been paid for up to 591 total units to be constructed. 236 units have been platted to date. A final plat for MN Townhomes 2 <sup>nd</sup> with 72 units has been submitted for approval.                                               |         |      |  |
| Meadows Ridge (LGI)                 | The PTOS Commission reviewed and recommended approval of the open space in the preliminary plat and recommend the acceptance of cash for units above the park credit utilization area.                                                                                                                                                                                                                                             | 9/11/23 |      |  |
| Chain Lake Shores                   | The PTOS Commission reviewed the concept plan and provided feedback of a combination of cash and land for park dedication with a more detailed review with a preliminary/final plat submittal.                                                                                                                                                                                                                                     | 9/11/23 |      |  |
| Welsh Farms                         | The PTOS Commission recommend the acceptance of cash on 4/5/21. The City Council approved the preliminary plat on April 27, 2021. The developer has requested an extension for the plat.                                                                                                                                                                                                                                           | 4/5/21  |      |  |
| Preserve on Spring Hill 2           | The PTOS Commission recommended the acceptance of cash on 4/5/21. The developer has requested an extension for the plat.                                                                                                                                                                                                                                                                                                           | 4/5/21  |      |  |
| Townsedge Master Plan               | The PTOS Commission to recommend an acceptance a combo of land and cash for park dedication funds with the land not to exceed 4 acres.                                                                                                                                                                                                                                                                                             | 5/2/22  |      |  |
| Casselberry Outlot                  | <p>The PTOS Commission requested the City Council to reserve the parcel of land located at the northeast corner of Lincoln Trail and Hemingway Ave as park/open space.</p> <p>The City Council discussed this at their November 10, 2022 meeting and noted that the parcel is being reserved as right-of-way for a future intersection improvement (2027) and that any additional space would be preserved as park/open space.</p> |         | 2027 |  |
| <b>Long-term Planning and Goals</b> | <b>Progress and Next Steps</b>                                                                                                                                                                                                                                                                                                                                                                                                     |         |      |  |

|                    |                                                                                                                                                                                                                                                                                              |  |  |  |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| CIP 2024-2035      | The Commission discussed focusing on Williams Park and to add the Malmquist Property, Luchts Trail Connection and park expansions to the CIP. The City Council will be reviewing in May/June 2023. – Additional resident support has been provided for the Luchts Crossing trail connection. |  |  |  |
| Council Commission | The PTOS Commission appointed Lynn Wilson to serve on the planning committee                                                                                                                                                                                                                 |  |  |  |

|                          |                                                                                 |                     |      |           |
|--------------------------|---------------------------------------------------------------------------------|---------------------|------|-----------|
| Northwood Park           | Pickleball Court, Playground Resurfacing, Walkways                              | DNR Grant/          | 2024 | \$240,000 |
| Splash Pad               | Location to be determined                                                       |                     | 2024 | \$300,000 |
| Park Signage             | Install uniform signage in all parks                                            |                     | 2024 | \$20,000  |
| Central Park             | Basketball Court resurfacing                                                    |                     | 2025 | \$25,000  |
| Northwood Park           | Parking Lot Resurfacing                                                         |                     | 2025 | \$20,000  |
| Northwood Park           | Basketball Court resurfacing                                                    |                     | 2025 | \$25,000  |
| Co Rd 30 Trail           | 379 <sup>th</sup> St to Maple St (East side)                                    | <i>Final Design</i> | 2025 | \$500,000 |
| Co Rd 30 Crosswalk       | Pedestrian crossing near the library to Sunrise Prairie Regional Trail          | <i>Final Design</i> | 2025 | \$600,000 |
| Flink Ave Trail Phase II | Trail connection from existing trail to 392 <sup>nd</sup> St to NB Marketplace. | <i>Grant ?</i>      | 2025 | \$600,000 |
| Harder Park              | Parking Lot microsurfacing                                                      |                     | 2025 | \$65,000  |
| Falcon Ave Trail         | 385 <sup>th</sup> – 386 <sup>th</sup> St                                        |                     | 2025 | \$55,000  |
| RJMP                     | Parking Lot Microsurfacing                                                      |                     | 2025 | \$20,000  |
| Outdoor Archery Range    | Location to be determined                                                       |                     | 2025 | \$42,000  |

|                                        |                                                      |  |      |             |
|----------------------------------------|------------------------------------------------------|--|------|-------------|
| Malmquist Property                     | Acquisition and Development                          |  | 2025 | \$600,000   |
| Sunrise Prairie Regional Trail         | Maintenance                                          |  | 2026 | \$6,000     |
| Wildridge Park                         | Park Development – parking lot, soccer fields        |  | 2026 | \$545,000   |
| Williams Park                          | Park Development                                     |  | 2026 | \$1,850,000 |
| Clayton Anderson                       | Parking lot surfacing                                |  | 2026 | \$200,000   |
| Harder Park Trail Connection           |                                                      |  | 2026 | \$1,000,000 |
| Northwood Park Playground Equipment    | Replace existing playground equipment                |  | 2026 | \$100,000   |
| Luchts Crossing                        | Park Development                                     |  | 2027 | \$100,000   |
| Wildridge Park                         | Basketball Court Resurfacing                         |  | 2027 | \$20,000    |
| Luchts Crossing Trail Connection       | Trail Connection from Luchts Crossing to Casselberry |  | 2027 | \$100,000   |
| Northwood Park                         | Irrigation System                                    |  | 2028 | \$70,000    |
| Tower Fields                           | Irrigation System                                    |  | 2028 | \$70,000    |
| Townsend Park                          | Park Development                                     |  | 2028 | \$200,000   |
| Harder Park Playground Equipment       | Replace existing playground equipment                |  | 2028 | \$100,000   |
| North Branch Oaks Playground Equipment | Replace existing playground equipment                |  | 2028 | \$100,000   |
| Tower Fields                           | Parking Lot Paving                                   |  | 2029 | \$70,000    |
| Meadows North Park                     | Expansion to west                                    |  | 2029 | \$50,000    |
| Dog Park                               | Dog Park Development - Location TBD                  |  | 2030 | \$30,000    |
| Roger Johnson Playground Equipment     | Replace existing playground equipment                |  | 2030 | \$          |
| Roger Johnson Park                     | Expansion to east                                    |  | 2031 | \$80,000    |
| Sunrise Prairie Regional Trail         | Maintenance                                          |  | 2032 | \$6,000     |
| Wildridge Park Playground Equipment    | Replace existing playground equipment                |  | 2032 | \$100,000   |
| Grand Ave Trail                        | Pedestrian bridge across Sunrise River               |  | 2033 | \$515,000   |



**Prepared By:**  
**Nathan Sondrol, GIS Specialist/Parks Director**  
**Presenter: Nathan Sondrol, GIS Specialist/Parks Director**  
**Date: 07/08/2024**

**Board & Commission: Parks, Trails and Open Space Commission**

**Subject: Williams Park Community Gardens**

**The Williams Park Community Garden will be providing an update/presentation on the garden.**

**Voting Requirements:**

**Voting Options          Simple Majority**

  
**CITY OF**  
EST. 1881  
**NORTH BRANCH**  
**City of North Branch**  
**Staff Report**

**Prepared By:**  
**Presenter:**  
**Date: 08/02/2024**

**Board & Commission: Parks, Trails and Open Space Commission**

**Subject: Riverwalk Park Eagle Scout Project**

Christopher Capaul contacted city staff to discuss potential projects for an eagle scout community project. Mr. Capaul identified concrete access paths, bench pads and plantings at the Riverwalk Park Dome Structure as a potential project.



Requested action

To approve Christopher Capaul's request for the installation of concrete paths, bench pads and pollinator plantings in Riverwalk Park for his eagle scout project.

**Voting Requirements:**

**Voting Options**      **Simple Majority**



**Prepared By:**  
**Nathan Sondrol, GIS Specialist/Parks Director**  
**Presenter: Nathan Sondrol, GIS Specialist/Parks Director**  
**Date: 08/02/2024**

**Board & Commission: Parks, Trails and Open Space Commission**

**Subject: Sunrise Bluff 3rd Addition - Preliminary Plat**

**Background Information:**

Larry Beach Construction (Developer) has submitted a preliminary plat application for a development named Sunrise Bluff 3<sup>rd</sup> Addition. The property is located along the North Branch of the Sunrise River on the south side of 392<sup>nd</sup> Street between Everett Avenue and Fawn Avenue. The proposed plat would create 32 lots and 2 outlots. The existing landcover consists of open field, oak forest, wet meadow and an alder swamp. The soils are predominately loamy fine sand with some fine sand below the bluffline. The property is located within the city's open wildlife corridor.

There is an existing trail located along Flink Avenue starting at 392<sup>nd</sup> Street that heads north to 399<sup>th</sup> Street and the city is in the process of constructing the trail to the south. The concept shows the construction of a trail along 392<sup>nd</sup> Street starting at Everett Avenue and continuing east to Flink Avenue and connecting to the existing trail.

The Sunrise Bluff 3rd Addition concept plan was presented to the PTOS Commission at the April 1, 2024, meeting, and the preliminary plat closely follows the concept plan. The commission recommend approval of the the acceptance of the construction of the trail from Everett Ave to Flink Ave along 392nd St and to accept the dedication of the land identified on the attached plan and to provide an easement across the west outlot to extend access to the west of the development.

The preliminary plat has addressed the land identified and realigned Outlot B to be the land dedicated to allow for protection/preservation of the river and allow for trail access and has provided plans for the developer to construct a 10' bituminous trail along the south side of 392nd Street from Everett Ave to Flink Ave.

**Discussion/Analysis:**

State Statute allows cities the ability to require that a reasonable portion of the buildable land of any proposed subdivision to be dedicated to the public to address infrastructure needs created by the development; including, parks, recreational facilities, playgrounds, trails, sidewalks, wetlands and open space.

In lieu of land dedication for parks, recreational facilities, playgrounds, trails, wetlands or open space, cities may require a developer to pay cash or "park dedication fees." Park dedication fees excuse the developer from a local land dedication for park and recreation purposes, but still allow the city to purchase and acquire new, off-site facilities to serve the recreation needs created by the subdivision.

**Sec. 54-465. Conditions for contributions.**

It shall be deemed to be in the public interest to require land dedication, cash contribution, or any combination thereof when the city council after review and recommendation makes one or more of the following findings of fact:

- (1) All or part of the proposed subdivision has been designated as park, playground, public open space, storm sewer holding areas or ponds on an adopted city plan;
- (2) Such contribution is necessary in order to protect adjacent land uses from potential conflicting land uses which could exist on the land subdivided;
- (3) The increased number of residents to reside or be employed within the subdivision will increase the recreational demands upon the city;
- (4) The land proposed to be subdivided contains or borders upon existing unique topographical features including but not limited to ponds, lakes, streams, timber stands, water holding areas, hills, steep slopes, drainage areas, or bluffs which should be preserved to prevent foreseeable safety, pollution, or erosion hazards or to provide unique recreational and aesthetic qualities and enjoyment to the city; Such contribution is necessary to comply with or fulfill the goals, policies, and programs of the city.

Based on the North Branch City Code and the current fee schedule, below are some options available for park dedication for the proposed development.

|                  |                                      |
|------------------|--------------------------------------|
| Cash Option      | 32 Lots @ \$1,800 per lot = \$57,600 |
| Land Option      | 118 acres @ 10% = 11.8 acres         |
| Cash/Land Option | Various Combinations of the above    |

**Deadline: August 5, 2024**

**Requested Action & Recommendation:**

The requested action is for the Commission to make a recommendation on deeming if there is a public interest to require a land dedication, cash contribution or any combination of thereof for parks, trails and open space of the proposed plat.

City staff would recommend approval of **the dedication of Outlot B of Sunrise Bluff 3rd addition and Outlot A of Sunrise Bluff 2nd Addition to the city and for the developer to construct a 10' bituminous trail along 392nd Street from Everett Avenue to Flink Avenue for park dedication requirements for the Sunrise Bluff 3rd addition development.**

**Voting Requirements:**

State Law or City Code requires a simple majority of those present.

**Attachments:**

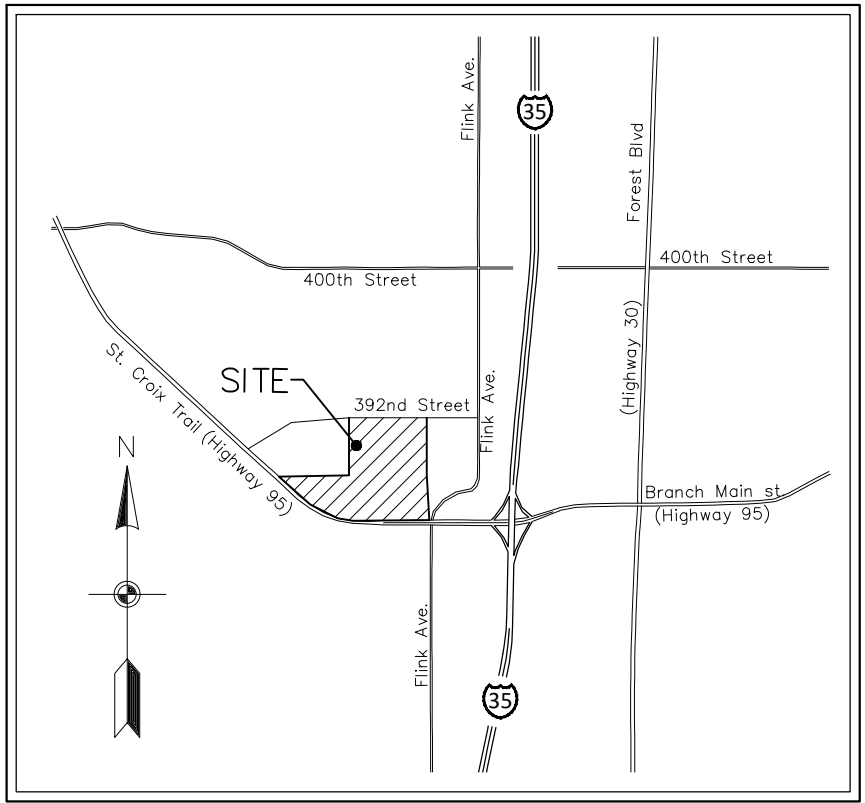
- 1) Sunrise Bluff 3 Preliminary Plat
- 2) Comprehensive Park, Trails and Open Space Plan Map

**Voting Requirements:**

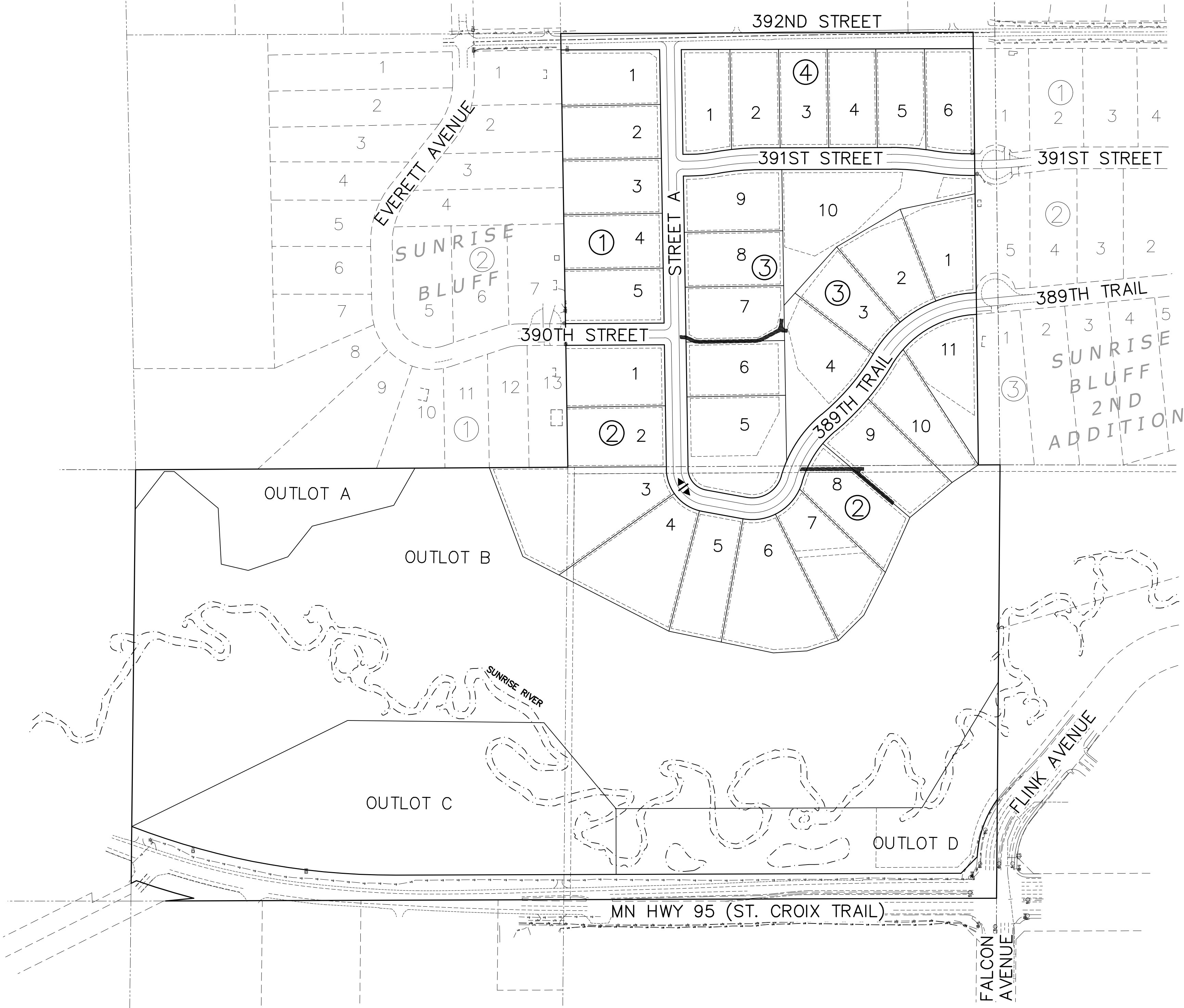
Voting Options          Simple Majority

# SUNRISE BLUFF 3RD ADDITION

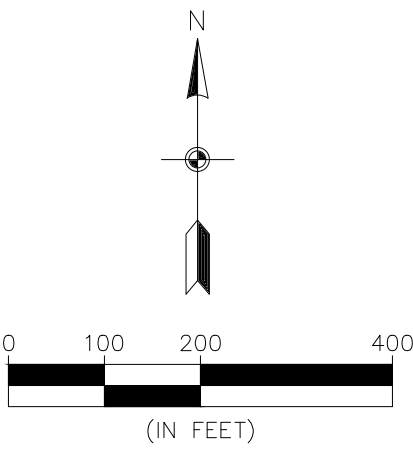
## NORTH BRANCH, MINNESOTA



VICINITY MAP  
NOT TO SCALE



| SHEET INDEX |                                            |
|-------------|--------------------------------------------|
| 1.          | COVER                                      |
| 2.          | EXISTING CONDITIONS                        |
| 3.          | PRELIMINARY PLAT INDEX                     |
| 4-8.        | PRELIMINARY PLAT                           |
| 9.          | PRELIMINARY SITE & UTILITY PLAN            |
| 10.         | PRELIMINARY GRADING INDEX                  |
| 11-14.      | PRELIMINARY GRADING & EROSION CONTROL PLAN |
| 16.         | DETAILS                                    |
| B1-B2.      | LIVABILITY PLAN                            |
| L1-L2.      | LANDSCAPE PLAN                             |
| T1.         | TREE PRESERVATION PLAN                     |



| BENCHMARK |                                                                                                                                          |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------|
| 1.        | Minnesota Department of Transportation<br>Geodetic GSID Station No. 4775 (MnDot<br>Name: BEV MN01)<br>Elevation 921.03 ft. (NAVD88)      |
| 2.        | Minnesota Department of Transportation<br>Geodetic GSID Station No. 85681 (MnDot<br>Name: ottensness 2)<br>Elevation 902.87 ft. (NAVD88) |

CALL BEFORE YOU DIG

**811**

Know what's below.  
Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

**CARLSON MCCAIN**

ENGINEERING  
SURVEYING  
ENVIRONMENTAL

3890 PHEASANT RIDGE DR NE  
SUITE 100  
BLAINE, MN 55449  
TEL 763.489.7900  
FAX 763.489.7959  
CARLSONMCCAIN.COM

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

Print Name: Aaron D. Briski, P.E.  
Signature: *Aaron Briski*  
Date: 6/10/24 License #: 57811

Drawn: NJP  
Designed: ADB  
Date: 6/10/24

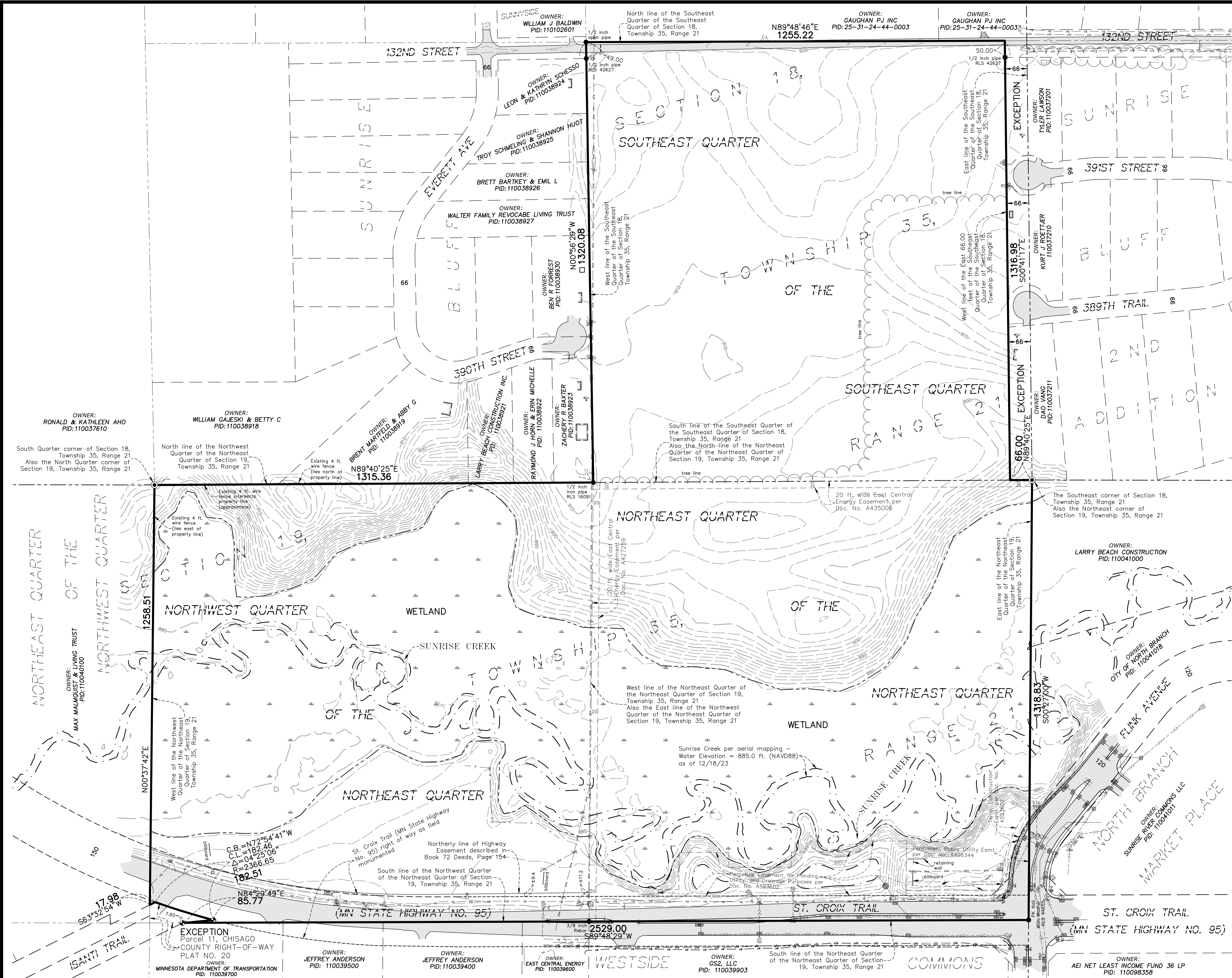
Revisions:  
1.

**LARRY BEACH CONSTRUCTION, INC.**  
4731 - 400th Street N  
North Branch, Minnesota 55056

**SUNRISE BLUFF  
3RD ADDITION**  
North Branch, MN

**COVER**

1 of 16



PARCEL DESCRIPTION:  
(Per Title Commitment File No. 688066, dated May 27, 2024 at 7:00 A.M. prepared by Land Title, Inc., issuing agent for First American Title Insurance Company)

The Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4), in Section Nineteen (19), Township Thirty-five (35), Range Twenty-one (21), Chisago County, Minnesota.

AND

The Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) of Section Nineteen (19), Township 35, Range 21, except Parcel 11 of Chisago County Right-of-Way Plat No. 20, Chisago County, Minnesota

AND

The Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4), less and excepting therefrom the East Sixty feet (E 66') thereof, Section Eighteen (18), Township Thirty-five (35), Range Twenty-one (21), Chisago County, Minnesota

(abstract property)

- GENERAL NOTES:
- The field work for this survey was completed on April 17, 2024.
  - Bearings shown are based on the East line of the NE 1/4 of the NE 1/4 of Section 19. Township 35, Range 21, Chisago County, Minnesota, which is assumed to bear S00°27'00"W.
  - Surveyed property contains ±117.27 acres.
  - Above ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).
  - The following easements are proposed to be released, confined or amended:
    - Easement in favor of The Rural Cooperative Power Association per Doc. No. 126707.
    - Easement in favor of The Rural Cooperative Power Association per Doc. No. 127291.
    - Easement in favor of The Rural Cooperative Power Association per Doc. No. 126474.
    - Easement in favor of City of North Branch per Doc. No. A523602 (over Parcel B only).
    - Highway Easement contained in Final Certificate in favor of the State of Minnesota in Book 72 of Deeds, Page 154.

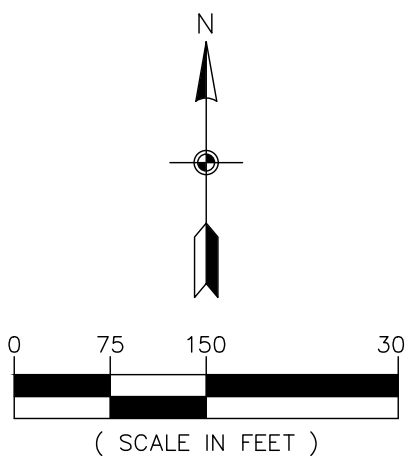
### LEGEND

- Denotes Found Chisago Right of Way Monument with 3 inch Aluminum Cap
- Denotes Chisago County Section Monument, as noted
- Denotes Found Iron Monument
- Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- Denotes Light Pole
- Denotes Semaphore
- Denotes Miscellaneous Sign
- Denotes Storm Manhole
- Denotes Miscellaneous Manhole
- Denotes Catch Basin
- Denotes Flared End Section
- Denotes Existing Well
- Denotes Guy Wire
- Denotes Utility Pole
- Denotes Telephone Box
- Denotes Electric Transformer
- Denotes Electric Box
- Denotes Underground Electric
- Denotes Underground Gas
- Denotes Underground Fiber Optic
- Denotes Overhead Utility Line(s)
- Denotes Existing Fence as noted
- Denotes Gravel Surface
- Denotes Concrete Surface
- Denotes Bituminous Surface
- Denotes Wetlands delineated by Midwest Natural Resources, Inc.

**BENCHMARK**

1. Minnesota Department of Transportation  
Geodetic GSID Station No. 4775 (MnDot  
Name BEV MNDT)  
Elevation 921.03 ft. (NAVD88)

2. Minnesota Department of Transportation  
Geodetic GSID Station No. 85681 (MnDot  
Name ottenses 2)  
Elevation 902.87 ft. (NAVD88)



ENGINEERING  
SURVEYING  
ENVIRONMENTAL

3890 PHEASANT RIDGE DR NE  
SUITE 100  
BLAINE, MN 55449  
TEL 763.489.7900  
FAX 763.489.7959  
CARLSONMCCAIN.COM

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

Print Name: Thomas R. Balluff, L.S.  
Signature: *Thomas R. Balluff*  
Date: 6/10/24 License #: 40361

DRAWN BY: NJS  
ISSUE DATE: 6/10/24  
FILE NO: 2700

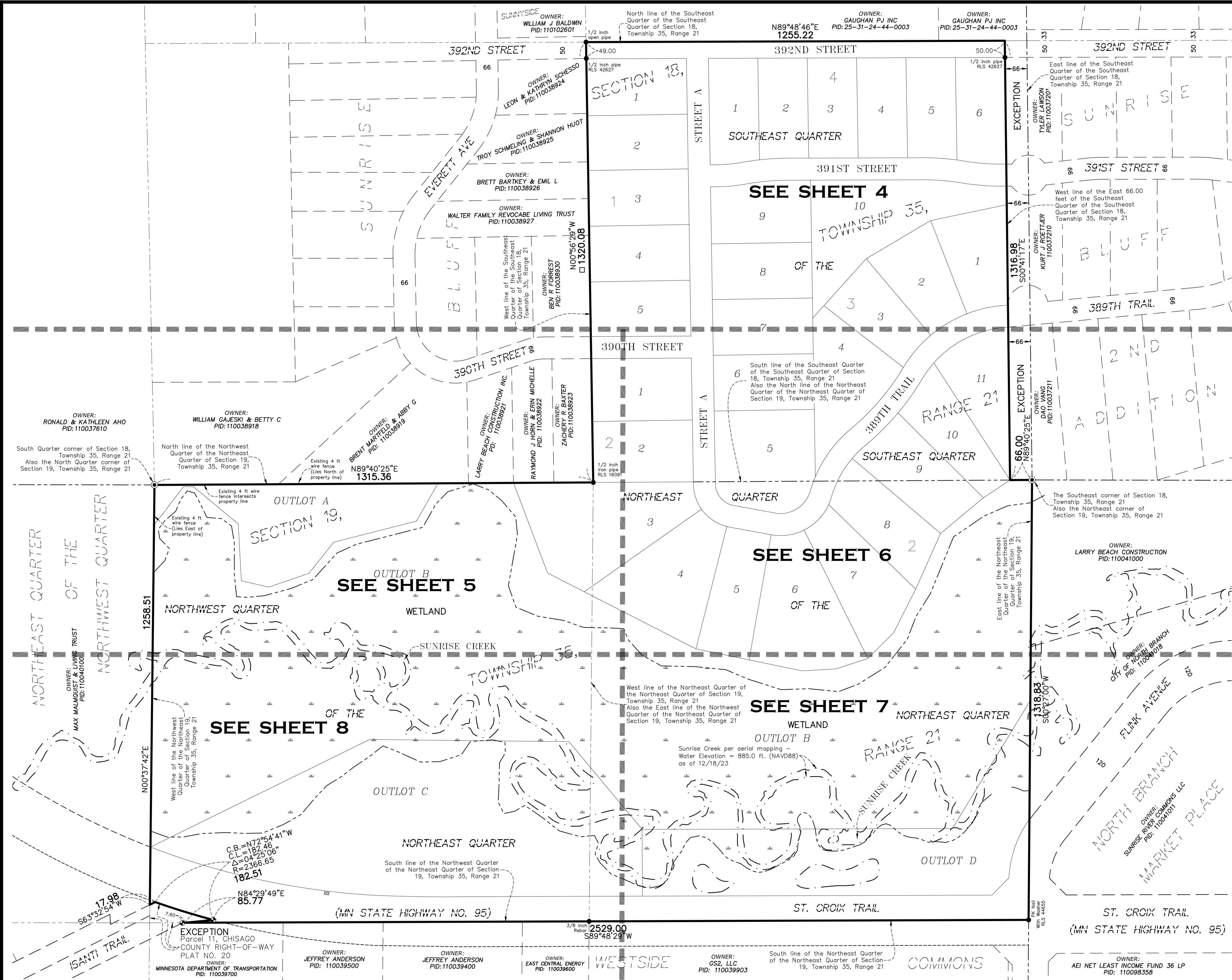
Revisions:

**LARRY BEACH CONSTRUCTION, INC.**  
4731 - 400th Street N  
North Branch, Minnesota 55056

**SUNRISE BLUFF 3RD ADDITION**  
North Branch, Minnesota

**EXISTING CONDITIONS**

2  
of  
16



PARCEL DESCRIPTION:

(Per Title Commitment File No. 688066, dated May 7, 2024 at 7:00 A.M. prepared by Land Title, Inc., issuing agent for First American Title Insurance Company)

The Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4), in Section Nineteen (19), Township Thirty-five (35), Range Twenty-one (21), Chisago County, Minnesota.

AND

The Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) of Section Nineteen (19), Township 35, Range 21, except Parcel 11 of Chisago County Right-of-Way Plat No. 20, Chisago County, Minnesota

AND

The Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4), less and excepting therefrom the East Sixty feet (E 66') thereof, Section Eighteen (18), Township Thirty-five (35), Range Twenty-one (21), Chisago County, Minnesota

(abstract property)

#### SITE DATA

TOTAL SITE AREA ±117.27 AC.  
TOTAL ROW AREA ±12.71 AC.  
TOTAL OUTLOT AREA ±60.81 AC.  
OUTLOT A ±3.00 AC.  
OUTLOT B ±39.88 AC.  
OUTLOT C ±11.85 AC.  
OUTLOT D ±6.08 AC.  
TOTAL LOT AREA ±43.75 AC.  
SMALLEST LOT ±44,404 S.F.  
LARGEST LOT ±117,313 S.F.  
AVERAGE LOT ±59,555 S.F.  
TOTAL NUMBER OF LOTS 32

GROSS DENSITY 0.27 LOTS/TOTAL AC.  
NET DENSITY 0.73 LOTS/TOTAL LOT AC.

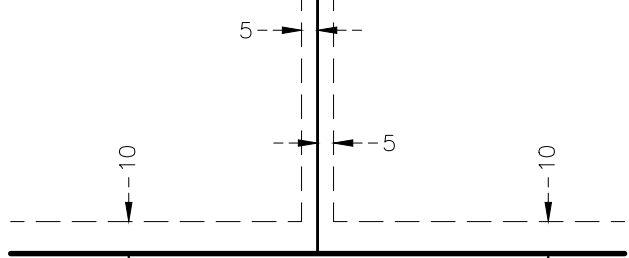
EXISTING ZONING SL/B2/RR

UTILITIES SEPTIC/WELL

MINIMUM RESIDENTIAL SETBACK DATA:

FRONT 40 FT.  
SIDE 10 FT.  
SIDE CORNER 30 FT.  
REAR SETBACK 30 FT.  
MIN. BUILDABLE(WITHIN USA) 1.0 AC.  
MIN. LOT DEPTH 300 FT.  
MIN. LOT WIDTH (AT SETBACK) 110 FT.

#### PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



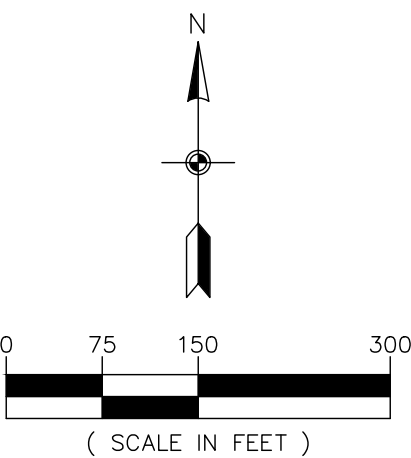
being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

#### LEGEND

- Denotes Found Chisago Right of Way Monument with 3 Inch Aluminum Cap
- Denotes Chisago County Section Monument, as noted
- Denotes Found Iron Monument
- Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- Denotes Wetlands delineated by Midwest Natural Resources, Inc.

#### BENCHMARK

- Minnesota Department of Transportation Geodetic GSID Station No. 4775 (MnDot Name BEV MNDT) Elevation 921.03 ft. (NAVD88)
- Minnesota Department of Transportation Geodetic GSID Station No. 85681 (MnDot Name ottensness 2) Elevation 902.87 ft. (NAVD88)



ENGINEERING  
SURVEYING  
ENVIRONMENTAL

3890 PHEASANT RIDGE DR NE  
SUITE 100  
BLAINE, MN 55449  
TEL 763.489.7900  
FAX 763.489.7959  
CARLSONMCCAIN.COM

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

Print Name: Thomas R. Balluff, L.S.  
Signature: *Thomas R. Balluff*  
Date: 6/10/24 License #: 40361

DRAWN BY: NJS  
ISSUE DATE: 6/10/24  
FILE NO: 2700

Revisions:

OWNER:  
CS2, LLC  
PID: 110039003

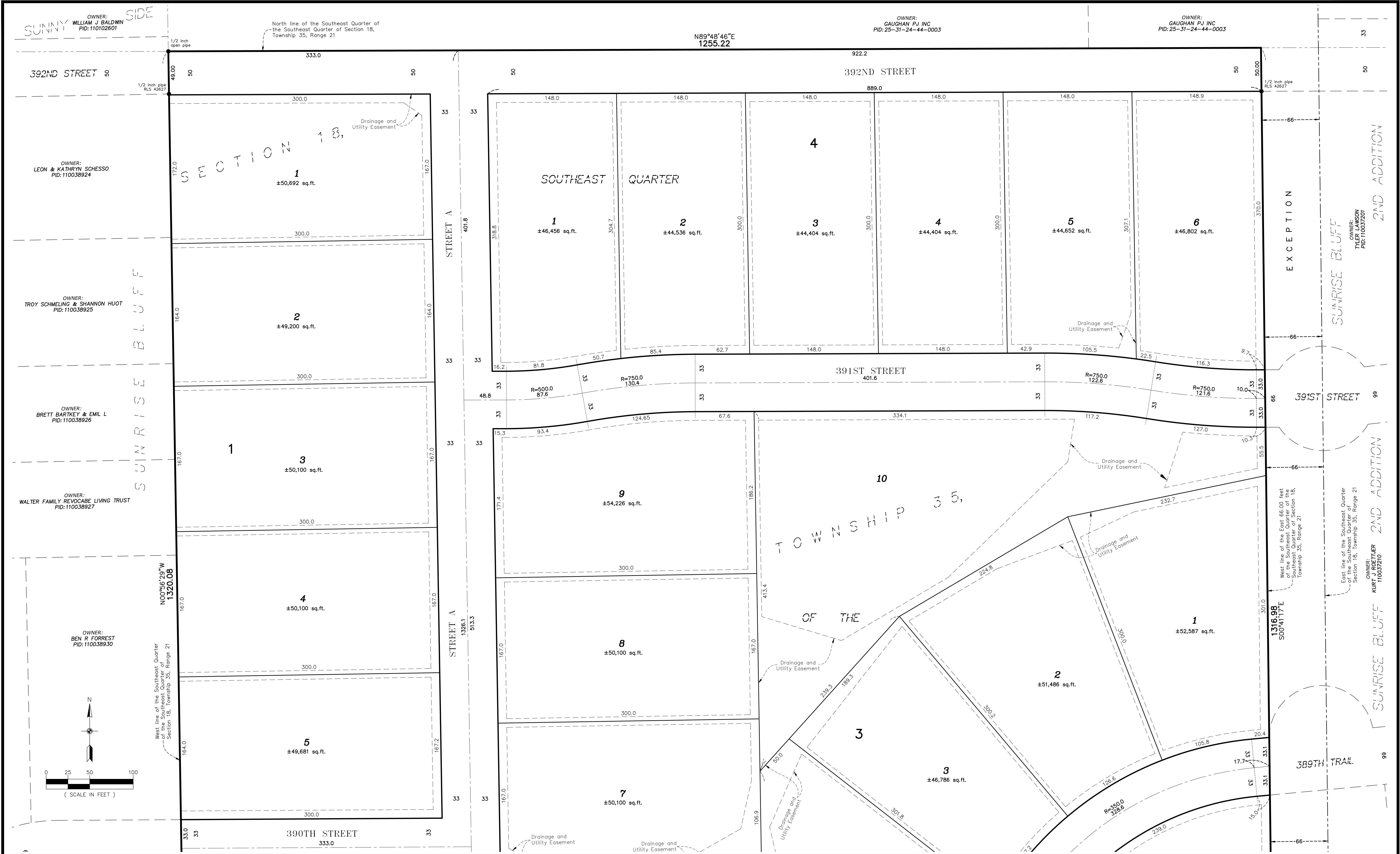
South line of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35, Range 21

LARRY BEACH CONSTRUCTION, INC.  
4731 - 400th Street N  
North Branch, Minnesota 55056

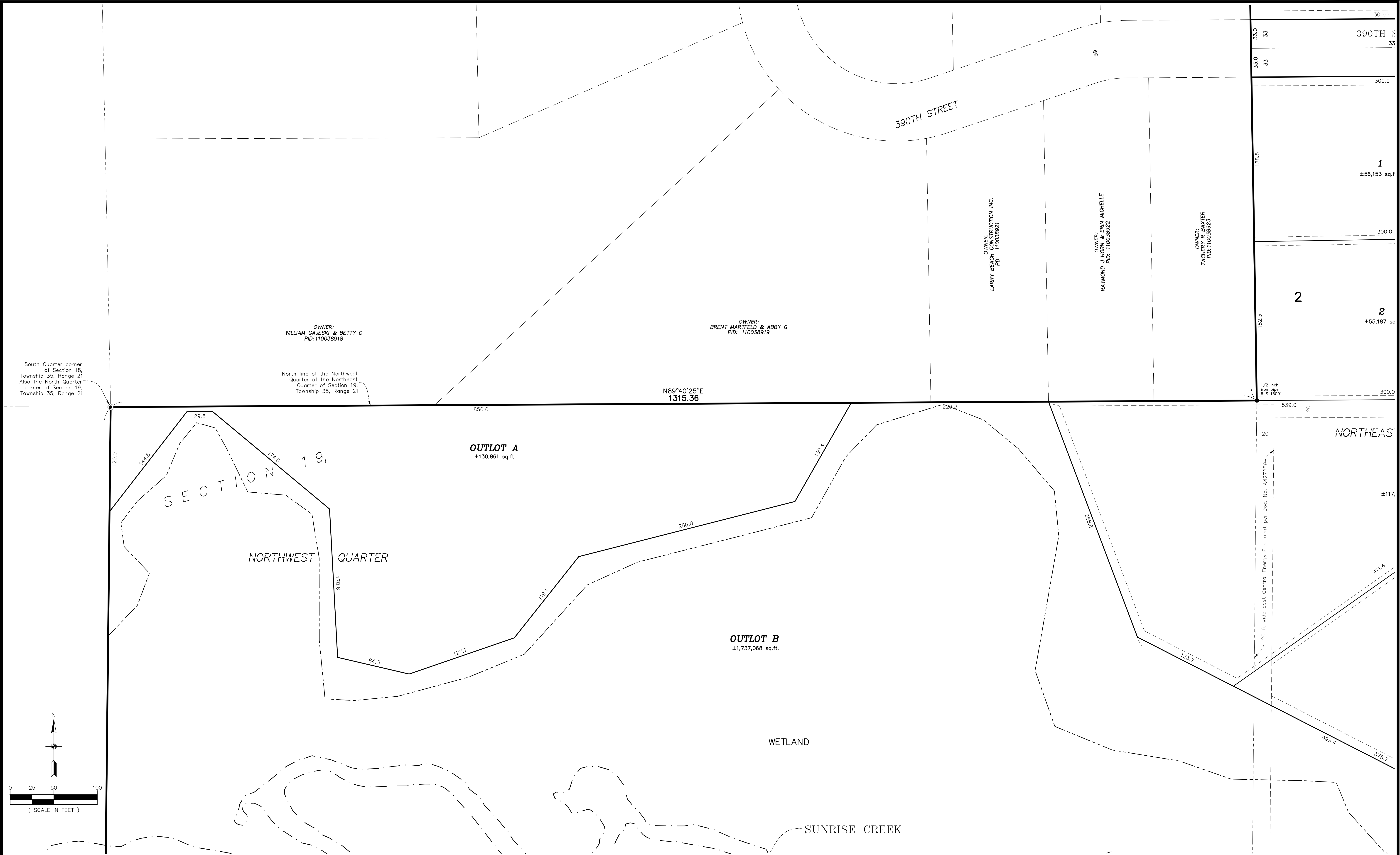
SUNRISE BLUFF 3RD ADDITION  
North Branch, Minnesota

PRELIMINARY PLAT INDEX

3  
of  
16

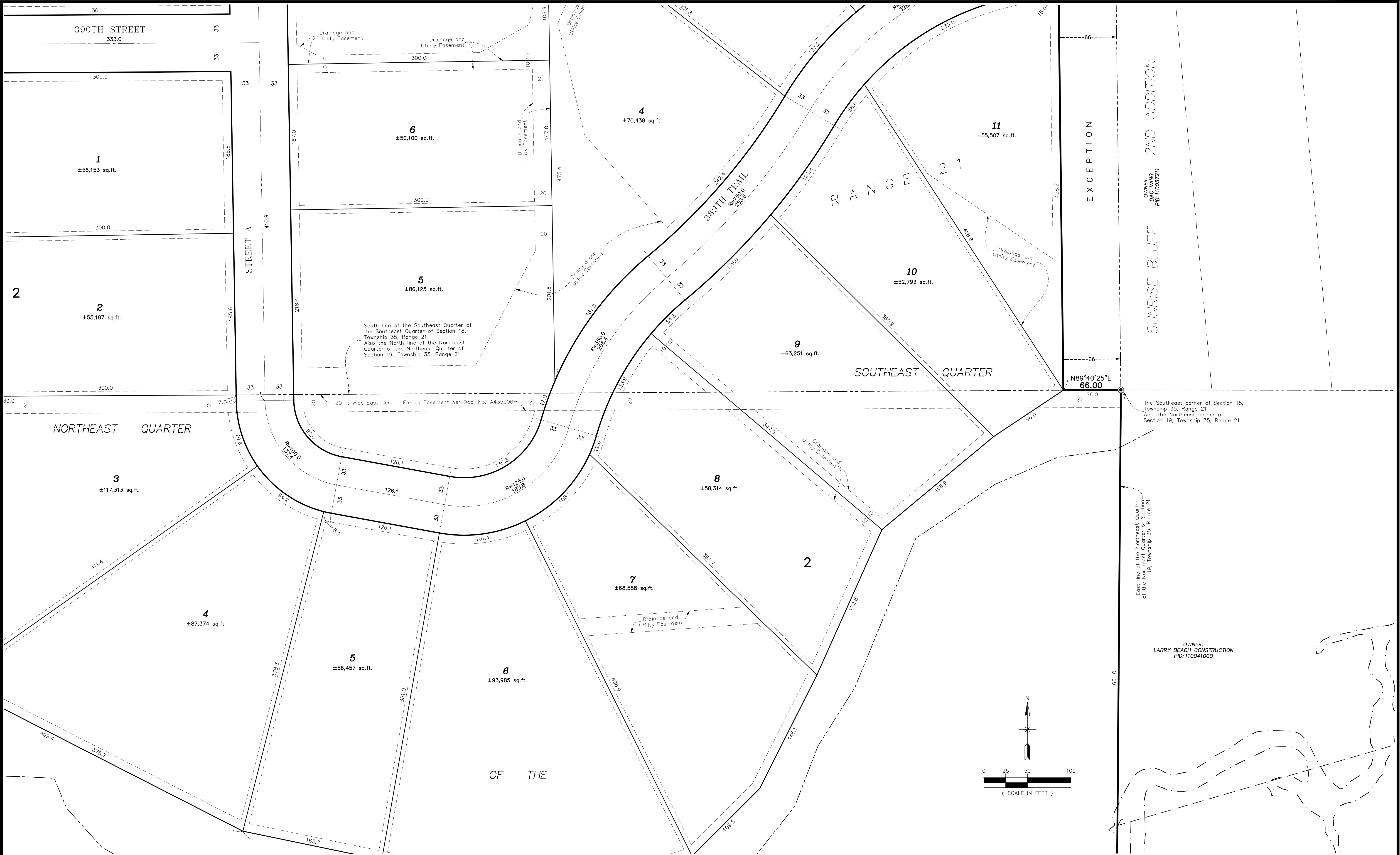


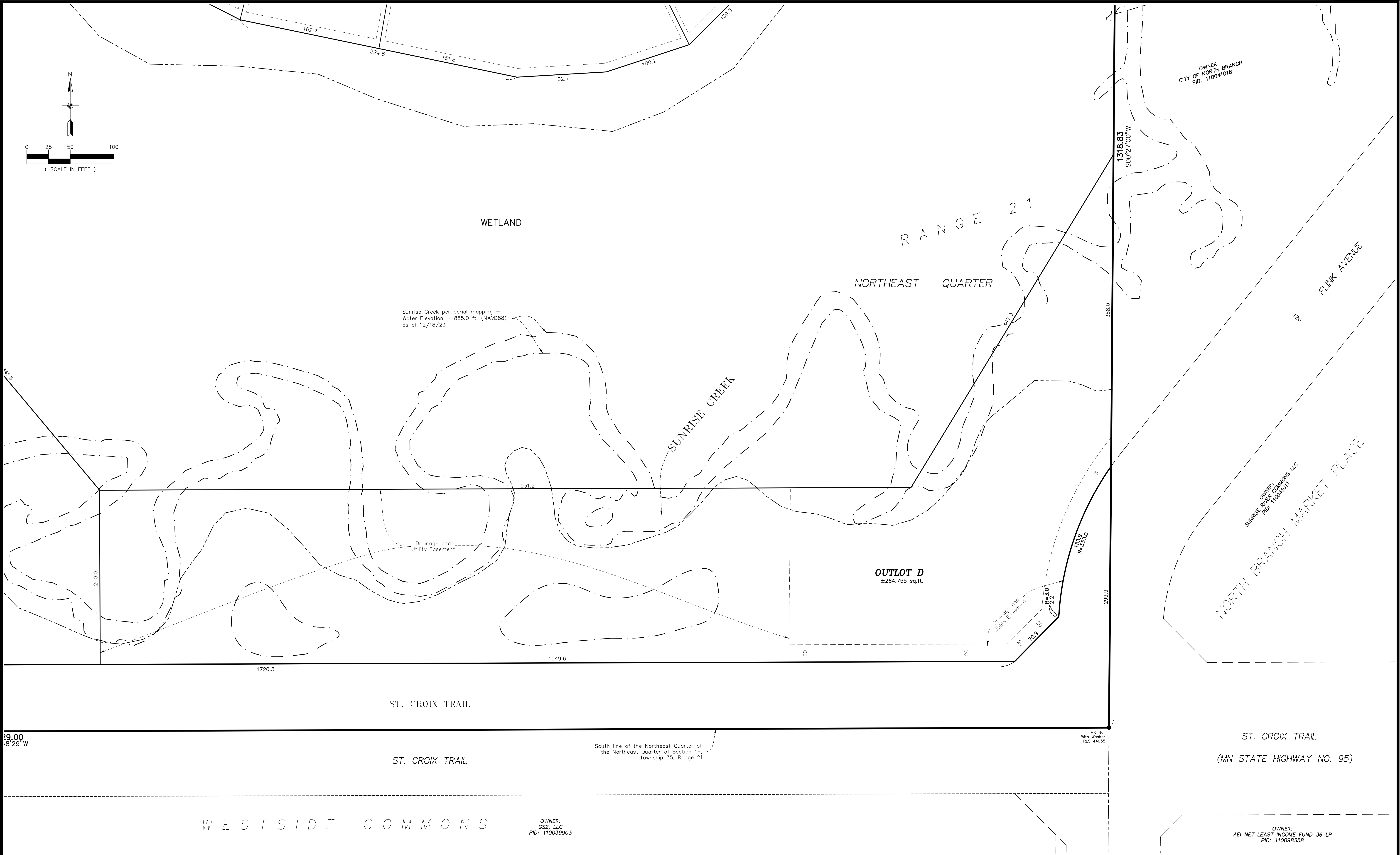
|  |                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                          |                                                       |            |                                                                                                 |                                                              |                         |         |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------|-------------------------|---------|
|  | <b>3890 PHEASANT RIDGE DR NE</b><br><b>SUITE 100</b><br><b>BLAINE, MN 55449</b><br><b>TEL 763.489.7900</b><br><b>FAX 763.489.7959</b><br><b>CARLSONMCCAIN.COM</b> | I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota<br>Print Name: Thomas R. Balluff, L.S.<br>Signature: <i>Thomas R. Balluff</i><br>Date: 6/10/24 License #: 40361 | DRAWN BY: NJS<br>ISSUE DATE: 6/10/24<br>FILE NO: 2700 | Revisions: | <b>LARRY BEACH CONSTRUCTION, INC.</b><br>4731 - 400th Street N<br>North Branch, Minnesota 55056 | <b>SUNRISE BLUFF 3RD ADDITION</b><br>North Branch, Minnesota | <b>PRELIMINARY PLAT</b> | 4 of 16 |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------|-------------------------|---------|



|                                                                                    |                                                                                                                                     |                                                                                                                                                                                          |                                                                                                              |                                                       |            |                                                                                                 |                                                              |                         |               |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------|-------------------------|---------------|
|  | <b>3890 PHEASANT RIDGE DR NE<br/>SUITE 100<br/>BLAINE, MN 55449<br/>TEL 763.489.7900<br/>FAX 763.489.7959<br/>CARLSONMCCAIN.COM</b> | I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota | Print Name: Thomas R. Balluff, L.S.<br>Signature: <i>Thomas R. Balluff</i><br>Date: 6/12/24 License #: 40361 | DRAWN BY: NJS<br>ISSUE DATE: 6/12/24<br>FILE NO: 2700 | Revisions: | <b>LARRY BEACH CONSTRUCTION, INC.</b><br>4731 - 400th Street N<br>North Branch, Minnesota 55056 | <b>SUNRISE BLUFF 3RD ADDITION</b><br>North Branch, Minnesota | <b>PRELIMINARY PLAT</b> | 5<br>of<br>16 |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------|-------------------------|---------------|

[Save Date: 06/12/24] F:\jobs\10721 - 10740\10740 - north branch sunrise creek\cad c3d\survey\preliminary\10740\_preplat.dwg

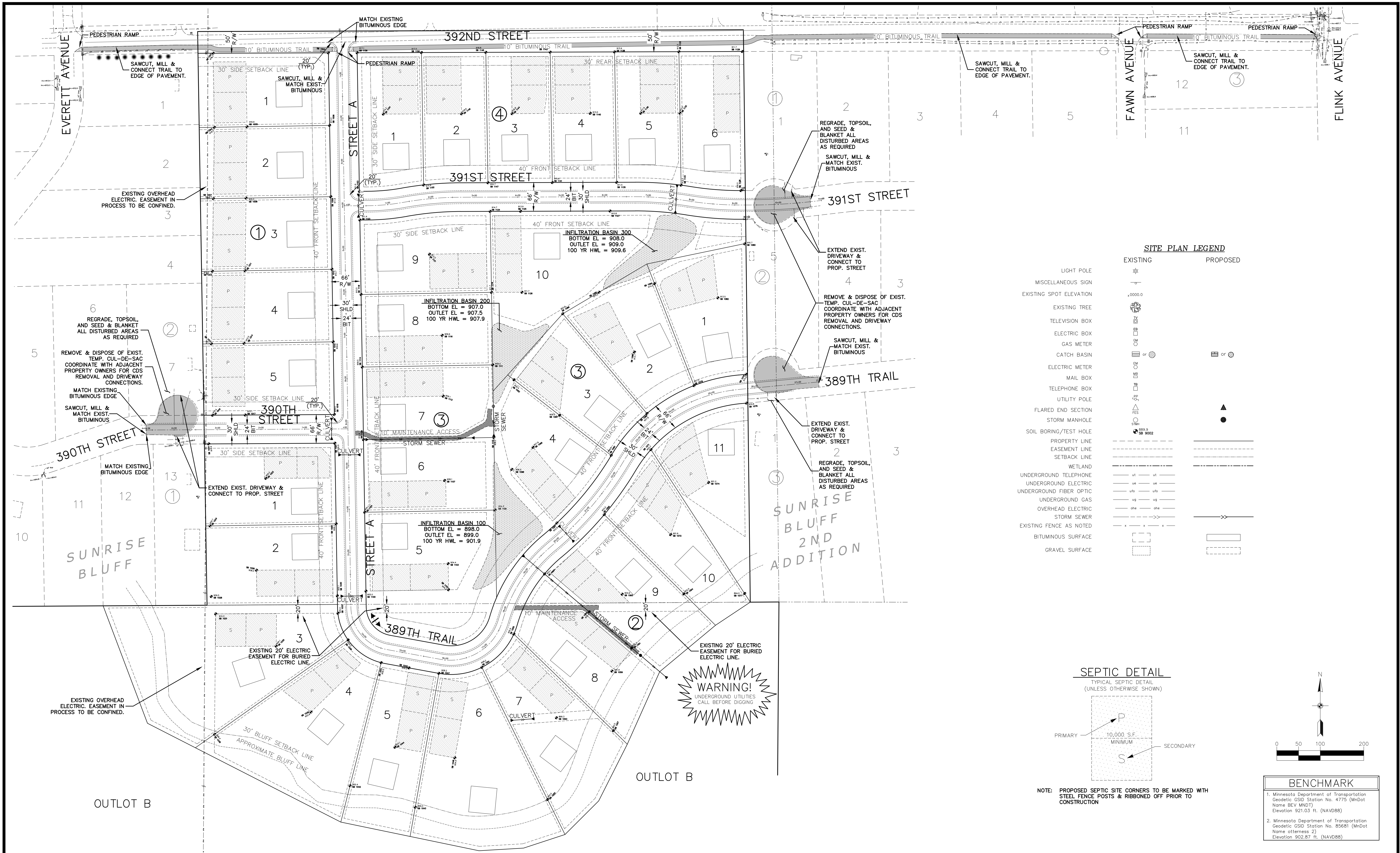


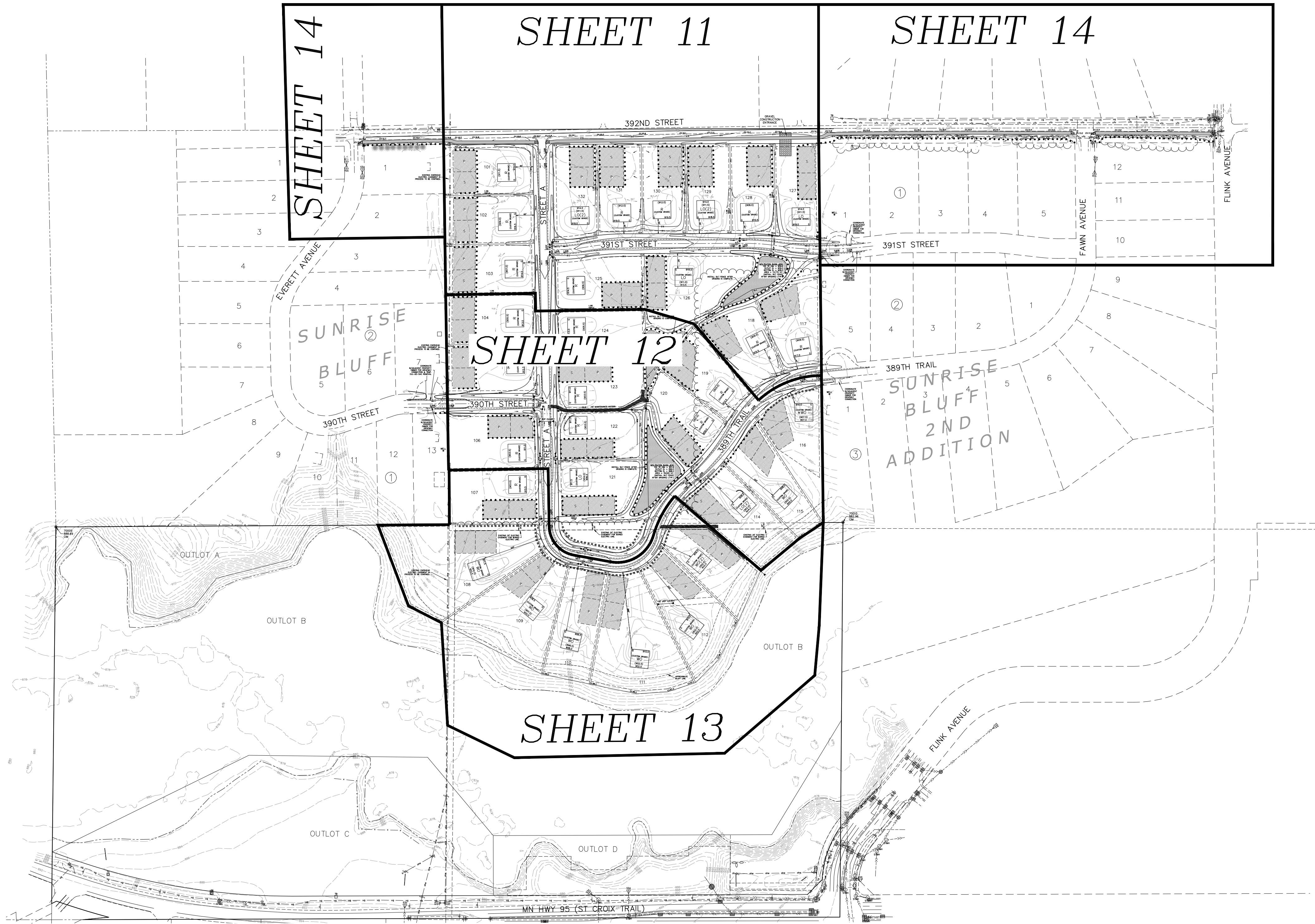


|  |                                                                                                                                     |                                                                                                                                                                                          |                                                                                                              |                                                       |            |                                                                                                 |                                                              |                         |         |
|--|-------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------|-------------------------|---------|
|  | <b>3890 PHEASANT RIDGE DR NE<br/>SUITE 100<br/>BLAINE, MN 55449<br/>TEL 763.489.7900<br/>FAX 763.489.7959<br/>CARLSONMCCAIN.COM</b> | I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota | Print Name: Thomas R. Balluff, L.S.<br>Signature: <i>Thomas R. Balluff</i><br>Date: 6/10/24 License #: 40361 | DRAWN BY: NJS<br>ISSUE DATE: 6/10/24<br>FILE NO: 2700 | Revisions: | <b>LARRY BEACH CONSTRUCTION, INC.</b><br>4731 - 400th Street N<br>North Branch, Minnesota 55056 | <b>SUNRISE BLUFF 3RD ADDITION</b><br>North Branch, Minnesota | <b>PRELIMINARY PLAT</b> | 7 of 16 |
|--|-------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------|-------------------------|---------|

[Save Date: 06/12/24] F:\jobs\10721 - 10740\10740 - north branch sunrise creek\cad c3d\survey\preliminary\10740\_preplat.dwg



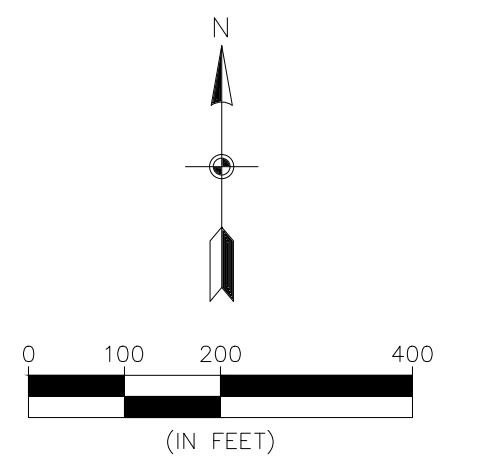




| LEGEND                   |          |
|--------------------------|----------|
| EXISTING                 | PROPOSED |
| PROPERTY LINE            | -----    |
| EASEMENT LINE            | -----    |
| CURB LINE                | -----    |
| BITUMINOUS               | =====    |
| CONCRETE                 | =====    |
| SANITARY SEWER           | -----    |
| STORM SEWER              | -----    |
| DRAINTILE                | -----    |
| WATER MAIN               | -----    |
| OVERHEAD UTILITY         | -----    |
| STORM CATCH BASIN        | -----    |
| STORM MANHOLE            | -----    |
| OUTLET CONTROL STRUCTURE | -----    |
| MANHOLE                  | -----    |
| HYDRANT                  | -----    |
| GATE VALVE               | -----    |
| TELEVISION BOX           | -----    |
| TELEPHONE BOX            | -----    |
| UTILITY POLE             | -----    |
| RETAINING WALL           | -----    |
| FENCE                    | -----    |
| 10' CONTOUR              | -----    |
| 2' CONTOUR               | -----    |
| FEMA FLOOD PLAIN         | -----    |
| WETLAND LINE             | -----    |
| SPOT ELEVATION           | -----    |
| EMERGENCY OVERFLOW       | -----    |
| SILT FENCE               | -----    |
| TREE FENCE               | -----    |
| GRADING LIMITS           | -----    |
| TREELINE                 | -----    |
| INFILTRATION AREA        | -----    |
| MAINTENANCE ACCESS       | -----    |
| WETLAND SIGN             | -----    |
| WELL                     | -----    |
| LIGHT POLE               | -----    |
| FLAG POLE                | -----    |
| ELECTRIC BOX             | -----    |
| TELEPHONE BOX            | -----    |
| TELEVISION BOX           | -----    |
| SIGN                     | -----    |
| GEOTECH SOIL BORING      | -----    |

WETLAND SUMMARY

THERE ARE NO PROPOSED WETLAND IMPACTS



| BENCHMARK                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Minnesota Department of Transportation<br>Geodetic GSID Station No. 4775 (MnDot<br>Name BEV MNDT)<br>Elevation 921.03 ft. (NAVD88)     |
| 2. Minnesota Department of Transportation<br>Geodetic GSID Station No. 85681 (MnDot<br>Name Otterness 2)<br>Elevation 902.87 ft. (NAVD88) |

CALL BEFORE YOU DIG

Know what's below.  
Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

**CARLSON MCCAIN**

ENGINEERING  
SURVEYING  
ENVIRONMENTAL

3890 PHEASANT RIDGE DR NE  
SUITE 100  
BLAINE, MN 55449  
TEL 763.489.7900  
FAX 763.489.7959  
CARLSONMCCAIN.COM

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

Print Name: Aaron D. Briski, P.E.  
Signature:   
Date: 6/10/24 License #: 57811

Drawn: NJP  
Designed: ADB  
Date: 6/10/24

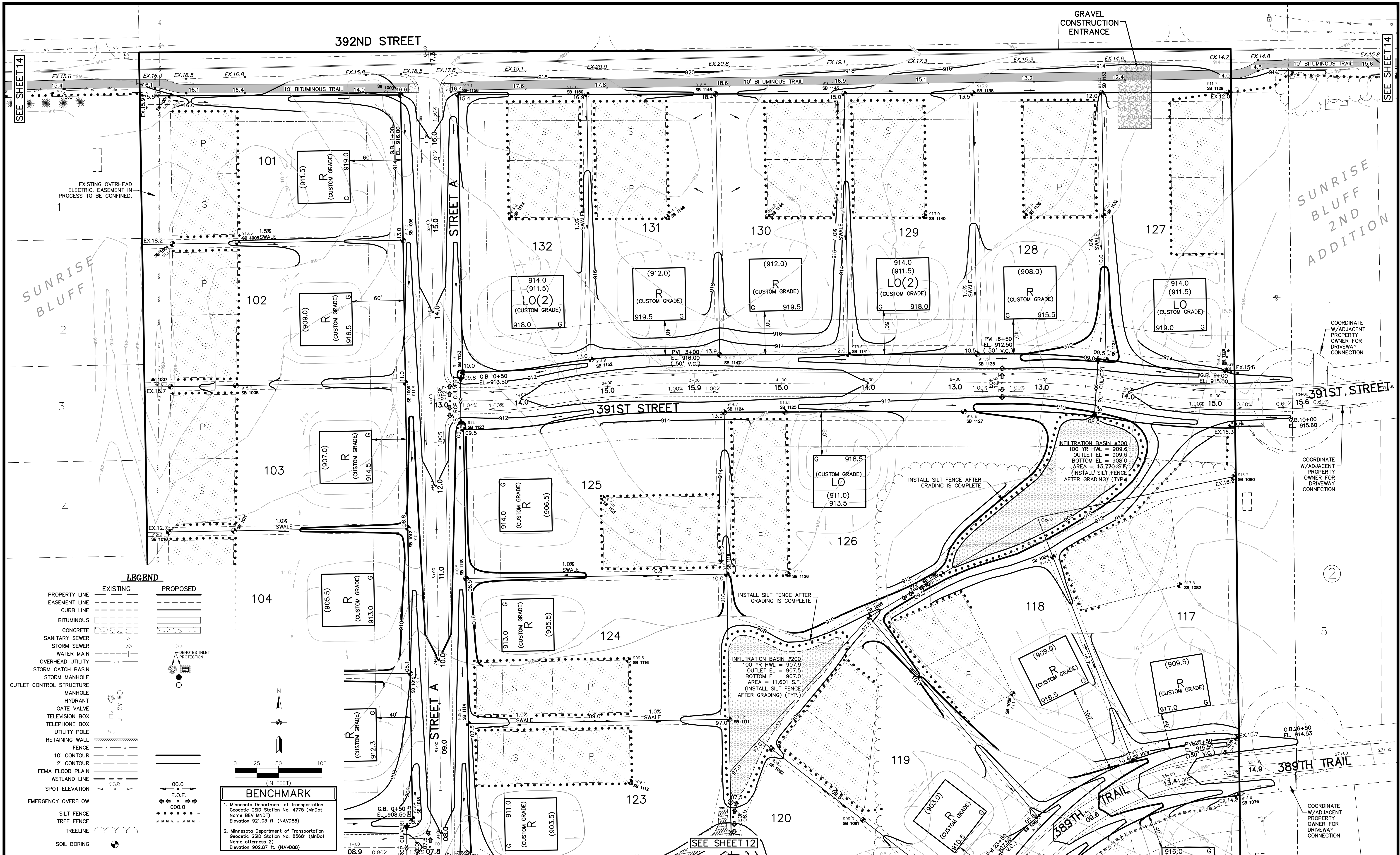
Revisions:  
1.

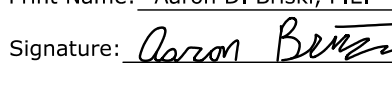
**LARRY BEACH CONSTRUCTION, INC.**  
4731 - 400th Street N  
North Branch, Minnesota 55056

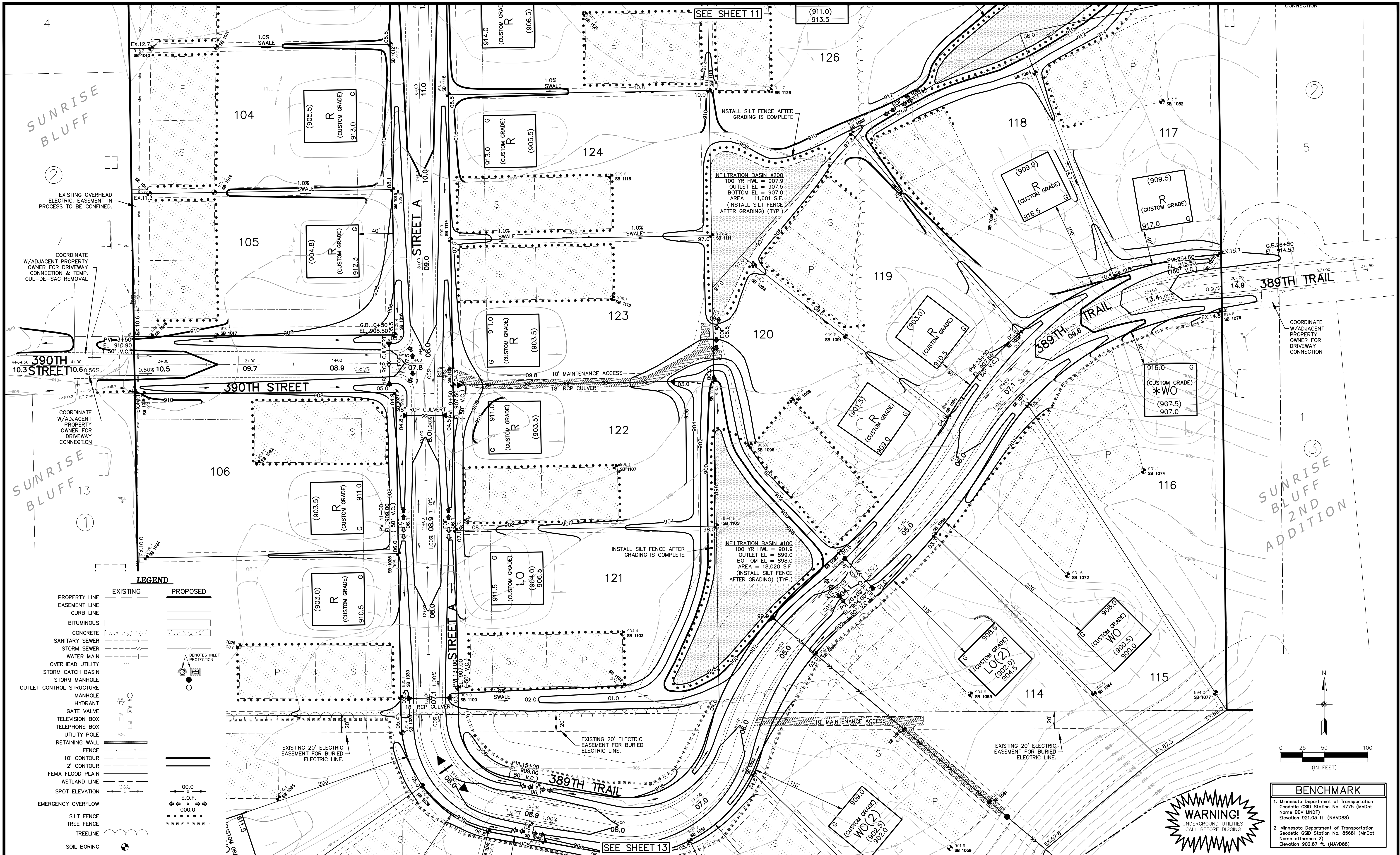
**SUNRISE BLUFF  
3RD ADDITION**  
North Branch, MN

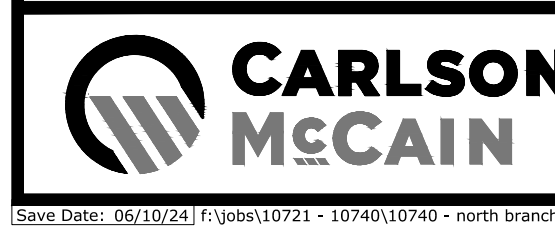
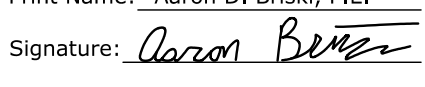
**PRELIMINARY GRADING &  
EROSION INDEX**

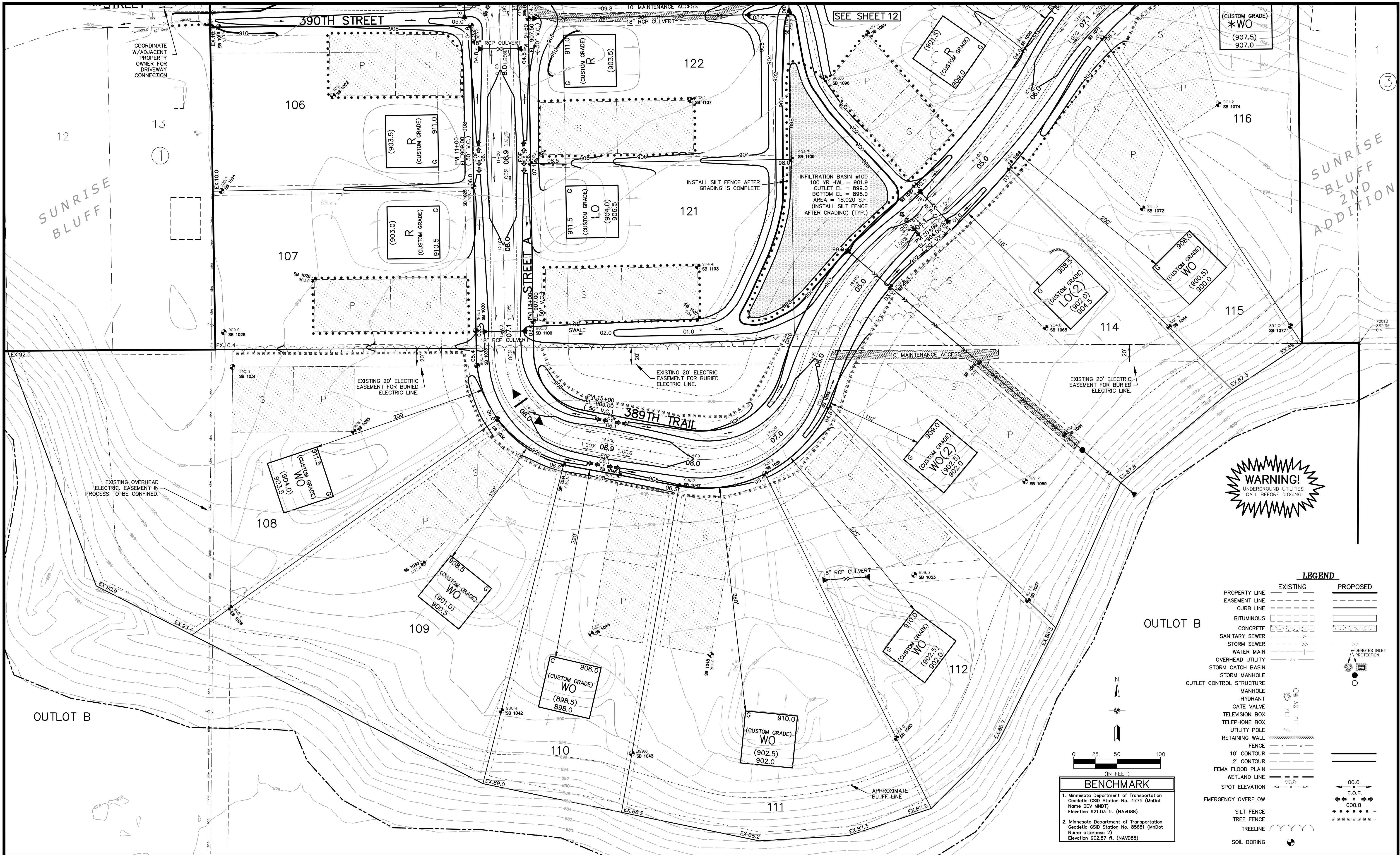
10  
of  
16

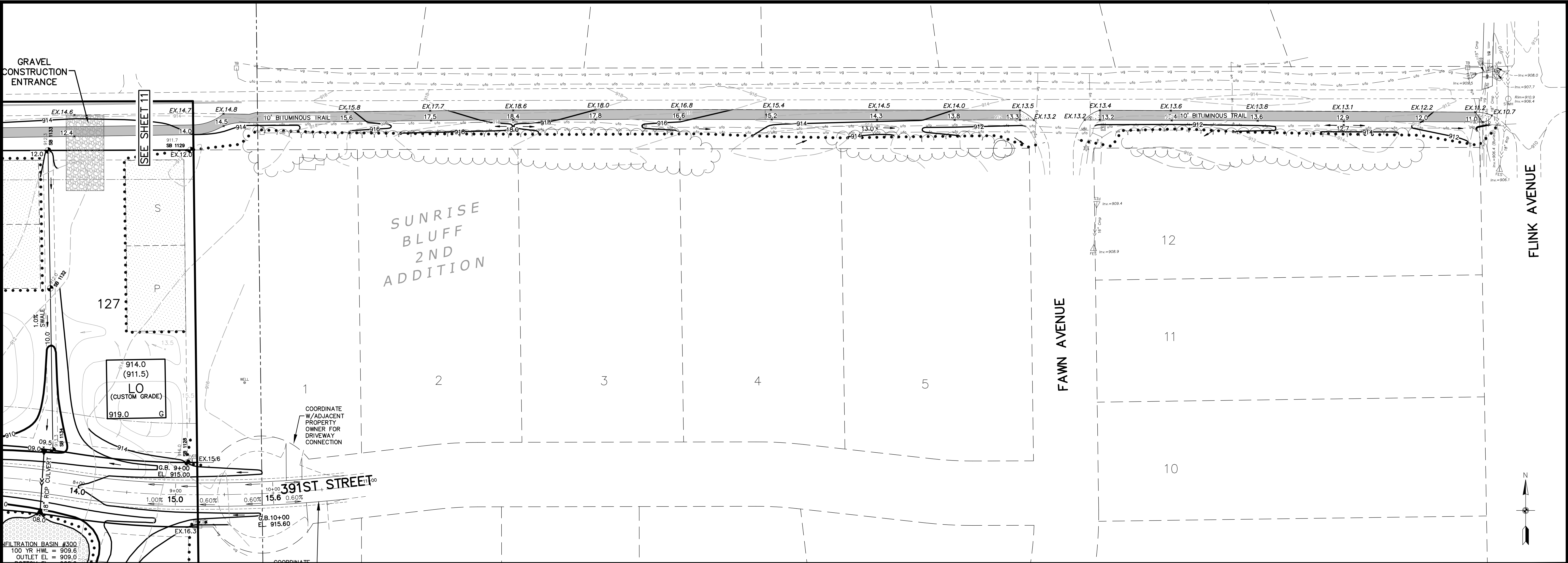


|                                                                                                                                                                |                                                                                                                                     |                                                                                                                                                                                                         |  |                                                                                                                                                                        |                                              |                  |                                                                                                 |                                                           |                                                           |          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|------------------|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------|----------|
|  <b>CARLSON MCCAIN</b><br>ENGINEERING<br>SURVEYING<br>CIVIL<br>ENVIRONMENTAL | <b>3890 PHEASANT RIDGE DR NE<br/>SUITE 100<br/>BLAINE, MN 55449<br/>TEL 763.489.7900<br/>FAX 763.489.7959<br/>CARLSONMCCAIN.COM</b> | I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota |  | Print Name: Aaron D. Briski, P.E.<br>Signature: <br>Date: 6/10/24 License #: 57811 | Drawn: NJP<br>Designed: ADB<br>Date: 6/10/24 | Revisions:<br>1. | <b>LARRY BEACH CONSTRUCTION, INC.</b><br>4731 - 400th Street N<br>North Branch, Minnesota 55056 | <b>SUNRISE BLUFF<br/>3RD ADDITION</b><br>North Branch, MN | <b>PRELIMINARY GRADING<br/>&amp; EROSION CONTROL PLAN</b> | 11 of 16 |
|                                                                                                                                                                |                                                                                                                                     |                                                                                                                                                                                                         |  |                                                                                                                                                                        |                                              |                  |                                                                                                 |                                                           |                                                           |          |



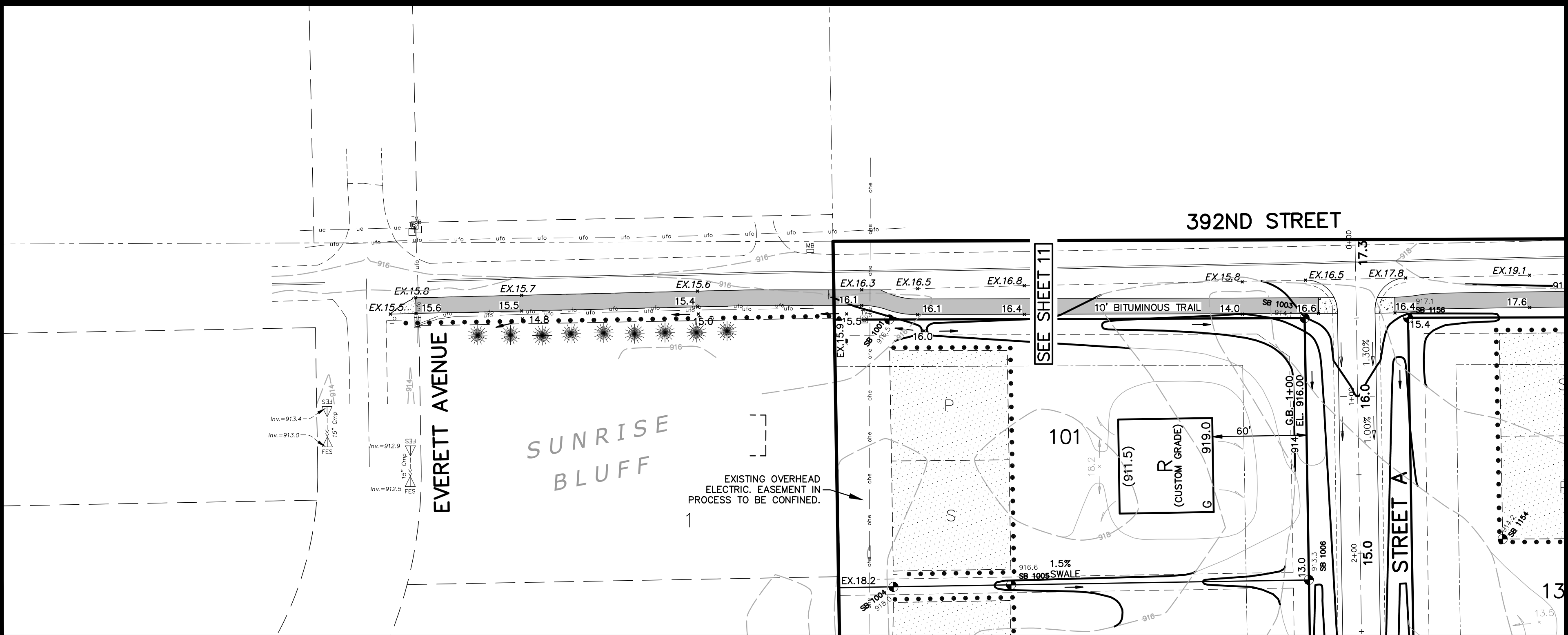
|                                                                                                                                                       |                                                                                                                                     |                                                                                                                                                                                                         |  |                                                                                                                                                                        |                                              |                  |                                                                                                 |                                                           |                                                           |                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|------------------|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------|----------------|
|  <b>CARLSON MCCAIN</b><br>ENGINEERING<br>SURVEYING<br>ENVIRONMENTAL | <b>3890 PHEASANT RIDGE DR NE<br/>SUITE 100<br/>BLAINE, MN 55449<br/>TEL 763.489.7900<br/>FAX 763.489.7959<br/>CARLSONMCCAIN.COM</b> | I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota |  | Print Name: Aaron D. Briski, P.E.<br>Signature: <br>Date: 6/10/24 License #: 57811 | Drawn: NJP<br>Designed: ADB<br>Date: 6/10/24 | Revisions:<br>1. | <b>LARRY BEACH CONSTRUCTION, INC.</b><br>4731 - 400th Street N<br>North Branch, Minnesota 55056 | <b>SUNRISE BLUFF<br/>3RD ADDITION</b><br>North Branch, MN | <b>PRELIMINARY GRADING<br/>&amp; EROSION CONTROL PLAN</b> | 12<br>of<br>16 |
|                                                                                                                                                       |                                                                                                                                     | Save Date: 06/10/24 F:\j086\10721 - 10740\10740 - north branch sunrise creek\cad c3d\engineering\preliminary\10740_gr.dwg                                                                               |  | #10740                                                                                                                                                                 |                                              |                  |                                                                                                 |                                                           |                                                           |                |





**LEGEND**

| EXISTING                 | PROPOSED                 |
|--------------------------|--------------------------|
| PROPERTY LINE            | PROPERTY LINE            |
| EASEMENT LINE            | EASEMENT LINE            |
| CURB LINE                | CURB LINE                |
| BITUMINOUS               | BITUMINOUS               |
| CONCRETE                 | CONCRETE                 |
| SANITARY SEWER           | SANITARY SEWER           |
| STORM SEWER              | STORM SEWER              |
| WATER MAIN               | WATER MAIN               |
| OVERHEAD UTILITY         | OVERHEAD UTILITY         |
| STORM CATCH BASIN        | STORM CATCH BASIN        |
| STORM MANHOLE            | STORM MANHOLE            |
| OUTLET CONTROL STRUCTURE | OUTLET CONTROL STRUCTURE |
| MANHOLE                  | MANHOLE                  |
| HYDRANT                  | HYDRANT                  |
| GATE VALVE               | GATE VALVE               |
| TELEVISION BOX           | TELEVISION BOX           |
| TELEPHONE BOX            | TELEPHONE BOX            |
| UTILITY POLE             | UTILITY POLE             |
| RETAINING WALL           | RETAINING WALL           |
| FENCE                    | FENCE                    |
| 10' CONTOUR              | 10' CONTOUR              |
| 2' CONTOUR               | 2' CONTOUR               |
| FEMA FLOOD PLAIN         | FEMA FLOOD PLAIN         |
| WETLAND LINE             | WETLAND LINE             |
| SPOT ELEVATION           | SPOT ELEVATION           |
| EMERGENCY OVERFLOW       | EMERGENCY OVERFLOW       |
| SILT FENCE               | SILT FENCE               |
| TREE FENCE               | TREE FENCE               |
| TREELINE                 | TREELINE                 |
| SOIL BORING              | SOIL BORING              |

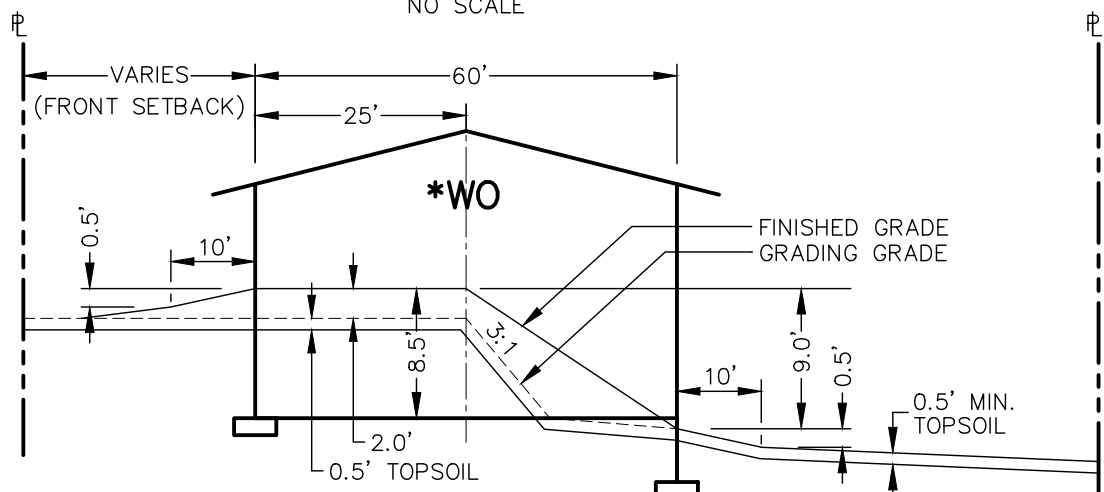


**BENCHMARK**

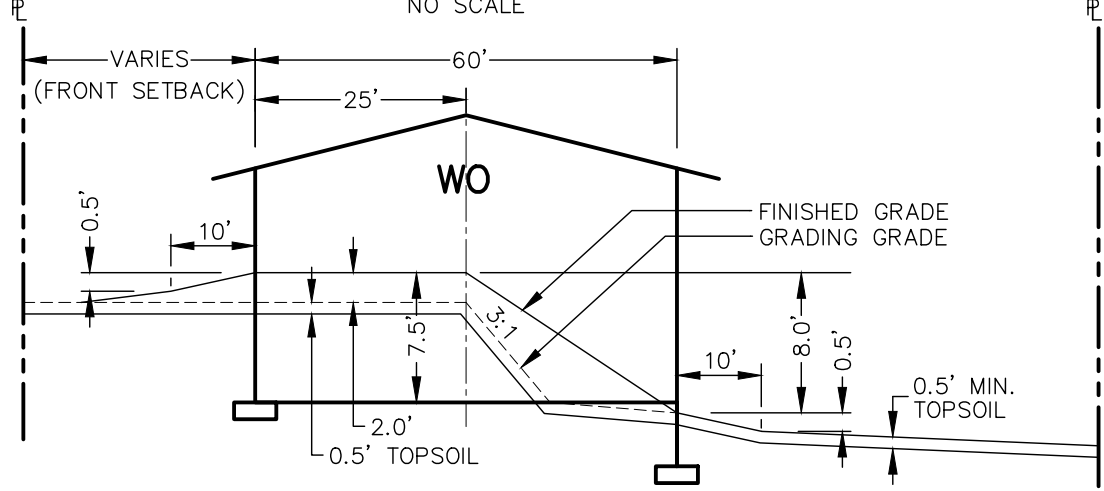
1. Minnesota Department of Transportation  
Geodetic GSID Station No. 4775 (MnDOT  
Name BEV MNDT)  
Elevation 921.03 ft. (NAVD88)

2. Minnesota Department of Transportation  
Geodetic GSID Station No. 85681 (MnDOT  
Name oltersness 2)  
Elevation 902.87 ft. (NAVD88)

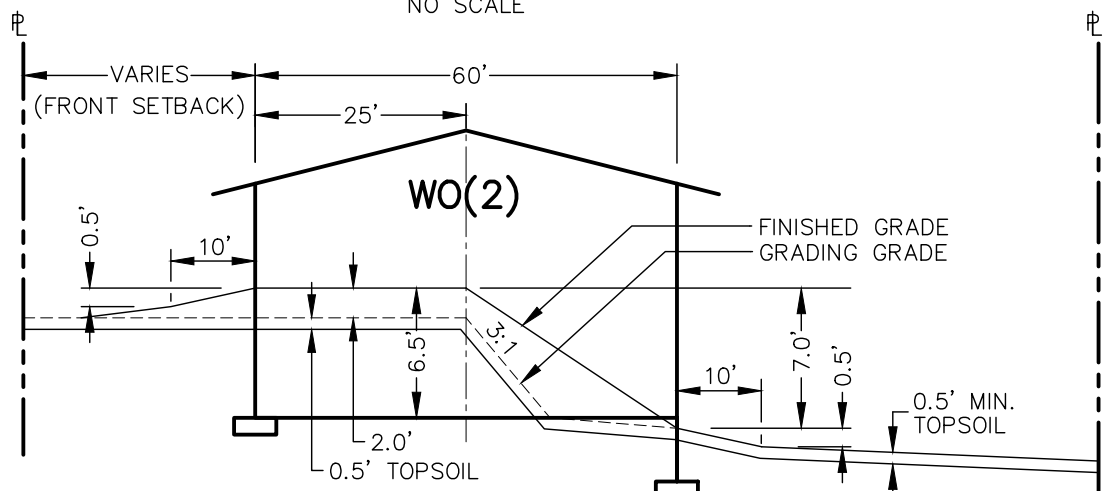
MODIFIED WALKOUT



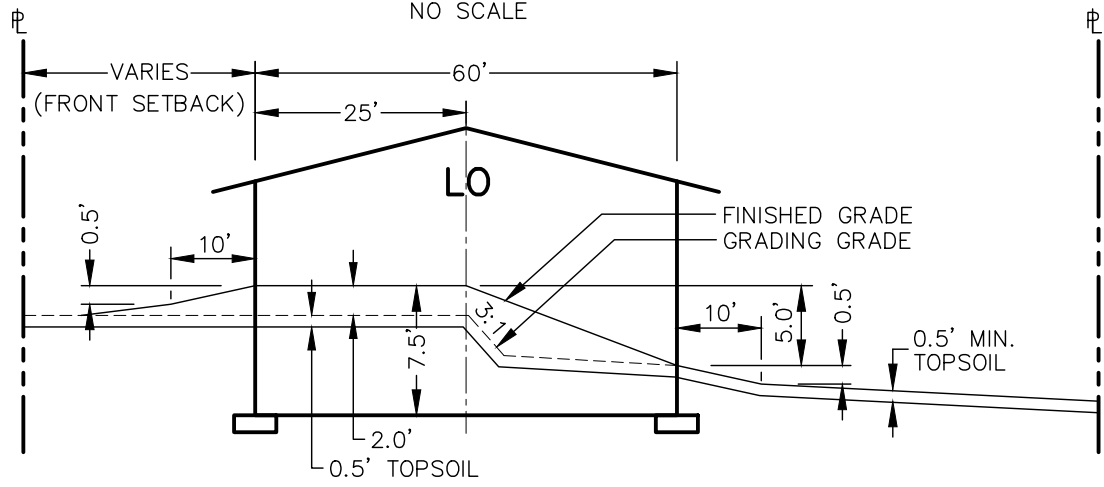
WALKOUT



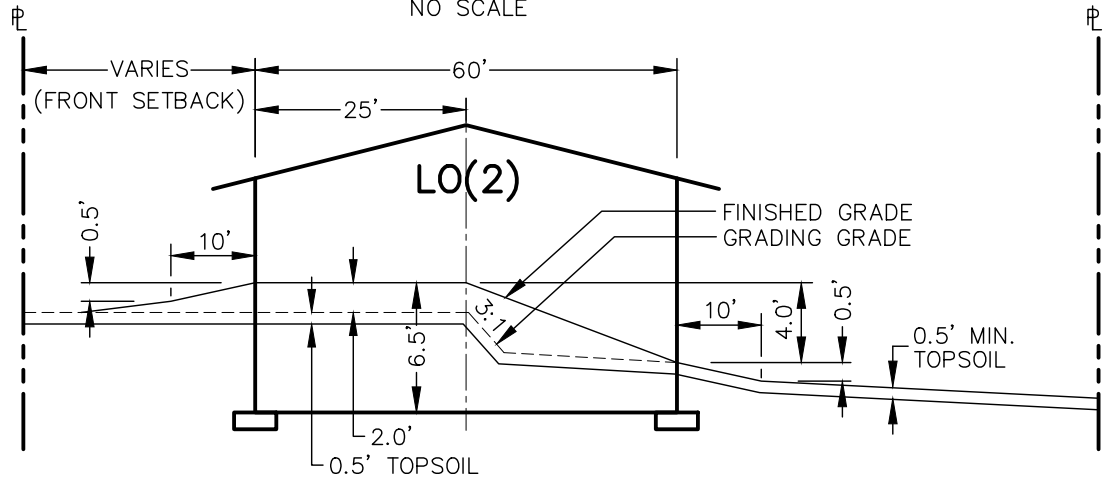
MODIFIED WALKOUT



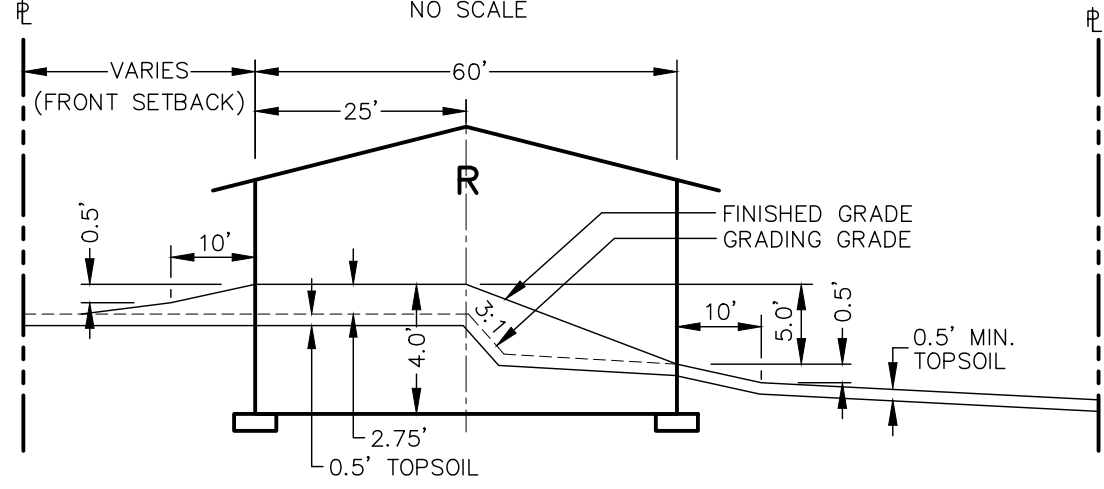
LOOKOUT



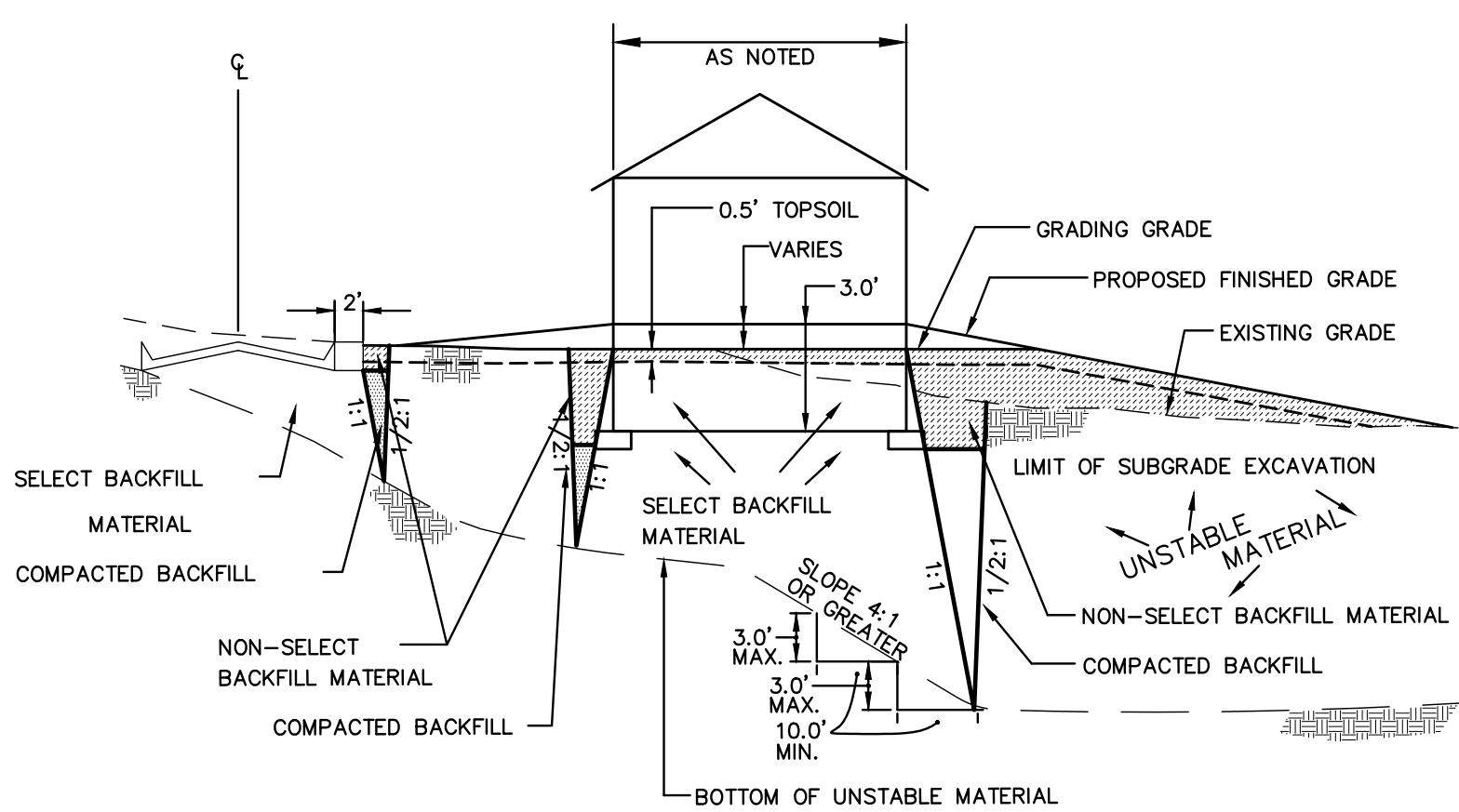
LOOKOUT



RAMBLER



SUBGRADE CORRECTION



TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

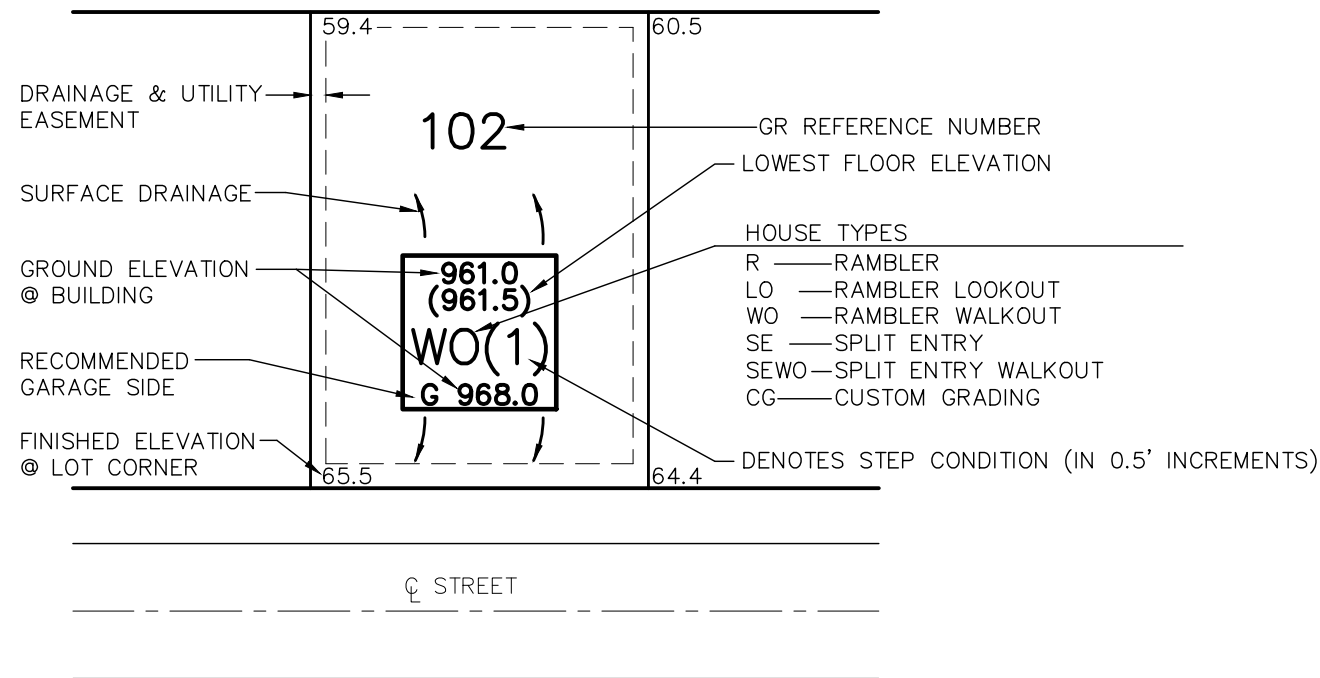
SEED: MnDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

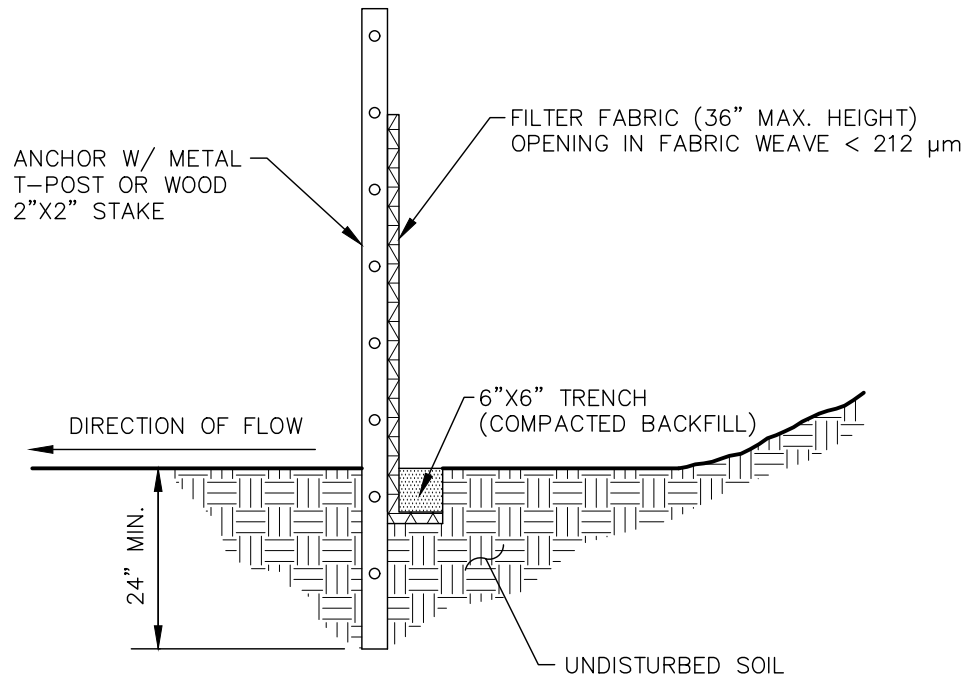
MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.

GRADING PLAN LOT KEY



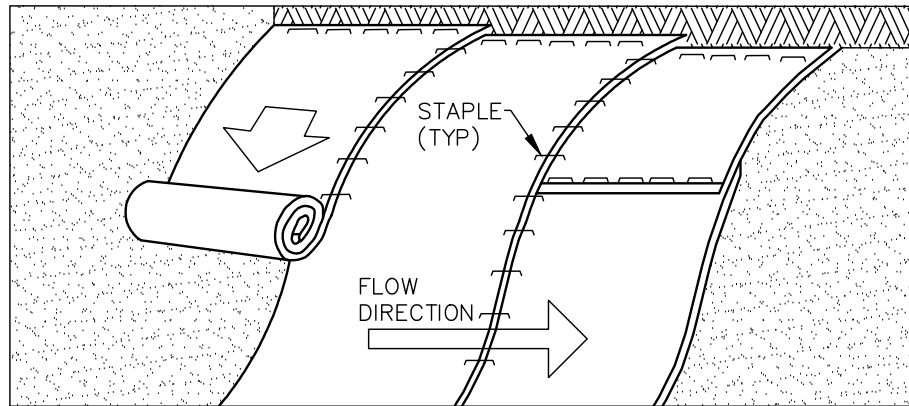
SILT FENCE



NOTES:

1. DIG A 6"x6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"x6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

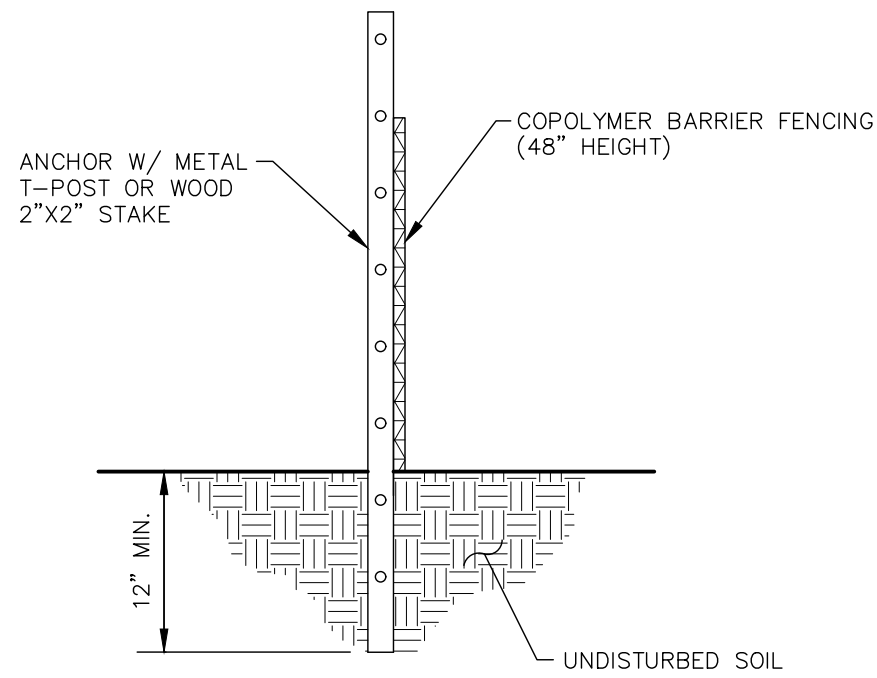
EROSION CONTROL BLANKET



NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND/OR SEED.
2. BEGIN AT THE TOP OF THE SLOPE (OR CHANNEL) BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN (STARTING DOWNSTREAM PROCEEDING UPSTREAM) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH A MINIMUM 4" OVERLAP.
5. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH MINIMUM 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
6. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
7. THE TERMINAL ENDS OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

TREE FENCE



NOTES:

1. TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
2. ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
4. SEE MNDOT SPECIFICATION 2572.

ROCK CONSTRUCTION ENTRANCE

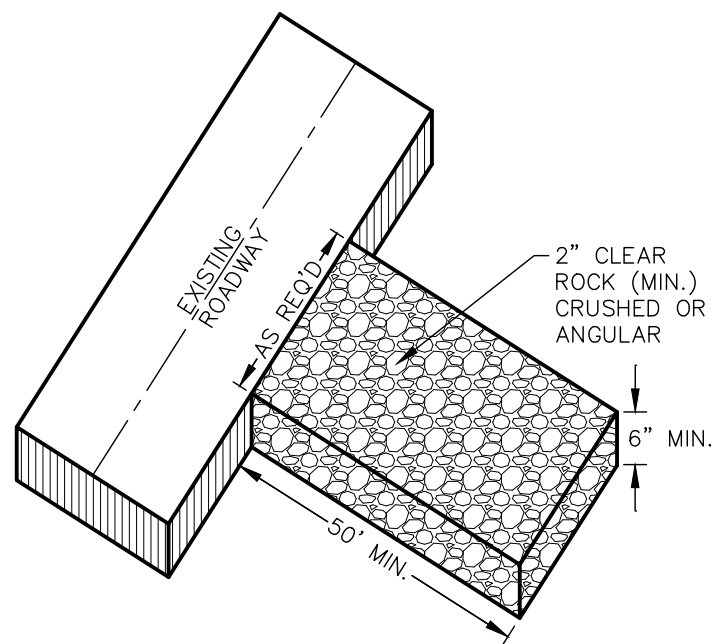


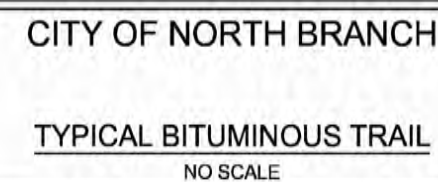
Diagram illustrating a vegetative stabilization method. The cross-section shows a prepared area with a seed mix blanket (PLANT W/ MnDOT SEED MIX 33-261 W/ EROSION CONTROL BLANKET) applied over a layer of planting medium. The planting medium consists of 80% homogeneous sand and 20% organic leaf compost. The area is bordered by a grass pre-treatment strip on the left and right. The depth of the planting medium is labeled as A. DEPTH. The angle of the side slopes is indicated as 30°. The underlying soil is labeled as UNDISTURBED, UNCOMPACTED SOIL.

\* PLANTING MEDIUM  
80% HOMOGENEOUS SAND  
20% ORGANIC LEAF COMPOST

\* CONTRACTOR SHALL UTILIZE ONSITE SAND & TOPSOIL TO THE EXTENT POSSIBLE (VERIFY W/ GEOTECHNICAL ENGINEER PRIOR TO PIACEMENT).

\* CONTRACTOR SHALL UTILIZE ONSITE SAND & TOPSOIL TO THE EXTENT POSSIBLE (VERIFY W/ GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.)

Diagram illustrating a manhole structure. The structure consists of a 15" RCP (Reinforced Concrete Pipe) section with a 48" DIA. (diameter) and a 900.35" high basin. The casting is labeled "NEENAH R-4342 CASTING (OR APPROVED EQUAL)". The casting height is 907.5". The basin height is 900.35". The diagram also shows a 900.0" high basin and a 900.35" high basin. The flow direction is indicated by an arrow labeled "FLOW".

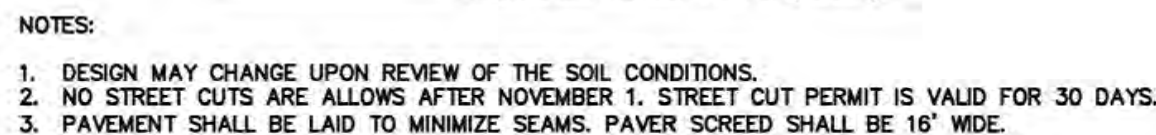


2024 - STANDARD DETAIL

---

DETAIL NO.

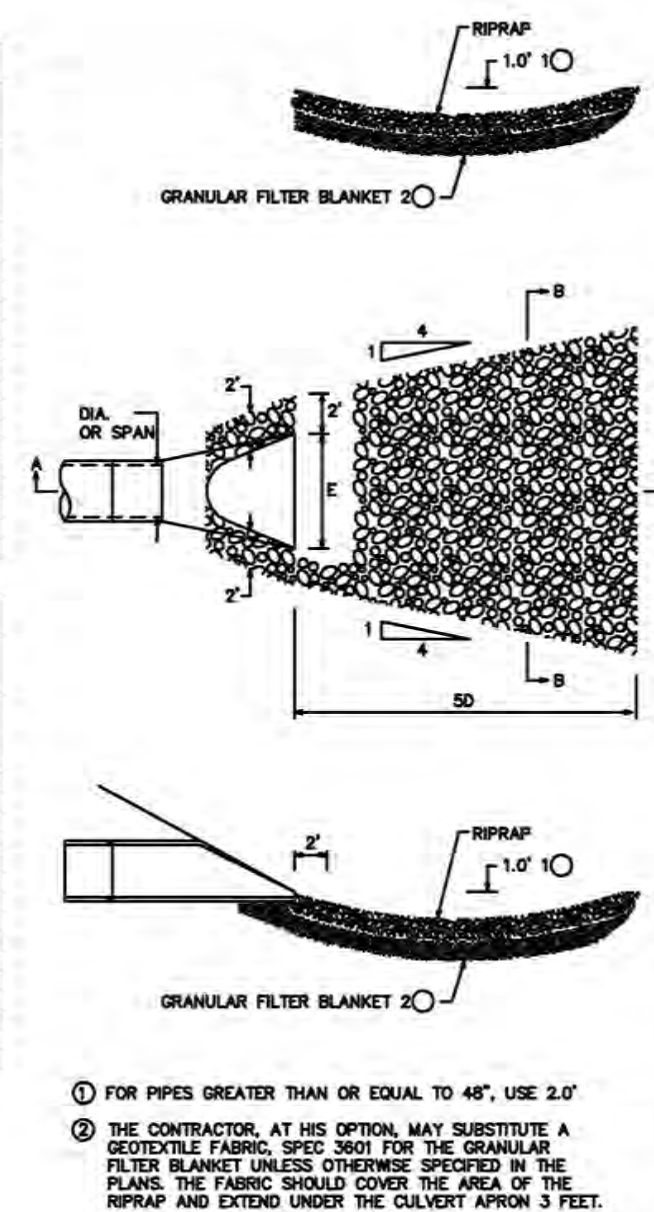
RDW - 011



\*\*WHERE UNSUITABLE MATERIALS EXIST, AS DIRECTED BY THE ENGINEER

| SPAN<br>ROUND<br>PIPE | CLASS II<br>D <sub>50</sub> = 5" |                                  | CLASS IV<br>D <sub>50</sub> = 12" |                                | CLASS V<br>D <sub>50</sub> = 15" |                                 |
|-----------------------|----------------------------------|----------------------------------|-----------------------------------|--------------------------------|----------------------------------|---------------------------------|
|                       | 16" DEPTH<br>RIPRAP              | 7.5" DEPTH<br>GRANULAR<br>FILTER | 16" DEPTH<br>RIPRAP               | 9" DEPTH<br>GRANULAR<br>FILTER | 24" DEPTH<br>RIPRAP              | 12" DEPTH<br>GRANULAR<br>FILTER |
|                       | (N)                              | (N)                              | (N)                               | (N)                            | (N)                              | (N)                             |
| 22                    | 3.6                              | 1.8                              | 4.4                               | 2.2                            | 5.9                              | 2.8                             |
| 24                    | 3.6                              | 1.8                              | 4.4                               | 2.2                            | 5.9                              | 2.8                             |
| 36                    | 8.1                              | 4.1                              | 9.8                               | 4.9                            | 13.0                             | 6.3                             |
| 48                    | 11.0                             | 5.5                              | 13.2                              | 6.6                            | 17.0                             | 8.5                             |
| 51                    | 13.6                             | 6.8                              | 16.4                              | 8.2                            | 21.0                             | 10.2                            |
| 56                    | 15.5                             | 7.8                              | 18.8                              | 9.0                            | 28.4                             | 13.9                            |
| 60                    | 16.3                             | 8.2                              | 19.9                              | 10.0                           | 31.3                             | 15.0                            |
| 73                    | 23.3                             | 11.6                             | 27.9                              | 14.0                           | 37.2                             | 18.6                            |
| 84                    | 26.3                             | 13.2                             | 32.0                              | 16.0                           | 42.0                             | 21.2                            |
| 102                   | 43.5                             | 21.8                             | 52.2                              | 28.1                           | 69.6                             | 34.6                            |
| 115                   | 44.0                             | 22.0                             | 52.8                              | 28.6                           | 70.4                             | 35.4                            |
| 120                   | 45.3                             | 22.6                             | 54.1                              | 29.4                           | 72.0                             | 36.2                            |
| 136                   | 61.3                             | 30.8                             | 73.5                              | 38.8                           | 98.0                             | 49.0                            |
| 154                   | 64.4                             | 32.2                             | 78.3                              | 41.4                           | 110.0                            | 52.0                            |

NOTE: REQUIREMENTS FOR RIPRAP SIZE, THICKNESS, AND FILTER  
BLANKET WILL BE DESIGNATED IN PLANS.



① FOR PIPES GREATER THAN OR EQUAL TO 48", USE 2.0'

② THE CONTRACTOR, AT HIS OPTION, MAY SUBSTITUTE A GEOTEXTILE FABRIC, SPEC 3601 FOR THE GRANULAR FILTER BLANKET UNLESS OTHERWISE SPECIFIED IN THE PLANS. THE FABRIC SHOULD COVER THE AREA OF THE RIPRAP AND EXTEND UNDER THE CULVERT APRON 3 FEET



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

Print Name: \_\_\_\_\_ Age: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: Adam Bensen

Date: 6/10/24 License #: 5781

|   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 | 101 | 102 | 103 | 104 | 105 | 106 | 107 | 108 | 109 | 110 | 111 | 112 | 113 | 114 | 115 | 116 | 117 | 118 | 119 | 120 | 121 | 122 | 123 | 124 | 125 | 126 | 127 | 128 | 129 | 130 | 131 | 132 | 133 | 134 | 135 | 136 | 137 | 138 | 139 | 140 | 141 | 142 | 143 | 144 | 145 | 146 | 147 | 148 | 149 | 150 | 151 | 152 | 153 | 154 | 155 | 156 | 157 | 158 | 159 | 160 | 161 | 162 | 163 | 164 | 165 | 166 | 167 | 168 | 169 | 170 | 171 | 172 | 173 | 174 | 175 | 176 | 177 | 178 | 179 | 180 | 181 | 182 | 183 | 184 | 185 | 186 | 187 | 188 | 189 | 190 | 191 | 192 | 193 | 194 | 195 | 196 | 197 | 198 | 199 | 200 | 201 | 202 | 203 | 204 | 205 | 206 | 207 | 208 | 209 | 210 | 211 | 212 | 213 | 214 | 215 | 216 | 217 | 218 | 219 | 220 | 221 | 222 | 223 | 224 | 225 | 226 | 227 | 228 | 229 | 230 | 231 | 232 | 233 | 234 | 235 | 236 | 237 | 238 | 239 | 240 | 241 | 242 | 243 | 244 | 245 | 246 | 247 | 248 | 249 | 250 | 251 | 252 | 253 | 254 | 255 | 256 | 257 | 258 | 259 | 260 | 261 | 262 | 263 | 264 | 265 | 266 | 267 | 268 | 269 | 270 | 271 | 272 | 273 | 274 | 275 | 276 | 277 | 278 | 279 | 280 | 281 | 282 | 283 | 284 | 285 | 286 | 287 | 288 | 289 | 290 | 291 | 292 | 293 | 294 | 295 | 296 | 297 | 298 | 299 | 300 | 301 | 302 | 303 | 304 | 305 | 306 | 307 | 308 | 309 | 310 | 311 | 312 | 313 | 314 | 315 | 316 | 317 | 318 | 319 | 320 | 321 | 322 | 323 | 324 | 325 | 326 | 327 | 328 | 329 | 330 | 331 | 332 | 333 | 334 | 335 | 336 | 337 | 338 | 339 | 340 | 341 | 342 | 343 | 344 | 345 | 346 | 347 | 348 | 349 | 350 | 351 | 352 | 353 | 354 | 355 | 356 | 357 | 358 | 359 | 360 | 361 | 362 | 363 | 364 | 365 | 366 | 367 | 368 | 369 | 370 | 371 | 372 | 373 | 374 | 375 | 376 | 377 | 378 | 379 | 380 | 381 | 382 | 383 | 384 | 385 | 386 | 387 | 388 | 389 | 390 | 391 | 392 | 393 | 394 | 395 | 396 | 397 | 398 | 399 | 400 | 401 | 402 | 403 | 404 | 405 | 406 | 407 | 408 | 409 | 410 | 411 | 412 | 413 | 414 | 415 | 416 | 417 | 418 | 419 | 420 | 421 | 422 | 423 | 424 | 425 | 426 | 427 | 428 | 429 | 430 | 431 | 432 | 433 | 434 | 435 | 436 | 437 | 438 | 439 | 440 | 441 | 442 | 443 | 444 | 445 | 446 | 447 | 448 | 449 | 450 | 451 | 452 | 453 | 454 | 455 | 456 | 457 | 458 | 459 | 460 | 461 | 462 | 463 | 464 | 465 | 466 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

Designed: ADB

Date: 6/10/24

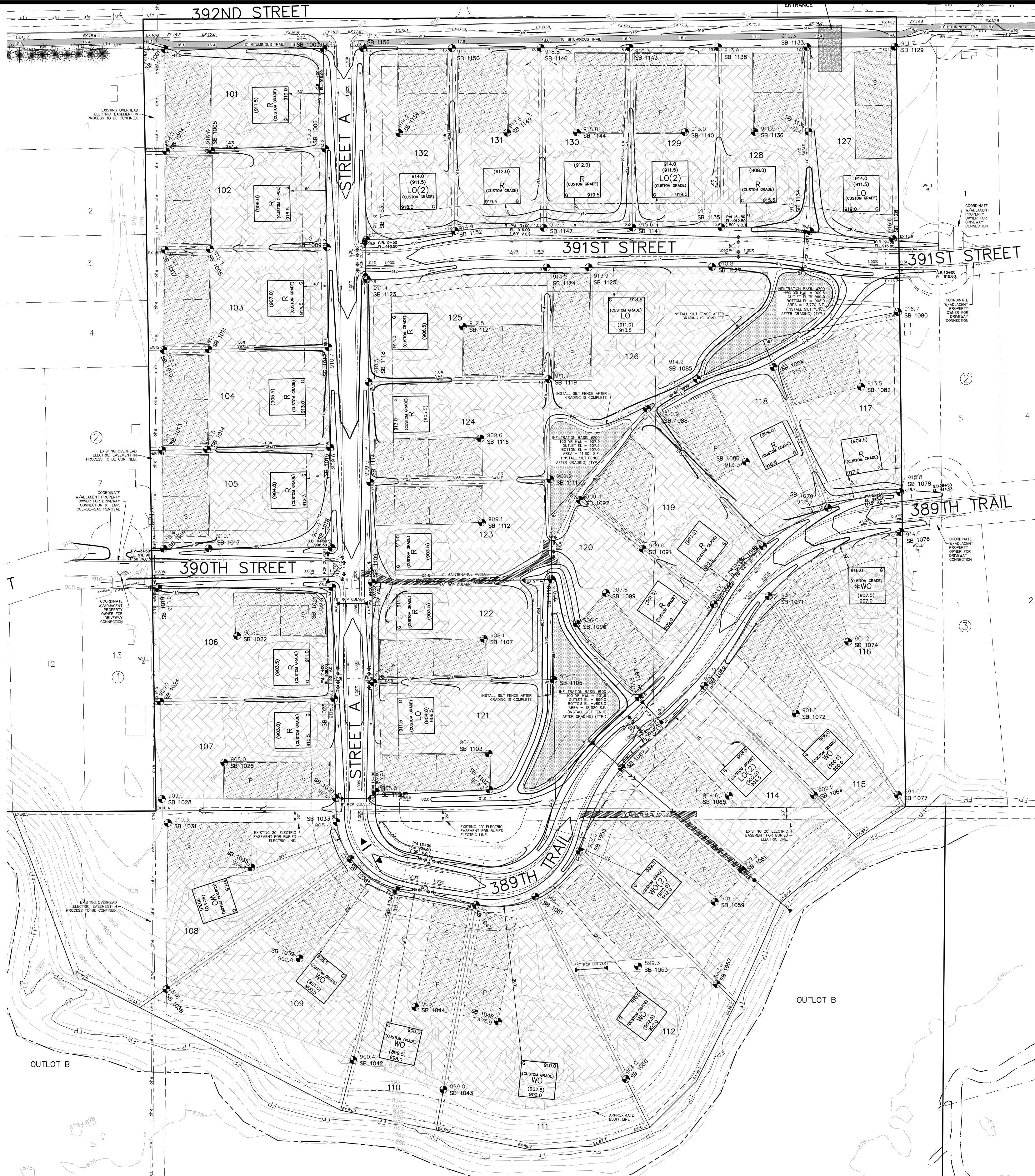
Revisions:

4731 - 400th Street N  
North Branch, Minnesota 55056

**SUNRISE BLUFF**  
**3RD ADDITION**  
North Branch, MN

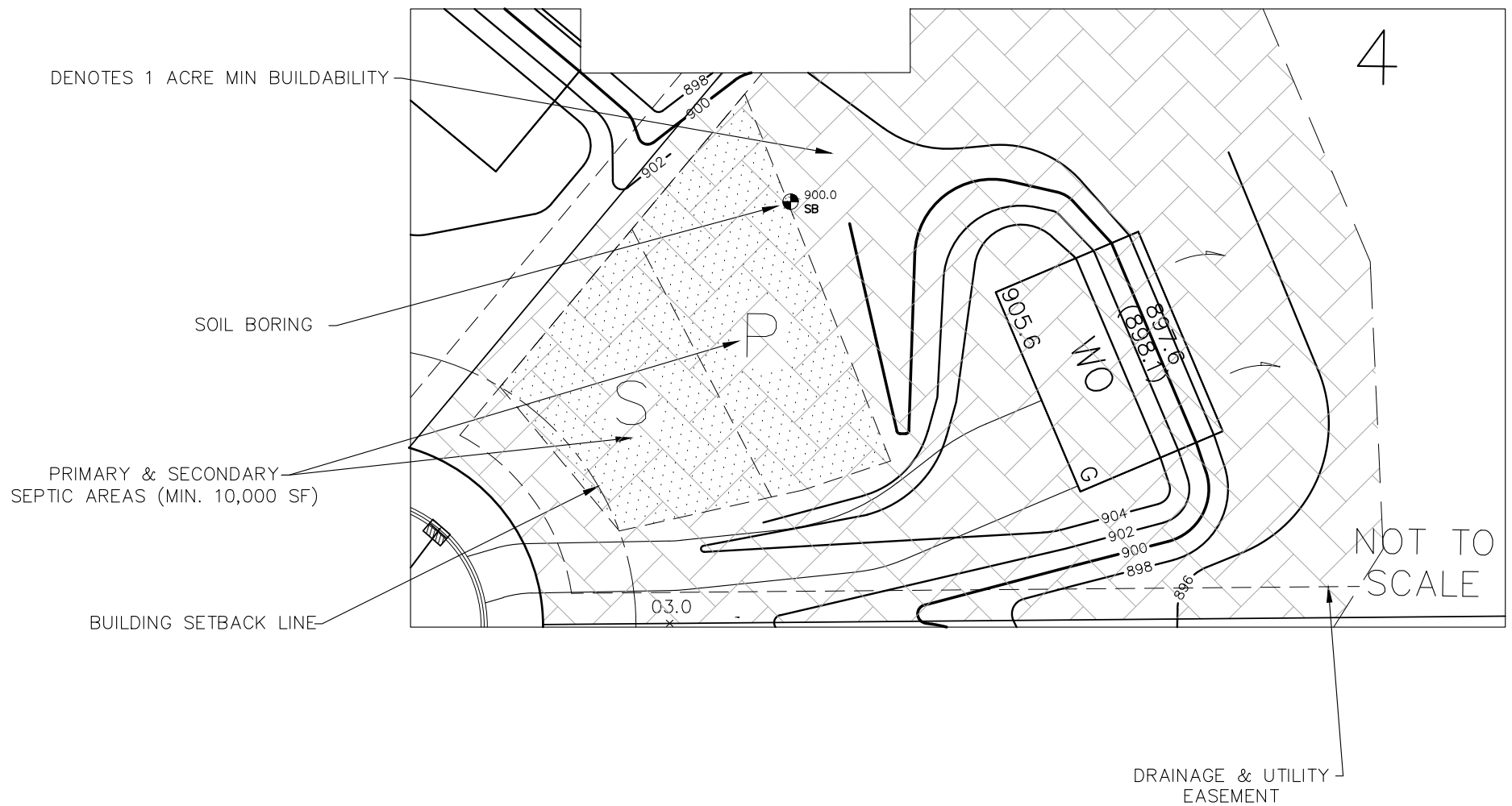
## DETAILS

16 of 16



### GRADING PLAN LEGEND

|                       | EXISTING  | PROPOSED        |
|-----------------------|-----------|-----------------|
| PROPERTY LINE         | ---       | ---             |
| EASEMENT LINE         | ---       | ---             |
| BUILDING SETBACK LINE | ---       | ---             |
| CURB                  | ---       | ---             |
| BITUMINOUS            | ---       | ---             |
| GRAVEL                | ---       | ---             |
| CONCRETE              | ---       | ---             |
| 10' CONTOUR           | ---       | ---             |
| 2' CONTOUR            | ---       | ---             |
| STORM SEWER           | ---       | ---             |
| WETLAND LINE          | ---       | ---             |
| SPOT ELEVATION        | 00.0<br>x | 00.0<br>x       |
| EMERGENCY OVERTURN    |           | E.O.F.<br>000.0 |
| SILT FENCE            |           | .....           |
| TREE FENCE            |           | .....           |
| INLET PROTECTION      |           | .....           |
| INFILTRATION AREA     |           | .....           |
| WELL                  |           | .....           |
| LIGHT POLE            |           | .....           |
| FLAG POLE             |           | .....           |
| ELECTRIC BOX          |           | .....           |
| TELEPHONE BOX         |           | .....           |
| TELEVISION BOX        |           | .....           |
| SIGN                  |           | .....           |
| SOIL BORING           |           | .....           |
| TREE LINE             |           | .....           |
| TREE                  |           | .....           |



### BUILDING SETBACKS

|             |       |
|-------------|-------|
| FRONT       | 40 FT |
| SIDE        | 10 FT |
| SIDE CORNER | 30 FT |
| REAR        | 30 FT |

### NOTES:

ALL LOTS WILL MEET THE CITY'S LIVABILITY STANDARDS, UNLESS OTHERWISE NOTED IN THE CHART. LIVABILITY ELEVATIONS ARE DETERMINED AS FOLLOWS:

SEPTIC AREAS:  
10,000 S.F. AREA 1 FT ABOVE MOTTLED SOILS IS BASED ON SOIL BORINGS AT THE CORNERS OF THE SEPTIC AREAS. ELEVATION OF MOTTLED SOIL FLUCTUATES FROM BORING TO BORING BUT THE ENTIRE AREA IS 1 FT OR MORE ABOVE MOTTLED SOIL.

### BUILDABLE AREA:

1 ACRE (43,560 S.F.) OF BUILDABLE AREA THAT IS 1 FT. ABOVE UNSUITABLE SOIL WAS DETERMINED USING THE SAME METHOD AS ABOVE. THE 10,000 S.F. SEPTIC AREA IS INCLUDED IN THIS AREA REQUIREMENT.

### BENCHMARK

- Minnesota Department of Transportation  
Geodetic GSD Station No. 4775 (MnDOT  
Name BEV MNDT)  
Elevation 921.03 ft. (NAVD88)
- Minnesota Department of Transportation  
Geodetic GSD Station No. 85681 (MnDOT  
Name Otterness 2)  
Elevation 902.87 ft. (NAVD88)



ENGINEERING  
SURVEYING  
ENVIRONMENTAL

3890 PHEASANT RIDGE DR NE  
SUITE 100  
BLAINE, MN 55449  
TEL 763.489.7900  
FAX 763.489.7950  
CARLSONMCCAIN.COM

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

Print Name: Aaron D. Briski, P.E.  
Signature: *Aaron Briski*  
Date: 6/10/24 License #: 57811

Drawn: NJP  
Designed: ADB  
Date: 6/10/24

Revisions:  
1.

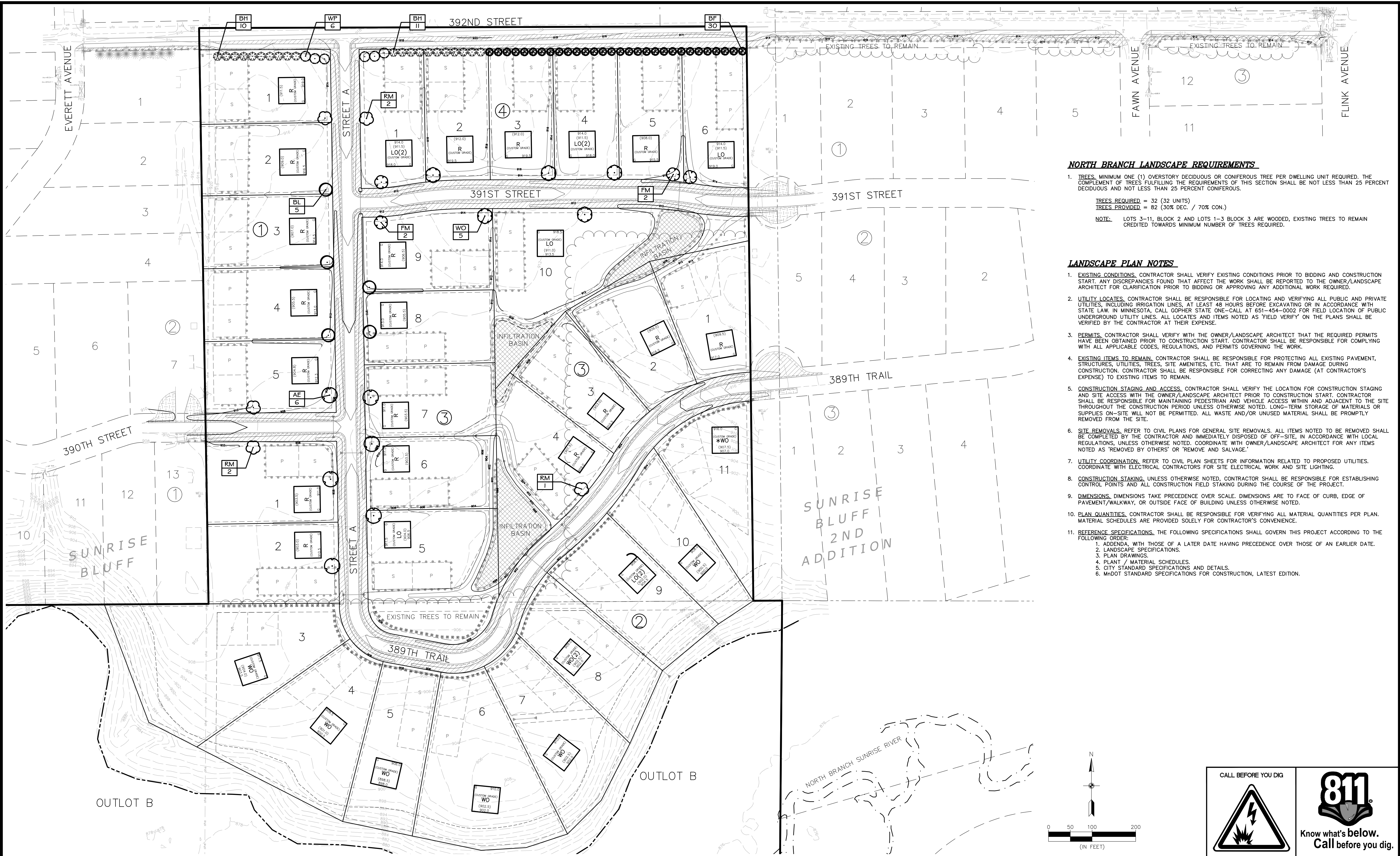
LARRY BEACH CONSTRUCTION, INC.  
4731 - 400th Street N  
North Branch, Minnesota 55056

SUNRISE BLUFF  
3RD ADDITION  
North Branch, MN

LIVABILITY PLAN

B1  
of  
B2





**NORTH BRANCH LANDSCAPE REQUIREMENTS**

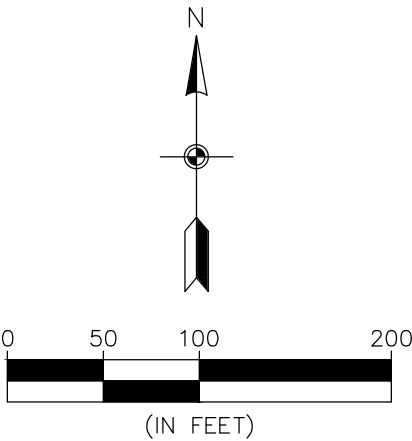
1. TREES, MINIMUM ONE (1) OVERSTORY DECIDUOUS OR CONIFEROUS TREE PER DWELLING UNIT REQUIRED. THE COMPLEMENT OF TREES FULFILLING THE REQUIREMENTS OF THIS SECTION SHALL BE NOT LESS THAN 25 PERCENT DECIDUOUS AND NOT LESS THAN 25 PERCENT CONIFEROUS.

TREES REQUIRED = 32 (32 UNITS)  
TREES PROVIDED = 82 (30% DEC. / 70% CON.)

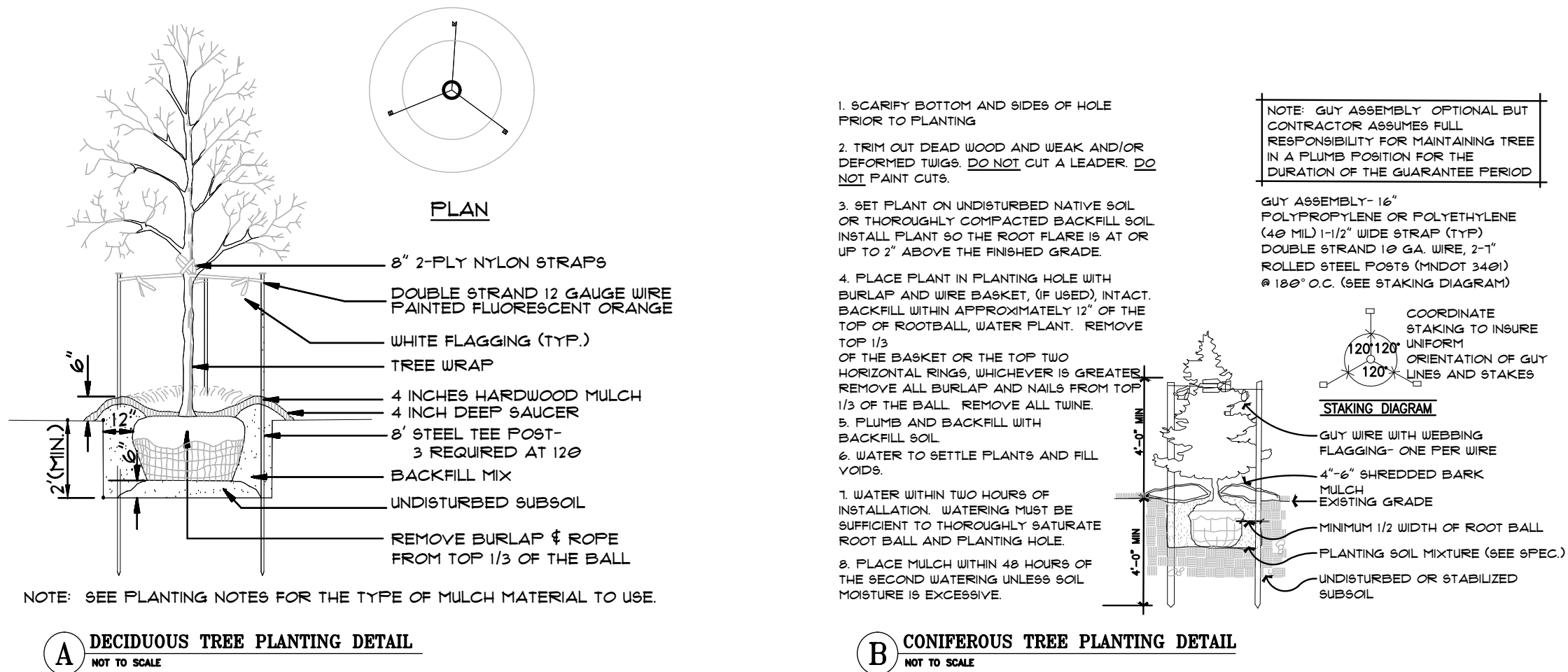
NOTE: LOTS 3-11, BLOCK 2 AND LOTS 1-3 BLOCK 3 ARE WOODED, EXISTING TREES TO REMAIN CREDITED TOWARDS MINIMUM NUMBER OF TREES REQUIRED.

**LANDSCAPE PLAN NOTES**

- EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
- UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
- PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
- CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
- SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
- UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
- CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
- DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
- REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
  - ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
  - LANDSCAPE SPECIFICATIONS.
  - PLAN DRAWINGS.
  - PLANT / MATERIAL SCHEDULES.
  - CITY STANDARD SPECIFICATIONS AND DETAILS.
  - MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.



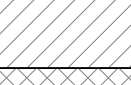
|                                                                    |                                                                                                                                     |                                                                                                                                                                                                       |                                                                                  |                                              |                  |                                                                                                 |                                                           |                                       |               |
|--------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------|------------------|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------|---------------------------------------|---------------|
| <b>CARLSON MCCAIN</b><br>ENGINEERING<br>SURVEYING<br>ENVIRONMENTAL | <b>3890 PHEASANT RIDGE DR NE<br/>SUITE 100<br/>BLAINE, MN 55449<br/>TEL 763.489.7900<br/>FAX 763.489.7959<br/>CARLSONMCCAIN.COM</b> | I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota | Print Name: Ryan J. Ruttger, RLA<br>Signature:<br>Date: 6/10/24 License #: 56346 | Drawn: RJR<br>Designed: RJR<br>Date: 6/10/24 | Revisions:<br>1. | <b>LARRY BEACH CONSTRUCTION, INC.</b><br>4731 - 400th Street N<br>North Branch, Minnesota 55056 | <b>SUNRISE BLUFF<br/>3RD ADDITION</b><br>North Branch, MN | <b>PRELIMINARY<br/>LANDSCAPE PLAN</b> | L1<br>of<br>2 |
|--------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------|------------------|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------|---------------------------------------|---------------|



LANDSCAPE SPECIFICATIONS

1. **TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERRECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6" STEEL FENCE POSTS SPACED 6' O.C. MAX.
2. **EROSION CONTROL.** REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPs, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPs MUST BE IMPLEMENTED WITHIN 7 DAYS USING.
3. **CLEARING AND GRUBBING.** CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
4. **SOIL PREPARATION.** REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
5. **TOPSOIL MATERIAL.** ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.
6. **SEEDING AND TURF ESTABLISHMENT.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWN IN 2 PERPENDICULAR PASSES, EACH PASS AT ONE-HALF THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY HYDROMULCH COVER (MUST BE A SEPARATE OPERATION FROM SEEDING) AT A TARGETED DRY WEIGHT RATE OF 3500 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
7. **SODDING.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
8. **PLANT MATERIAL.** ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSEYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. **PLANT MATERIAL SUBSTITUTIONS.** ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.

10. **PLANT INSTALLATION AND ESTABLISHMENT.** REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
11. **MULCH MATERIAL.** DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
12. **LANDSCAPE EDGING.** INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.
13. **MAINTENANCE.** MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.
14. **WATERING.** UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
15. **NATIVE PLANT ESTABLISHMENT.** THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAT 3 YEARS AFTER INITIAL SEEDING - ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.
16. **FINAL ACCEPTANCE.** UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
17. **WARRANTY.** ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

| PLANT SCHEDULE                                                                      |      |            |                                                                                                                           |                                    |           |           |
|-------------------------------------------------------------------------------------|------|------------|---------------------------------------------------------------------------------------------------------------------------|------------------------------------|-----------|-----------|
| SYMBOL                                                                              | CODE | QTY        | BOTANICAL NAME                                                                                                            | COMMON NAME                        | SIZE      | CONTAINER |
| TREES                                                                               |      |            |                                                                                                                           |                                    |           |           |
|  | RM   | 5          | Acer rubrum `Northwood`                                                                                                   | Northwood Red Maple                | 2.5" Cal. | B&B       |
|  | FM   | 4          | Acer x freemanii `Sienna`                                                                                                 | Sienna Glen Maple                  | 2.5" Cal. | B&B       |
|  | WO   | 5          | Quercus bicolor                                                                                                           | Swamp White Oak                    | 2.5" Cal. | B&B       |
|  | BL   | 5          | Tilia americana `Boulevard`                                                                                               | Boulevard Linden                   | 2.5" Cal. | B&B       |
|  | AE   | 6          | Ulmus americana `Princeton`                                                                                               | American Elm                       | 2.5" Cal. | B&B       |
| CONIFEROUS TREES                                                                    |      |            |                                                                                                                           |                                    |           |           |
|  | BF   | 30         | Abies balsamea                                                                                                            | Balsam Fir                         | 6' Ht.    | B&B       |
|  | BH   | 21         | Picea glauca densata                                                                                                      | Black Hills Spruce                 | 6' Ht.    | B&B       |
|  | WP   | 6          | Pinus strobus                                                                                                             | White Pine                         | 6' Ht.    | B&B       |
| GROUND COVERS                                                                       |      |            |                                                                                                                           |                                    |           |           |
|  | SOD  | 13,609 sf  | Turf Sod Bluegrass                                                                                                        | Kentucky Bluegrass                 | sod       |           |
|  | TI   | 206,419 sf | Type I - Turf Seed Mix<br>Refer to notes for acceptable seeding methods<br>Seeding Rate 180 lb/ac                         | MnDOT Seed Mix 25-151              | seed      |           |
|  | TII  | 51,507 sf  | Type II - Stormwater Pond Pollinator Seed Mix<br>Refer to notes for acceptable seeding methods<br>Seeding Rate 47.5 lb/ac | BWSR Stormwater Pond Pollinator NE | seed      |           |



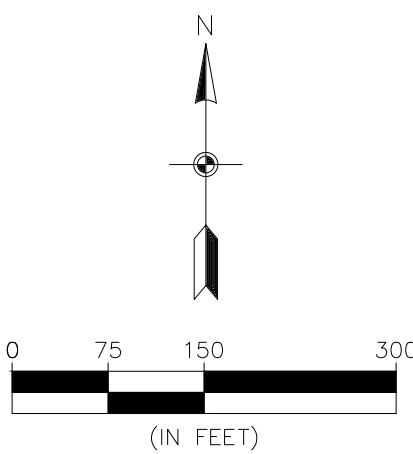
**LEGEND**

|                       | EXISTING  | PROPOSED  |
|-----------------------|-----------|-----------|
| PROPERTY LINE         | ---       | ---       |
| CURB                  | ---       | ---       |
| BUILDING SETBACK LINE | ---       | ---       |
| BITUMINOUS            | ---       | ---       |
| GRAVEL                | ---       | ---       |
| CONCRETE              | ---       | ---       |
| 10' CONTOUR           | ---890--- | ---890--- |
| 2' CONTOUR            | ---892--- | ---892--- |
| SILT FENCE            | ---       | ---       |
| TREE FENCE            | ---       | ---       |
| TREE LINE             | ---       | ---       |
| TREE SAVE AREA        |           | ---       |
| TREE REMOVE AREA      |           | ---       |
| TREE (CONIF./DECID.)  | ✱ ✱       | ✱ ✱       |

**TREE TOTALS**

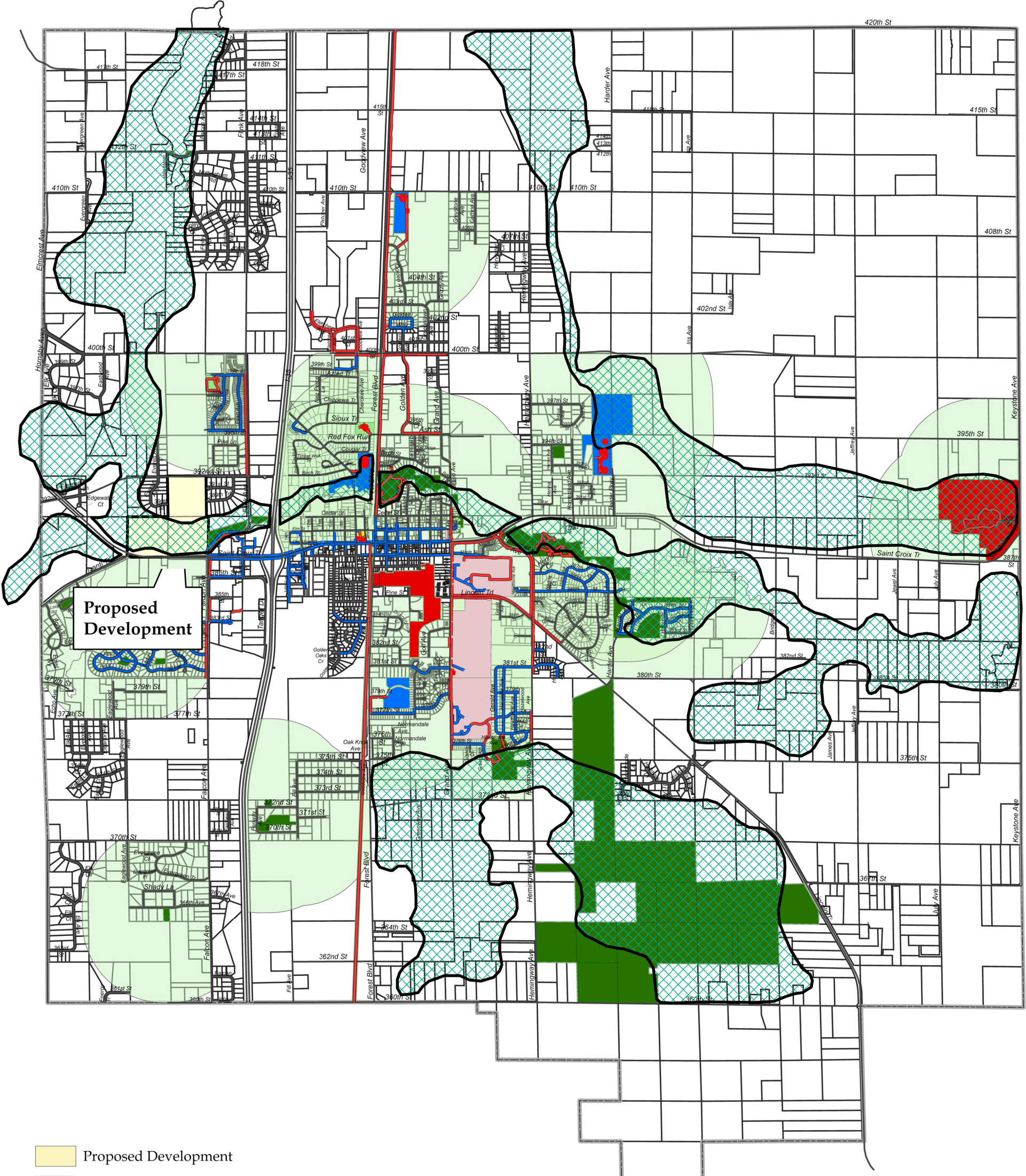
|                         |          |
|-------------------------|----------|
| TOTAL TREE AREA REMOVED | 3.40 AC  |
| TOTAL TREE AREA SAVED   | 32.61 AC |
| TOTAL TREE AREA         | 36.01 AC |

NOTE: ADDITIONAL CLEARING TO OCCUR WITH HOME CONSTRUCTION



**BENCHMARK**

1. Minnesota Department of Transportation  
Geodetic GSID Station No. 4775 (MnDot  
Name BEV MNDT)  
Elevation 921.03 ft. (NAVD88)
2. Minnesota Department of Transportation  
Geodetic GSID Station No. 85681 (MnDot  
Name otterness 2)  
Elevation 902.87 ft. (NAVD88)



- Proposed Development
- 1/2 Mile Service Area Adjusted
- Community Playfield
- Natural Resource Area
- Neighborhood Park
- Regional
- Public Waters
- Streams/Ditches
- Conceptual Open Space/Wildlife Corridor
- Existing Sidewalks
- Existing Trails



**Prepared By:**  
**Nathan Sondrol, GIS Specialist/Parks Director**  
**Presenter: Nathan Sondrol, GIS Specialist/Parks Director**  
**Date: 07/26/2024**

**Board & Commission: Parks, Trails and Open Space Commission**

**Subject: September Meeting Date**

**Background**

The PTOS meeting scheduled for September 2, 2024, falls on the observance of Labor Day and City Hall is closed. City staff are looking for a date to reschedule the meeting. City staff would recommend rescheduling the meeting to the following Monday (September 9, 2024 at 7pm).

**Requested Action**

To recommend approval of rescheduling the September 2, 2024, PTOS meeting to September 9, 2024

**Voting Requirements:**

**Voting Options          Simple Majority**



**Prepared By:**  
**Presenter:**  
**Date: 08/02/2024**

**Board & Commission: Parks, Trails and Open Space Commission**

**Subject: Meadows North Park Grand Opening**

**Background**

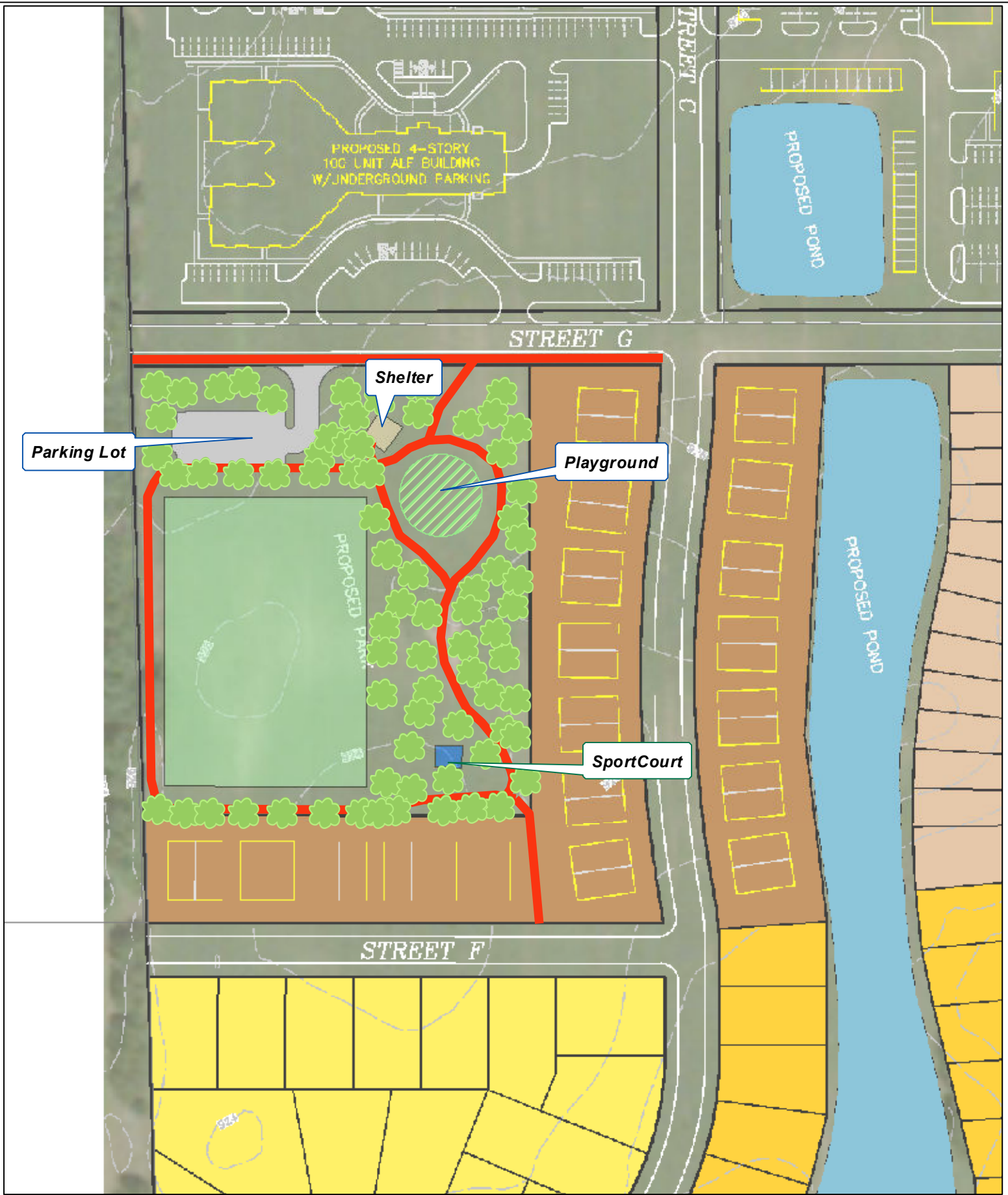
The improvements at Meadows North Park have been completed, and city staff are looking for discussion and dates from the commission on potential dates for holding a grand opening of the park. The park is located at 5333 399th St.

**Requested Action**

The commission is requested to discuss and recommend a date for the opening of Meadows North Park.

**Voting Requirements:**

**Voting Options          Simple Majority**



Disclaimer:  
The City of North Branch provides this map "as is" and assumes no responsibility of the accuracy of the data delineated hereon.

**Paxmar Development  
Proposed Park Concept  
North Branch - Chisago County, MN**

**Location Map**

  
 Scale: 1"=700'

  
 Date: 17-JUL-2018



**Prepared By:**  
**Nathan Sondrol, GIS Specialist/Parks Director**  
**Presenter: Nathan Sondrol, GIS Specialist/Parks Director**  
**Date: 08/02/2024**

**Board & Commission: Parks, Trails and Open Space Commission**

**Subject: PTOS Strategic Plan**

**Background Information:**

The PTOS Commission has been working on reviewing the city's existing parks, trails and open space inventory and conducting a needs analysis. The Commission has reviewed each of the sites and has compiled and ranked priorities for each of the park sites based on community input and provided input on the City's 10 Year CIP. The commission identified the development of Williams Park and a splash pad as the top priorities.

Splash Pad Sample <https://www.youtube.com/watch?v=RYBTiTHy9-I>

The Commission has discussed hosting a public input meeting to get feedback from the community about the type of features and amenities that they would like to see as part of a splash pad.

**The Commission recommended approval of conducting a survey of Wildridge Park and this will go through the end of August 2024.**

**City staff is also looking for input on the city's website as part of increase outreach and promotion of city parks, trails and open space facilities.**

**City Website**  
<http://www.ci.north-branch.mn.us/>

**City Parks, Trails and Open Space**  
<http://www.ci.north-branch.mn.us/residents/parks/index.php>

**Requested Action**

**To provide direction on the website as part of increase outreach and promotion of city parks, trails and open space facilities.**

**Voting Requirements:**

**Voting Options          Simple Majority**