City of East Bethel
City Council Agenda
City Council Regular Meeting
Date: October 13, 2025 at 7:00 p.m.

This City Council meeting may be monitored live via the following means:
Cable Channel 10, MidcoTV Channel 77, or the City of East Bethel YouTube channel
(*www.youtube.com/channel/UC8_7ShcME-XG14pN5JrmBGg/live)*

7:00 PM

1.0 Call to Order

2.0 Pledge of Allegiance

3.0 Adopt Agenda

4.0 Presentations and Public Hearings

A. Proposed Ordinance Change: Mayor and Councilmember Compensation (p. 3-5)

5.0 Public Forum

6.0 Consent Agenda (p. 6-7)

Any item on the consent agenda may be removed for consideration by request of any Council Member and put on the regular agenda for discussion and consideration

A. Approve Bill List (p. 8-20)
B. Minutes: September 22, 2025 City Council Work Meeting (p. 21-23)
C. Minutes: September 22, 2025 City Council Meeting (p. 24-28)
D. Res. 2025-54, Setting Public Hearing Date: Delinquent Accounts – Utility (p. 29-30)
E. Liability Coverage Waiver Form (p. 31)
F. Approve Hire of Seasonal Ice Arena Attendant
G. Res. 2025-55, Declaring Surplus Property (p. 32)
H. Purchase of Public Works Pick-Up Truck (p. 33-36)

7.0 New Business - Commission, Association and Task Force Reports

A. Planning Commission
   1. Site Plan and Conditional Use Permit: Atlas Villas Memory Care, PIN #32-33-23-24-0015 and #32-33-23-24-0016 (p. 37-107)
   2. Public Hearing, Partial Drainage and Utility Easement Vacation: Atlas Villas Memory Care, PIN #32-33-23-24-0015 and #32-33-23-24-0016 (p. 108-113)
   3. Zoning Map Amendment "I" to "R-2": Johnson Street, PIN #29-34-23-31-0005, #29-34-23-31-0006, #29-34-23-31-0007 and #29-34-23-31-0008 (p. 114-122)
B. Economic Development Authority
C. Park Commission

8.0 Department Reports

A. Community Development
   1. Final Plat: Viking Meadows Second Addition (p. 123-154)
B. Engineer
C. City Attorney

D. Finance
E. Public Works
F. Fire Department
G. City Administrator
    1. Review of Facility Needs Study Proposals (p. 155)

9.0 Other

A. Staff Report
B. Council Reports
C. Other

10.0 Adjourn

City of East Bethel
City Council Meeting
Agenda Item Information

Date: October 13, 2025

Agenda Item Number: Item 4.0 A

Requested Action: Consider a Proposed Ordinance Change: Mayor and Councilmember Compensation

Background Information:
At the 9/22/25 Council Work Meeting, Council directed staff to prepare an ordinance change specific to Mayor and Councilmember compensation. The City Council suggested a language change that included an increase of 10% for both classifications and an automatic escalator based upon the Labor Agreement between the City and the MN Public Employees Association. After discussions with the City Attorney, Staff recommends not binding any increases to other labor agreements for conflict-of-interest reasons. In addition, setting Mayor and Council salaries to automatically increase appears to be out of compliance with the intent of MN State Statue 415.11 requiring an election prior to any increase in salary.

> **Minn. Stat. 415.11 states:**
> Subdivision 1.**Set by ordinance.** Notwithstanding the provisions of any general or special law, charter, or ordinance, the governing body of any statutory or home rule charter city of the second, third or fourth class may by ordinance fix their own salaries as members of such governing body, and the salary of the chief elected executive officer of such city, in such amount as they deem reasonable.
>
> Subd. 2.**After next election.** No change in salary shall take effect until after the next succeeding municipal election.
>
> Subd. 3.**Temporary reductions.** Notwithstanding subdivision 2 or a charter provision to the contrary, the governing body may enact an ordinance to take effect before the next succeeding municipal election that reduces the salaries of the members of the governing body. The ordinance shall be in effect for 12 months, unless another period of time is specified in the ordinance, after which the salary of the members reverts to the salary in effect immediately before the ordinance was enacted.

Requested Action: The current monthly Mayor and Council salary is $525 and $475, respectively. Consider the following ordinance change, increasing Mayor and Council monthly salary by 10%:

Sec. 2-44. Mayor's salary.

The salary of the mayor of the city shall be $575.00 per month, beginning January 1, 2027.

(Ord. No. 162, § 1, 9-7-1994; Ord. No. 162A, § 1, 10-19-2005)

Sec. 2-45. Salary of councilmembers.

The salary of city councilmembers, other than the mayor, shall be $525.00 per month, beginning January 1, 2027.

(Ord. No. 162, § 2, 9-7-1994; Ord. No. 162A, § 2, 10-19-2005)

Attachment:

1. Ordinance 2025-05: Mayor and Councilmember Compensation

CITY OF EAST BETHEL
ANOKA COUNTY, MINNESOTA
ORDINANCE NO. 2025-05

AN ORDINANCE AMENDING CHAPTER 2, ARTICLE II, DIVISION 2 OF THE EAST BETHEL CODE OF ORDINANCES REGULATING COMPENSATION FOR THE MAYOR AND CITY COUNCIL IN THE CITY OF EAST BETHEL

The City Council of East Bethel, Minnesota ordains:

Section 1. FINDINGS AND PURPOSE

- This ordinance shall modify the compensation paid to the East Bethel City Council, including its Mayor, their service to the City in their official capacity.
- Minnesota statute § 415.11 authorizes the City Council to be compensated for serving as members of the City Council and requires that any increase in compensation be approved by ordinance and not take effect after the next municipal election.
- City Council last increased its compensation levels in October of 2005.
- The City Council finds that the proposed increase to compensation is comparable to cities of comparable size and complexity within the region.
- The salary increases in this ordinance shall not be effective until the January following the next municipal election.

Section 2. CHAPTER 2, ARTICLE II, DIVISION 2, SECTIONS 2-44 AND 2-45 of the East Bethel Code of Ordinances are hereby amended by deleting the ~~stricken~~ language and adding the underlined language to read as follows:

Sec. 2-44. Mayor's salary.

The salary of the mayor of the city shall be $~~525.00~~575.00 per month, beginning January 1, 2027.

Sec. 2-45. Salary of councilmembers.

The salary of city councilmembers, other than the mayor, shall be $~~475.00~~525.00 per month, beginning January 1, 2027.

Section 3. EFFECTIVE DATE

Effective Date. This ordinance amendment herein shall take effect and be in force after its passage and publication, although the modified salaries will not take effect until January 1, 2027.

Passed by the City Council of East Bethel, Minnesota this 13th day of October, 2025.

_____
Arden Anderson, Mayor

Attested:

_____
Matt Look, City Administrator

City of East Bethel
City Council Meeting
Agenda Item Information

Date: October 13, 2025

Agenda Item Number: Item 6.0

Requested Action: Consider approving the Consent Agenda as presented

Background Information:

Item A – Approve Bills

Item B – September 22, 2025 City Council Work Meeting Minutes

Item C – September 22, 2025 City Council Meeting Minutes

Item D – Res. 2025-54 Setting Public Hearing Date – Delinquent Accounts, Unpaid Utility Bills

Collection of unpaid bills through the property tax system is provided for in the East Bethel Code of Ordinances, Chapter 74, Sec. 74-126 (b) for unpaid utility bills and Chapter 30, Sec. 30-105 (d) for unpaid emergency services.

Over the last three years the City has certified the following utility billing accounts:

Year	# of Accounts	Amount
2024	18	$23,440.96
2023	15	$19,719.78
2022	13	$18,922.42

As of 10/8/25, the City has 25 delinquent accounts totaling $37,937.71.

The ordinance also stipulates that an account will not be certified by the County Auditor for collection with taxes until notice and an opportunity for a hearing before the City Council has been provided to the customer of the premises involved.

Council must establish a certification cutoff date each year that will determine the appropriate certification amounts. Resolution 2025-54 provides the delinquent account listing and amounts owed assuming a certification cutoff date of September 30, 2025. Notices of the public hearing will be sent indicating a public hearing date of November 10, 2025. Amounts remaining unpaid by November 15, 2025 will be certified to the County Auditor for collection on property taxes.

Item E – Liability Coverage Waiver Form

The City purchases its property, general liability, and property insurance from the League of Minnesota Cities Insurance Trust (LMCIT). A requirement of that insurance coverage is that each participating municipality must annually either affirm or waive its statutory limits of liability.

The statutory limits of liability for Minnesota cities are $500,000 for an individual claimant and $1,500,000 per occurrence. Cities can waive these limits by allowing an individual claimant to recover more than $500,000, up to the $1,500,000 occurrence limit or more if limits are waived and excess liability insurance is purchased. They may also waive the “per occurrence” limit and

purchase excess liability insurance. Historically, East Bethel has not waived its liability limits and has chosen to purchase excess coverage.

The City Attorney and staff recommend that the City does not waive the liability limits and purchase additional liability coverage of $1,000,000.

Item F – Approve the Hire of Seasonal Ice Arena Attendant

The City Council authorized advertising for the Seasonal Ice Arena Attendant position at the August 11, 2025 Council Meeting. The City advertised this position on the City webpage, EB Chamber job site, and the League of MN Cities website. The City will continue to receive applications on a rolling basis and interview candidates as necessary to ensure the proper number of seasonal staff is hired to meet the demands of the arena.

Staff interviewed candidates from the pool of applications received and recommend the hiring of Jayden Erickson for a seasonal ice arena attendant position. Staff is recommending an hourly wage of $18.00/hour.

Funding for this position is provided for in the Ice Arena Enterprise Fund for 2025-2026.

Item G – Resolution 2025-55 Declaring Surplus Property

As part of the City's Equipment Replacement Program, the 2007 Ford F-150 is scheduled for replacement in 2025. The pick-up truck has reached the end of it's useful service life with 180,000 miles and numerous repair issues arising. The body has extensive rust as well. This is a regular replacement for this item.

Staff recommends declaring the 2007 Ford F-150 surplus property and offering it up for public auction on the State of Minnesota on-line government surplus auction website MInnBid.org.

Item H – Purchase of 2026 Chevrolet Silverado 1500

Staff have checked state contracts for four-wheel drive ½ ton pickups that meet the City's Public Works requirements and have found the 2026 Chevrolet Silverado 1500 to be the best match and also the lowest price pickup available for government purchase. The truck has a fuel efficient TurboMax 4-cylinder engine. Saxon Fleet Services holds the State Contract for this model in 2025.

Funds for the acquisition are provided for in the 2025 Equipment Replacement Fund. Funding was budgeted at $50,000 and the state contract price with tax, title and license is $43,485.38. The sale of the existing truck is expected to bring in between $500 -$1500.

Staff recommends the purchase of the 2026 Chevrolet Silverado from Saxon Fleet Services. This piece of equipment is expected to meet the City's current and future needs for 10-12 years.

Fiscal Impact: All items listed above requiring expenditures have approved 2025 Budget funds to cover the expenses.

Recommendation(s): Staff recommends approval of the Consent Agenda as presented.

City Council Action:

Motion by: _____ Second by: _____

Vote Yes: _____ Vote No: _____

City of East Bethel
October 13, 2025
Payment Summary

Payments for Council Approval	
Check Payments:	
Invoices to be Approved for Payment	$ 717,210.92
Electronic Payments:	
Payroll City Staff - September 25, 2025	$ 49,614.27
Payroll City Staff - October 9, 2025	$ 50,552.73
Federal Income Tax Withholding	$ 14,278.74
FICA Tax Withholding	$ 17,748.54
Medicare Withholding	$ 4,600.12
State Withholding	$ 7,009.40
PERA	$ 20,943.78
MSRS | HCSP | H.S.A	$ 15,084.08
Total to be Approved for Payment	$ 897,042.58

CITY OF EAST BETHEL

Payments

Current Period: October 2025

Payments Batch 20251013PAY $717,210.92

Refer	0 *ACE SOLID WASTE*					
Cash Payment	E 101-41940-385 Refuse Removal	City Hall Service				$122.16
Invoice	12415775T067 10/1/2025					
Cash Payment	E 615-49851-385 Refuse Removal	Arena Service				$371.22
Invoice	12415775T067 10/1/2025					
Cash Payment	E 101-43220-385 Refuse Removal	Public Works Service				$635.70
Invoice	12415775T067 10/1/2025					
Cash Payment	E 101-42210-385 Refuse Removal	Fire Station Service				$119.70
Invoice	12415775T067 10/1/2025					
Cash Payment	E 226-43235-385 Refuse Removal	Recycling Service				$794.80
Invoice	12415775T067 10/1/2025					
Cash Payment	E 101-42210-385 Refuse Removal	Fire Station 3 Service				$49.42
Invoice	12415775T067 10/1/2025					
Transaction Date	10/9/2025	First Bank & Trust	10100	**Total**		$2,093.00
Refer	0 *ADVANCED FIRST AID*					
Cash Payment	E 101-42210-217 Safety Supplies	CR2 AED Adult Replacement Electrode Kit				$376.00
Invoice	0825-516 8/27/2025					
Transaction Date	9/29/2025	First Bank & Trust	10100	**Total**		$376.00
Refer	0 *Alabama 2, LLC*					
Cash Payment	R 601-37100 Water Sales (Residential)	Refund of Overpayment at Closing; 24320 Polk St NE				$78.70
Invoice	9/29/2025					
Transaction Date	10/8/2025	First Bank & Trust	10100	**Total**		$78.70
Refer	0 *ALEX AIR APPARATUS*					
Cash Payment	E 101-42210-214 Clothing & Personal Equ	VER-LTRS; Cielocha				$109.00
Invoice	INV-53033 9/26/2025					
Transaction Date	10/8/2025	First Bank & Trust	10100	**Total**		$109.00
Refer	0 *ANOKA COUNTY PROPERTY TAX*					
Cash Payment	E 101-41910-423 Filing Fees	DOC # 2448223.001, RESO 25-52 VAR				$46.00
Invoice	25-41003 9/18/2025					
Cash Payment	E 101-41910-423 Filing Fees	DOC # 2448223.002, RESO 25-53 Prelim PUD				$46.00
Invoice	25-41003 9/18/2025					
Transaction Date	10/9/2025	First Bank & Trust	10100	**Total**		$92.00
Refer	0 *ANOKA COUNTY TREASURY DEPT*					
Cash Payment	E 101-42110-307 Professional Services F	4th QTR 2025 L/E Contract				$328,712.00
Invoice	S250930D 10/1/2025					
Transaction Date	10/9/2025	First Bank & Trust	10100	**Total**		$328,712.00
Refer	0 *ASPEN MILLS, INC.*					
Cash Payment	E 101-42210-214 Clothing & Personal Equ	Pants, Belt; M. Howe				$111.99
Invoice	362463 10/6/2025					
Transaction Date	10/9/2025	First Bank & Trust	10100	**Total**		$111.99
Refer	0 *ASPEN MILLS, INC.*					
Cash Payment	E 101-42210-214 Clothing & Personal Equ	Pants; A. Howe				$119.94
Invoice	362548 10/7/2025					
Transaction Date	10/9/2025	First Bank & Trust	10100	**Total**		$119.94
Refer	0 *Besch, Josh*					

CITY OF EAST BETHEL

Payments

Current Period: October 2025

Cash Payment	R 601-37100 Water Sales (Residential)	Refund of Overpayment at Closing; 24155 Whispering Cir NE				$158.01
Invoice	9/30/2025					
Transaction Date	10/8/2025	First Bank & Trust	10100		**Total**	$158.01
Refer	0 *Bjorklund*					
Cash Payment	E 101-43220-224 Street Maint Materials	Class 5 Gravel				$2,026.14
Invoice 102484	10/2/2025					
Transaction Date	10/9/2025	First Bank & Trust	10100		**Total**	$2,026.14
Refer	0 *BLAINE LOCK & SAFE INC.*					
Cash Payment	E 615-49851-223 Bldg/Facility Repair Sup	11 Keys				$41.25
Invoice 41836	10/2/2025					
Transaction Date	10/9/2025	First Bank & Trust	10100		**Total**	$41.25
Refer	0 *Cardey, Gregory*					
Cash Payment	E 226-43235-307 Professional Services F	Appliance Delivery to Alter Recycling				$375.00
Invoice 127206	10/1/2025					
Transaction Date	10/8/2025	First Bank & Trust	10100		**Total**	$375.00
Refer	0 *Cedar East Bethel Lions*					
Cash Payment	E 226-43235-307 Professional Services F	Monthly Drop off Saturday				$419.72
Invoice 10 2025	10/1/2025					
Cash Payment	E 226-43235-307 Professional Services F	Recycling				$1,300.00
Invoice 10 2025	10/1/2025					
Transaction Date	10/8/2025	First Bank & Trust	10100		**Total**	$1,719.72
Refer	0 *Central Truck Service, Inc*					
Cash Payment	E 101-43201-401 Motor Vehicle Services (	Truck #45; Water Leak				$296.00
Invoice 07562	9/24/2025					
Transaction Date	10/9/2025	First Bank & Trust	10100		**Total**	$296.00
Refer	0 *CINTAS*					
Cash Payment	E 101-43201-217 Safety Supplies	Medical Cabinet				$65.29
Invoice 5292615008	9/18/2025					
Cash Payment	E 101-43220-217 Safety Supplies	Medical Cabinet				$56.73
Invoice 5292615008	9/18/2025					
Transaction Date	9/29/2025	First Bank & Trust	10100		**Total**	$122.02
Refer	0 *CINTAS CORPORATION*					
Cash Payment	E 101-43220-403 Bldgs/Facilities Repair/	Rugs/Mats				$8.88
Invoice 4244252795	9/23/2025					
Cash Payment	E 101-43201-214 Clothing & Personal Equ	Uniforms/Parks				$32.57
Invoice 4244252795	9/23/2025					
Cash Payment	E 101-43220-214 Clothing & Personal Equ	Uniforms/Streets				$32.57
Invoice 4244252795	9/23/2025					
Transaction Date	9/29/2025	First Bank & Trust	10100		**Total**	$74.02
Refer	0 *CINTAS CORPORATION*					
Cash Payment	E 101-43220-403 Bldgs/Facilities Repair/	Rugs/Mats				$8.88
Invoice 4245000451	9/30/2025					
Cash Payment	E 101-43201-214 Clothing & Personal Equ	Uniforms/Parks				$32.57
Invoice 4245000451	9/30/2025					
Cash Payment	E 101-43220-214 Clothing & Personal Equ	Uniforms/Streets				$32.57
Invoice 4245000451	9/30/2025					
Transaction Date	10/8/2025	First Bank & Trust	10100		**Total**	$74.02
Refer	0 *CINTAS CORPORATION*					

CITY OF EAST BETHEL

Payments

Current Period: October 2025

Cash Payment	E 101-43220-403	Bldgs/Facilities Repair/	Rugs/Mats			$7.33
Invoice 4245750437	10/7/2025					
Cash Payment	E 101-43201-214	Clothing & Personal Equ	Uniforms/Parks			$26.88
Invoice 4245750437	10/7/2025					
Cash Payment	E 101-43220-214	Clothing & Personal Equ	Uniforms/Streets			$26.87
Invoice 4245750437	10/7/2025					
Transaction Date	10/9/2025		First Bank & Trust	10100	**Total**	$61.08
Refer	0 *CIVICPLUS*					
Cash Payment	E 101-41110-307	Professional Services F	Municode Administrative Support			$367.50
Invoice 351732	12/1/2025					
Transaction Date	10/8/2025		First Bank & Trust	10100	**Total**	$367.50
Refer	0 *Connexus Energy*					
Cash Payment	E 101-42210-381	Electric Utilities	401974-222524 Fire Sta Str Lgt			$8.19
Invoice 09 2025	9/22/2025					
Cash Payment	E 101-43220-381	Electric Utilities	401974-222621 22/65 St Lght			$12.49
Invoice 09 2025	9/22/2025					
Cash Payment	E 601-49401-381	Electric Utilities	401974-230019Minard Bldg Util			$241.94
Invoice 09 2025	9/22/2025					
Cash Payment	E 101-41940-381	Electric Utilities	401974-230319 City Hall			$1,063.83
Invoice 09 2025	9/22/2025					
Cash Payment	E 101-43201-381	Electric Utilities	401974-230320 Booster E, Light			$30.39
Invoice 09 2025	9/22/2025					
Cash Payment	E 101-43201-381	Electric Utilities	401974-230397 CLB Park			$37.86
Invoice 09 2025	9/22/2025					
Cash Payment	E 226-43235-381	Electric Utilities	401974-230522 Recycle Ctr			$70.02
Invoice 09 2025	9/22/2025					
Cash Payment	E 101-41940-381	Electric Utilities	401974-230643 Comm Sign			$162.38
Invoice 09 2025	9/22/2025					
Cash Payment	E 101-43220-381	Electric Utilities	401974-246698 Coopers Signal			$117.38
Invoice 09 2025	9/22/2025					
Cash Payment	E 101-43220-381	Electric Utilities	401974-246934 Sims/Cooper Ligh			$97.29
Invoice 09 2025	9/22/2025					
Cash Payment	E 101-43201-381	Electric Utilities	401974-261384 Booster West			$282.78
Invoice 09 2025	9/22/2025					
Cash Payment	E 101-42210-381	Electric Utilities	401974-264419 CLB Fire Sta			$95.71
Invoice 09 2025	9/22/2025					
Cash Payment	E 101-43220-381	Electric Utilities	401974-272473 Maint Utilities			$576.96
Invoice 09 2025	9/22/2025					
Cash Payment	E 101-42210-381	Electric Utilities	401974-272473 Fire Sta 2			$144.24
Invoice 09 2025	9/22/2025					
Cash Payment	E 101-43201-381	Electric Utilities	401974-275286 Booster E.Warmin			$21.40
Invoice 09 2025	9/22/2025					
Cash Payment	E 101-43220-381	Electric Utilities	401974-279400 Whisp Asp Str Lg			$113.92
Invoice 09 2025	9/22/2025					
Cash Payment	E 101-43220-381	Electric Utilities	401974-286312 Siren1, 187th Ln			$5.40
Invoice 09 2025	9/22/2025					
Cash Payment	E 101-43220-381	Electric Utilities	401974-286343 Siren 6, EBB			$5.40
Invoice 09 2025	9/22/2025					
Cash Payment	E 101-43220-381	Electric Utilities	401974-286345 Siren 8,Polk St			$5.40
Invoice 09 2025	9/22/2025					
Cash Payment	E 101-43220-381	Electric Utilities	401974-286347 Siren 9, 209th			$5.40
Invoice 09 2025	9/22/2025					

CITY OF EAST BETHEL

Payments

Current Period: October 2025

Cash Payment	E 101-43220-381	Electric Utilities	401974-286348 Siren 10 Buchana	$5.40
Invoice 09 2025	9/22/2025			
Cash Payment	E 101-43220-381	Electric Utilities	401974-286349 Siren 11, 241st	$5.40
Invoice 09 2025	9/22/2025			
Cash Payment	E 101-43220-381	Electric Utilities	401974-286350 Siren 5, Kissel	$5.40
Invoice 09 2025	9/22/2025			
Cash Payment	E 101-43220-381	Electric Utilities	401974-286353 Siren 15,Durant	$5.40
Invoice 09 2025	9/22/2025			
Cash Payment	E 101-43220-381	Electric Utilities	401974-287542 Siren 2,185th LN	$5.40
Invoice 09 2025	9/22/2025			
Cash Payment	E 101-43220-381	Electric Utilities	401974-287543, Siren 3, Viking	$5.40
Invoice 09 2025	9/22/2025			
Cash Payment	E 101-43220-381	Electric Utilities	401974-287544 Siren 4 Wild Ric	$5.40
Invoice 09 2025	9/22/2025			
Cash Payment	E 101-43220-381	Electric Utilities	401974-287545 Siren 7,Klondike	$5.40
Invoice 09 2025	9/22/2025			
Cash Payment	E 101-43220-381	Electric Utilities	401974-287546,Siren 13 EBB	$5.40
Invoice 09 2025	9/22/2025			
Cash Payment	E 101-43220-381	Electric Utilities	401974-287547 Siren 14 212th	$5.40
Invoice 09 2025	9/22/2025			
Cash Payment	E 101-42210-381	Electric Utilities	401974-288966 Fire Station	$762.32
Invoice 09 2025	9/22/2025			
Cash Payment	E 101-43220-381	Electric Utilities	401974-291146 Street Lights	$591.27
Invoice 09 2025	9/22/2025			
Cash Payment	E 101-43201-381	Electric Utilities	401974-293644 JA Warm House	$87.43
Invoice 09 2025	9/22/2025			
Cash Payment	E 101-43201-381	Electric Utilities	401974-301095-HH Park Irrigati	$31.79
Invoice 09 2025	9/22/2025			
Cash Payment	E 101-43201-381	Electric Utilities	401974-301101 Whisp Oaks Well	$24.86
Invoice 09 2025	9/22/2025			
Cash Payment	E 601-49401-381	Electric Utilities	401974-301384 Well #2	$147.50
Invoice 09 2025	9/22/2025			
Cash Payment	E 601-49401-381	Electric Utilities	401974-302975 Water TrtmtPlant	$1,619.67
Invoice 09 2025	9/22/2025			
Cash Payment	E 101-43220-381	Electric Utilities	401974-303718 65/221st Light	$81.86
Invoice 09 2025	9/22/2025			
Cash Payment	E 101-41940-381	Electric Utilities	401974-303831 City Hall Sign	$20.06
Invoice 09 2025	9/22/2025			
Cash Payment	E 602-49451-381	Electric Utilities	401974-304178 Lift Station #2	$203.68
Invoice 09 2025	9/22/2025			
Cash Payment	E 602-49451-381	Electric Utilities	401974-305488 Lift Station #1	$80.67
Invoice 09 2025	9/22/2025			
Cash Payment	E 101-43220-381	Electric Utilities	401974-312639 19463 Hwy 65 RCI	$33.71
Invoice 09 2025	9/22/2025			
Cash Payment	E 101-43220-381	Electric Utilities	401974-312640 19135 Hwy 65 RCI	$35.04
Invoice 09 2025	9/22/2025			
Cash Payment	E 101-43220-381	Electric Utilities	401974-312641 19300 Hwy 65 RCI	$43.22
Invoice 09 2025	9/22/2025			
Cash Payment	E 101-43220-381	Electric Utilities	401974-312642 19275 Hwy 65 RCI	$45.36
Invoice 09 2025	9/22/2025			
Cash Payment	E 615-49851-381	Electric Utilities	437768-230360 Arena Utilities	$7,568.06
Invoice 09 2025	9/22/2025			

CITY OF EAST BETHEL

Payments

Current Period: October 2025

Transaction Date	9/29/2025	First Bank & Trust	10100	**Total**	$14,528.88
Refer	0 *CUSTOMIZED SAFETY TRAINING*	-			
Cash Payment	E 101-42210-434 Conferences/Meetings	Initial Emergency Medical Responder Course; Herman, Christianson, Boyum			$1,800.00
Invoice 96788	9/16/2025				
Transaction Date	10/8/2025	First Bank & Trust	10100	**Total**	$1,800.00
Refer	0 *ECKBERG LAMMERS*	-			
Cash Payment	E 101-41610-303 Legal Fees	Legal Services			$10,731.92
Invoice 09 2025	9/30/2025				
Transaction Date	10/9/2025	First Bank & Trust	10100	**Total**	$10,731.92
Refer	0 *Evergreen Recycling*	-			
Cash Payment	E 226-43235-307 Professional Services F	Recycling Charges			$792.50
Invoice 3860	10/1/2025				
Transaction Date	10/8/2025	First Bank & Trust	10100	**Total**	$792.50
Refer	0 *FACTORY MOTOR PARTS*	-			
Cash Payment	E 101-43220-217 Safety Supplies	Shop Supplies			$23.96
Invoice 159-147310	9/26/2025				
Transaction Date	10/8/2025	First Bank & Trust	10100	**Total**	$23.96
Refer	0 *FACTORY MOTOR PARTS*	-			
Cash Payment	E 101-42210-221 Motor Vehicles Parts	Rotors; Duty 1			$236.50
Invoice 1-11134076	10/1/2025				
Transaction Date	10/9/2025	First Bank & Trust	10100	**Total**	$236.50
Refer	0 *First State Tire Recycling*	-			
Cash Payment	E 226-43235-307 Professional Services F	Tire Recycling			$176.18
Invoice CU-43994	10/2/2025				
Transaction Date	10/8/2025	First Bank & Trust	10100	**Total**	$176.18
Refer	0 *FLEET PRIDE*	-			
Cash Payment	E 101-43220-221 Motor Vehicles Parts	Filter; Truck #51			$23.42
Invoice 128926655	9/22/2025				
Transaction Date	9/29/2025	First Bank & Trust	10100	**Total**	$23.42
Refer	0 *FLEET PRIDE*	-			
Cash Payment	E 101-43220-221 Motor Vehicles Parts	Filter; Truck #50			$23.42
Invoice 128925967	9/22/2025				
Transaction Date	9/29/2025	First Bank & Trust	10100	**Total**	$23.42
Refer	0 *FLEET PRIDE*	-			
Cash Payment	E 101-43220-221 Motor Vehicles Parts	Cab Air Element, Filters; Truck #53			$115.00
Invoice 128926863	9/22/2025				
Transaction Date	9/29/2025	First Bank & Trust	10100	**Total**	$115.00
Refer	0 *FLEET PRIDE*	-			
Cash Payment	E 101-43220-221 Motor Vehicles Parts	Filters, Air Element; Truck #51			$237.40
Invoice 128926620	9/22/2025				
Transaction Date	9/29/2025	First Bank & Trust	10100	**Total**	$237.40
Refer	0 *FLEET PRIDE*	-			
Cash Payment	E 101-43220-221 Motor Vehicles Parts	Filters; Truck #45			$141.92
Invoice 128925626	9/22/2025				
Transaction Date	9/29/2025	First Bank & Trust	10100	**Total**	$141.92
Refer	0 *FLEET PRIDE*	-			

CITY OF EAST BETHEL

Payments

Current Period: October 2025

Cash Payment	E 101-43220-221	Motor Vehicles Parts	Filters; Truck #50			$210.24
Invoice 128925962	9/22/2025					
Transaction Date	9/29/2025	First Bank & Trust	10100		**Total**	$210.24
Refer	0 *FLEET PRIDE*					
Cash Payment	E 101-43220-221	Motor Vehicles Parts	Filters; Truck #46			$138.32
Invoice 128925763	9/22/2025					
Transaction Date	9/29/2025	First Bank & Trust	10100		**Total**	$138.32
Refer	0 *FLEET PRIDE*					
Cash Payment	E 101-43220-221	Motor Vehicles Parts	Filters, Air Element; Truck #38			$80.80
Invoice 128597709	9/9/2025					
Transaction Date	9/29/2025	First Bank & Trust	10100		**Total**	$80.80
Refer	0 *FLEET PRIDE*					
Cash Payment	E 101-43220-213	Lubricants and Additives	Gear Oil			$165.61
Invoice 129015194	9/24/2025					
Transaction Date	9/29/2025	First Bank & Trust	10100		**Total**	$165.61
Refer	0 *FLEET PRIDE*					
Cash Payment	E 101-43201-213	Lubricants and Additives	Gear Oil			$165.61
Invoice 129096200	9/29/2025					
Transaction Date	10/8/2025	First Bank & Trust	10100		**Total**	$165.61
Refer	0 *FLEET PRIDE*					
Cash Payment	E 101-43220-221	Motor Vehicles Parts	Filter; Truck #53			$10.51
Invoice 128926870	9/22/2025					
Transaction Date	9/29/2025	First Bank & Trust	10100		**Total**	$10.51
Refer	0 *FLEET PRIDE*					
Cash Payment	E 101-43220-221	Motor Vehicles Parts	Filter; Truck #51			$6.22
Invoice 128959306	9/23/2025					
Transaction Date	9/29/2025	First Bank & Trust	10100		**Total**	$6.22
Refer	0 *FLEET PRIDE*					
Cash Payment	E 101-43220-221	Motor Vehicles Parts	Filters, Cartridge, Fuel Element; Truck #44			$246.19
Invoice 128925492	9/22/2025					
Transaction Date	9/29/2025	First Bank & Trust	10100		**Total**	$246.19
Refer	0 *FLEET PRIDE*					
Cash Payment	E 101-43201-221	Motor Vehicles Parts	Credit; Serpentine Belt			-$46.29
Invoice 128088381	8/18/2025					
Transaction Date	10/9/2025	First Bank & Trust	10100		**Total**	-$46.29
Refer	0 *FLEET PRIDE*					
Cash Payment	E 101-43201-221	Motor Vehicles Parts	Tail Light; Truck #53			$27.49
Invoice 129153708	9/30/2025					
Transaction Date	10/9/2025	First Bank & Trust	10100		**Total**	$27.49
Refer	0 *FLEET PRIDE*					
Cash Payment	E 101-43220-221	Motor Vehicles Parts	Cab Air Element; Truck #46			$9.82
Invoice 128959852	9/23/2025					
Transaction Date	9/29/2025	First Bank & Trust	10100		**Total**	$9.82
Refer	0 *FLEET PRIDE*					
Cash Payment	E 101-43220-221	Motor Vehicles Parts	Filter; Truck #50			$23.42
Invoice 128964853	9/23/2025					
Transaction Date	9/29/2025	First Bank & Trust	10100		**Total**	$23.42

CITY OF EAST BETHEL

Payments

Current Period: October 2025

Refer	0 *GERARD, GRACE*					
Cash Payment	E 101-41910-434 Conferences/Meetings	2025 APA MN Planning Conference Hotel Reimbursement				$286.06
Invoice	10/1/2025					
Transaction Date	10/8/2025	First Bank & Trust	10100		**Total**	$286.06
Refer	0 *GOPHER STATE ONE CALL*					
Cash Payment	E 101-43220-307 Professional Services F	One Call Locate Service				$17.55
Invoice 5090360	9/30/2025					
Transaction Date	10/9/2025	First Bank & Trust	10100		**Total**	$17.55
Refer	0 *GRAINGER*					
Cash Payment	E 101-43201-217 Safety Supplies	Safety Glasses				$34.56
Invoice 9650011704	9/22/2025					
Transaction Date	9/29/2025	First Bank & Trust	10100		**Total**	$34.56
Refer	0 *GRAINGER*					
Cash Payment	E 101-42210-223 Bldg/Facility Repair Sup	Air Filters				$147.72
Invoice 9662530774	10/2/2025					
Transaction Date	10/9/2025	First Bank & Trust	10100		**Total**	$147.72
Refer	0 *Hakanson Anderson Assoc.,*					
Cash Payment	G 101-24500 Escrow	Vikings Meadows - Phase 1				$747.50
Invoice 55851	9/24/2025					
Cash Payment	G 101-24500 Escrow	Blanco De Cola Pradera				$465.00
Invoice 55852	9/24/2025					
Cash Payment	G 101-24500 Escrow	Cliff Anderson Acres				$1,842.50
Invoice 55853	9/24/2025					
Cash Payment	G 101-24500 Escrow	Site Plan Review - D&D Contracting				$232.50
Invoice 55854	9/24/2025					
Cash Payment	G 101-24500 Escrow	Prairie Hills				$1,663.50
Invoice 55855	9/24/2025					
Cash Payment	G 101-24500 Escrow	Hidden Pines/Prairie				$1,552.25
Invoice 55856	9/24/2025					
Cash Payment	G 101-24500 Escrow	Elevage Development				$480.50
Invoice 55857	9/24/2025					
Cash Payment	G 101-24500 Escrow	Strandland Farm				$385.50
Invoice 55858	9/24/2025					
Cash Payment	E 402-40200-302 Architect/Engineering Fe	Municipal State Aid				$4,121.25
Invoice 55859	9/24/2025					
Cash Payment	E 402-40200-302 Architect/Engineering Fe	Sims Rd, Davenpart				$1,823.60
Invoice 55860	9/24/2025					
Cash Payment	E 406-40600-302 Architect/Engineering Fe	2024 Street Surface Improvement Project				$256.00
Invoice 55861	9/24/2025					
Cash Payment	E 406-40600-302 Architect/Engineering Fe	2025 Street Surface Improvement Project				$22,419.30
Invoice 55862	9/24/2025					
Cash Payment	E 101-43110-302 Architect/Engineering Fe	General Engineering/Meetings				$575.00
Invoice 55863	9/24/2025					
Transaction Date	9/30/2025	First Bank & Trust	10100		**Total**	$36,564.40
Refer	0 *Hoffman Bros. Sod, Inc*					
Cash Payment	E 101-43220-224 Street Maint Materials	Double Sided Straw Blanket				$47.00
Invoice 030622	9/19/2025					
Transaction Date	9/30/2025	First Bank & Trust	10100		**Total**	$47.00
Refer	0 *HYDRAULIC PLUS & CONSULTING*					

CITY OF EAST BETHEL

Payments

Current Period: October 2025

Cash Payment	E 101-43201-402 Repairs/Maint Machiner	Repair Cylinder				$784.72
Invoice 19451-2	9/30/2025					
Transaction Date	10/9/2025	First Bank & Trust	10100	**Total**		$784.72
Refer	0 *Imperial Dade*					
Cash Payment	E 615-49851-402 Repairs/Maint Machiner	Ice Arena Floor Scrubber				$456.10
Invoice 4427288	9/19/2025					
Transaction Date	9/30/2025	First Bank & Trust	10100	**Total**		$456.10
Refer	0 *ISANTI -CHISAGO COUNTY STAR*					
Cash Payment	E 101-41320-342 Legal Notices	REF 1916544 RUM, PH Ord. Change				$9.21
Invoice 982449	10/2/2025					
Cash Payment	E 101-41910-342 Legal Notices	REF 1916545 RUM, Pub Hear Villas Memory				$17.59
Invoice 982449	10/2/2025					
Transaction Date	10/9/2025	First Bank & Trust	10100	**Total**		$26.80
Refer	0 *LANO*					
Cash Payment	E 101-43201-229 Equipment Parts	Choke Knob				$10.99
Invoice 03-1186362	9/23/2025					
Transaction Date	9/30/2025	First Bank & Trust	10100	**Total**		$10.99
Refer	0 *LRS PORTABLES OF MINNESOTA*					
Cash Payment	E 101-43201-415 Other Equipment Rental	Park Satellite Rental; Booster Park East				$310.00
Invoice MP283034	9/18/2025					
Cash Payment	E 101-43201-415 Other Equipment Rental	Park Satellite Rental; Booster Park West				$430.00
Invoice MP283035	9/18/2025					
Cash Payment	E 101-43201-415 Other Equipment Rental	Park Satellite Rental; City Hall				$120.00
Invoice MP283036	9/18/2025					
Cash Payment	E 101-43201-415 Other Equipment Rental	Park Satellite Rental; Norseland Park				$80.00
Invoice MP283037	9/18/2025					
Cash Payment	E 101-43201-415 Other Equipment Rental	Park Satellite Rental; John Anderson Park				$150.00
Invoice MP283038	9/18/2025					
Cash Payment	E 101-43201-415 Other Equipment Rental	Park Satellite Rental; Cedar Creek				$80.00
Invoice MP283039	9/18/2025					
Cash Payment	E 226-43235-415 Other Equipment Rental	Recycle Center Satellite Renta				$80.00
Invoice MP283040	9/18/2025					
Cash Payment	E 101-43201-415 Other Equipment Rental	Park Satellite Rental; Whispering Oaks				$80.00
Invoice MP283041	9/18/2025					
Cash Payment	E 101-43201-415 Other Equipment Rental	Park Satellite Rental; Coon Lake Beach				$80.00
Invoice MP283042	9/18/2025					
Cash Payment	E 101-43201-415 Other Equipment Rental	Park Satellite Rental; Maynard Peterson				$80.00
Invoice MP283043	9/18/2025					
Transaction Date	9/30/2025	First Bank & Trust	10100	**Total**		$1,490.00
Refer	0 *MAHR, MITCHELL*					
Cash Payment	G 101-24500 Escrow	4575 Viking Blvd NE, Escrow Release Landscaping				$6,600.00
Invoice	10/8/2025					
Transaction Date	10/9/2025	First Bank & Trust	10100	**Total**		$6,600.00
Refer	0 *MANSFIELD OIL COMPANY*					
Cash Payment	E 101-42210-212 Motor Fuels	Fire Diesel Fuel				$251.63
Invoice 26977739	9/24/2025					
Cash Payment	E 101-43201-212 Motor Fuels	Park Diesel Fuel				$483.90
Invoice 26977739	9/24/2025					

CITY OF EAST BETHEL

Payments

Current Period: October 2025

Cash Payment	E 101-43220-212 Motor Fuels	Street Diesel Fuel				$1,200.08
Invoice 26977739	9/24/2025					
Transaction Date	9/30/2025	First Bank & Trust	10100		**Total**	$1,935.61
Refer	0 *MANSFIELD OIL COMPANY*					
Cash Payment	E 101-42210-212 Motor Fuels	Fire Unleaded Fuel				$669.40
Invoice 26972339	9/23/2025					
Cash Payment	E 101-43201-212 Motor Fuels	Park Unleaded Fuel				$573.77
Invoice 26972339	9/23/2025					
Cash Payment	E 101-43220-212 Motor Fuels	Street Unleaded Fuel				$248.64
Invoice 26972339	9/23/2025					
Cash Payment	E 101-42410-212 Motor Fuels	Building Dept Unleaded Fuel				$420.77
Invoice 26972339	9/23/2025					
Transaction Date	9/30/2025	First Bank & Trust	10100		**Total**	$1,912.58
Refer	0 *MENARDS BLAINE*					
Cash Payment	E 101-41940-223 Bldg/Facility Repair Sup	Rack, Degreaser, CO Alarm				$627.94
Invoice 91440	9/24/2025					
Transaction Date	10/8/2025	First Bank & Trust	10100		**Total**	$627.94
Refer	0 *MENARDS CAMBRIDGE*					
Cash Payment	E 615-49851-223 Bldg/Facility Repair Sup	Door Hardware				$101.56
Invoice 41364	9/23/2025					
Transaction Date	9/30/2025	First Bank & Trust	10100		**Total**	$101.56
Refer	0 *MENARDS CAMBRIDGE*					
Cash Payment	E 101-42210-231 Small Tools and Minor E	Oil Absorbent, Dolly, Vinyl Tubing, Tool Bag,Markers, Stencil				$134.36
Invoice 41846	10/1/2025					
Transaction Date	10/9/2025	First Bank & Trust	10100		**Total**	$134.36
Refer	0 *MENARDS FOREST LAKE*					
Cash Payment	E 101-41940-223 Bldg/Facility Repair Sup	Instantweld, Screws				$8.45
Invoice 65802	9/25/2025					
Transaction Date	10/8/2025	First Bank & Trust	10100		**Total**	$8.45
Refer	0 *MENARDS FOREST LAKE*					
Cash Payment	E 101-41940-223 Bldg/Facility Repair Sup	Door Stop, Paint, Paint Roller Covers, Kwikweld				$95.23
Invoice 65866	9/26/2025					
Transaction Date	10/9/2025	First Bank & Trust	10100		**Total**	$95.23
Refer	0 *METRO INET*					
Cash Payment	E 101-41320-309 Information Systems	Computer and Network Support				$1,254.74
Invoice 2997	10/1/2025					
Cash Payment	E 101-41520-309 Information Systems	Computer and Network Support				$1,135.61
Invoice 2997	10/1/2025					
Cash Payment	E 101-41910-309 Information Systems	Computer and Network Support				$398.39
Invoice 2997	10/1/2025					
Cash Payment	E 101-42410-309 Information Systems	Computer and Network Support				$1,135.61
Invoice 2997	10/1/2025					
Cash Payment	E 101-43220-309 Information Systems	Computer and Network Support				$747.15
Invoice 2997	10/1/2025					
Cash Payment	E 101-43201-309 Information Systems	Computer and Network Support				$29.78
Invoice 2997	10/1/2025					
Cash Payment	E 101-42210-309 Information Systems	Computer and Network Support				$2,548.41
Invoice 2997	10/1/2025					

CITY OF EAST BETHEL

Payments

Current Period: October 2025

Cash Payment	E 601-49401-309 Information Systems	Computer and Network Support				$354.31
Invoice 2997	10/1/2025					
Transaction Date	10/8/2025	First Bank & Trust	10100		**Total**	$7,604.00
Refer	0 *METRO SALES INC*					
Cash Payment	E 101-41320-413 Office Equipment Rental	Contracted Copy Charges				$336.00
Invoice INV2893512	9/24/2025					
Transaction Date	9/30/2025	First Bank & Trust	10100		**Total**	$336.00
Refer	0 *METROPOLITAN COUNCIL ENV SV*					
Cash Payment	E 602-49451-307 Professional Services F	Wastewater Treatment Services				$5,845.02
Invoice 0001194011	10/1/2025					
Transaction Date	10/8/2025	First Bank & Trust	10100		**Total**	$5,845.02
Refer	0 *METROPOLITAN COUNCIL ENV SV*					
Cash Payment	G 602-20830 Due to MCES-Res Capacity	Reserve Capacity Loan				$181,464.08
Invoice 0001193984	10/1/2025					
Cash Payment	E 602-49451-626 Loan Payment	Reserve Capacity Loan				$49,777.68
Invoice 0001193984	10/1/2025					
Transaction Date	10/8/2025	First Bank & Trust	10100		**Total**	$231,241.76
Refer	0 *METROPOLITAN COUNCIL SAC*					
Cash Payment	G 602-20820 Due to MCES-SAC Fees	MCES SAC Charges				$15,925.00
Invoice 09 2025	10/1/2025					
Cash Payment	R 602-34407 Sewer Availability Charge	MCES SAC Charges				-$159.25
Invoice 09 2025	10/1/2025					
Transaction Date	10/8/2025	First Bank & Trust	10100		**Total**	$15,765.75
Refer	0 *MIDCONTINENT COMMUNICATION*					
Cash Payment	E 101-42210-321 Telephone	132997001-Fire Dept.				$96.14
Invoice 13864340214965	9/20/2025					
Transaction Date	10/9/2025	First Bank & Trust	10100		**Total**	$96.14
Refer	0 *MIDCONTINENT COMMUNICATION*					
Cash Payment	E 101-42210-321 Telephone	132997001-Fire Dept.				$20.25
Invoice 13299700114987	10/2/2025					
Transaction Date	10/9/2025	First Bank & Trust	10100		**Total**	$20.25
Refer	0 *MN EQUIPMENT*					
Cash Payment	E 101-43201-229 Equipment Parts	Elbow, Fitting, Hose; JD 4066				$66.42
Invoice P50040	9/29/2025					
Transaction Date	10/9/2025	First Bank & Trust	10100		**Total**	$66.42
Refer	0 *MN FIRE SERV CERT BOARD*					
Cash Payment	E 101-42210-434 Conferences/Meetings	Recertification - Arneson,Bailey,Dotseth,Folwarski,Howard,Howe, Husnick,King,Nelson,Uden				$420.00
Invoice 14736	9/23/2025					
Transaction Date	9/30/2025	First Bank & Trust	10100		**Total**	$420.00
Refer	0 *MN REVENUE*	Ck# 001850E 10/9/2025				
Cash Payment	G 101-20400 Sales Tax Payable	Sales Tax Remittance				$620.00
Invoice 09 2025	10/2/2025					
Transaction Date	10/9/2025	First Bank & Trust	10100		**Total**	$620.00
Refer	0 *MN STATE FIRE CHIEF ASSOC.*					
Cash Payment	E 101-42210-434 Conferences/Meetings	2025 Annual Conference Registration; Cielocha				$350.00
Invoice 9768	9/19/2025					

CITY OF EAST BETHEL

Payments

Current Period: October 2025

Transaction Date	9/30/2025	First Bank & Trust	10100	**Total**	$350.00
Refer	0 *PERA WITHHOLDING*				
Cash Payment	E 101-42210-127 Fire Pension Contributio	2025 Fire Department Pension SVF Contribution			$14,000.00
Invoice 2025	10/1/2025				
Transaction Date	10/9/2025	First Bank & Trust	10100	**Total**	$14,000.00
Refer	0 *S & S Industrial Supply*				
Cash Payment	E 101-43220-215 Shop Supplies	Brass Tee 1/4			$9.04
Invoice 345063	9/25/2025				
Transaction Date	9/30/2025	First Bank & Trust	10100	**Total**	$9.04
Refer	0 *St Croix Recreation Fun Playgrounds*				
Cash Payment	E 407-40700-223 Bldg/Facility Repair Sup	Zip Venture 100'; Booster Park West			$19,256.67
Invoice 22418	9/19/2025				
Transaction Date	10/9/2025	First Bank & Trust	10100	**Total**	$19,256.67
Refer	0 *STANFORD, DESIREE*				
Cash Payment	E 601-49401-307 Professional Services F	Docusend Fees for UB - April, May, June, July, Aug, Sept			$147.45
Invoice Qtr 2 & 3 2025					
Cash Payment	E 101-42210-351 Printing and Duplicating	Postage for Fire Department Package			$17.20
Invoice					
Transaction Date	10/9/2025	First Bank & Trust	10100	**Total**	$164.65
Refer	0 *T MOBILE*				
Cash Payment	E 101-42410-321 Telephone	Acct #993254762 Steve			$30.02
Invoice 10 2025	9/21/2025				
Cash Payment	E 101-43220-321 Telephone	Acct #993254762 Jer			$30.02
Invoice 10 2025	9/21/2025				
Cash Payment	E 101-42210-321 Telephone	Fire Dept Phones-Ben & Jeff			$95.05
Invoice 10 2025	9/21/2025				
Transaction Date	9/30/2025	First Bank & Trust	10100	**Total**	$155.09
Refer	0 *TIMESAVER*				
Cash Payment	E 101-41320-307 Professional Services F	9/22/25 Council Work Meeting Minute Transcription			$172.00
Invoice 31134	9/30/2025				
Cash Payment	E 101-41910-307 Professional Services F	9/23/25 Planning Meeting Minute Transcription			$172.00
Invoice 31135	9/30/2025				
Cash Payment	E 101-41320-307 Professional Services F	9/22/25 Council Meeting Minute Transcription			$172.00
Invoice 31133	9/30/2025				
Cash Payment	E 101-41320-307 Professional Services F	9/8/25 Council Meeting Minute Transcription			$190.75
Invoice 31132	9/30/2025				
Transaction Date	10/9/2025	First Bank & Trust	10100	**Total**	$706.75
Refer	0 *TRUE NORTH STEEL*				
Cash Payment	E 101-43220-224 Street Maint Materials	Galvanized Steel			$794.22
Invoice BL0000018985	8/14/2025				
Transaction Date	10/9/2025	First Bank & Trust	10100	**Total**	$794.22
Refer	0 *TRUST IN US, LLC*				
Cash Payment	E 101-43220-306 Personnel/Labor Relatio	Drug Testing			$350.00
Invoice 105349	10/9/2025				
Transaction Date	10/9/2025	First Bank & Trust	10100	**Total**	$350.00
Refer	0 *US BANK EQUIPMENT FINANCE*				

CITY OF EAST BETHEL

Payments

Current Period: October 2025

Cash Payment	E 101-41320-413	Office Equipment Rental	Copier Contract E173M811164			$463.21
Invoice 565615135	10/1/2025					
Transaction Date	10/9/2025		First Bank & Trust	10100	**Total**	$463.21
Refer	0 *VERIZON*		-			
Cash Payment	E 101-42210-321	Telephone	542341734-00001Fire Dept			$560.14
Invoice 6123829257	9/18/2025					
Transaction Date	10/9/2025		First Bank & Trust	10100	**Total**	$560.14
Refer	0 *WRIGHT HENNEPIN*		-			
Cash Payment	E 601-49401-403	Bldgs/Facilities Repair/	15016813716.Minard Bldg			$42.95
Invoice 35032489198	9/30/2025					
Cash Payment	E 101-41940-403	Bldgs/Facilities Repair/	150-1691-9318-City Hall			$46.40
Invoice 35032489198	9/30/2025					
Cash Payment	E 615-49851-403	Bldgs/Facilities Repair/	15016814169-Arena			$44.90
Invoice 35032489198	9/30/2025					
Cash Payment	E 101-41940-403	Bldgs/Facilities Repair/	150-1699-5194-Senior Center			$11.00
Invoice 35032489198	9/30/2025					
Cash Payment	E 101-41940-403	Bldgs/Facilities Repair/	150-1699-8857-City Hall			$22.00
Invoice 35032489198	9/30/2025					
Cash Payment	E 101-42210-403	Bldgs/Facilities Repair/	150-1699-8855-Station #2			$5.50
Invoice 35032489198	9/30/2025					
Cash Payment	E 101-42210-403	Bldgs/Facilities Repair/	150-1699-8850-Station #1			$27.50
Invoice 35032489198	9/30/2025					
Cash Payment	E 101-42210-403	Bldgs/Facilities Repair/	150-1699-8853-Station #2			$22.00
Invoice 35032489198	9/30/2025					
Cash Payment	E 601-49401-403	Bldgs/Facilities Repair/	150-1699-8854-Whispering Aspen			$5.50
Invoice 35032489198	9/30/2025					
Transaction Date	10/9/2025		First Bank & Trust	10100	**Total**	$227.75

Fund Summary

	10100 First Bank & Trust
101 General	$400,809.88
226 Recycling	$4,008.22
402 Street Capital - State Aid	$5,944.85
406 Street Capital - City	$22,675.30
407 Park Capital	$19,256.67
601 Water	$2,796.03
602 Sewer	$253,136.88
615 Arena	$8,583.09
	$717,210.92

Pre-Written Checks	$620.00
Checks to be Generated by the Computer	$716,590.92
Total	$717,210.92

DRAFT MINUTES: NOT YET APPROVED

EAST BETHEL CITY COUNCIL WORK MEETING

September 22, 2025

The East Bethel City Council met on September 22, 2025, at 6:00 p.m. for the regular City Council Work meeting at City Hall.

MEMBERS PRESENT:	Ardie Anderson	Suzanne Erkel	Brian Mundle
	Tim Miller	Jim Smith	

ALSO PRESENT: Matt Look, City Administrator

1.0 – Council Salaries Discussion

Look stated that the prior Council discussed the salaries, and there was interest in bringing this back up to see what direction they would like to take going forward.

Look noted that there would be enough money in the budget if they would like to modify the salaries. Look added that the last time the salaries were changed was 2005.

Look stated that if they decided to change the salaries, it would not go into effect until January 2027, after the next election.

Erkel asked why the delay was in effect. Anderson noted that it is State law.

Anderson stated that he has noticed that surrounding cities have kept their salary the same and added a per diem for any extra meetings.

Erkel stated that she is interested in moving forward with an increase, and it would be automatic with the negotiations. Look noted that they have done that automatic increase at the County, and then the Commissioners have the choice to take it or not.

Anderson stated it would be nice for it to be set in stone so that they would not have a need for discussions like this.

Mundle asked how much of an increase they are considering. Erkel stated that she was thinking of a 10% increase.

Anderson stated that it would be a $ 52.50 increase for the Mayor and a $47.50 increase for Councilmembers, for an overall increase of $960 to the budget.

Look clarified that they would like a 10% increase for adjustment and then follow COLA for subsequent years.

2.0 – Animal Containment City Service

Look stated that he wanted to have a discussion to see where they currently stand with this. Look noted that the Animal Humane Society sent the City a letter saying that they will not be providing impound services anymore, but will continue to accept strays found by the public.

Look noted that the question is now whether the City will provide the impound service.

Anderson asked what other cities are looking at doing. Look noted that a lot of them are going with the individual who has impound services located in Isanti.

Mundle stated that they have the option to find out what other animal control services are out there. Mundle noted that there used to be a kennel at the Public Works building, and staff would have to come in and take care of the animals.

Mundle asked if Look has been in communication with the Humane Society. Look stated that he has not been in contact with them; he is only referencing the letter received.

Erkel asked if the City would require the dog owner to reimburse any costs to the City. Look stated that generally no, unless it was a bite or rabies incident.

Look noted that there is a certain risk if the City provides this service, because there is liability.

Miller asked if there is an offset anywhere when they get charged by the Humane Society, but the owner also pays to pick up the animal from the Humane Society. Look noted that he would have to look at the invoices to see the specific times they get billed.

Miller asked if the Sheriff's Department also bills the City when they pick up an animal. Look noted that it is included in their contract.

Look stated that the Humane Society does charge them, but they break it out.

Anderson asked, on average, how many animals get dropped off there a year. Look stated that based on the law enforcement that bring them in, it would be around 24 a year, but is not sure how many the public brings in per year.

Look noted that ideally, owners would have proper fencing and leashes to avoid this problem.

Erkel asked where the Anoka animal control facility is. Look stated that it is near the Police and Fire Station on Harrison.

Anderson noted that they want staff to check with the Humane Society to make sure they have a correct understanding of the letter and check if there are any other potential for other RFPs moving forward.

3.0 – Park/Trail Fees Discussion

Look stated that this was brought back with specifics after Ayshford put together information on the options of a flat fee or a percentage of property, and it was decided that a flat fee was going to be the way things would be done.

Look asked if the fees are enough or if they should increase them. Look noted that currently they have a $2,000 park dedication fee for new lots, single-family home developments, and a $1,500 unit fee for multi-family homes.

Look stated that they want to encourage development, not discourage it with too high fees, but also cover their costs. Look also stated that trails can be a costly item to maintain.

Look stated that to cover some of the known expenses that come about, and build up a fund could be created with the trail fees.

Erkel stated that she would like to look at it because when she looks at the park budget, she always wonders why they do not have the money to do the things they would like to do.

Erkel stated that she would love for them to be able to do more things with the parks, like a fitness trail, permanent bag toss, horseshoes, etc.

Miller stated that one of the most frustrating parts of being the liaison for the Parks Commission is that they have a great team, but not enough funding to get what they want to get done.

Miller stated that if there were a way to increase and bring in revenue, everyone in the City would enjoy it. Miller stated that he knows there are lots of grants available, but they are usually after the fact.

Anderson asked if, when Capstone is done with their trails, do they inherit them. Look stated that they do.

Look asked how much of an increase they are thinking and if they would like to add the trail fee portion. Miller and Erkel agreed that they would like the trail portion. Erkel noted that they think they should increase the park dedication fee to at least $4,000.

Look asked what they would like to set as the trail fee. Erkel suggested doing $1,000 per unit. Look clarified per property.

Erkel asked when a new business comes in, they pay park dedication. Look stated that they pay $2,000 per acre for light commercial developments. Erkel noted that it should be $4,000.

Erkel noted that she would like to hear the Parks Commission's opinion on this as well.

Anderson asked for clarification on the trail vs the sidewalk in the Code. Look stated that they could require sidewalks by code and still charge a trail fee; it is up to the policy that is made.

Miller asked if cul-de-sac streets do not need a trail or sidewalk. Look stated that based on their current Code, they do not, since it is a dead end.

Look noted that cul-de-sac streets generally do not have the same amount of traffic as other streets do.

Look noted that this would go into effect for any new developments after it is adopted, but existing developers would be grandfathered in to the $2,000 fee.

4.0 – Adjourn

Work Meeting adjourned at 6:46 p.m.

Submitted by:
Lilian Rokosz
TimeSaver Off Site Secretarial, Inc.

DRAFT MINUTES: NOT YET APPROVED

EAST BETHEL CITY COUNCIL MEETING

September 22, 2025

The East Bethel City Council met on September 22, 2025, at 7:00 p.m. for the regular City Council meeting at City Hall.

MEMBERS PRESENT:	Ardie Anderson	Suzanne Erkel	Brian Mundle
	Tim Miller	Jim Smith	

ALSO PRESENT: Matt Look, City Administrator
Jacob Saufley, City Attorney
Jeff Cielocha, Fire Chief

1.0 Call to Order

The September 22, 2025, City Council meeting was called to order by Mayor Anderson at 7:00 p.m.

2.0 Pledge of Allegiance

The Pledge of Allegiance was recited.

3.0 Adopt Agenda

Mundle stated I'll make a motion to adopt tonight's agenda with the addition of the Supplemental Payment Summary as item G under the Consent Agenda. Erkel stated I'll second. Anderson asked any discussion? To the motion, all in favor say aye. **All in favor.** Anderson asked any opposed? That motion passes. **Motion passes unanimously.**

4.0 Presentations and Public Hearings

4.0 A Anoka County Sheriff's Report

Sergeant Scott Wick?? presented the August 2025 Sheriff's Report, stating that the Sheriff's Department responded to 413 calls, of which 10 were thefts, 2 assaults, 29 arrests, 167 traffic stops, and 43 citations, and highlighted some notable calls from August.

Wick?? noted that September 23 is the annual open house at the Sheriff's Office, and all are welcome.

Erkel asked if they get a lot of people who resist arrests. Wick?? noted that it is not very common within East Bethel or with those they contract with.

Informational; no action required.

4.0 B Fire Department Monthly Report

Fire Chief Cielocha presented the August 2025 report and noted that they responded to 64 calls, of which 41 were medical, 11 good intent, and discussed a notable call from Oak Grove.

Cielocha noted that tonight they have auto extrication training. Cielocha stated that they have their open house on October 6th from 5-7:30 p.m.

Mundle asked about how things are looking with grass or wildfires at the start of fall. Cielocha stated that they have not seen anything to be concerned about at this point.

Mundle asked what the regulations are for burning leaves. Cielocha stated that he would need to look into that.

Cielocha noted that a rec fire is fine with a 3 x 3 fire, but anything larger than that would need to have a burn permit applied for.

Informational; no action required.

4.0 C Potentially Dangerous Dog Hearing

Look stated that this relates to a dog attack incident that occurred on July 29, 2025. The Anoka County Sheriff's office reported that two dogs, owned by Krystal Nali, approached in a threatening manner and injured a domesticated dog belonging to Benjamin Reed on private property at 19624 3rd Street NE.

Look noted that since the incident was unprovoked, off the owner's property, and not under control by the owner, and as reported and cited by the investigating deputy as a potentially dangerous dog pursuant to Chapter 10 of the City Code based on the incident report, a Potentially Dangerous Dog notice was issued relating to this incident.

Look stated that the owner has submitted a request to appeal the declaration of a potentially dangerous dog. Look noted that according to Minnesota State law, if the determination is sustained, then the owner has specific restrictions that must be met to keep the animal.

Anderson opened the public hearing at 7:14 p.m.

Adam Englesmeier, 19584 3rd Street, stated that he has had these dogs for a while, and there is a 6-foot fence around his yard, which is completely fenced in. Mr. Englesmeier stated that he believes that these were not his dogs that did the biting.

Mundle asked if his dogs are up to date on the vaccines. Mr. Englesmeier stated that they are, and he has the paperwork.

Mundle asked if there had been any alterations in the past. Mr. Englesmeier stated that the neighbor's dogs came over once before, but there were no injuries.

Mundle asked where his dogs were when the deputy came over. Mr. Englesmeier stated that they were inside.

Look asked for clarification on the dog at large citation. Mr. Englesmeier stated that, to their knowledge, the dog was in the fenced-in area, but they paid it because they wanted to get this over with.

Kristin Nali, 19584 3rd Street, stated that the deputy stated that the neighbors have video proof and that the proof would be at this meeting too. Look noted that it was not public information to be sent out, but the Council was sent the proof.

Anderson stated that he is trying to figure out if they have a video of the dogs that attacked.

Miller asked if Mr. Englesmeier had any other animals. Mr. Englesmeier stated that they do not.

Anderson closed the public hearing at 7:24 p.m.

Saufley stated that, based on his understanding of the potentially dangerous dog Ordinance, they have combined the dangerous dog and potentially dangerous dog. Saufley noted that their decision is to affirm or reject that the dog is potentially dangerous.

Mundle noted that, in theory, the three potential options would be to keep it at potentially dangerous, upgrade to dangerous, or dismiss it altogether.

Erkel stated that she spoke with the neighbor whose dogs were attacked, and they said that another attack happened a couple of years ago, and they have 5 children, so they are worried for their safety.

Mundle asked if they knew which dog did it. Erkel stated that both dogs attacked at the same time.

Anderson asked if they wanted to move forward with any stipulations.

Erkel stated I'll make a motion to declare the dogs potentially dangerous, and if the dog is outside, it must be muzzled. Mundle stated I'll second. Anderson asked any discussion?

Smith stated that he agrees with Erkel, especially when kids are involved. Erkel noted that the dogs are escape artists, according to the neighbors.

Miller stated that he agrees with the muzzling. Miller stated that being responsible for your dogs is a huge step.

Saufley stated that if the Council wants the voluntary things that the dog owners have been doing to be mandatory, then they must be included in the motion.

Erkel stated I'll modify my motion to declare the dogs potentially dangerous, and include conditions 1, 5, and 7 from City Code. Mundle stated I'll second. Anderson asked any discussion? To the amendment, all in favor say aye. **All in favor.** Anderson asked any opposed? The amendment is adopted.

To the motion, all in favor say aye. **All in favor.** Anderson asked any opposed? That motion passes. **Motion passes unanimously.**

5.0 Public Forum

Dave Landis, 1747 237th Avenue NE, stated that on September 8, it was testified that the City Planner had completed her probationary period above and beyond standards, but then it was brought up that the City Planner still needed help with certain difficult tasks.

Mr. Landis felt that it was shocking that they then extended her probationary period, and thought it was a petty insult to the City Planner.

Mr. Landis stated that the proposal for serving alcohol at Senior Center events seems like an unnecessary exposure for the City and liability potential.

Mr. Landis stated that the BDM situation started with the City finding itself owning a development that went defunct and needed to find a solution, which then BDM took over, and the City retained ownership of the Community Center. Mr. Landis noted that the contract did not seem to be very well thought out, but it seemed to be a nice deal for the City. Mr. Landis noted that a majority of the issues brought up seem to be personal.

Mr. Landis stated that it would be best for the City if it found a way to get around this without litigation.

Arvid Vangsness 20852 Buchanan Street NE, stated that in the City newsletter, it states that you should not blow grass into the streets, but so many people on his street blow their grass onto the street, and he wanted to bring it to the Council's attention.

6.0 Consent Agenda

Item A: Approve Bill List
Item B: Approve Meeting Minutes September 8, 2025 City Council Meeting
Item C: Approve Lease Agreement for Fire Department Copier
Item D: Approve Hire of Seasonal Ice Arena Attendants
Item E: Approve the Removal of Landform Expenses from Delinquent Escrow Account
Item F: Pay Estimate No. 2 for the 2025 Street Surface Improvement Project
Item G: Supplemental Bill List
Mundle requested to pull Item G. Erkel requested to pull Item C.

Mundle stated I'll make a motion to approve Consent Agenda as amended. Erkel stated I'll second. Anderson asked any discussion? To the motion, all in favor say aye. **All in favor.** Anderson asked any opposed? That motion passes. **Motion passes unanimously.**

6.0 C Approve Lease Agreement for Fire Department Copier
Erkel asked if the new lead for the copier is higher or lower. Look stated that they owned the previous one, but this will be a lease agreement.

Erkel asked what would be done with the old one. Look stated that when they bring the new one, hopefully, they will dispose of the old one.

Erkel stated I'll make a motion to approve Item C of the Consent Agenda. Mundle stated I'll second. Anderson asked any discussion? To the motion, all in favor say aye. **All in favor.** Anderson asked any opposed? That motion passes. **Motion passes unanimously.**

6.0 G Supplemental Bill List
Mundle noted that he will be abstaining from this vote.

Erkel stated I'll make a motion to approve Item G of the Consent Agenda. Anderson stated I'll second. Anderson asked any discussion? To the motion, all in favor say aye. **Anderson, Erkel, Miller, Smith - Aye.** Anderson asked any opposed? **Mundle - Abstain.** That motion passes. **Motion passes.**

7.0 New Business. Commission, Association, and Task Force Reports

7.0 A Planning Commission
None.

7.0 B Economic Development Authority
None.

7.0 C Park Commission
None.

8.0 Department Reports

8.0 A Community Development
None.

8.0 B Engineer Report
None.

8.0 C City Attorney
None.

8.0 D Finance
None.

8.0 E Public Works

None.

8.0 F Fire Department

None.

8.0 G City Administrator Report

None.

9.0 – Other Items

9.0 A Staff Report

Look reminded that tomorrow from 4-6 p.m. is the Sandhill Parkway Open House and asked for a presence from the City.

Erkel noted that the Chambers is calling it a ribbon-cutting and will be there as well.

9.0 B Council Reports

Erkel stated that she thinks it is time they end their contract with Landform completely.

Erkel stated that there will be a Senior dance on October 31, 2025, are there will be a costume contest immediately following, there will also be a trunk-or-treat.

Erkel stated that on October 25, 2025, there will be a Craft and Vendor Sale.

Erkel noted that she would like to see more displays from the City to get developers, the Department of Transportation, and other businesses to come to the Town Hall meeting.

Smith stated that he agrees with Erkel's push for more involvement in the Town Hall meeting.

Anderson noted that he participated in the East Bethel Chamber of Commerce golf tournament, and there were 23 teams, and they brought in over $12,000, which will be donated back to different things throughout the City.

10.0 Adjourn

Mundle stated I'll make a motion to adjourn. Erkel stated I'll second. To the motion, all in favor say aye. **All in favor.** Anderson asked any opposed? That motion passes. **Motion passes unanimously.**

Meeting adjourned at 7:56 p.m.

Submitted by:
Lilian Rokosz
TimeSaver Off Site Secretarial, Inc.

City of East Bethel - Utility Delinquencies at 9/30/25 not yet paid at 10/10/25
11/10/25 Council Meeting - Public Hearing
Item 4.0 A

Name	Address	Zip	PIN	Utility Due	Certification Charge	Interest 18% from 1/1/26 to 12/31/26	Total Certified	Annual Interest Rate	Term
	18581 BUCHANAN ST NE	55011	32-33-23-24-0005	222.81	70.00	40.11	332.92	N/A	1 Year
	24186 PIERCE ST NE	55005	29-34-23-23-0183	58.07	70.00	10.45	138.52	N/A	1 Year
	24282 FILLMORE CIR NE	55005	29-34-23-23-0164	78.03	70.00	14.05	162.08	N/A	1 Year
	24250 PIERCE PATH NE	55005	29-34-23-23-0174	83.17	70.00	14.97	168.14	N/A	1 Year
	1050 243RD CIRCLE NE	55005	29-34-23-22-0114	136.50	70.00	24.57	231.07	N/A	1 Year
	1064 241st LN NE	55005	39-34-23-23-0246	354.54	70.00	63.82	488.36	N/A	1 Year
	1142 243RD LANE NE	55005	29-34-23-22-0124	383.64	70.00	69.06	522.70	N/A	1 Year
	1212 242ND WAY NE	55005	29-34-23-34-0111	510.10	70.00	91.82	671.92	N/A	1 Year
	1024 243RD AVE NE	55005	29-34-23-23-0163	528.09	70.00	95.06	693.15	N/A	1 Year
	1068 244TH AVE NE	55005	29-34-23-22-0098	651.46	70.00	117.26	838.72	N/A	1 Year
	1119 PIERCE PATH NE	55005	29-34-23-22-0131	752.00	70.00	135.36	957.36	N/A	1 Year
	1045 243RD AVE NE	55005	29-34-23-22-0106	826.88	70.00	148.84	1,045.72	N/A	1 Year
	1139 243RD LN NE	55005	29-34-23-22-0122	958.48	70.00	172.53	1,201.01	N/A	1 Year
	24230 PIERCE ST NE	55005	29-34-23-23-0180	1,045.87	70.00	188.26	1,304.13	N/A	1 Year
	24140 PIERCE ST NE	55005	29-34-23-23-0188	1,062.97	70.00	191.33	1,324.30	N/A	1 Year
	24292 POLK ST NE	55005	29-34-23-23-0162	1,226.37	70.00	220.75	1,517.12	N/A	1 Year
	24235 FILLMORE CIR NE	55005	29-34-23-23-0170	2,023.45	70.00	364.22	2,457.67	N/A	1 Year
	24384 POLK ST NE	55005	29-34-23-22-0091	2,480.47	70.00	446.48	2,996.95	N/A	1 Year
	1080 FILLMORE CIR NE	55005	29-34-23-23-0179	4,470.61	70.00	804.71	5,345.32	N/A	1 Year
	1188 242ND WAY NE	55005	29-34-23-23-0206	7,206.81	70.00	1,297.23	8,574.04	N/A	1 Year
	19399 ABLE ST NE	55011	30-33-23-14-0032	65.21	70.00	11.74	146.95	N/A	1 Year
	903 193RD LANE NE	55011	30-33-23-14-0045	166.16	70.00	29.91	266.07	N/A	1 Year
	951 193RD LANE NE	55011	30-33-23-14-0052	1,203.81	70.00	216.69	1,490.50	N/A	2 Year
	917 193RD LANE NE	55011	30-33-23-14-0047	4,056.89	70.00	730.24	4,857.13	N/A	3 Year
Total				**30,552.39**	**1,680.00**	**5,499.43**	**37,731.82**		

	Total # of Customers	Total # Delinquent	%
Single Family Residential - Whipsering Aspen	107	19	18%
Single Family Residential - Viking Preserve	48	4	8%
Single Family Residential - Viking Meadows	11	0	0%
Multi Family Residential - Elevage	18	0	0%
Multi Family Residential - Apartments and Senior Living	3	0	0%
Non-Residential Customers	29	1	3%
Total	216	24	11%

CITY OF EAST BETHEL
EAST BETHEL, MINNESOTA

RESOLUTION NO. 2025-54

SETTING PUBLIC HEARING DATE FOR DELINQUENT UTILITY ACCOUNTS THAT WILL BE CERTIFIED TO THE COUNTY AUDITOR FOR COLLECTION WITH 2026 PROPERTY TAXES

WHEREAS, East Bethel Code of Ordinances, Chapter 74, Sec. 74-126 (b) provides for the collection of unpaid utility bills through the property tax system; and

WHEREAS, City Council must establish a certification cutoff date each year that will determine the appropriate certification amounts for delinquent accounts; and

WHEREAS, the attached list reflects the delinquent accounts assuming a certification cutoff date of September 30, 2025.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF EAST BETHEL, MINNESOTA THAT THE COUNCIL: That the following dates are set for delinquent accounts for 2025:

1. September 30, 2025 Certification cutoff date
2. November 10, 2025 Public Hearing date
3. November 15, 2025 Final Certification date

Adopted this 13th day of October 2025 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

_____
Arden Anderson, Mayor

ATTEST:

_____
Matt Look, City Administrator

LEAGUE of MINNESOTA CITIES

LIABILITY COVERAGE WAIVER FORM

Members who obtain liability coverage through the League of Minnesota Cities Insurance Trust (LMCIT) must complete and return this form to LMCIT before their effective date of coverage. Email completed form to your city's underwriter, to pstech@lmc.org, or fax to 651.281.1298.

Members who obtain liability coverage from LMCIT must decide whether to waive the statutory tort liability limits to the extent of the coverage purchased. *The decision to waive or not waive the statutory tort limits must be made annually by the member's governing body, in consultation with its attorney if necessary.* The decision has the following effects:

- *If the member does not waive the statutory tort limits,* an individual claimant could recover no more than $500,000 on any claim to which the statutory tort limits apply. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would be limited to $1,500,000. These statutory tort limits would apply regardless of whether the member purchases the optional LMCIT excess liability coverage.

- *If the member waives the statutory tort limits and does not purchase excess liability coverage*, a single claimant could recover up to $2,000,000 for a single occurrence (under the waive option, the tort cap liability limits are only waived to the extent of the member's liability coverage limits, and the LMCIT per occurrence limit is $2,000,000). The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to $2,000,000, regardless of the number of claimants.

- *If the member waives the statutory tort limits and purchases excess liability coverage*, a single claimant could potentially recover an amount up to the limit of the coverage purchased. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to the amount of coverage purchased, regardless of the number of claimants.

Claims to which the statutory municipal tort limits do not apply are not affected by this decision.

LMCIT Member Name: City of East Bethel

Check one:

☒ The member **DOES NOT WAIVE** the monetary limits on municipal tort liability established by Minn. Stat. § 466.04.

☐ The member **WAIVES** the monetary limits on municipal tort liability established by Minn. Stat. § 466.04, to the extent of the limits of the liability coverage obtained from LMCIT.

Date of member's governing body meeting: October 13, 2025

Signature: _____

Position: City Administrator

CITY OF EAST BETHEL
EAST BETHEL, MINNESOTA

RESOLUTION NO. 2025-55

RESOLUTION DESIGNATING SURPLUS EQUIPMENT

WHEREAS, the City of East Bethel owns and operates a fleet of trucks and equipment for the purposes of maintaining its city streets and parks; and

WHEREAS, the City of East Bethel has adopted a plan for the replacement of trucks and equipment; and

WHEREAS, the 2007 Ford F-150 has come to the end of its useful service life as a reliable and dependable piece of equipment; and

WHEREAS, the City Council of East Bethel has approved the purchase of replacement equipment pursuant to the Equipment Replacement Schedule; and

WHEREAS, the City of East Bethel will offer the 2007 Ford F-150 up for public auction.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF EAST BETHEL, MINNESOTA THAT: the 2007 Ford F-150 is hereby declared as surplus property and direction to dispose of the property is hereby authorized.

Adopted this 13th day of October, 2025 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

_____
Arden Anderson, Mayor

ATTEST:

_____
Matt Look, City Administrator

CHROMEDATA An Autodata Solutions Brand
Saxon Fleet Services
Jason Bill | (651) 312-1873 | jbill@saxonfleetservices.com

City of East Bethel

Prepared For: Tim Meyenburg

Contract ID 258654

FAN 968855

Vehicle: [Fleet] 2026 Chevrolet Silverado 1500 (CK10543) 4WD Crew Cab 147" Custom

2026 BASE PRICE	$39,810.10
OPTIONS	$386.75
MN STATE TAX	$2,763.53
REGISTRATION	$505.00
EXCISE TAX	$20.00
TOTAL	$43,485.38

Saxon Fleet Services
Jason Bill | (651) 312-1873 | jbill@saxonfleetservices.com

Vehicle: [Fleet] 2026 Chevrolet Silverado 1500 (CK10543) 4WD Crew Cab 147" Custom (✓ Complete)

Price Summary

PRICE SUMMARY

		Invoice
	Base Price	$45,743.10
	Total Options	($841.75)
	Vehicle Subtotal	$44,901.35
	Dealer Advertising Adjustment	$0.00
	Destination Charge	$2,595.00
	Grand Total	**$47,496.35**

At the user's request, prices for this vehicle have been formulated on the basis of Initial Pricing for the vehicle, however Chrome Data cannot guarantee that Initial Pricing is available.
Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided. Data Version: 26536, Data updated Sep 21, 2025 6:46:00 PM PDT

Saxon Fleet Services
Jason Bill | (651) 312-1873 | jbill@saxonfleetservices.com

Vehicle: [Fleet] 2026 Chevrolet Silverado 1500 (CK10543) 4WD Crew Cab 147" Custom (✔ Complete)

Selected Model and Options

MODEL

CODE	MODEL	Invoice
CK10543	2026 Chevrolet Silverado 1500 4WD Crew Cab 147" Custom	$45,743.10

COLORS

CODE	DESCRIPTION
GAZ	Summit White

OPTIONS

CODE	DESCRIPTION	Invoice
___	Option/package discount (Requires (L3B) TurboMax engine, (STH) Rally Edition or (PCW) TurboMax Blackout Package.) *DISCOUNT*	($1,228.50)
1CX	Custom Preferred Equipment Group includes standard equipment	$0.00
9L7	Upfitter switch kit, (5) Provides 3-30 amp and 2-20 amp configurable circuits to facilitate installation of aftermarket electrical accessories. Kit with all required parts will be shipped loose with the truck for installation by the dealer or upfitter at customer expense. Installation instructions and technical assistance available at www.gmupfitter.com.	$136.50
AZ3	Seats, front 40/20/40 split-bench with covered armrest storage and under-seat storage (lockable) (STD)	$0.00
GAZ	Summit White	$0.00
GU6	Rear axle, 3.42 ratio	$0.00
H0U	Jet Black, Cloth seat trim	$0.00
IOR	Audio system, Chevrolet Infotainment 3 system 7" diagonal HD color touchscreen, AM/FM stereo, Bluetooth audio streaming for 2 active devices, voice command pass-through to phone, Wireless Apple CarPlay and Wireless Android Auto compatibility (STD)	$0.00
JL1	Trailer brake controller, integrated	$250.25
L3B	Engine, TurboMax (310 hp [231 kW] @ 5600 rpm, 430 lb-ft of torque [583 Nm] @ 3000 rpm) (STD) *GROSS*	$0.00
MFC	Transmission, 8-speed automatic, electronically controlled with overdrive and tow/haul mode. Includes Cruise Grade Braking and Powertrain Grade Braking (STD)	$0.00
NE1	Emissions, Colorado, Connecticut, Delaware, Maine, Maryland, Massachusetts, Minnesota, Nevada, New Jersey, New York, Oregon, Pennsylvania, Rhode Island, Vermont and Washington state requirements	$0.00
NZP	Wheels, 20" x 9" (50.8 cm x 22.9 cm) Bright Silver painted aluminum (STD)	$0.00
QAB	Tires, 275/60R20 all-season, blackwall (STD)	$0.00
	Options Total	**($841.75)**

ip At the user's request, prices for this vehicle have been formulated on the basis of Initial Pricing for the vehicle, however Chrome Data cannot guarantee that Initial Pricing is available.

Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided. Data Version: 26536, Data updated Sep 21, 2025 6:46:00 PM PDT

Saxon Fleet Services
Jason Bill | (651) 312-1873 | jbill@saxonfleetservices.com

Vehicle: [Fleet] 2026 Chevrolet Silverado 1500 (CK10543) 4WD Crew Cab 147" Custom (✓ Complete)

At the user's request, prices for this vehicle have been formulated on the basis of Initial Pricing for the vehicle, however Chrome Data cannot guarantee that Initial Pricing is available.
Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided. Data Version: 26536, Data updated Sep 21, 2025 6:46:00 PM PDT

City of East Bethel
City Council Meeting
Agenda Item Information

Meeting Date: October 13, 2025

Agenda Item Number: 7.0 A.1

Request: Consider a Site Plan and Conditional Use Permit (CUP) for Atlas Villas Memory Care located east of Ulysses St. and north of 185th Ave. NE (PIN #32-33-23-24-0015 and #32-33-23-24-0016) (City file 25-023).

Review Deadline: October 20, 2025

Background/Context
On August 21, 2025, staff received an application from Stone Construction for a Site Plan and CUP to allow the construction and operation of Atlas Villas Memory Care at PIN #32-33-23-24-0015 and #32-33-23-24-0016. The vacation is reviewed only by the City Council.

The applicant is proposing a 17,236 sq. ft. residential care facility offering routine and specialized care to individuals with memory challenges beyond what would typically be provided by an assisted living facility. This facility would contain 26 rooms (two of which are reserved for hospice care), dining and kitchen space, and activity and enrichment spaces, and a secure yard for outdoor recreation. The applicant proposes to combine two lots to form one 4.35-acre lot, pending the vacation of a drainage and utility easement. Combining the two lots is a condition of the Site Plan and CUP approval. The operators of this facility have an existing location in Centerville which has been operational since 2023.

The applicant's submitted plans show a possible addition to this facility to be completed at a later date. This is not up for consideration at this time, and the applicant would be required to seek the necessary land use approvals, including a Conditional Use Permit Amendment and Site Plan Review, prior to expanding the facility.

This property is zoned B-3 – Highway Commercial and guided Commercial. The properties to the north are zoned and guided the same. The property to the south is zoned B-3 – Highway Commercial and guided Mixed Use. The property to the west is zoned and guided I – Light Industrial. Highway 65 borders the eastern side of the property.

A "Residential Care Facility – Serving seven or more persons" requires a CUP within the B-3 – Highway Commercial Zoning District. A site plan review is required for all new construction commercial buildings.

Planning Commission Review
The Planning Commission held public hearing on these items on September 23, 2025. The applicant/general contractor was present to speak on the request. No other members of the public were present to speak on the request, and no public comments were received by the City prior to the hearing. The Planning Commission voted 5-0 to recommend approval of the site plan and CUP, pending approval of the Easement Vacation.

Analysis
When reviewing a Site Plan and a Conditional Use Permit (CUP), the City's discretion is limited to whether the proposed site plan and CUP meet the standards outlined in the City's Subdivision and Zoning Ordinance. If they do, the City must approve the site plan and the CUP. However, both items should be reviewed independently.

Conditional Use Permit

The B-3 district lists "Residential Care Facility – Serving seven or more persons" as a conditional use. Section 1, Subd. 9 defines "Residential Care Facility" as "Any public or private facility required to be licensed by a governmental agency, that provides one or more persons with 24-hour-per-day care, food, lodging, training, education, supervision, habilitation, rehabilitation, and treatment they need, but which for any reason cannot be furnished in the person's own home".

The City Council should evaluate the request for compliance with the general CUP ordinance standards in Section 4, Subd. 9. (D) of the Zoning Ordinance as noted below:

1) The planning commission shall consider if the proposed use is consistent with the general purpose and intent of this chapter and the comprehensive plan. Its judgment shall be based upon, but not limited to, the following:

a) The impact of the proposed use on the health, safety, and general welfare of the occupants of the surrounding lands;

The CUP will have a limited impact on the health, safety, and general welfare of the occupants of surrounding land. The City's Fire Department has reviewed this project and has not shared any concerns regarding health and safety of the facilities occupants or the facility's impacts on the City's emergency services. The Fire Department will be given keys to allow access to the fence surrounding the facility's outdoor recreation area. Staffing policies and emergency management procedures will be subject to State review for the applicant's licensure. The facility will have a minimal day-to-day impact on the existing intensity and use of surrounding properties.

b) Existing and anticipated traffic conditions, including parking facilities on adjacent streets and lands;

The CUP is expected to produce an increase in traffic, but not beyond what is typical for this area of the City. This facility is likely to produce a slight increase in traffic in the area by staff, visitors of residents, and, at times, emergency services. The anticipated level of traffic is typical of a commercial use, would be dispersed throughout daytime and evening hours, and would not be out of place in this area. Located to the southeast of this site is the East Bethel Village Apartments which sees a comparable, if not higher, level of traffic. This traffic is handled adequately by the adjacent streets. Located to the west of this site along Ulysses St. are several industrial businesses which also see a steady flow of trucking and personal traffic during typical business hours. The anticipated traffic created by this use is unlikely to cause disruption in this area.

All parking for this facility will be handled on site. Section 22, Subd. 7(C) of the Zoning Ordinance requires one parking space for every four residents in group living facilities. For 26 residents, seven parking spaces are required. The applicant's site plan for this facility includes 43 parking spaces (including two accessible spaces) exceeding the minimum requirement by 36 spaces. The parking lot meets the standards established in Section 22 of the Zoning Ordinance.

c) The effect of the proposed use on public utilities;

This site is within the 2040 Metropolitan Urban Service Area and would be connected to City sewer and water infrastructure. The City Engineer and Public Works Manager have reviewed the plans and provided feedback to the applicant. Compliance with the City Engineer's comments has been included as a condition of approval.

d) The effect of the proposed use on property values;
This use is not anticipated to have a negative impact on surrounding property values. The plans for this facility show that it would meet the City's architectural and landscaping standards, and this use is not predicted to create any discharges beyond what is typical for a commercial facility of this type. The development of this site will have a limited impact on surrounding properties.

e) The effect of the proposed use on the comprehensive plan;
This property is guided Commercial. This is a compatible use within the last use designation.

f) The ability of the proposed use to meet the standards of this chapter;
The applicant is not requesting any variances pertaining to the development of this site. The proposal meets the standards within the Code for this use within this zoning district.

g) The results of a market feasibility study, if requested by the city, when the purpose for which the conditional use is being requested relies on a business market for its success;
N/A.

h) The effects of the proposed use on groundwater, surface water, and air quality;
The Civil Plans for this property show two infiltration basins to account for the increased impervious surface on the site. The City Engineer has reviewed the grading, drainage, and erosion control plan and drainage report and provided comments. Compliance with the City Engineer's comments has been included in the Resolution as a condition of approval.

i) The proposed use is allowed with a CUP or IUP in the zoning district in which it is proposed; and
Section 47 of the Zoning Code lists "Residential Care Facility – Serving seven or more persons" as a conditional use within the B-3 Zoning District.

j) The effect of the proposed use on natural resources.
The use is not expected to have a significant impact on natural resources. This lot is currently vacant. Seven trees currently on the site are expected to be removed to accommodate the construction of the building and infiltration basins, and the site will be graded. The City does not have a tree preservation ordinance.

Site Plan
The City Council should evaluate the request for compliance with the Site Plan ordinance standards in Section 4, Subd. 12. (E.6) of the Zoning Ordinance as noted below:

6) In evaluating its recommendation and approval, the planning and commission and city council shall take into consideration the following:

a) Consistency with the city comprehensive plan;
This property is guided Commercial and zoned B-3 - Highway Commercial. The use is compatible with the land use anticipated in this district and consistent with the future land uses planned for this area in the Comprehensive Plan.

b) Compliance with this ordinance;
This site is located in the B-3- Highway Commercial. The following requirements must be met:

Setbacks and Coverage

The structure and parking lot must meet the required setbacks. The plans as shown comply with the setbacks required within the B-3 Zoning District:

Setback	Required	Proposed
Front from City right-of-way	40 feet	>40 feet
Front from State/County right-of-way	100 feet	>100 feet
Side Yard Interior	10 feet	>10 feet
Front Yard Parking	10 feet	>10 feet
Side Yard Parking	5 feet	>5 feet

The site plan shows a lot coverage of 27.1% for the proposed building, parking, and landscaping on the site. The maximum lot coverage allowed within the B-3 Zoning District is 80%.

Driveway/Parking

This site will have two access points from Ulysses Street which is allowed in the B-3 Zoning District. The City Engineer's comments note that Ulysses Street is expected to extend south in the future with a T intersection at 185th Avenue. At that time, the property owner will be responsible for all costs associated with reconstructing the south driveway access. The City Engineer's comments also note that the applicant will need to revise the current plans to show that the south driveway access will not interfere with a gravel drive used to access the vacant lot to the south. Compliance with the City Engineer's comments has been added as a condition of approval.

The East Bethel Fire Department has provided comments regarding the parking lot layout and fire drive lanes. The Fire Department recommends the addition of a 24' wide drive lane on the north side of the proposed building. This has been included as a condition of approval.

Landscaping

The applicant has submitted a landscape plan for the site showing 9 new deciduous trees and 58 shrubs to be planted on the property. Section 27, Subd. 3(C) requires one overstory deciduous shade tree or one coniferous tree for every 2,000 sq. ft. of building area and one shrub for every 300 sq. ft. of building area. Nine trees and 58 shrubs are required for a 17,276 sq. ft. facility. The applicant will be removing seven of the property's existing trees. As noted earlier, the City does not have a tree preservation ordinance.

Stormwater Management

The applicant has submitted a Stormwater Management Plan prepared by Plowe Engineering. This plan will need to be reviewed and approved by the City Engineer. Compliance with the City Engineer's comments pertaining to drainage and stormwater management have been added as a condition of approval. An Operation and Maintenance Agreement acceptable to the City Attorney and City Engineer must be filed with the County prior to the commencement of any grading or construction activity. This has been included as a condition of approval.

c) The preservation of the site in its natural state, to the extent practicable, by minimizing tree loss, soil removal, and grading;

This site is currently vacant with a small number of trees located throughout the site. The impacts of new impervious surface will be accommodated by two infiltration basins on the site. It is unlikely the existing trees can be preserved, but the site's landscaping plan does comply with requirements in Section 27 of the City Zoning Ordinance.

d) The harmonious relationships between buildings, open spaces, natural site features, architectural details, and vehicular and pedestrian circulation;
This site will have two access points located along Ulysses St. NE to the proposed parking lot located in front of the proposed facility. The City Engineer and Public Works Department have provided comments to the applicant regarding these access points. Compliance with these comments has been included as a condition of approval. The proposed parking lot meets the requirements for circulation established in Section 22, Subd. 9 of the Zoning Ordinance. Exterior lighting is located on the building and from four proposed light posts on the western side of the property. Compliance with the City Engineer's comments regarding lighting is a condition of approval. The site's trash enclosure is located in the southeastern corner of the parking lot. Site plans show the current screening material of the enclosure is chain-link. The screening material will need to be of masonry or brick construction with a wooden, or other comparable material, gate as established by Section 23, Subd. 3 of Zoning Ordinance. This has been added as a condition of approval.

The proposed building complies with the architectural standards for the B-3 Zoning District established in Section 28, Subd. 2 of the Zoning Ordinance. Both sides of the structure facing Right of Way are covered by at least 20% glass. The western and eastern sides of the structure facing Right of Way will be comprised of a mix of manufactured stone and Hardie Board siding. The northern and southern sides of the building, not facing ROW, will be a majority Hardie Board siding. While fiber cement board siding (Hardie Board) is not explicitly allowed by the Code as an exterior wall finish, Section 28, Subd. 2(A) lists "Other comparable or superior material approved by City Council" as allowable exterior wall finishes. Staff believes fiber cement board siding is a comparable or superior material to those listed in the Ordinance.

The eastern side of this property is a proposed yard with a fountain, walking path, gardens, green house, and chicken coop bound by a 6 ft. vinyl chainlink fence. The applicant will be required to comply with all provisions of City Code Chapter 10 Article V Section 10-151(j)C pertaining to chickens. The applicant must obtain a building permit prior to the construction of any fence or chicken coop or greenhouse larger than 200 square feet. An infiltration basin is located between the fenced area and the eastern and southern property lines. Existing vegetation within the ROW of State Highway 65 will screen this yard from the ROW.

e) The protection of adjacent and neighboring properties.
This property is located within an existing commercial park with several industrial businesses. The lot south of this property is currently vacant and zoned the same. Located southeast of this site is the East Bethel Village Apartments. The addition of a memory care facility to this area with the proposed architecture, landscaping, and screening would not be out of place within this area of the City. The site's drainage plan also limits the impact of the proposed building on neighboring properties.

Summary
The applications for a Site Plan and CUP to allow the construction and operation of a memory care facility located at PIN #32-33-23-24-0015 and #32-33-23-24-0016 (pending combination) should be reviewed

individually. The approval of the Site Plan and CUP is dependent on the approval of a vacation of a drainage and utility easement located between the lots. The request for a Site Plan and CUP meets the standards in the Code. Conditions recommended by City Staff and Planning Commission have been included in the approval Resolution.

City Council Recommendation

Move to adopt the Resolution approving the request for a Site Plan and Conditional Use Permit for the construction of a Residential Care Facility on Lots 5 and 6, Block 2 of Sauter's Commercial Park (to be combined), as recommended by the Planning Commission.

Attachments:

1. Draft resolution of approval
2. Draft Site Improvement Performance Agreement
3. Draft Operation and Maintenance Agreement
4. Location map
5. Narrative dated August 29, 2025
6. Site plans
7. Civil plans
8. City Engineer's comments dated September 9, 2025
9. City Engineer's comments dated September 30, 2025

CITY OF EAST BETHEL
COUNTY OF ANOKA
STATE OF MINNESOTA

RESOLUTION NO. 2025-56

A RESOLUTION **APPROVING** A SITE PLAN AND **GRANTING** A CONDITONAL USE PERMIT FOR A MEMORY CARE FACILITY LOCATED AT ON A PROPERTY LOCATED PIN: #32-33-23-24-0015 and #32-33-23-24-0016 LEGALLY DESCRIBED AS:

LOTS 5 AND 6, BLOCK 2, SAUTER'S COMMERCIAL PARK

WHEREAS, Atlas Ventures LLC., the owner of Lots 5 and 6, Block 2 of Sauter's Commercial Park, and general contractor, Stone Construction Inc., have applied for a site plan and conditional use permit for Atlas Villas Memory Care, a 17,236 sq. ft., 26-room memory care facility, and;

WHEREAS, the East Bethel Review Committee has reviewed the plans and provided comments; and

WHEREAS, the Planning Commission held a public hearing on September 23, 2025; and,

WHEREAS, as a result of such public hearing, the Planning Commission recommends approval of the Site Plan and Conditional Use Permit to the City Council.

WHEREAS, the City finds:

1. This property is zoned (B-3) Highway Commercial and "Residential Care Facility – Serving seven or more persons" is allowed as a Conditional Use within this district.
2. The application submitted on August 21, 2025 and additional materials received on August 29, 2025 and September 22, 2025 complies with the general Conditional Use Permit (CUP) standards in Section 4, Subd. 9. (D) of the Zoning Ordinance, as outlined in the October 13, 2025 City Council report, except as amended below.
3. The application submitted on August 21, 2025 and additional materials received on August 29, 2025 and September 22, 2025 complies with the general Site Plan standards in Section 4, Subd. 12. (D) of the Zoning Ordinance, as outlined in the October 13, 2025 City Council report, except as amended below.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of East Bethel hereby approves the site plan and conditional use permit for the property located at PIN: #32-33-23-24-0015 and #32-33-23-24-0016, subject to the following conditions:

1. Site Plan approval is contingent upon approval from the East Bethel City Council for the vacation of the drainage and utility easement adjoining lots PIN: #32-33-23-24-0015 and #32-33-23-24-0016.

2. The applicant must combine lots PIN: #32-33-23-24-0015 and #32-33-23-24-0016 at Anoka County and provide proof lot combination with the application for a building permit.
3. The applicant must comply with the conditions of the City Engineer's memos dated September 9, 2025 and September 30, 2025. The City Engineer will determine when all items have been addressed.
4. An Operation and Maintenance Agreement between the property owner and the City of East Bethel, approved by the City Attorney, must be filed prior to any grading or construction activity.
5. A Site Improvement Performance Agreement between the property owner and the City of East Bethel, approved by the City Attorney, must be executed prior to any grading or construction activity.
6. The trash enclosure fence must be constructed of masonry or brick on all sides visible from public right of way or adjacent property, and the gate must be made of a solid, non-chain-link material. Plans must be revised and submitted for City staff review and approval.
7. A 24-foot-wide access lane along the north side of the building shall be provided to the City for review and approval by the City of East Bethel Fire Department.
8. The property owner shall provide the East Bethel Fire Department with access to all fences on the property.
9. If Ulysses Street is extended south at any point in the future, the property owner shall be responsible for all costs associated with the removal and reconstruction of the south driveway and other site features.
10. The property owner shall allow the City and owner of Property PIN #32-33-23-31-0007 to access the driveway located on Property PIN #32-33-23-31-0007 until Ulysses Street is extended south.
11. The property owner must obtain building permits from the City prior to the construction of the fence or any accessory structures exceeding 200 sq. ft. in size.
12. The facility must maintain all licensure required for the operation of a facility of this type.
13. These approvals apply only to the proposed 17,236 sq. ft memory care facility. Any expansion of this use and facility will require a CUP Amendment and Site Plan approval.
14. All financial securities must be in place before issuance of a building permit from the City of East Bethel.
15. The applicant must obtain a building permit from the City of East Bethel prior to the commencement of the work.

Adopted this 13th day of October, 2025 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

_____

Ardie Anderson, Mayor

ATTEST

_____

Matt Look, City Administrator

(reserved for recording information)

SITE IMPROVEMENT PERFORMANCE AGREEMENT

ATLAS VILLAS MEMORY CARE (FILE NO. 25-023)

This **SITE IMPROVEMENT PERFORMANCE AGREEMENT** (this "Agreement") dated _____, 2025, is entered into by and between the **CITY OF EAST BETHEL**, a Minnesota municipal corporation (the "City"), and **ATLASVENUTRES, LLC, A MINNESOTA LIMITED LIABILITY COMPANY** (the "Developer"), for Atlas Villas Memory Care, and shall be effective upon full execution by the City and the Developer. The City and the Developer are sometimes collectively referred to herein as the "parties" or each a "party".

1. **REQUEST FOR APPROVAL.** The Developer has asked the City to approve a site development plan (referred to in this Agreement as the "site plan"). The site plan is for property situated in the County of Anoka, State of Minnesota, at: **PID# 32-33-23-24-0015 and PID# 32-33-23-24-0016**, and legally described in **Exhibit A**, attached hereto, (the "Subject Property").

2. **CONDITIONS OF APPROVAL.** The City approved the site plan (under City Council Resolution 25-____ dated October 13, 2025) on the condition that the Developer enter into this Agreement, furnish the security and escrow required by it, and comply with applicable ordinances, statutes, and regulations.

3. **PLANS.** The Subject Property shall be developed in accordance with the following plans. The plans shall not be attached to this Agreement, but are on file in the office of the City Administrator at East Bethel City Hall. If the plans vary from the written terms of this Agreement, the written terms herein shall control.

Plan A: Site Plan received August 21, 2025, except as amended by Resolution 25-____.

DRAFT

Plan B: Grading, Drainage and Erosion Control Plan received September 22, 2025, except as amended by Resolution 25-___.
Plan C: Utility Plan received September 22, 2025, except as amended by Resolution 25-____.
Plan D: Landscape Plan received August 21, 2025.
Plan E: Lighting Plan received August 29, 2025.

4. IMPROVEMENTS. The Developer shall install and fully pay for the following required site improvements:

- Restoration of sewer systems and associated disturbance of public streets
- Restoration of watermains and hydrants and disturbance of associated public streets
- Surface water facilities and any associated public street restoration
- Street/Parking Lot Construction
- Grading and Erosion Control
- Underground Utilities
- Landscaping
- Lighting

For these improvements, the Developer shall submit plans and specifications that have been prepared by a competent registered professional engineer to the City for approval by the City Engineer or the City Engineer's designated representative.

5. SECURITY REQUIREMENTS. To guarantee compliance with the terms of this Agreement and construction of all required site improvements, the Developer shall furnish the City with a financial guarantee ("security") in the form of: 1) a letter of credit from a bank; or 2) a cash deposit; or 3) a combination thereof. The form of the security shall be determined by the City at its sole discretion, and shall be in the amount of **$**_____ (150% of the total cost of improvements, per Section 2, Subd. 5 of the Zoning Ordinance). Any bank or financial institution providing a letter of credit or other surety shall be subject to the approval of the City Administrator or his/her designated representative.

6. CONSTRUCTION OF IMPROVEMENTS.
All labor and work shall be performed and completed in the best and most workmanlike manner and in strict conformance with the approved plans and City Engineering Manual. No deviations from the approved plans will be permitted unless approved in writing by the Zoning Administrator or City Engineer or their designated representative. The Developer agrees to furnish to the City a list of contractors being considered for retention by the Developer for the performance of the work required by this Agreement. The Developer shall not do any work or furnish any materials not covered by the plans and special conditions of this Agreement, for which reimbursement is expected from the City, unless such work is

DRAFT

first ordered in writing by the City Engineer or their designated representative, as provided in the specifications.

7. EROSION CONTROL. Prior to initiating site grading, the erosion control plan, Plan B, shall be implemented by the Developer and inspected and approved by the City. Erosion control practices must comply with the Minnesota Pollution Control Agency's Best Management Practices. The City may impose additional erosion control requirements which the City determines would be beneficial. All erosion control shall comply the East Bethel Engineering Manual. No development, utility or street construction will be allowed and no building permits will be issued unless the plan is in full compliance with the approved erosion control plan. Further, the City shall have the authority to stop work on the Subject Property and/or withhold additional building permits or certificates of occupancy in the event that the Developer fails to comply with the approved erosion control plan.

8. STREET MAINTENANCE DURING CONSTRUCTION. The Developer shall be responsible for all street maintenance until the streets affected by the project are accepted by the City. Warning signs shall be placed when hazards develop in streets to prevent the public from traveling on the same and to direct attention to detours. If and when streets become impassable, such streets shall be barricaded and closed. In the event residences are occupied prior to completing streets, the Developer shall maintain a smooth surface and provide proper surface drainage to ensure that the streets are passable to traffic and emergency vehicles. The Developer shall be responsible for keeping streets within and around the Subject Property swept clean of dirt and debris that may spill, track, or wash onto the street from Developer's operation.

9. TIME OF PERFORMANCE. The Developer shall install all required site improvements by October 31, 2026. The Developer may, however, request an extension of time from the City. If an extension is granted, it shall be conditioned upon updating the security posted by the Developer to reflect cost increases and the extended completion date.

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

11. RESPONSIBILITY FOR COSTS.

A. The Developer shall pay all costs incurred by it or the City in conjunction with the development of the site, including but not limited to legal (including, without limitation, attorneys' fees), planning, permitting, engineering and inspection expenses incurred in connection with approval of the site plan, the preparation of this Agreement, review of construction plans and documents.

B. The Developer/Owner shall be responsible for all costs associated with the reconstruction of the south driveway if Ulysses Street NE is extended south of 185th Avenue NE at anytime in the future.

DRAFT

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

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

E. The Developer shall pay in full all bills submitted to it by the City for obligations incurred under this Agreement within 30 days after receipt. The City shall have the right to access Developer's posted security to obtain reimbursement for unpaid invoiced amounts. Should Developer's security be insufficient to cover any amounts owed to the City and unpaid after invoicing, the City may assess such amounts against the Subject Property. Developer, on behalf of itself and it successors and assigns, hereby waives any assessment notice requirements and any right to appeal such assessment pursuant to Minnesota Statute 429.

12. MISCELLANEOUS.

A. Third parties shall have no recourse against the City under this Agreement.

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

C. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties, and approved by the Zoning Administrator or City Engineer or their designated representative. The City's failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.

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

E. Certain retaining walls will require a building permit. Retaining walls that require a building permit shall be constructed in accordance with plans and specifications prepared by a structural or geotechnical engineer licensed by the State of Minnesota. Following construction, a certification signed by the design engineer shall be filed with the building official evidencing that the retaining wall was constructed in

DRAFT

accordance with the approved plans and specifications. All retaining walls identified on the development plans shall be constructed before any other building permit is issued for a lot on which a retaining wall is required to be built.

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

G. Failure to fulfill the terms of this Agreement by the Developer, including nonpayment of billings from the City, shall be grounds for denial of building permits and certificates of occupancy, and the halting of all work on the Subject Property.

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

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

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

DRAFT

14. **NOTICES.** Required notices to the Developer shall be in writing, and shall be either hand delivered to the Developer, its employees or agents, or mailed to the Developer by certified mail at the following address:

AtlasVentures, LLC
Bryan R. Stuttgen
19807 Nightingale St. NW
Oak Grove, MN 55011

Notices to the City shall be in writing and shall be either hand delivered to East Bethel City Hall, or mailed to the City by certified mail to the attention of the East Bethel City Administrator at the following address:

East Bethel City Hall
Attn: City Administrator
2241 221st Avenue NE
East Bethel, MN 55011

DRAFT

15. ESTIMATED COSTS

ITEM	Total
Sanitary Sewer System	_____
Watermain System	_____
Stormwater System	_____
Utilities	_____
Street/Parking Lot Construction	_____
Lighting	_____
Grading/Erosion Control	_____
Landscaping/Tree Preservation	_____
SUB-TOTAL:	_____
Design, Admin, Insp, As-Builts (8%)	_____
Total:	_____

This breakdown is for historical reference; it is not a restriction on the use of the security. If the City approves use of a letter of credit for posting of any portion of the security, the bank or financial institution which provides the same shall be subject to the approval of the City Administrator. The City may draw down the security, without notice, for any violation of the terms of this Agreement or upon receipt of notice that the security will be cancelled or otherwise lapse prior to the end of the required term and no City-approved replacement security has been provided. If the required improvements are not completed at least 30 days prior to the expiration of the security, the City may also draw it down. If the security is drawn down, the proceeds shall be used to cure the default. Upon receipt of proof satisfactory to the City Engineer or designee that work has been completed and financial obligations to the City have been satisfied, with City Engineer or designee approval the security may be reduced from time to time by 75% of the financial obligations that have been satisfied. Twenty-five percent (25%) of the amount certified by the Developer's engineer shall be retained as security until: (1) all improvements have been completed; and (2) all financial obligations to the City, both actual and anticipated, have been satisfied.

16. SUMMARY OF FINANCIAL SURETY.

Security for Improvements (Paragraph 5): $_____

Engineering Escrow (Cash) $_____

17. INSURANCE REQUIREMENTS. Developer shall take out and maintain or cause to be taken out and maintained until after the City's written acknowledgment of the Developer's successful completion of the project in compliance with all plans referenced in Section 3 above:

A. Commercial general liability insurance (including operations, contingent liability, operations of subcontractors, competed operations and contractual liability insurance) together with an Owner's Contractor's Policy with limits against bodily injury, including death, and property damage (to include, but not be limited to

DRAFT

damages caused by erosion or flooding) which may arise out of Developer's work or the work of any of its subcontractors.

B. Limits for bodily injury or death shall not be less than $750,000.00 for one person and $1,500,000.00 for each occurrence; limits for property damage shall not be less than $2,000,000.00 for each occurrence.

C. Worker's compensation insurance, with statutory coverage, if applicable.

D. Developer shall file a Certificate of Insurance with the City Administrator prior to commencing site grading. The City and the City Engineer shall be named as Additional Insureds on a primary and non-contributory basis on the Certificate. The Certificate shall be modified to bear the following language:

"Should any of the above policies be canceled, materially changed, or not renewed before the expiration date thereof, the issuing company shall give thirty (30) days written notice of the same to the Certificate Holder. In the event of cancellation due to non-payment, ten (10) day's written notice shall be given to the Certificate Holder."

Developer shall be responsible for providing the above language to its insurer. The City does not warranty that these amounts will be sufficient to cover all Developer liability related to the work on the Subject Property and Developer shall be responsible for conducting its own analysis of the appropriate levels of coverage.

DRAFT

CITY OF EAST BETHEL:

BY:_____
Ardie Anderson, Mayor

(SEAL)

AND_____
Matt Look, City Administrator

STATE OF MINNESOTA)
(ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of_____, 20___, by Ardie Anderson and Matt Look, the Mayor and City Administrator of the City of East Bethel, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
NOTARY PUBLIC

DRAFT

DEVELOPER:

By: _____

Its: _____

STATE OF MINNESOTA)
(ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by _____ the _____ of _____, on behalf of the _____.

_____
NOTARY PUBLIC

DRAFT

EXHIBIT A
(the "Subject Property")

LOTS 5 AND 6, BLOCK 2, SAUTER'S COMMERCIAL PARK, ANOKA COUNTY, MINNESOTA

DRAFT

FEE OWNER CONSENT
TO
SITE IMPROVEMENT PERFORMANCE AGREEMENT

_____, fee owners of all or part of the Subject Property, the development of which is governed by the foregoing Agreement, affirm and consent to the provisions thereof and agree to be bound by the provisions as the same may apply to that portion of the Subject Property owned by them. Fee Owners further consent to the recording of the Agreement against the Subject Property.

Dated this _____ day of _____, 20___.

_____

_____

STATE OF MINNESOTA)
(ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by _____.

_____
NOTARY PUBLIC

DRAFTED BY:
CITY OF EAST BETHEL
2241 221st Avenue NE
East Bethel, MN 55011

DRAFT

MORTGAGEE CONSENT
TO
SITE IMPROVEMENT PERFORMANCE AGREEMENT

_____, which holds a mortgage on the Subject Property, the development of which is governed by the foregoing Agreement, agrees that the Agreement shall remain in full force and effect even if it forecloses on its mortgage.

Dated this _____ day of _____, 20_____.

_____

_____

STATE OF MINNESOTA)
(ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____.

_____
NOTARY PUBLIC

DRAFTED BY:
CITY OF EAST BETHEL
2241 221st Avenue NE
East Bethel, MN 55011

DRAFT

CONTRACT PURCHASER CONSENT
TO
SITE IMPROVEMENT PERFORMANCE AGREEMENT

_____, which/who has a contract purchaser's interest in all or part of the Subject Property, the development of which is governed by the foregoing Agreement, hereby affirms and consents to the provisions thereof and agrees to be bound by the provisions as the same may apply to that portion of the Subject Property in which there is a contract purchaser's interest.

Dated this _____ day of _____, 20_____.

_____

_____

STATE OF MINNESOTA)
(ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____.

_____
NOTARY PUBLIC

DRAFTED BY:
CITY OF EAST BETHEL
2241 221st Avenue NE
East Bethel, MN 55011

DRAFT

OPERATIONS AND MAINTENANCE AGREEMENT
FOR STORMWATER FACILITIES

THIS AGREEMENT for the operation and maintenance of stormwater facilities (the "Agreement") is made and entered into as of the ____day of _____, 2025 by and between AtlasVentures, LLC, A Minnesota Limited Liability Company ("Owner") and the City of East Bethel, a Minnesota municipal corporation ("City").

WITNESSETH:

WHEREAS, the Owner owns certain real property (the "Property") located in the City of East Bethel, County of Anoka, State of Minnesota, legally described as:

Lots 5 and 6, Block 2, SAUTER'S COMMERCIAL PARK, Anoka County, Minnesota

WHEREAS, the Owner is required to provide detention ponding on the Property to accommodate stormwater treatment on-site.

WHEREAS, the Owner agrees to construct and maintain the detention ponds, outlet structures, and other related components and infrastructure on the Property (the "System") in accordance with the requirements of the construction and site plans dated _____ and approved by the City by Resolution 2025-__ (the "Approved Plans"), which are included on the attached **Exhibit A**, which shall be located as shown on the Approved Plans.

WHEREAS, The System shall also include all pipes, channels, cleanouts, filters, traps, outlets, and structures built to convey, treat, hold, control, and manage stormwater to the System, as well as structures, improvements, and vegetation provided to control the quantity and quality of the storm water.

WHEREAS, the Property requires permanent provisions to maintain and operate the System in order to manage and treat stormwater according state, federal, and local laws and regulations and in accordance with the requirements set forth in this Agreement, which is to be recorded in the real estate records for Anoka County, Minnesota; and

NOW, THEREFORE, in consideration of mutual covenants of the parties set forth herein and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged and incorporated herein as part of this Agreement, the parties agree as follows:

1. Maintenance Plans for the System. The Owner agrees to maintain in perpetuity the System in accordance with the approved maintenance plans on the attached **Exhibit B** and in a manner that will permit the System to perform the purposes for which it was designed and constructed, all as shown and described on the approved plans and approved storm water management plan for this project. This includes all pipes, channels, and structures built to convey stormwater to, through, and from the System, as well as structures, improvements, and vegetation provided to control the quantity and quality of the storm water.

The Owner shall provide a maintenance plan for each component in the System. The maintenance plans shall include a schedule for monthly and annual maintenance. The Owner shall maintain, update, and store maintenance records for the System and provide copies to the City upon request. The specific maintenance plans for each storm water component are included in the attached **Exhibit B**.

The Owner shall perform all maintenance in accordance with the maintenance plan and shall complete all repairs identified through regular inspections, and any additional repairs requested in writing by the City.

2. Final Inspection Reports and As-Built Certifications. The Owner shall certify to the City within 30 days of completion of the System that the System is constructed in accordance with the approved plans and specifications. The Owner shall provide as-built certifications of the elevations and locations of the System and its components, all access and maintenance roads and berms, including those within 50 feet of water resources, and the drainage areas served by each storm water management practice.

3. Inspection and Repairs of the System. For the first year of operation the Owner shall inspect the System at least every three (3) months and after all storm events greater than 2 inches.

The Owner shall inspect the System at least once every year thereafter.

The Owner shall submit written inspection reports to the City within 30 days after each inspection. At a minimum the reports shall include the information presented in **Exhibit C**.

The Owner grants permission to the City to enter the Property and to inspect all aspects of the System and related drainage whenever the City deems necessary. The City shall provide the Owner copies of the inspection findings and, if deemed necessary, a directive to commence repairs.

4. City's Maintenance Rights. The City may maintain the System if the City reasonably believes that the Owner or its successors or assigns have failed to maintain the System in accordance with applicable state, federal, and local laws or regulations, the inspection and maintenance reports for the System, the approved plans, or otherwise in accordance with this Agreement, and such failure has continued for thirty (30) days after the City has given the Owner written notice of such failure. The City's notice shall specifically state which tasks are to be performed. If Owner fails to complete the tasks within thirty (30) days after such notice is given by the City, the City shall have the right to enter upon the Property to perform such tasks in its sole discretion. In such case, the City shall

send an invoice of its reasonable maintenance, employee, administrative, and professional expenses, costs, and charges to the Owner or its successors or assigns, who shall pay said invoice within thirty (30) days of receipt. The aforementioned thirty (30) day notice requirement for Owner's for failure to perform shall be waived in the event to an emergency, as determined by the City Engineer, and hereby is waived in its entirety by the Owner, and the Owner shall fully reimburse the City for all expenses, costs, and charges so incurred by the City in the same manner as if written notice as described above has been given.

5. Hold Harmless. The Owner agrees to defend, indemnify and hold harmless the City and its agents and employees against any and all claims, demands, losses, damages, and expenses (including reasonable attorneys' fees) arising out of or resulting from the negligent or intentional acts or omissions, or any violation of any safety law, regulation or code in the performance of this Agreement by Owner or its agents or employee's, without regard to any inspection or review made or not made by the City, its agents or employees or failure by the City, its agents or employees to take any other prudent precautions. In the event the City, upon the failure of the Owner to comply with any conditions of this Agreement, performs said conditions pursuant to its authority in this Agreement, the Owner shall indemnify and hold harmless the City, its employees or agents for any negligent acts or omissions of the Owner, its agents, or employees under this Agreement.

6. Costs of Enforcement. The Owner agrees to reimburse the City for all costs incurred by the City in the interpretation, undertaking, or enforcement of this Agreement, or any portion thereof, including court costs and reasonable attorneys' fees. Failure of Owner to timely pay any amounts owed shall result in interest accruing against the unpaid balance at the lesser rate of twelve percent (12%) annually or the maximum allowed by law.

7. Notice. All notices required under this Agreement shall either be personally delivered or be sent by certified or registered mail and addressed as follows:

To the Owner:
Atlas Ventures, LLC
Bryan Stuttgen
19807 Nightingale St. NW
Oak Grove, MN 55011

To the City:
City Administrator
City of East Bethel
2241 221st Avenue NE
East Bethel, MN 55011-9631

All notices given hereunder shall be deemed given when personally delivered or two (2) business days after being placed in the mail properly addressed as provided herein.

8. Successors. All duties and obligations of Owner under this Agreement shall also be duties and obligations of Owner's successors and assigns.

9. Choice of Law, Jurisdiction, and Venue. The Laws of the State of Minnesota shall govern all questions and interpretations concerning the validity and construction of this Agreement and the legal relations between the parties and their performance. The appropriate

venue and jurisdiction for any litigation will be those courts located within the County of Anoka, State of Minnesota. Litigation, however, in the federal courts involving the parties will be in the appropriate federal court within the State of Minnesota. If any provision of this Agreement is held invalid, illegal or unenforceable, the remaining provisions will not be affected. The recitals, expressly referenced resolutions, and the attached exhibits are fully incorporated into and made a part of this Agreement. This written Agreement shall constitute the entire agreement between the parties and it shall not be modified or amended except in a writing signed by both parties. The captions and headings are for convenience only and are not to be interpreted as part of the Agreement.

10. Effective Date. This Agreement shall be binding and effective as of the date written atop the first page of this Agreement.

[REMAINDER OF PAGE INTENTIONALLY BLANK; SIGNATURE PAGES TO FOLLOW]

ASAP

SIGNATURE PAGE FOR OWNER

AtlasVentures, LLC a Minnesota limited liability company

By: _____
Bryan Stuttgen
Its: Manager

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this ____day of _____, 2025, by _____, authorized agent of AtlasVentures, LLC, a Minnesota limited liability company, on behalf of said limited liability company.

Notary Public Seal

_____
Notary Public

ASAP

SIGNATURE PAGE FOR CITY

City of East Bethel, a Minnesota Municipal Corporation

By: _____
Ardie Anderson
Its: Mayor

By: _____
Matt Look
Its: City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this ___day of _____, 2025, by Ardie Anderson and Matt Look, the Mayor and City Administrator, respectively, of the City of East Bethel, a Minnesota municipal corporation, on behalf of said municipal corporation.

Notary Public Seal

_____
Notary Public

ASAP

This instrument was drafted by:
Eckberg Lammers P.C. (JMS)
1809 Northwestern Avenue
Stillwater, MN 55082

Return Original to:
City of East Bethel
Attn: City Administrator
2241 221st Avenue NE
East Bethel, MN 55011-9631

EXHIBIT A:

Site Plan and System Location

[Insert site plan sheets C1-C2.1; C3-C5.2]

ASAP

EXHIBIT B:

STORMWATER MAINTENANCE PLANS AND PRACTICES

DETENTION PONDS & OUTLET STRUCTURE MAINTENANCE

Goal:
To capture, treat, and temporarily store stormwater before allowing it to discharge from site.

Benchmarks for Maintenance:

- **Accumulation of Sediment, Debris, & Floatables:** Excessive build-up of sediment, debris, and floatables within the pond can affect plant health as well as obstruct the discharge from the System. The System shall be maintained to preserve the designed permanent pool volume and live storage volume.

- **Accumulation: Trash & Debris:** The System shall be kept free of trash and debris. Trash and debris accumulation can affect the plant health and the ability of the plant filter to continue to function properly as well as the aesthetics of the System.

- **Erosion:** The System shall be permanently stabilized to prevent erosion. Soil erosion can affect plant growth and cause sediment discharge from the System.

- **Problems with Embankment.**

- **Scouring at Inlet.**

- **Sedimentation from Contribution Area.**

Monthly Activities:

1. Remove trash, floatables, debris, and/or sediment from the slopes, vegetation, inlets, detention pond, and outlet structures.
2. Inspect pond slopes, inlets, and outlets for erosion.

Annual Activities:

1. Remove sediment from inlets and outlets and verify capacity of ponds.
2. Check and remove tree cover in basin below elevation 904.6 for basin P1 and 903 for basin P2.
3. Repair and stabilize any areas that have eroded.
4. Remove and replace any diseased or dead plant material or animals.
5. Check all System structures and pipes for damage, leaks, or blockages.
6. Maintain the structural integrity of any pretreatment and outlet structures to ensure their proper operation.

ASAP

EXHIBIT C:
STORMWATER SYSTEM INSPECTION FORM

Date of Inspection: _____

Name of Inspector: _____

A. Inf. Basin (P1)

1. Maintenance Required

   Comments:

_____

_____

_____

_____

B. Inf. Basin (P2)

1. Maintenance Required

   Comments:

_____

_____

_____

_____

C. Rain Guardians Structures

1. Maintenance Required

   Comments:

_____

_____

_____

_____

ASAP

Atlas Villas Memory Care Location Map

1 inch equals 557 feet

Parcels

City Mask

East City of Bethel

N

September 19, 2025

Map Powered By DataLink

wsb

Atlas Villas Memory Care — East Bethel, MN

Atlas Villas Memory Care — East Bethel will be a 26-room residential care facility dedicated to serving individuals with memory challenges such as dementia and Alzheimer's disease. Of these rooms, two will be reserved for hospice and/or respite care, ensuring the community can meet both ongoing and short-term specialized care needs.

Residents at East Bethel will require a higher level of care than in a traditional assisted living environment. They will not have the capability to drive and will only leave the facility for supervised outings, such as doctor visits or planned group day trips.

Facility Features

The East Bethel facility is designed to provide a safe, secure, and enriching home-like environment, featuring:

• 43 surveillance cameras throughout the facility, strategically placed to provide continuous coverage of common areas, hallways, and exterior entries. This ensures resident safety, supports staff accountability, and provides peace of mind for families.

• Secured entry doors monitored by staff to prevent unauthorized access or unsafe exiting.

• A concrete-encased multipurpose room that doubles as a storm shelter, movie theater, and virtual sensory room. This immersive environment will offer visual, audio, tactile, and scent-based experiences that rotate weekly (e.g., a Caribbean beach setting complete with sounds, sand, coconut props, and ocean scents).

• A faux sky ceiling system designed to mimic sunrise and sunset through light and sound, supporting improved sleep cycles for residents affected by dementia-related disruptions.

• Individualized exteriors for each resident room (vinyl siding, exterior-style doors, and porches) to foster community identity and a welcoming neighborhood atmosphere.

Staffing Model

The East Bethel facility will be staffed to ensure consistent, person-centered care, engagement, and oversight. Staffing includes:

• 3 caregivers on-site per shift (day, evening, overnight) for strong resident support.

• Full-time Director of Nursing (DON) to oversee clinical care and compliance.

• On-call nursing service available during all hours the DON is not present, ensuring 24/7 nursing availability.

• Full-time Activities Director to design and implement engaging life enrichment programming.

• Weekend Activities Coordinator to maintain consistent programming seven days a week.

• Full-time Kitchen Manager responsible for meal planning, preparation, and dietary compliance.

• Two part-time cooks providing additional culinary coverage and support.

This staffing model exceeds minimum requirements and reflects our commitment to providing a safe, stimulating, and supportive environment.

Operations

Day-to-day operations at East Bethel will follow best practices refined at our Centerville location. Family and community involvement are strongly encouraged, and while the facility experiences regular traffic from families, vendors, and health professionals, this flow of visitors is considered an important part of maintaining a vibrant and connected community.

• Regular site traffic: Families frequently visit their loved ones, medical providers come for routine and specialty care, and vendors deliver food and supplies on a scheduled basis.

• Security oversight: All visitor and vendor activity is supported by the facility’s 43-camera surveillance system and monitored entrances, ensuring safety while allowing residents to stay engaged with family and community connections.

• Collaborative care approach: Caregivers, activities staff, and culinary staff work closely under the supervision of the DON to promote quality of life, safety, and well-being.

• Emergency readiness: Designated storm shelter/virtual room, staff trained in 911 and medical response, and on-call nursing available.

Emergency Management Plan

Atlas Villas Memory Care — East Bethel has developed a comprehensive emergency management plan to ensure resident and staff safety in the event of medical, environmental, or security emergencies.

Staff Training: All staff receive extensive training at hire on emergency preparedness, including fire safety, elopement prevention, severe weather response, and medical

emergencies. Training is reinforced annually as part of ongoing education requirements. Emergency procedures and safety topics are also reviewed during regular staff meetings, ensuring that preparedness remains an active, ongoing priority.

Drills and Practice: Fire drills are conducted in accordance with the State of Minnesota requirements, rotating times of day and staff assignments to ensure staff are confident in all scenarios. Elopement drills are conducted to test staff response to missing resident scenarios, reinforcing the use of secured entry systems, search procedures, and communication protocols. All drills are documented, reviewed, and discussed with staff to identify lessons learned and strengthen response times.

Emergency Response Protocols: Staff immediately call 911 in life-threatening situations and follow established protocols while waiting for emergency responders. Staff maintain current resident medical profiles, including health care directives, to provide to responders. Residents and staff utilize the concrete-encased multipurpose room as a storm shelter in the event of severe weather. Secured entry doors and the 43-camera surveillance system provide layers of monitoring and control. Staff are trained to respond immediately to any security concern or unauthorized access. After any emergency, staff promptly notify families, document the incident, and communicate with the DON and on-call nurse.

Continuous Improvement: Following each drill or emergency event, leadership reviews staff response and updates procedures as needed. Policies and training materials are updated annually, and staff sign acknowledgments confirming their participation in training.

Policies and Procedures

Atlas Villas will continue to maintain detailed policies and procedures to ensure staff are equipped to handle emergencies and daily operations with professionalism and compassion. These include, but are not limited to:

1. Emergency / 911 Policy – Clear directives for staff in medical emergencies.

2. Emergency Contacts – Posted and accessible contact numbers for on-call staff and emergency services.

3. Fall Protocol – Immediate assessment, nurse consultation, and detailed documentation for all resident falls.

Commitment

Atlas Villas Memory Care — East Bethel is committed to providing a secure, enriching, and compassionate environment for seniors experiencing memory loss. By blending thoughtful design, robust staffing, innovative sensory engagement, 43-camera security monitoring, and strong family involvement, we will deliver a home that promotes dignity, safety, and

meaningful daily life for every resident.

ATLAS VILLAS MEMORY CARE

COMMERCIAL PLAN REVIEW

GENERAL INFORMATION

A. PROJECT NAME: Atlas Villas Memory Care
B. PROJECT LOCATION: East Bethel, Minnesota
C. ZONING AND LAND USE: B-3, Highway Business
D. LOT SIZE: 4.36 Acres 189,771 s.f.
E. IMPERVIOUS 51,416 S.F./ 189,771 s.f. = 27.1% < 80% MAX

APPLICABLE CODES:

A. EAST BETHEL ZONING ORDINANCE	Current Edition
B. MINNESOTA STATE BUILDING CODE (MSBC) – INCLUDING –	
C. CHAPTER 1305 – INT'L BUILDING CODE	2020 Edition
D. CHAPTER 1311 – INT'L EXISTING BUILDING CODE	2020 Edition
E. CHAPTER 1315 – NATIONAL ELECTRIC CODE	2023 Edition
F. CHAPTER 1322/23 – INT'L ENERGY CONSERVATION CODE	2024 Edition
G. CHAPTER 1341 – MN ACCESSIBILITY CODE	2020 Edition
H. CHAPTER 1346 – INT'L MECHANICAL CODE	2020 Edition
I. CHAPTER 4714 – MN PLUMBING CODE	2020 Edition

BUILDING CLASSIFICATION

A. OCCUPANCY GROUPS/ TYPE OF CONST (IBC Chpt 3 & IBC Chpt 6)
1. Supervised Living Facility
– Group I–2, Condition 1
– Type of Construction – V–A
– Area – 17,276 s.f.
– Proposed Height – ±21'–6", 1 Story
2. Mixed Occupancy (IBC 508)
– Group I–2 Does Not Contain Mixed Occupancies
3. Incidental Uses (IBC 509)
– Laundry Room 110
– Storage Rooms 109, 114, 120
– Mechanical Rooms 111, 117

B. FIRE–RESISTANCE–RATED CONSTRUCTION
1. Building Elements (IBC Tables 601 & 602)

Element	Rating
Structural Frame	1 Hours
Exterior Bearing Walls	1 Hours
Interior Bearing Walls	1 Hours
Exterior Non–Bearing Walls	1 Hours
Interior Non–Bearing Walls	0 Hours
Floor Construction	N/A
Roof Construction	1 Hours

2. Exterior Wall Openings (IBC Table 705.8)
– Separation Distance Greater Than 30 Feet

Classification	Area of Opening
Unprotected	No Limit
Protected	No Limit

3. Fire Walls (IBC 706)
– Not Required –
4. Fire Barriers (IBC 707)

Fire Barrier	Rating	Opening
Laundry Room 110	1 Hour	45 Minute
Storage Rooms 109, 114, 120	1 Hour	45 Minute
Mech Rooms 111, 117	1 Hour Or Sprinkler	45 Min Or Self–Closing

5. Fire Partitions (IBC 708)
– Not Required –
6. Smoke Partitions (IBC 710)

Fire Partition	Rating	Opening
Corridor Walls	0 Hours	0 Minute

C. ROOF AND INTERIOR FINISH REQUIREMENTS
1. Minimum Wall And Ceiling Finish Requirement (IBC Table 803.13)

Building Component	Finish Class
Vertical Exits/ Exit Passageways	Class B
Exit Access Corridors/ Other Exit ways	Class B
Rooms and Enclosed Spaces	Class B

2. Minimum Roof Covering Classification (IBC Table 1505.1) = Class B
– (Contractor To Provide Class A Roof Assembly)

AUTOMATIC SPRINKLER REQUIREMENTS

A. AN NFPA 13 AUTOMATIC SPRINKLER SYSTEM IS PROVIDED THROUGHOUT THE BUILDING (IBC 903.3.1.1)
1. Required Location(s) (IBC 903.2)
– Throughout The Building When the Fire Area Contains Group I–2

ALLOWABLE HEIGHT, ALLOWABLE AREA

A. ALLOWABLE HEIGHT (IBC Table 504.3/504.4)
1. Group I–2, Type V–A
– Sprinklered 50'–0", 1 Story
2. Height Check
– 1 Story ≤ 1 Story
– 21'–6" < 50'–0"

B. ALLOWABLE AREA (IBC Table 506.2)
1. Group I–2, Type V–A
– Tabular Area = 38,000 s.f.
– Frontage Increase (IBC 506.3)

$$9{,}500 \times \left(\frac{627 \text{ Feet}}{627 \text{ Feet}} - .25 \right) \times \frac{(30')}{30'} = 7{,}125 \text{ s.f.}$$

Per Floor = 45,125 s.f.

2. Area Check
– Whole Building Area Check
17,276/45,125 = 38.3% < 100%

MEANS OF EGRESS

A. DESIGN OCCUPANT LOAD (IBC Chpt 1004)
1. Care Recipients = 26 Units At 1/Unit = 26 Occupants
2. Employee Areas = 14 Occupants
3. Common Spaces
Theater – 24 Fixed Seats At 1/Seat = 24 Occupants
Dining Room – 682 S.F. At 1/15 = 45 Occupants
Living Room – 742 S.F. At 1/15 = 49 Occupants
118 Occupants
4. Total = 158 Occupants

B. EXIT/ EXIT ACCESS
1. Number Required (IBC Table 1006.2.1, 1006.3.2) = 2
2. Number of Accessible Required (IBC 1009) = 2
3. Arrangement (IBC 1007)
– Not Less Than 1/3 Overall Diagonal (Sprinklered Building)
4. Travel Distance Maximums
– Exit Access (IBC 1017) = 200'
– Common Path of Egress (IBC 1006.2.1) = 75'
= 50' At Sleeping Rm
– Dead Ends (IBC 1020.4) = 20'
5. Sizing (The Greater of Two Conflicting Widths Shall Be Used)
– Design Egress Sizing (IBC 1005.3)
Stairways (Occ Load x .3) = N/A
Other Components (Occ Load x .2) = 31.6"
– Stairways (IBC 1011.2) = 44"
– Corridors (IBC 1020.2) = 44"
– Exit Passageways (IBC 1024.2) = 44"
– Exit Doors (IBC 1010.1.1) = 32" Min Clear
48" Max Nom
6. Doors
– Swing (IBC 1010.1.2.1)
Side Hinged Swinging Out At Occupant Load Of 50 Or More
– Landings (IBC 1010.1.6)
Width Not Less Than Width of Door Or Stairway
Length in Direction of Travel Not Less Than 44"
– Thresholds (IBC 1010.1.7)
Max Height = 1/2" – 1:2 Beveled Edge If 1/4"–1/2"
– Door Arrangement (IBC 1010.1.8) 48" + Door Width Apart
– Lock or Latch (IBC 1010.1.9)
Operable From Egress Side Without Use of Knowledge or Keys.
Manually Operated Flush Bolts Permitted on Inactive leaf.
– Panic/ Fire Exit Hardware (IBC 1010.1.10)
Not Required At Exit/Exit Access Doors

PLUMBING FIXTURES

A. NUMBER FIXTURES REQUIRED (IBC 2902.1)
1. Care Recipients
– 26 Occupants

Fixture	Required		Provided		
Water Closets		26			26
Urinals		–			–
Lavatories		26			26
Bathtubs/ Showers		1.73			26
Drinking Fountains	0.26		See Note		
Service Sink	1		1		

1. Employees
– 14 Occupants
– 7 Female Occupants, 7 Male Occupants

Fixture	Required Employees
Water Closets	14 At 1/25 = 0.56
Urinals	–
Lavatories	14 At 1/35 = 0.40
Bathtubs/ Showers	–
Drinking Fountains	14 At 1/100 = 0.14
Service Sink	1

2. Visitors
– 118 Occupants – 24 Care Recipients = 94 Visitors
– 59 Female Occupants, 59 Male Occupants

Fixture	Required Visitors
Water Closets	94 At 1/75 = 1.25
Urinals	–
Lavatories	94 At 1/100 = 0.94
Bathtubs/ Showers	–
Drinking Fountains	94 At 1/500 = 0.19
Service Sink	1

3. Total Number of Plumbing Fixtures Required

Fixture	Required		Provided		
Water Closets	1.81		2		
Urinals	–		–		
Lavatories	1.34		2		
Bathtubs/ Showers	–		1		
Drinking Fountains	0.33		See Note		
Service Sink	1		1		

Note: Footnote i. – Where Water Is Served Drinking Fountains Are Not Required

B. LOCATION OF FIXTURES (IBC 2902.3.3)
– Not More Than 1 Story Above Or Below Regular Working Area
– Travel Distance Less Than 500 ft

C. SIGNAGE (IBC 2902.4)
– A Legible Sign For Each Sex Shall Be Provided Near The Entrance To The Toilet Facility

OTHER

A. ACCESSIBILITY
1. Building is Accessible
B. GUARDS (IBC 1015)
1. 42" High Minimum Guards Shall Be Installed Where A Change In Levels Drops 30" Or More.
C. ROOF ACCESS (IMC 306.5)
1. Not Required. Roof Edge Is Less Than 16 Feet
D. CONCEALED SPACES
1. Floors (IBC 718.3)
– Draftstops Not Required in Sprinklered Building
2. Attics (IBC 718.4)
– Draftstops Not Required in Sprinklered Building
E. VENTILATION
1. Attics (IBC 1202.2)
– 1 s.f./ 300 s.f. With Vapor Barrier
2. Under–Floors (IBC 1202.4)
N/A
F. ATTIC ACCESS (IBC 1208.2)
1. 20"x30" Minimum Access Panel Required
G. SAFETY GLAZING (IBC 2406)
1. Safety Glazing Shall Be Installed In Hazardous Locations As Specified In IBC 2406.4
H. RECYCLING SPACE (MSBC 1303.1500)
1. .0025 x 17,276 s.f. = 43 s.f. Required
J. FIRE ALARM AND DETECTION SYSTEMS
1. Manual and Automatic Fire Alarm System Required (IBC 907.2.6.2)
2. If Required Provide Audible And Visible Alarm Notification Devices (IBC 907.5, NFPA 72)
K. SOUND TRANSMISSION (IBC 1206)
1. Walls, Partitions, and Floor/Ceiling Assemblies Separating Sleeping Units From Each Other, or From Public or Service Areas Shall Have an STC Rating And A HC Rating of Not Less Than 50
L. PARKING AND MANEUVERING (EAST BETHEL Zoning Ordinance)
1. Parking Stall Calculation

1/4 RESIDENTS	7 Stalls
Total Stalls Required	7 Stalls
Total Stalls Provided	43 Stalls
Accessible Requirement Per 43 Stalls (IBC Table 1106.1)	2 Stalls

2. Stall Size – 9'–0" x 20'–0"
3. Aisle Size – 26'–0"
4. Striping – 4" White Stripes
5. Pavement Design
– All Drive Aisles And Truck Maneuvering Areas
2" Bituminous Wear Course
2" Bituminous Binder Course
8" Compacted Class 5 Base
– All Parking Areas
1 1/2" Bituminous Wear Course
1 1/2" Bituminous Binder Course
6" Compacted Class 5 Base
– Verify With Existing Soil Conditions And Adjust Accordingly
– Provide Geo–Fabric Under All Bituminous Pavement

M. WATER AND SEWER CONNECTION
1. Building Served By City Water And Sewer.

8/20/25

ENVELOPE COMPLIANCE

ANSI/ASHRAE STANDARD 90.1–2019

Note: Compliance Is For Building Envelope Only. The Design–Build HVAC and Electrical Designers Must Submit Documentation Proving Compliance With HVAC, Lighting, And Water Heating

GENERAL

A. Space Conditioning Category (5.1.2)
1. Nonresidential Conditioned Space
B. Climate (5.1.4)
1. Zone 6 – Southern Minnesota

COMPLIANCE PATH

A. Prescriptive Building Envelope Option (5.2)

MANDATORY PROVISIONS

A. Components Of The Building Envelope Shall Comply With Section 5.4
1. Insulation (5.4.1) Shall Comply With Section 5.8.1
2. Fenestration/ Door Performance (5.4.2) Shall Comply With Section 5.8.2
3. Air Leakage (5.4.3)
The Building Envelope Shall Contain An Air Barrier And Be Sealed At The Following Areas:
– Joints Around Fenestration And Door Frames
– Junctions Between Walls and Floors, Walls At Building Corners, Walls and Roofs or Ceilings
– Penetrations Of Utility Services At Walls, Floors, and Roofs
– Building Assemblies Used As Ducts Or Plenums
– Joints, Seams, Conn. Between Planes Or Changes In Air Barrier Materials
Fenestration and Doors – According To 5.4.2
Loading Dock Weatherseals – Required According To 5.4.3.2
Vestibules – Required at Building Entrances According To 5.4.3.3

PRESCRIPTIVE REQUIREMENTS

Table 5.5–6 Building Component	Maximum Assembly	Minimum Insulation	Proposed
ROOF: Attic	U–0.021	R–49	R–49
WALLS: Wood Framed	U–0.051	R–19+R–5 (ci)	R–19+R–5 (ci)
S. O. G. FLOORS: Heated	F–0.688		F–0.64
OPAQUE DOORS: Swinging	U–0.370		U–0.20
OPAQUE DOORS: Non–Swinging	U–0.310		U–0.147
FENESTRATION: 0–40% Glazing	U–0.340 (0.38 SHGC)		U–0.340

SUBMITTALS

A. Contractor To Provide Product Submittals If Requested By The Building Official

PRODUCT INFORMATION AND INSTALL. REQ.

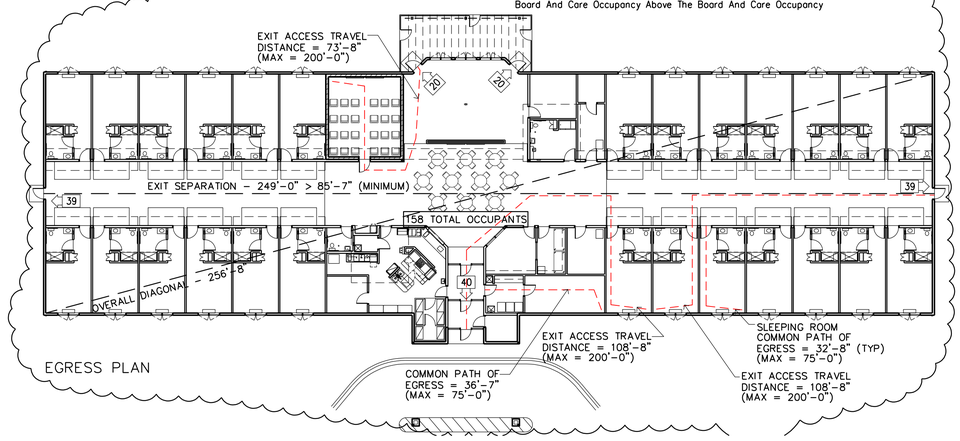
A. Building Components Must Identify R–Values Or U–Values Clearly Labeled On The Product In Accordance With Section 5.8

LIFE SAFETY PLAN REVIEW

8/20/25

OTHER

A. LIFE SAFETY COMPLIANCE (4.4)
1. Prescriptive Option – Must Comply With Chapters 1–4, 6–11, 32, And 43
B. OCCUPANCY (6.1.9)
1. Residential Board And Care (Large Facility)
C. RESIDENTIAL BOARD AND CARE FACILITY (CHAPTER 32)
1. Type of Construction – V(111) (32.3.1.3)
2. EGRESS (32.3.2)
a. Each Sleeping Room Has Access To A Primary Means Of Escape (Door)
b. Corridor Width – 60" Minimum
c. Common Path Of Escape – 75 Feet Maximum
d. Dead End – 30 Feet Maximum
e. Exit Travel Distance – 250 Feet Maximum
3. SEPARATION PROTECTION (32.3.3)
a. Boiler Rooms = 1–Hour Rated
b. Laundry Rooms Larger Than 100 s.f. = 1–Hour Rated
c. Storage Room Larger Than 100 s.f. = 1–Hour Rated
d. Interior Finish
– Exits – Class A
– Lobbies/ Corridors – Class B
– Enclosed Rooms – Class B
e. Detection Alarm And Communication System
– Initiation By Manual Means At Central Control Point
– Automatic Sprinkler System Required
– Detection System Required
– Occupant and Emergency Forces Notification to be Automatic
– Smoke Alarm Required Inside Sleeping Room And Outside Sleeping Area
– Carbon Monoxide Detectors Required In Rooms With Fuel Burning Appliances And At First Supply Register In Occupied Spaces
f. Subdivision Of Building Spaces
– Smoke Barrier Not Required On Stories That Do Not Contain A Residential Board And Care Occupancy Above The Board And Care Occupancy



EGRESS PLAN

DEVELOPMENT TEAM

CONTRACTOR
STONE CONSTRUCTION
2181 107th Lane Northeast
Blaine, MN. 55434
Phone: 763–784–1950
Contact: Andrew Osterheim

OWNER
ATLAS VILLAS MEMORY CARE
1825 Main Street
Centerville, MN. 55038
Phone: 651–219–4953
Contact: Amber and Rick Gonion

ARCHITECT
LAMPERT ARCHITECTS
420 Summit Ave
St. Paul, MN 55102
Phone: 763–755–1211
Contact: James Berthiaume

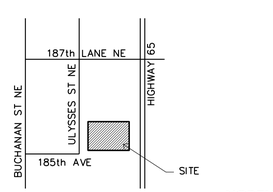
CIVIL ENGINEER
PLOWE ENGINEERING
6776 Lake Drive, Suite 110
Lino Lakes, MN 55014
Phone: 651–361–8210
Contact: Mohammad Abughazleh

ENGINEER
STROH ENGINEERING
P.O. Box 1058
Jerome, AZ 86331
Phone: 808–463–2256
Contact: Bernie Stroh

SHEET SCHEDULE

Sheet	Description
T1	Title Sheet
A1	Site Plan
L1	Landscape Plan
L2	Schematic Site Lighting Plan
A2.1	Partial Floor Plan (North)
A2.2	Partial Floor Plan (South)
A3.1	Partial Reflected Ceiling Plan (North)
A3.2	Partial Reflected Ceiling Plan (South)
A4.1	Partial Roof Plan (North)
A4.2	Partial Roof Plan (South)
A5	Building Elevations
A6	Building Section, Typ Unit Plan, Restroom Details
A7	Door Types, Wall Types, Window Types
A8	Wall Sections
S1.1	Partial Footing & Foundation Plan (North)
S1.2	Partial Footing & Foundation Plan (South)
S2.1	Partial Roof Framing Plan (North)
S2.2	Partial Roof Framing Plan (South)
S3	General Notes, Structural Details

VICINITY MAP



VICINITY MAP
NOT TO SCALE

NORTH

NOTE TO ALL DESIGN/BUILD CONTRACTORS AND THEIR SUB–CONTRACTORS:

THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER, OR ANY OTHER DESIGN/BUILD SUB–CONTRACTOR'S DOCUMENTS AS PERTAINING TO THE WORK FOR THIS PROJECT. IT IS THE DESIGN/BUILD SUB–CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGN/BUILD CONTRACTOR OF ANY CONFLICTS WITH THE ARCHITECTURAL AND STRUCTURAL DOCUMENTS DUE TO SIZES, LOCATIONS, QUANTITIES, ROUGH–IN DIMENSIONS AND CODE INTERPRETATIONS. THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT IMMEDIATELY OF ANY ARCHITECTURAL REVISIONS REQUIRED DUE TO THE COORDINATION OF EACH DESIGN/BUILD SUB–CONTRACTOR'S DOCUMENTS.

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert–arch.com

ARCHITECT CERTIFICATION:
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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
8/18/25
DATE

(763) 784–1950
FAX 784–9707

STONE CONSTRUCTION, INC.
2181 – 107th LANE N.E.
BLAINE, MINNESOTA 55434

ATLAS VILLAS MEMORY CARE
East Bethel, Minnesota

Copyright 2025
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

8/1/25	FINAL REVIEW
8/4/25	ISSUE FOR PERMIT

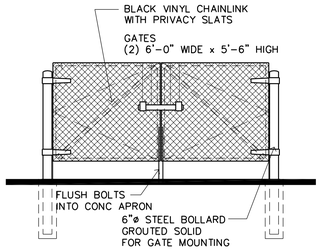
TITLE SHEET

Sheet Number

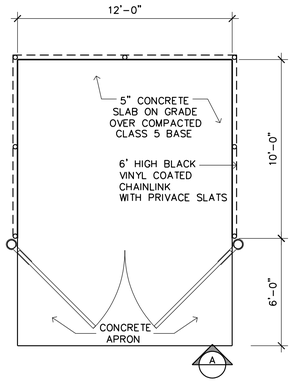
T1

Project No. 250522–4

Filename: ATLAS MEMORY CARE\ATLAS MEMORY CARE–T1



ELEVATION 'A'

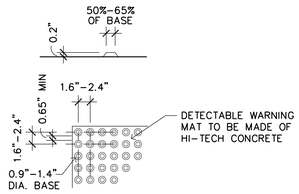


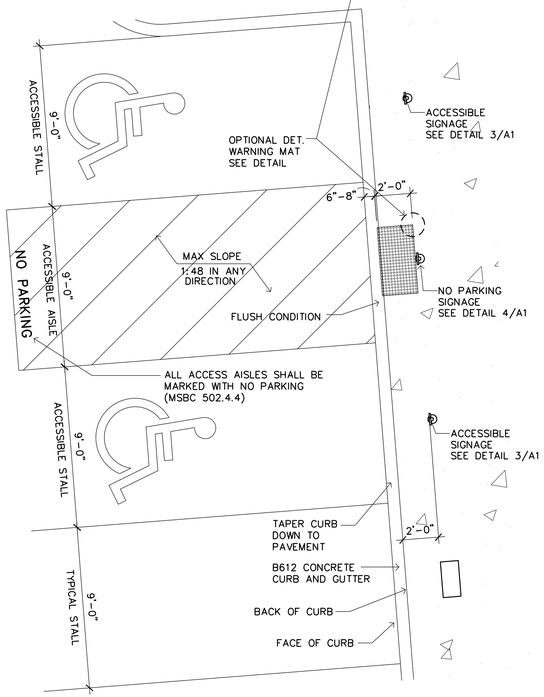
6 / A1 TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"

NOTE: WALKING SURFACE SHALL COMPLY WITH ICC/ANSI A117.1 SECTION 403 AND 705

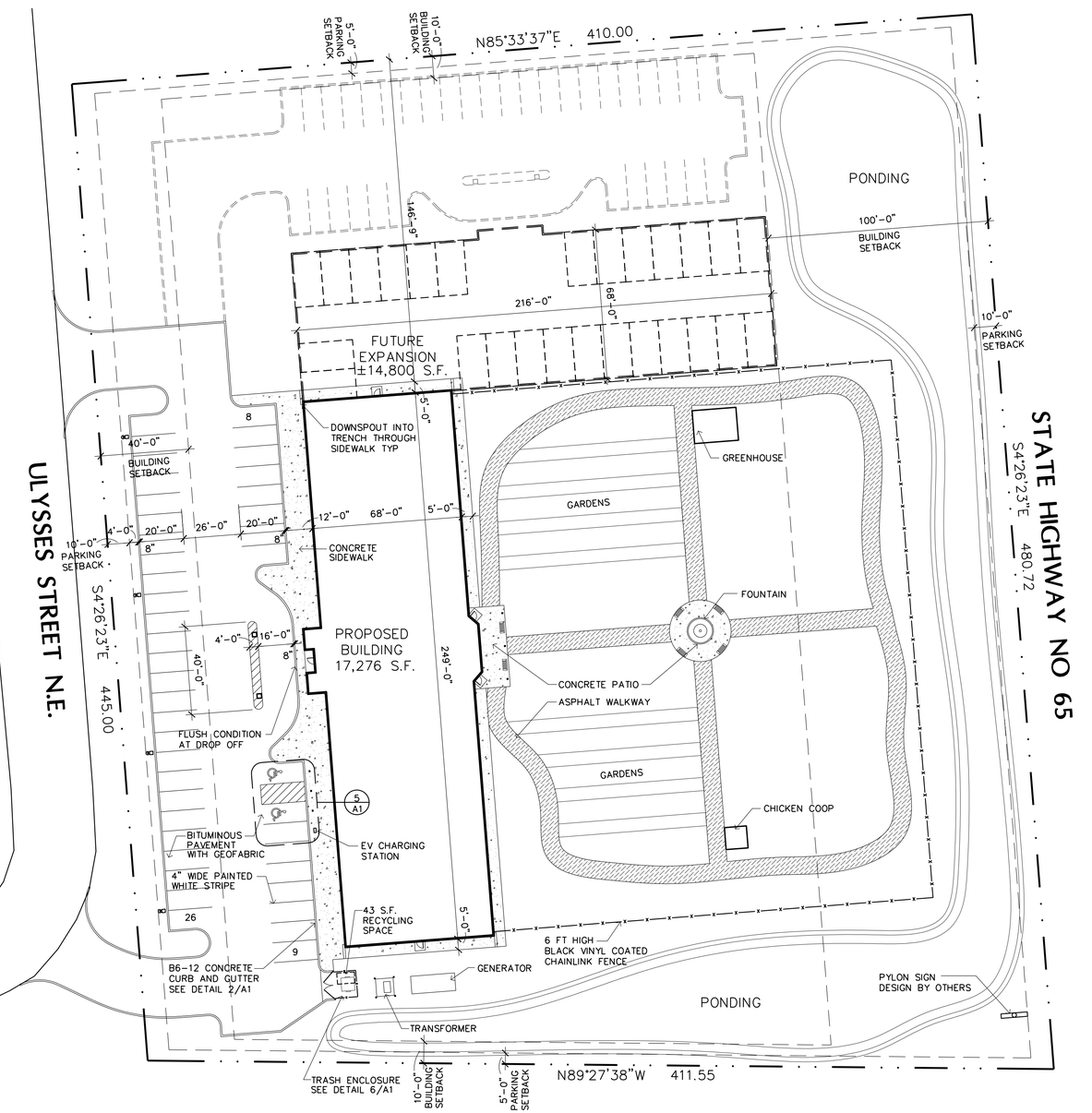
NOTE: CURB RAMP AND ACCESSIBLE AISLE/ STALL(S) SHALL BE DESIGNED TO PREVENT WATER FROM PONDING

NOTE: CROSS SLOPES ON WALKING SURFACE NOT TO EXCEED 1:48



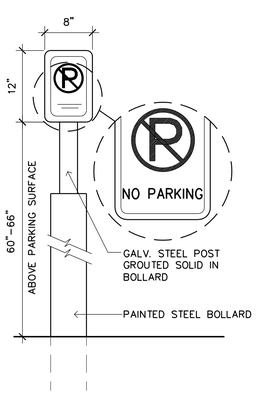


5 / A1 ACCESSIBLE CURB CUT
SCALE: 1/4" = 1'-0"

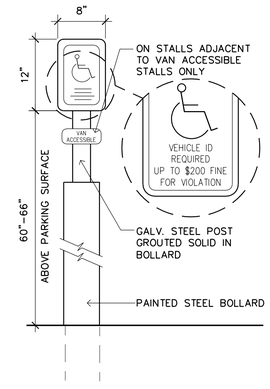


1 / A1 SITE PLAN
SCALE: 1" = 30'-0"

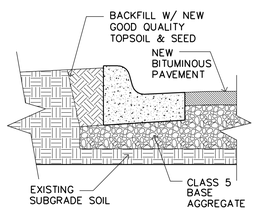
NORTH



4 / A1 NO PARKING SIGN
SCALE: 1" = 1'-0"



3 / A1 ACCESSIBLE PARKING SIGN
SCALE: 1" = 1'-0"



2 / A1 B6-12 CONCRETE CURB
SCALE: 1/2" = 1'-0"

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
8/4/25
DATE

(763) 784-1950
FAX 784-9707
STONE CONSTRUCTION, INC.
2181 - 107th LANE N.E.
BLAINE, MINNESOTA 55434

ATLAS VILLAS MEMORY CARE
East Bethel, Minnesota

Copyright 2025
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

7/8/25	PRELIMINARY
8/1/25	FINAL REVIEW
	ISSUE FOR PERMIT

SITE PLAN

Sheet Number

A1

Project No. 250522-4

Filename: ATLAS MEMORY CARE\ATLAS MEMORY CARE-A1

PLANTING SCHEDULE						
QTY.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	MTHD	REMARKS
2	IH	IMPERIAL HONEYLOCUST	GLEDITSIA TRICANTHOS	2.5" CAL.	BB	
4	CT	COFFEE TREE	GYMNOCLADUS DIOICUS	2.5" CAL.	BB	
3	SO	SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL.	BB	
14	BN	BIRDS NEST SPRUCE	PICEA ABIES NIDIFORMIS	18"–24" TALL	CONT.	
16	GG	GREEN GEM BOXWOOD	BUXUS	18"–24" TALL	CONT.	
10	LD	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS	18"–24" TALL	CONT.	
10	GM	GREEN MOUND ALPINE CURRANT	RIBES ALPINUM	18"–24" TALL	CONT.	
8	PA	PYRAMIDAL ARBORVITAE	THUJA OCCIDENTALIS	18"–24" TALL	CONT.	

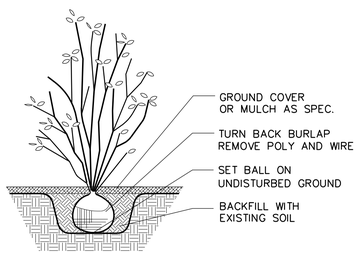
LANDSCAPE NOTES:

1. SEED/SOD AREAS AS SHOWN ON THE PLAN.
2. SEE PLAN FOR PLANTINGS LOCATED IN ROCK MULCH BED. ROCK MULCH BEDS SEPARATED FROM SOD BY BLACK VINYL EDGER. OTHER PLANTINGS TO HAVE WOOD MULCH RING TO PREVENT WEED GROWTH AND CONSERVE WATER.
3. UNDERGROUND IRRIGATION SYSTEM TO BE PROVIDED FOR ALL FOUNDATION PLANTINGS AND TURF AREAS. PROVIDE MOISTURE SENSOR. IRRIGATION DESIGN BY CONTRACTOR.
4. SEE PLAN FOR EXISTING TREES TO BE SAVED OR REMOVED

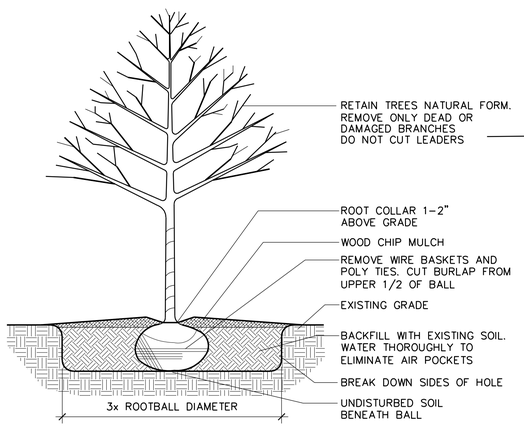
LANDSCAPE REQUIREMENT:

OVERSTORY/CONIFEROUS
17,276 S.F. AT 1/2,000 = 9 TREES REQUIRED
9 TREES PROVIDED

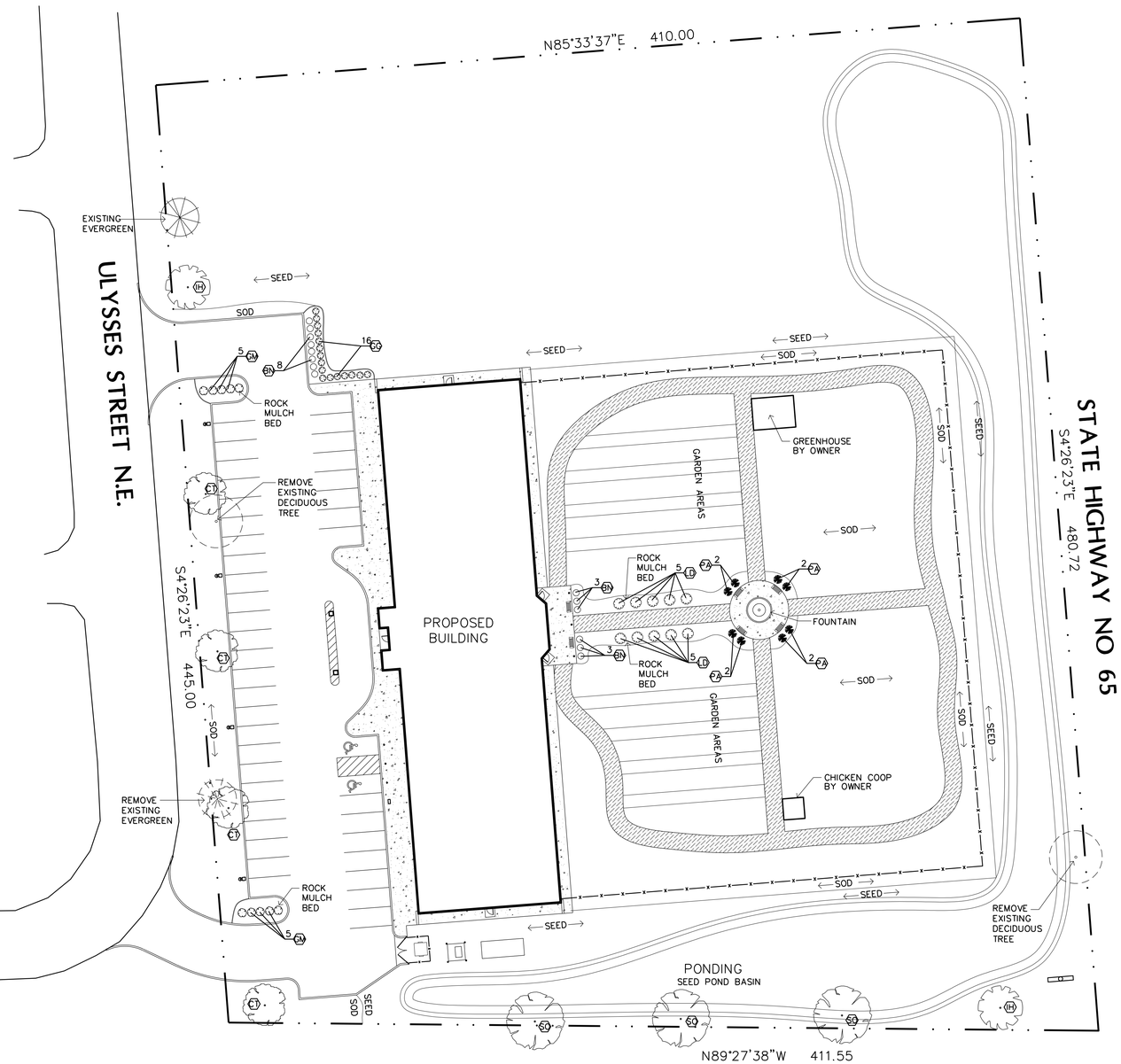
SHRUBS
17,276 S.F. AT 1/300 = 58 SHRUBS REQUIRED
58 SHRUBS PROVIDED



3 L1 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE



2 L1 TREE PLANTING DETAIL
SCALE: NOT TO SCALE



1 L1 LANDSCAPE PLAN
SCALE: 1" = 30'-0"

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

(763) 784-1950
FAX 784-9707
STONE CONSTRUCTION, INC.
2181 – 107th LANE N.E.
BLAINE, MINNESOTA 55434

ATLAS VILLAS MEMORY CARE

East Bethel, Minnesota

Copyright 2025
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

7/8/25	PRELIMINARY
8/1/25	FINAL REVIEW
8/4/25	ISSUE FOR PERMIT

LANDSCAPE PLAN

Sheet Number

L1

Project No. 250522–4

Filename: ATLAS MEMORY CARE\ATLAS MEMORY CARE–L1

PLAN NOTES:

1. LIGHTING SHOWN FOR SCHEMATIC PURPOSES ONLY. LIGHTING IS DESIGN-BUILD BY ELECTRICAL CONTRACTOR. VERIFY SIZE, STYLE, QUANTITY, AND LOCATION W/ OWNER AND CONTRACTOR. PROVIDE LIGHTING PHOTOMETRICS IF NECESSARY AT CITY'S REQUEST.

2. ALL LIGHTING IS TO BE SHIELDED/DIRECTED AWAY FROM ADJACENT PROPERTIES AND STREET RIGHT OF WAYS.

3. PROVIDE EMERGENCY EXIT LIGHTING AT ALL EXIT DOORS.

1/L2 SCHEMATIC SITE LIGHTING
SCALE: 1" = 30'-0"

NORTH

Filename: ATLAS MEMORY CARE\ATLAS MEMORY CARE-L2

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

(763) 784-1950
FAX 784-9707
STONE CONSTRUCTION, INC.
2181 - 107th LANE N.E.
BLAINE, MINNESOTA 55434

ATLAS VILLAS MEMORY CARE
East Bethel, Minnesota

Copyright 2025
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

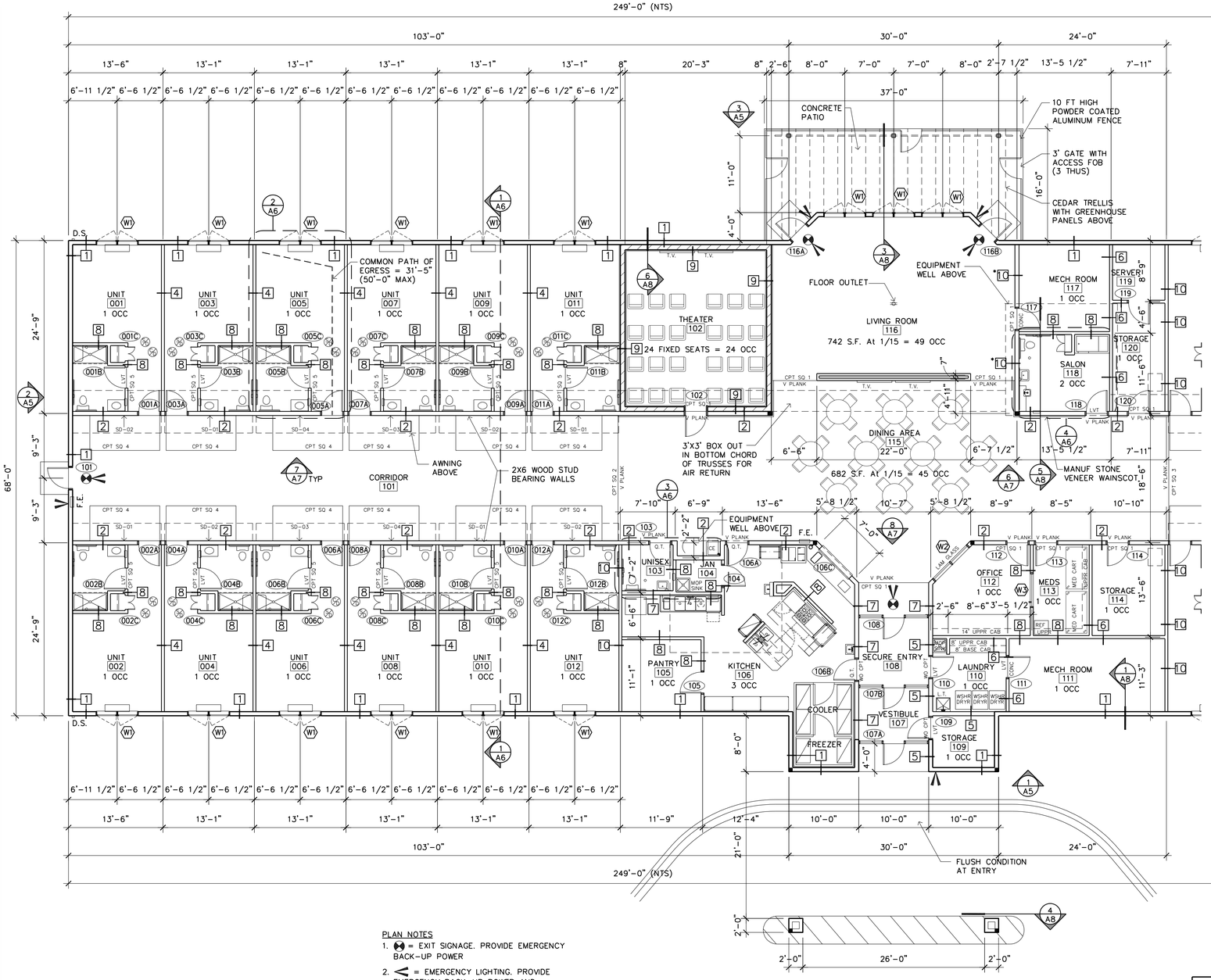
8/1/25	FINAL REVIEW
8/4/25	ISSUE FOR PERMIT

SCHEMATIC SITE LIGHTING

Sheet Number

L2

Project No. 250522-4



PLAN NOTES

1. ⊗ = EXIT SIGNAGE. PROVIDE EMERGENCY BACK-UP POWER
2. ◁ = EMERGENCY LIGHTING. PROVIDE EMERGENCY BACK-UP POWER AND (1) FOOT CANDLE AT THE WALKING SURFACE.
3. ▭ F.E. = FIRE EXTINGUISHER. VERIFY SIZE AND SPACING WITH BUILDING OFFICIAL.
4. ⊗ = SMOKE DETECTOR. PRIMARY POWER SHALL BE OTHER THAN BATTERY POWER ACTIVATION SHALL CAUSE A VISUAL DISPLAY ON THE CORRIDOR SIDE OF THE ROOM
5. ⊗ = CARBON MONOXIDE DETECTOR. PRIMARY POWER SHALL BE OTHER THAN BATTERY POWER
6. KITCHEN EQUIPMENT DESIGN IS BY TRIMARK. VERIFY EQUIPMENT SIZE, LAYOUT, AND ROUGH-INS WITH EQUIPMENT PLAN
7. THE OFFICE IS CONSTRUCTED AS REQUIRED FOR CORRIDORS AND IS ALLOWED TO BE OPEN TO THE CORRIDOR (IBC 407.2.2)

   THE SALON, DINING ROOM, AND LIVING ROOM IS CONSTRUCTED AS REQUIRED FOR CORRIDORS AND IS ALLOWED TO BE OPEN TO THE CORRIDOR (IBC 407.2.5)

   THE KITCHEN IS CONSTRUCTED AS REQUIRED FOR CORRIDORS AND IS ALLOWED TO BE OPEN TO THE CORRIDOR (IBC 407.2.6)

1 A2.1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

FLOORING TRANSITIONS
CPT SQ TO LVT
MANNINGTON MAT EDGING 3/16" 420 (ALMOND 403) OR EQUAL
CPT SQ TO Q.T.
SCHLUTER "RENO-TK" STAINLESS STEEL
LVT TO Q.T.
SCHLUTER "RENO-U" STAINLESS STEEL

GENERAL FINISHES

FLOORING

V PLANK = VINYL PLANK
MANNINGTON ADURA FLEX PLANK (FXP030), DOCKSIDE "SEASHELL"
6"X48" – 1/3 STAGGERED PATTERN

CPT SQ 1 = CARPET SQUARES
NOBLESSE TILE TEXTURED LOOP WITH ECOWORX BACKING, PEWTER 80501
24"X24" – 1/4 TURN

CPT SQ 2 = CARPET SQUARES
NOBLESSE TILE TEXTURED LOOP WITH ECOWORX BACKING, BLUE MARLIN 80400
24"X24" – 1/4 TURN

CPT SQ 3 = CARPET SQUARES
NOBLESSE TILE TEXTURED LOOP WITH ECOWORX BACKING, TROPIC NIGHT 30301
24"X24" – 1/4 TURN

CPT SQ 4 = CARPET SQUARES
NOBLESSE TILE TEXTURED LOOP WITH ECOWORX BACKING, MOONSCAPE 52502
24"X24" – 1/4 TURN

CPT SQ 5 = CARPET SQUARES
NOBLESSE TILE TEXTURED LOOP WITH ECOWORX BACKING, PEWTER 80501
24"X24" – 1/4 TURN

Q.T. = QUARRY TILE
QUARRY BASICS '507 PURITAN GRAY'
6"X6" – 1/8" GROUT JOINT (6" COVED BASE TO MATCH)
CEG-IG 100% SOLIDS INDUSTRIAL GRADE EPOXY GROUT
CUSTOM BUILDING PRODUCT #60 CHARCOAL

LVT = LUXURY VINYL TILE
MANNINGTON ADURA FLEXTILE, FXR430, LEGACY RIGID TILE "WHITE WITH GREY"
12"X24", 1/3 STAGGERED TILE PATTERN

CONC = SEALED CONCRETE

BASE

WOOD = 1/2"X6" PAINT GRADE POPLAR WITH EASED TOP EDGE PAINTED PT-01

Q.T. = QUARRY TILE
QUARRY BASICS '507 PURITAN GRAY'
6"X6" COVED – 1/8" GROUT JOINT
CEG-IG 100% SOLIDS INDUSTRIAL GRADE EPOXY GROUT
CUSTOM BUILDING PRODUCT #60 CHARCOAL

VINYL = 6" RUBBER WITH COVE FLOOR EDGE

WALLS

CT/WST = CERAMIC TILE WAINSCOT TO 5'-0" A.F.F.
DALTILE LARGO LR94, 'WHITE'

PT/GYP = PAINTED GYPSUM BOARD
PT-01 – SHERWIN WILLIAMS, DOVER WHITE (SW6385), SEMI-GLOSS
LOCATION – DOOR FRAMES, BASE AND TRIM AND UNIT BATH VANITIES
PT-02 – SHERWIN WILLIAMS, SILVERSTRAND (SW7057), EGGSHELL
LOCATION – UNIT WALLS
PT-03 – SHERWIN WILLIAMS, RAINWASHED (SW6211), EGGSHELL
LOCATION – UNIT BATH WALLS
PT-04 – SHERWIN WILLIAMS, CHINA DOLL (SW7517), EGGSHELL
LOCATION – LIVING AND DINING ROOM WALLS
PT-05 – SHERWIN WILLIAMS, GRASSLAND (SW6163), EGGSHELL
LOCATION – THEATER WALLS
PT-06 – SHERWIN WILLIAMS, REPOSE GRAY (SW7015), EGGSHELL
LOCATION – OFFICE, SALON WALLS
PT-07 – SHERWIN WILLIAMS, ACCESSIBLE BEIGE (SW7036), EGGSHELL
LOCATION – KITCHEN, UNISEX, LIVING/DINING FEATURE WALLS
PT-09 – SHERWIN WILLIAMS, COLONIAL REVIVAL STONE (SW2827), FLAT
LOCATION – EXTERIOR DOORS

CEILINGS

PT/GYP = PAINTED GYPSUM BOARD
PT-08 – SHERWIN WILLIAMS, PURE WHITE (SW7005), FLAT
LOCATION – CEILINGS

V. ACT = VINYL FACED CEILING TILES

COUNTERS

HANSTONE QUARTZ (OR EQUAL)
TRANQUILITY – RU613 – 2CM WITH 4 CM EDGE (EASED)

WALL PAPER

WP-01 – BLUE SKY AND CLOUDS
PROVIDED BY OWNER, INSTALLED BY G.C.
LOCATION – CORRIDOR CEILING
WP-02 – GREEN FOREST/PLANTS
PROVIDED BY OWNER, INSTALLED BY G.C.
LOCATION – CORRIDOR END WALLS

UNIT CORRIDOR WALLS

SD-01 – 6" CEMENT BOARD LAP SIDING
PAINTED SHERWIN WILLIAMS CT-158, OXFORD BLUE
SD-02 – 6" CEMENT BOARD LAP SIDING
PAINTED SHERWIN WILLIAMS CT-159, SEAGRASS
SD-03 – 6" CEMENT BOARD LAP SIDING
PAINTED SHERWIN WILLIAMS CT-204, CYPRESS
SD-04 – 6" CEMENT BOARD LAP SIDING
PAINTED SHERWIN WILLIAMS CT-160, SILVER ASH

MANUFACTURED STONE VENEER
BOULDER CREEK STONE – BLUFFSTONE "OUTBACK"
INDIANA LIMESTONE COMPANY – GRADE A, BEDFORD OR FULL COLOR BLEND
ROCK FACE WITHOUT DRIP EDGE

AWNING ROOF
GAF TIMERLINE HD "BARKWOOD" OR CERTINTEED LANDMARK PLUS "HEATHER BLEND"

ROOM FINISH SCHEDULE

RM#	DESCRIPTION	FLOOR	BASE	N.WALL	E.WALL	S.WALL	W.WALL	CLG.	HGHT	REMARKS
101	CORRIDOR	CPT SQ	WOOD	PT/GYP	PT/GYP	PT/GYP	PT/GYP	PT/GYP	VARIES	SEE PLAN FOR ACCENT CPT SQ
102	THEATER	CPT SQ	WOOD	PT/GYP	PT/GYP	PT/GYP	PT/GYP	PT/GYP	7'-10"	
103	UNISEX	Q.T.	Q.T.	CT/WST – SEE PLAN FOR LOCATIONS				PT/GYP	8'-10.75"	
104	JANITOR	Q.T.	Q.T.	PT/GYP	PT/GYP	PT/GYP	PT/GYP	PT/GYP	8'-10.75"	4 FT FRP AT MOP SINK
105	PANTRY	Q.T.	Q.T.	PT/GYP	PT/GYP	PT/GYP	PT/GYP	PT/GYP	8'-10.75"	
106	KITCHEN	Q.T.	Q.T.	CT/WST – SEE PLAN FOR LOCATIONS				V. ACT	8'-0"	
107	VESTIBULE	CPT SQ	WOOD	PT/GYP	PT/GYP	PT/GYP	PT/GYP	PT/GYP	14'-10.75"	
108	SECURE ENTRY	CPT SQ	WOOD	PT/GYP	PT/GYP	PT/GYP	PT/GYP	PT/GYP	8'-10.75"	
109	STORAGE	LVT	WOOD	PT/GYP	PT/GYP	PT/GYP	PT/GYP	PT/GYP	14'-10.75"	
110	LAUNDRY	LVT	WOOD	PT/GYP	PT/GYP	PT/GYP	PT/GYP	PT/GYP	8'-10.75"	
111	MECHANICAL	CONC	WOOD	PT/GYP	PT/GYP	PT/GYP	PT/GYP	PT/GYP	8'-10.75"	
112	OFFICE	CPT SQ	WOOD	PT/GYP	PT/GYP	PT/GYP	PT/GYP	PT/GYP	8'-10.75"	
113	MEDICATIONS	CPT SQ	WOOD	PT/GYP	PT/GYP	PT/GYP	PT/GYP	PT/GYP	8'-10.75"	
114	STORAGE	CPT SQ	WOOD	PT/GYP	PT/GYP	PT/GYP	PT/GYP	PT/GYP	8'-10.75"	
115	DINING ROOM	V PLANK	WOOD	PT/GYP	PT/GYP	PT/GYP	PT/GYP	PT/GYP	VARIES	
116	LIVING ROOM	CPT SQ	WOOD	PT/GYP	PT/GYP	PT/GYP	PT/GYP	PT/GYP	8'-10.75"	
117	MECHANICAL	CONC	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	PT/GYP	8'-10.75"	
118	SALON	LVT	WOOD	CT/WST – SEE PLAN FOR LOCATIONS				PT/GYP	8'-10.75"	
119	SERVER	CPT SQ	WOOD	PT/GYP	PT/GYP	PT/GYP	PT/GYP	PT/GYP	8'-10.75"	
120	STORAGE	CPT SQ	WOOD	PT/GYP	PT/GYP	PT/GYP	PT/GYP	PT/GYP	8'-10.75"	
121	CORRIDOR	CPT SQ	WOOD	PT/GYP	PT/GYP	PT/GYP	PT/GYP	PT/GYP	VARIES	SEE PLAN FOR ACCENT CPT SQ
001-026	UNITS	CPT SQ LVT/BATH	WOOD	PT/GYP	PT/GYP	PT/GYP	PT/GYP	PT/GYP	8'-10.75"	

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
8/4/25
DATE

(763) 784-1950
FAX 784-9707
STONE CONSTRUCTION, INC.
2181 – 107th LANE N.E.
BLAINE, MINNESOTA 55434

ATLAS MEMORY CARE
East Bethel, Minnesota

Copyright 2025
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

6/27/25	PRELIMINARY
8/1/25	FINAL REVIEW
8/4/25	ISSUE FOR PERMIT

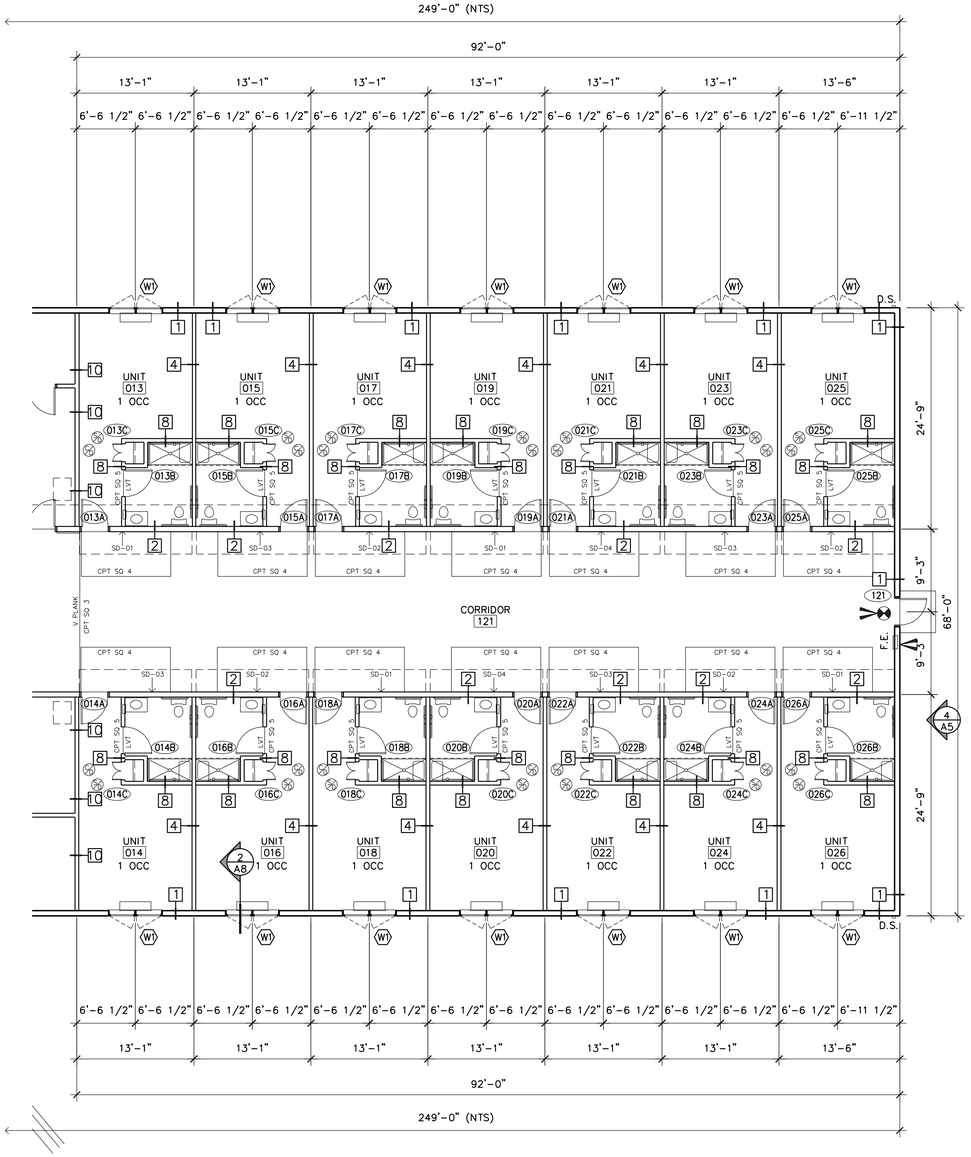
PARTIAL FLOOR PLAN (NORTH)

Sheet Number

A2.1

Project No. 250522-4

Filename: ATLAS MEMORY CARE\ATLAS MEMORY CARE-A2.1



PLAN NOTES

1. = EXIT SIGNAGE. PROVIDE EMERGENCY BACK-UP POWER
2. = EMERGENCY LIGHTING. PROVIDE EMERGENCY BACK-UP POWER AND (1) FOOT CANDLE AT THE WALKING SURFACE.
3. F.E. = FIRE EXTINGUISHER. VERIFY SIZE AND SPACING WITH BUILDING OFFICIAL.
4. = SMOKE DETECTOR. PRIMARY POWER SHALL BE OTHER THAN BATTERY POWER ACTIVATION SHALL CAUSE A VISUAL DISPLAY ON THE CORRIDOR SIDE OF THE ROOM
5. = CARBON MONOXIDE DETECTOR. PRIMARY POWER SHALL BE OTHER THAN BATTERY POWER
6. KITCHEN EQUIPMENT DESIGN IS BY TRIMARK. VERIFY EQUIPMENT SIZE, LAYOUT, AND ROUGH-INS WITH EQUIPMENT PLAN
7. THE OFFICE IS CONSTRUCTED AS REQUIRED FOR CORRIDORS AND IS ALLOWED TO BE OPEN TO THE CORRIDOR (IBC 407.2.2)

   THE SALON, DINING ROOM, AND LIVING ROOM IS CONSTRUCTED AS REQUIRED FOR CORRIDORS AND IS ALLOWED TO BE OPEN TO THE CORRIDOR (IBC 407.2.5)

   THE KITCHEN IS CONSTRUCTED AS REQUIRED FOR CORRIDORS AND IS ALLOWED TO BE OPEN TO THE CORRIDOR (IBC 407.2.6)

1 / A2.2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
8/4/25
DATE

(763) 784-1950
FAX 784-9707
STONE CONSTRUCTION, INC.
2181 - 107th LANE N.E.
BLAINE, MINNESOTA 55434

ATLAS MEMORY CARE
East Bethel, Minnesota

Copyright 2025
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL

Revisions

6/27/25	PRELIMINARY
8/1/25	FINAL REVIEW
8/4/25	ISSUE FOR PERMIT

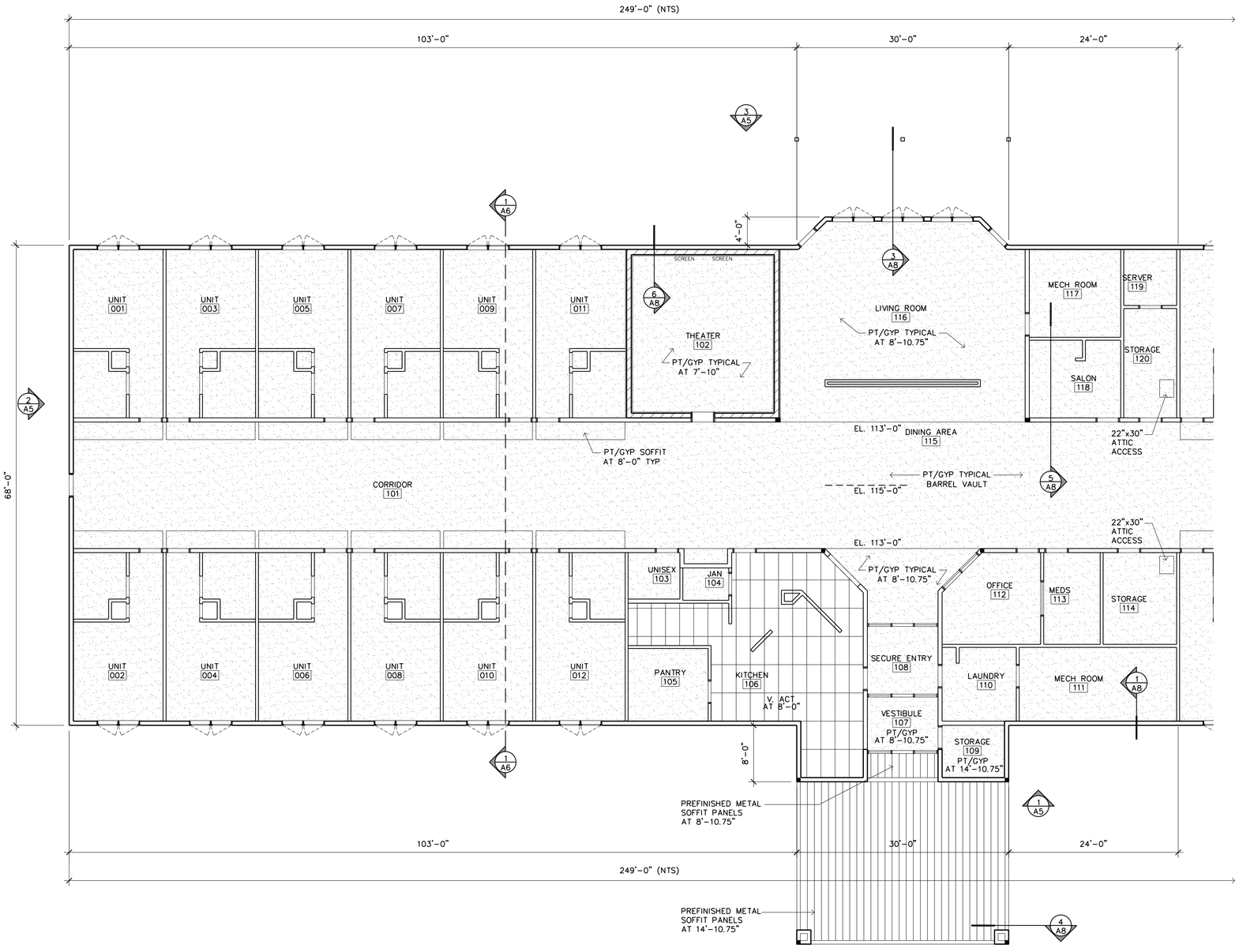
PARTIAL FLOOR PLAN (SOUTH)

Sheet Number

A2.2

Project No. 250522-4

Filename: ATLAS MEMORY CARE\ATLAS MEMORY CARE-A2.2



1 A3.1 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

NORTH

PLAN NOTES

1. REFLECTED CEILING PLAN IS FOR APPROXIMATE GRID PLACEMENT ONLY. VERIFY LOCATION OF ALL DIFFUSERS, SPRINKLER HEADS, LIGHTS, ETC. WITH APPROPRIATE DESIGN BUILD CONTRACTOR

Filename: ATLAS MEMORY CARE\ATLAS MEMORY CARE-A3.1

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
8/4/25
DATE

(763) 784-1950
FAX 784-9707
STONE CONSTRUCTION, INC.
2181 - 107th LANE N.E.
BLAINE, MINNESOTA 55434

ATLAS MEMORY CARE
East Bethel, Minnesota

Copyright 2025
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

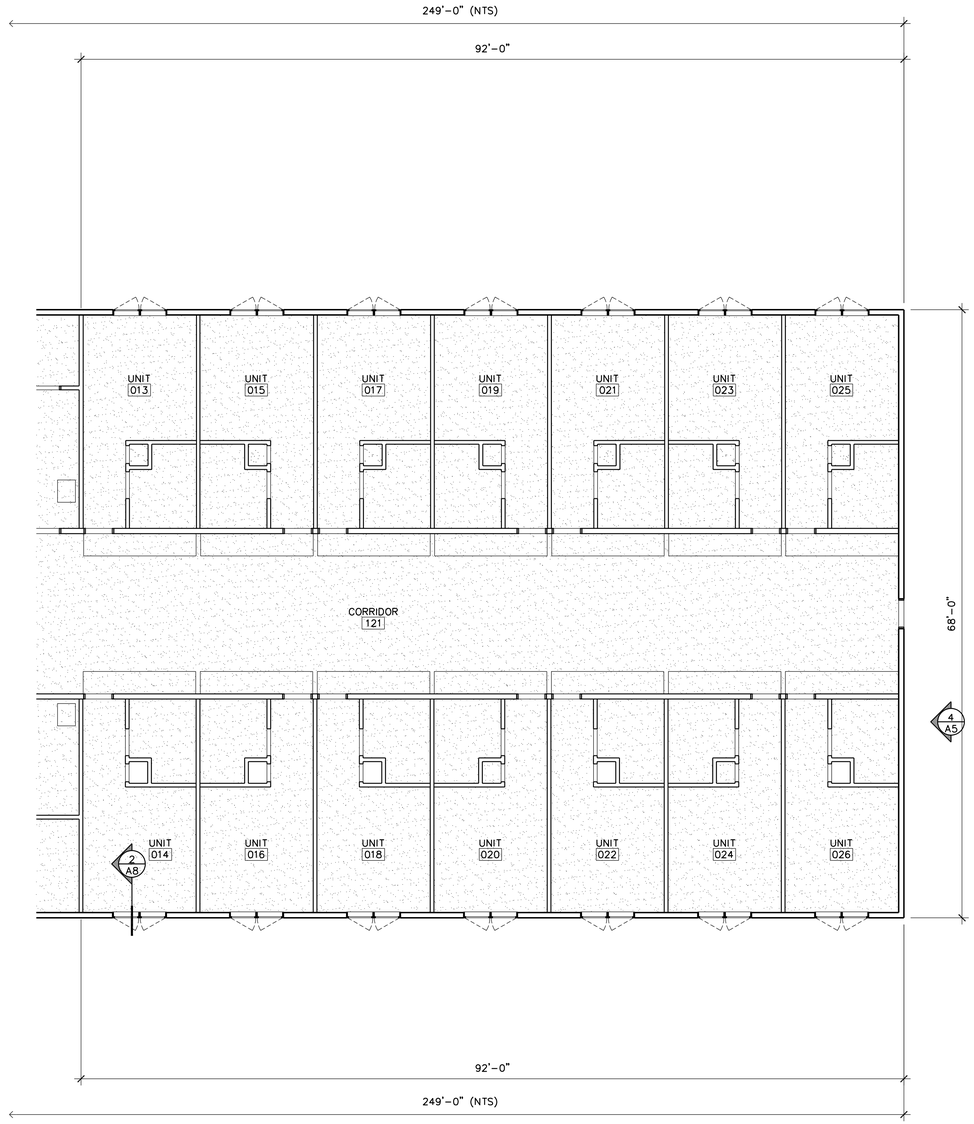
8/1/25	FINAL REVIEW
8/4/25	ISSUE FOR PERMIT

REFLECTEC CEILING PLAN (NORTH)

Sheet Number

A3.1

Project No. 250522-4



1 A3.2 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

NORTH

PLAN NOTES

1. REFLECTED CEILING PLAN IS FOR APPROXIMATE GRID PLACEMENT ONLY. VERIFY LOCATION OF ALL DIFFUSERS, SPRINKLER HEADS, LIGHTS, ETC. WITH APPROPRIATE DESIGN BUILD CONTRACTOR

Filename: ATLAS MEMORY CARE\ATLAS MEMORY CARE-A3.2

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
8/4/25
DATE

(763) 784-1950
FAX 784-9707
STONE CONSTRUCTION, INC.
2181 - 107th LANE N.E.
BLAINE, MINNESOTA 55434

ATLAS MEMORY CARE
East Bethel, Minnesota

Copyright 2025
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

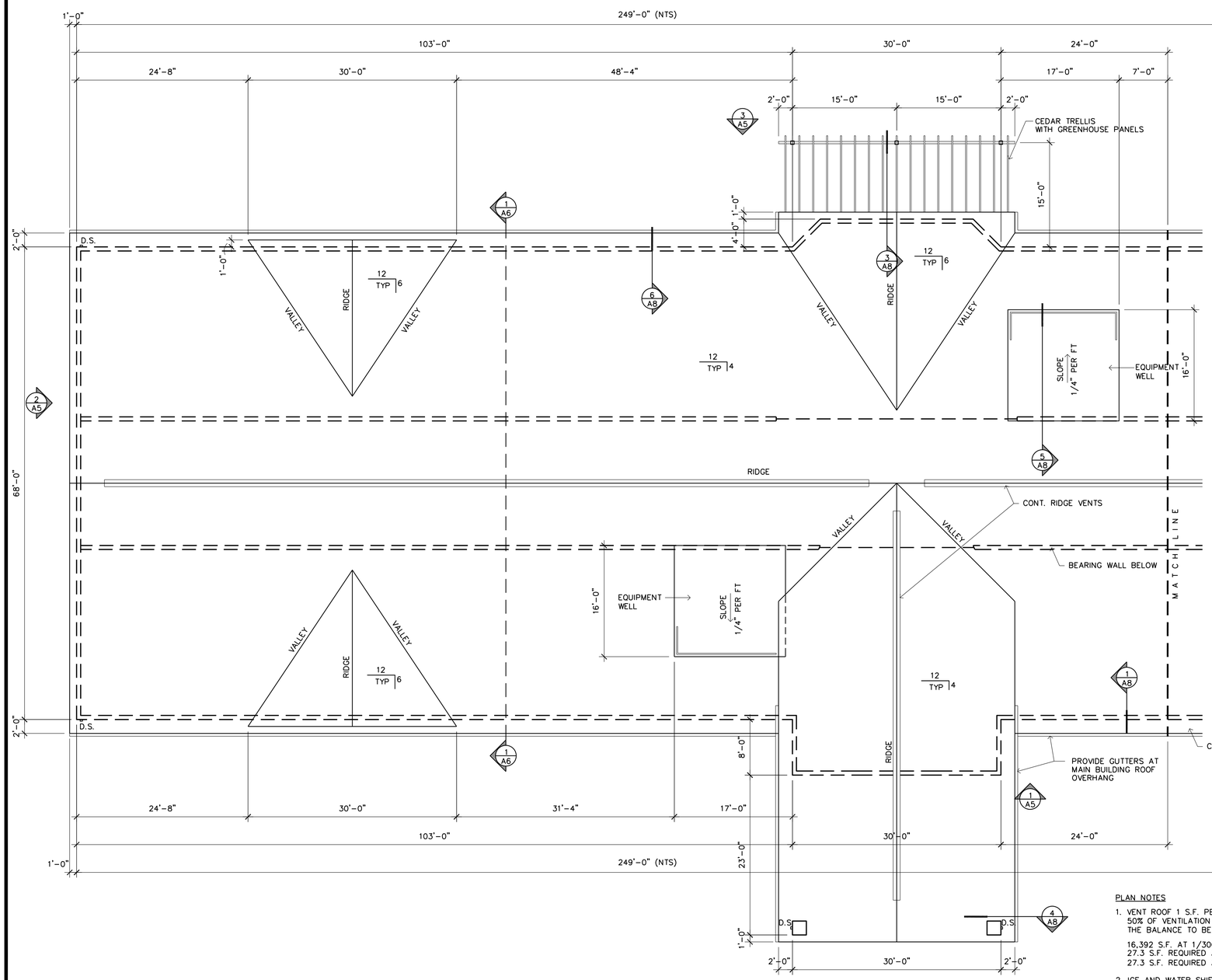
8/1/25	FINAL REVIEW
8/4/25	ISSUE FOR PERMIT

REFLECTEC CEILING PLAN (SOUTH)

Sheet Number

A3.2

Project No. 250522-4



1 A4.1 ROOF PLAN
SCALE: 1/8" = 1'-0"

NORTH

PLAN NOTES

1. VENT ROOF 1 S.F. PER 300 S.F. OF ROOF AREA
   50% OF VENTILATION TO BE NEAR THE RIDGE WITH THE BALANCE TO BE PROVIDED AT SOFFIT VENTS

   16,392 S.F. AT 1/300 = 54.6 S.F.
   27.3 S.F. REQUIRED AT RIDGE – CONT. RIDGE VENT PROVIDED
   27.3 S.F. REQUIRED AT EAVE – CONT. SOFFIT VENTS PROVIDED
2. ICE AND WATER SHIELD SHALL BE PROVIDED FROM THE ROOF EDGE TO 24" MINIMUM INSIDE THE EXTERIOR WALL LINE
   ICE AND WATER SHIELD SHALL BE PROVIDED FOR THE FULL LENGTH OF ALL VALLEYS
   MATERIALS SHALL BE SELF–ADHERING POLYMER MODIFIED BITUMIN SHEETS.
3. GALVANIZED FLASHING TO BE USED AT ALL ROOF PENETRATIONS AND VALLEYS.

Filename: ATLAS MEMORY CARE\ATLAS MEMORY CARE-A4.1

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
8/4/25
DATE

(763) 784-1950
FAX 784-9707
STONE CONSTRUCTION, INC.
2181 – 107th LANE N.E.
BLAINE, MINNESOTA 55434

ATLAS MEMORY CARE
East Bethel, Minnesota

Copyright 2025
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

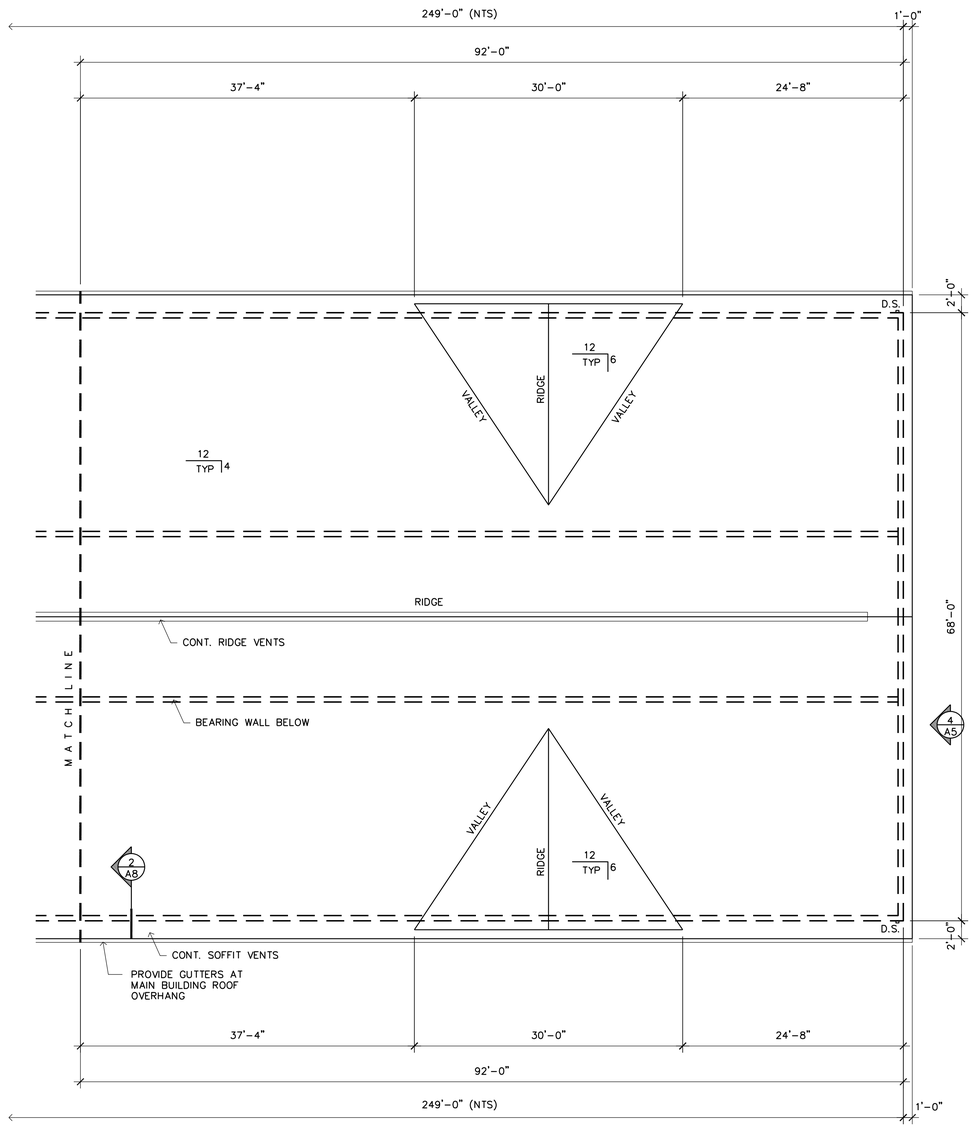
8/1/25	FINAL REVIEW
8/4/25	ISSUE FOR PERMIT

PARTIAL ROOF PLAN (NORTH)

Sheet Number

A4.1

Project No. 250522–4



PLAN NOTES

1. VENT ROOF 1 S.F. PER 300 S.F. OF ROOF AREA
   50% OF VENTILATION TO BE NEAR THE RIDGE WITH
   THE BALANCE TO BE PROVIDED AT SOFFIT VENTS

   16,392 S.F. AT 1/300 = 54.6 S.F.
   27.3 S.F. REQUIRED AT RIDGE – CONT. RIDGE VENT PROVIDED
   27.3 S.F. REQUIRED AT EAVE – CONT. SOFFIT VENTS PROVIDED

2. ICE AND WATER SHIELD SHALL BE PROVIDED FROM THE
   ROOF EDGE TO 24" MINIMUM INSIDE THE EXTERIOR WALL LINE
   ICE AND WATER SHIELD SHALL BE PROVIDED FOR THE
   FULL LENGTH OF ALL VALLEYS
   MATERIALS SHALL BE SELF-ADHERING POLYMER
   MODIFIED BITUMIN SHEETS.
3. GALVANIZED FLASHING TO BE USED AT ALL
   ROOF PENETRATIONS AND VALLEYS.

1 A4.2 ROOF PLAN
SCALE: 1/8" = 1'-0"

NORTH

LAMPERT
ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
8/4/25
DATE

(763) 784-1950
FAX 784-9707

STONE CONSTRUCTION, INC.
2181 – 107th LANE N.E.
BLAINE, MINNESOTA 55434

ATLAS MEMORY CARE
East Bethel, Minnesota

Copyright 2025
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

8/1/25	FINAL REVIEW
8/4/25	ISSUE FOR PERMIT

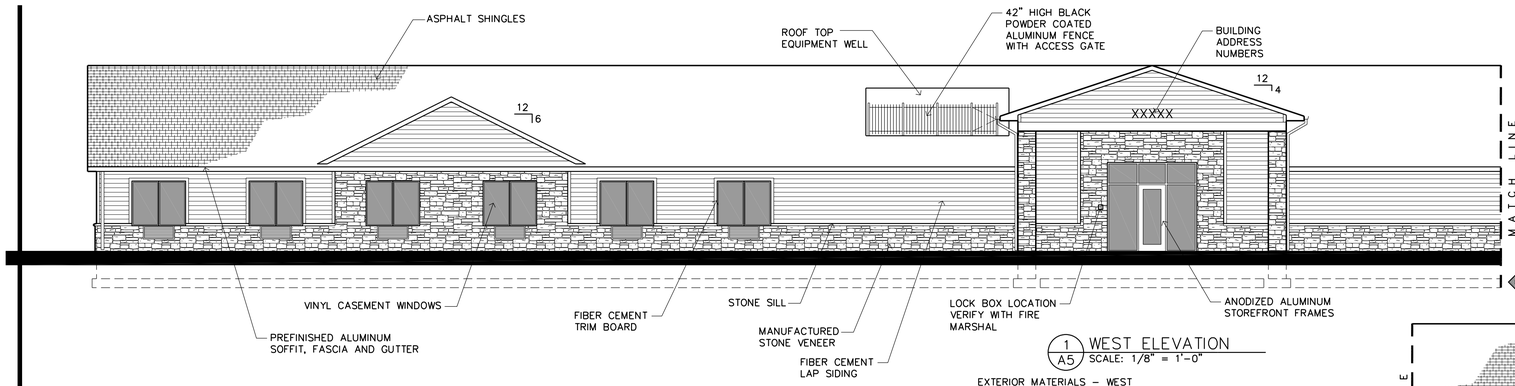
PARTIAL ROOF PLAN (SOUTH)

Sheet Number

A4.2

Project No. 250522-4

Filename: ATLAS MEMORY CARE\ATLAS MEMORY CARE-A4.2

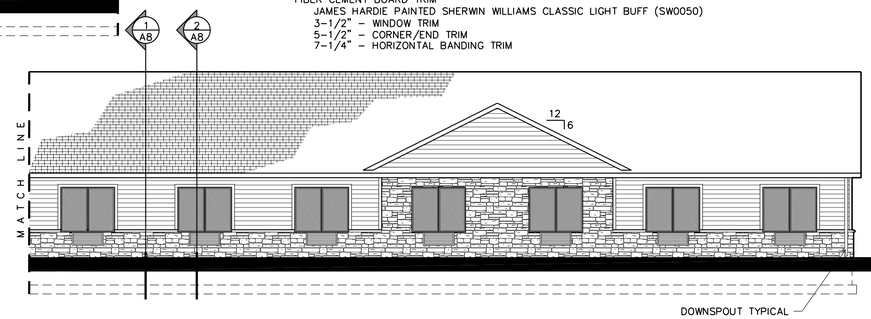


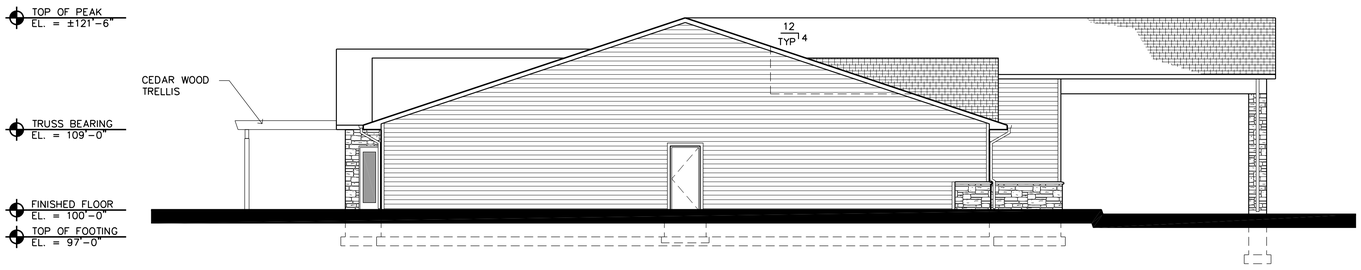
1/A5 WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS – WEST

FIBER CEMENT SIDING	– 519 S.F.	(23.0%)
MANUF STONE	– 1,038 S.F.	(45.9%)
WINDOWS	– 703 S.F.	(31.1%) > 20% MINIMUM FACING R.O.W.
	2,260 S.F.	(100%)

MANUFACTURED STONE VENEER
BOULDER CREEK STONE PRODUCTS
BLUFFSTONE – OUTBACK
STONE SILL
2-1/4" HIGH X 2-1/2" DEEP X 6'-0" LONG
INDIANA LIMESTONE COMPANY, GRADE A
BEDFORD OR FULL COLOR BLEND, ROCK FACE WITH DRIP EDGE
VINYL CASEMENT WINDOWS
ANDERSEN 100 OR EQUAL – WHITE INTERIOR AND EXTERIOR
ASPHALT SHINGLES
GAF TIMBERLINE HD "BARKWOOD"
ALT. CERTAINTEED LANDMARK PLUS "HEATHER BLEND"
ALUMINUM SOFFIT/FASCIA
ROLLEX CORPORATION, COLOR: SHELL
GUTTER AND DOWNSPOUT
PREFINISHED METAL TO MATCH SOFFIT/FASCIA
FIBER CEMENT BOARD SIDING
JAMES HARDIE PAINTED SHERWIN WILLIAMS PEARL GRAY (SW0052)
6" EXPOSURE
FIBER CEMENT BOARD TRIM
JAMES HARDIE PAINTED SHERWIN WILLIAMS CLASSIC LIGHT BUFF (SW0050)
3-1/2" – WINDOW TRIM
5-1/2" – CORNER/END TRIM
7-1/4" – HORIZONTAL BANDING TRIM

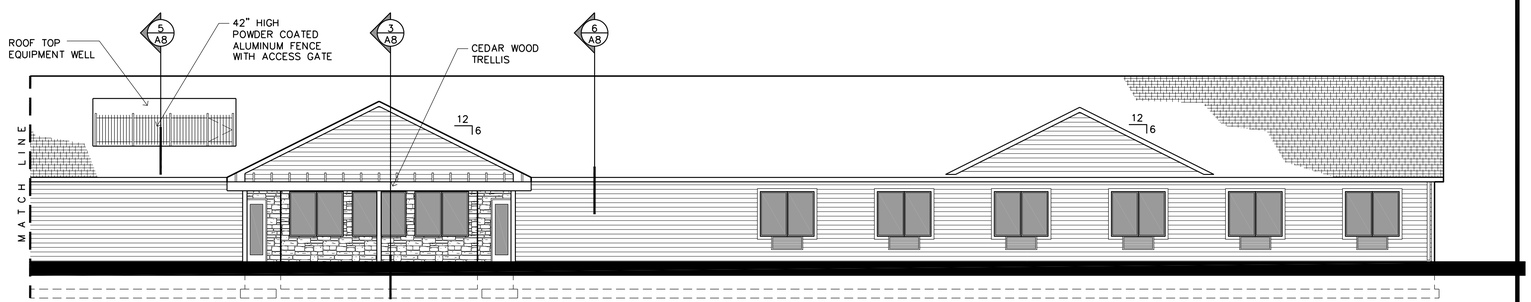


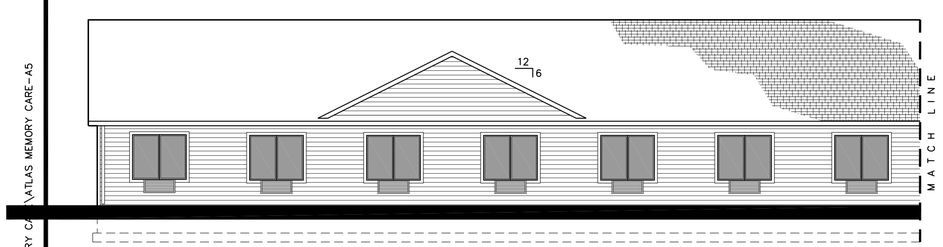


2/A5 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS – NORTH

FIBER CEMENT SIDING	– 1,101 S.F.	(93.1%)
MANUF STONE	– 58 S.F.	(4.9%)
WINDOWS	– 24 S.F.	(2.0%) > 20% MINIMUM FACING R.O.W.
	1,183 S.F.	(100%)

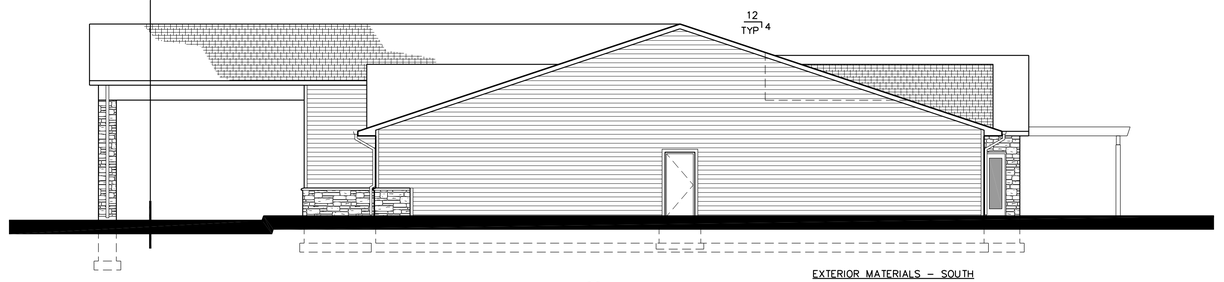




3/A5 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS – EAST

FIBER CEMENT SIDING	– 1,494 S.F.	(70.3%)
MANUF STONE	– 132 S.F.	(6.2%)
WINDOWS	– 498 S.F.	(23.5%) > 20% MINIMUM FACING R.O.W.
	2,124 S.F.	(100%)



4/A5 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS – SOUTH

FIBER CEMENT SIDING	– 1,101 S.F.	(93.1%)
MANUF STONE	– 58 S.F.	(4.9%)
WINDOWS	– 24 S.F.	(2.0%) > 20% MINIMUM FACING R.O.W.
	1,183 S.F.	(100%)

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
8/4/25
DATE

(763) 784-1950
FAX 784-9707
STONE CONSTRUCTION, INC.
2181 – 107th LANE N.E.
BLAINE, MINNESOTA 55434

ATLAS MEMORY CARE
East Bethel, Minnesota

Copyright 2025
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

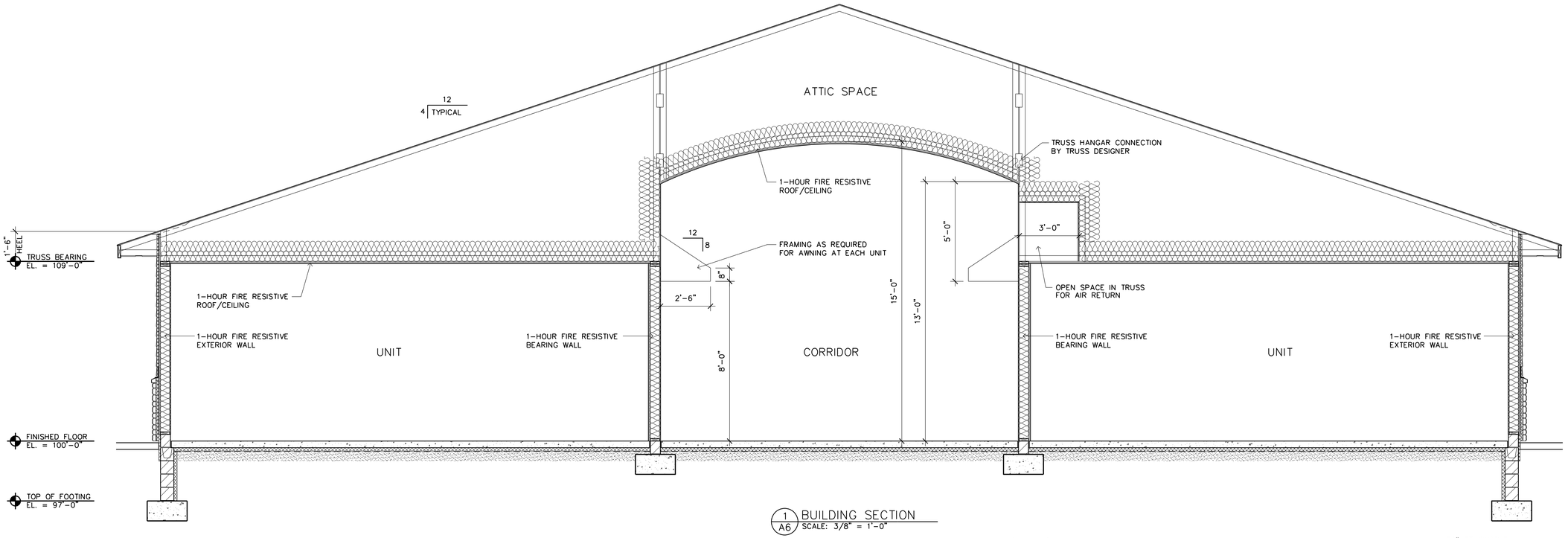
6/25/25	PRELIMINARY
8/1/25	FINAL REVIEW
8/4/25	ISSUE FOR PERMIT

BUILDING ELEVATIONS

Sheet Number
A5

Project No. 250522-4

Filename: ATLAS MEMORY CARE-A5 \ATLAS MEMORY CARE-A5



1 A6 BUILDING SECTION
SCALE: 3/8" = 1'-0"

SHOWER NOTES

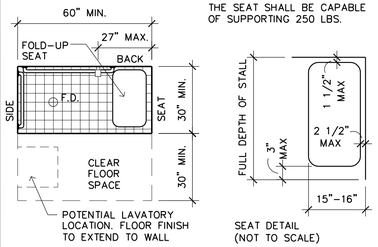
A SHOWER SPRAY UNIT WITH A HOSE AT LEAST 59" LONG THAT CAN BE USED BOTH AS A FIXED SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED

THRESHOLDS SHALL BE 1/2" MAX IN HEIGHT AND MUST BE BEVELED 1 UNIT VERT IN 2 UNITS HORIZ.

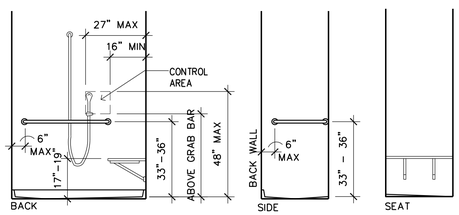
IF PROVIDED, ENCLOSURES FOR SHOWERS SHALL NOT OBSTRUCT CONTROLS OR TRANSFER FROM WHEEL CHAIRS ON TO SEATS OR INTO BATHTUBS.

WATER SHALL BE DELIVERED AT 120 DEGREES F MAXIMUM

THE SEAT SHALL BE CAPABLE OF SUPPORTING 250 LBS.



SEAT DETAIL
(NOT TO SCALE)



ACCESSIBLE ROLL-IN SHOWER

6 A6 SHOWER PLAN, DETAILS, AND NOTES
SCALE: 3/8" = 1'-0"

GRAB BARS

GRAB BARS SHALL BE 1 1/4"-2" IN DIAMETER. THE SPACE BETWEEN THE GRAB BAR AND THE WALL SHALL BE 1 1/2". A 1 1/2" MINIMUM CLEARANCE SHALL BE PROVIDED BELOW AND AT END OF THE GRAB BAR. A 12" MINIMUM CLEARANCE SHALL BE PROVIDED ABOVE THE GRAB BAR EXCEPT AT SHOWER CONTROLS. GRAB BARS SHALL NOT ROTATE IN THEIR FITTING AND SHALL SUPPORT 250 POUNDS MINIMUM.

FLUSH CONTROLS

FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED CONTROLS SHALL COMPLY WITH REQUIREMENTS FOR ACCESSIBLE OPERABLE PARTS. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET, EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS WHERE CONTROLS ARE PERMITTED ON EITHER SIDE OF THE WATER CLOSET.

ACCESSORIES

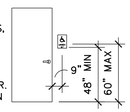
ALL WALL-MOUNTED DISPENSERS, WASTE DISPOSAL CONTAINERS, OR SIMILAR TOILET ACCESSORIES SHALL BE MOUNTED SO THAT THE OPERABLE PORTIONS OF SUCH ACCESSORIES COMPLIES WITH AN UNOBSTRUCTED FRONT OR SIDE REACH. THE MAXIMUM UNOBSTRUCTED REACH RANGE IS BETWEEN 15" AND 48" ABOVE THE FINISHED FLOOR. OBSTRUCTIONS PROTRUDING 20-25 FROM A WALL SHALL LIMIT THE HIGH REACH TO 44" MAXIMUM ABOVE THE FINISHED FLOOR.

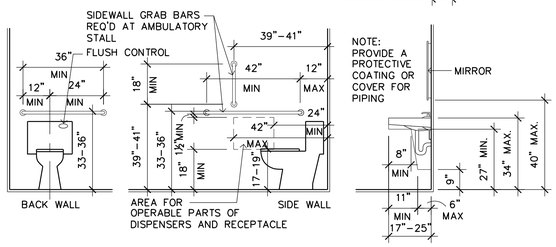
INTERIOR FINISHES

FLOORS IN TOILET, SHOWER, AND BATHING ROOMS ACCESSIBLE TO THE PUBLIC SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS CERAMIC TILE AND SHALL EXTEND UP THE WALLS AT LEAST 4". (IBC 1209.2.1) WALLS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE, TO 4 FEET A.F.F. (IBC 1209.2.2) SHOWER COMPARTMENT AND BATHTUB WALLS WITH SHOWER HEADS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS CERAMIC TILE TO 72" ABOVE THE DRAIN. (IBC 1209.2.3)

SIGNAGE

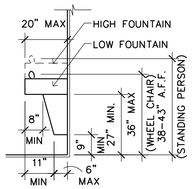
IDENTIFICATION SIGNAGE SHALL BE PROVIDED AT TOILET ROOMS. THE SIGNAGE SHALL INCLUDE TACTILE LETTERS INDICATING THE NAME OF THE SPACE, THE INT'L SYMBOL OF ACCESSIBILITY, AND BRAILLE CHARACTERS ACCORDING TO CHAPTER 703. MOUNT THE SIGN CENTERED AT 9" FROM THE LATCH SIDE OF THE DOOR AND MOUNT THE SIGN 48"-60" ABOVE THE FIN. FLR. WITH AN 18"X18" CLEAR FLOOR SPACE CENTERED ON THE SIGN



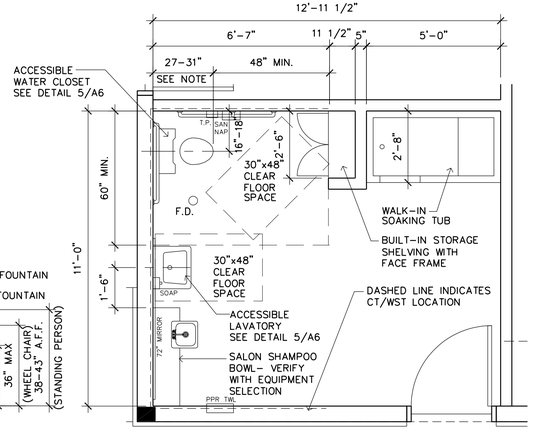


GRAB BARS AND ACCESSIBLE WATER CLOSETS

5 A6 RESTROOM DETAILS AND NOTES
SCALE: 3/8" = 1'-0"

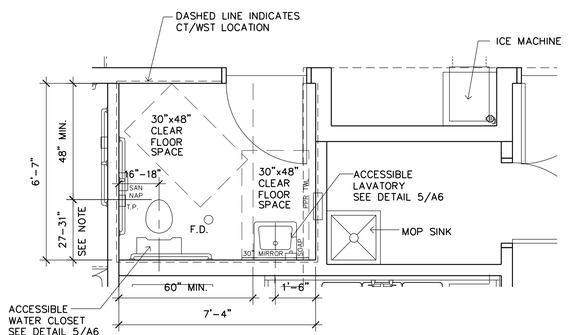


SPOUT HEIGHT, TOE/ KNEE SPACE



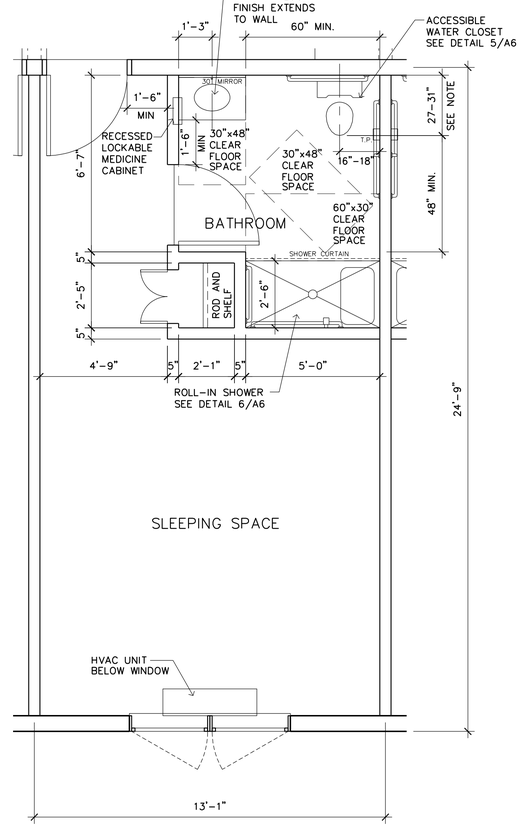
4 A6 ENLARGED RESTROOM PLAN
SCALE: 3/8" = 1'-0"

NOTE:
27" = WALL MOUNTED TOILET
31" = FLOOR MOUNTED TOILET



3 A6 ENLARGED RESTROOM PLAN
SCALE: 3/8" = 1'-0"

NOTE:
27" = WALL MOUNTED TOILET
31" = FLOOR MOUNTED TOILET



2 A6 ENLARGED UNIT PLAN
SCALE: 3/8" = 1'-0"

NOTE:
27" = WALL MOUNTED TOILET
31" = FLOOR MOUNTED TOILET

Filename: ATLAS MEMORY CARE\ATLAS MEMORY CARE-A6

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
8/4/25
DATE

(763) 784-1950
FAX 784-9707
STONE CONSTRUCTION, INC.
2181 - 107th LANE N.E.
BLAINE, MINNESOTA 55434

ATLAS MEMORY CARE
East Bethel, Minnesota

Copyright 2025
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

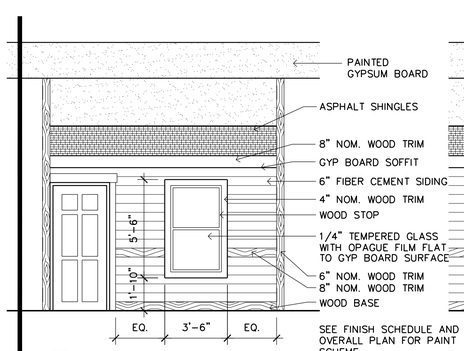
8/1/25	FINAL REVIEW
8/4/25	ISSUE FOR PERMIT

UNIT PLAN
RESTROOM DETAILS
BUILDING SECTION

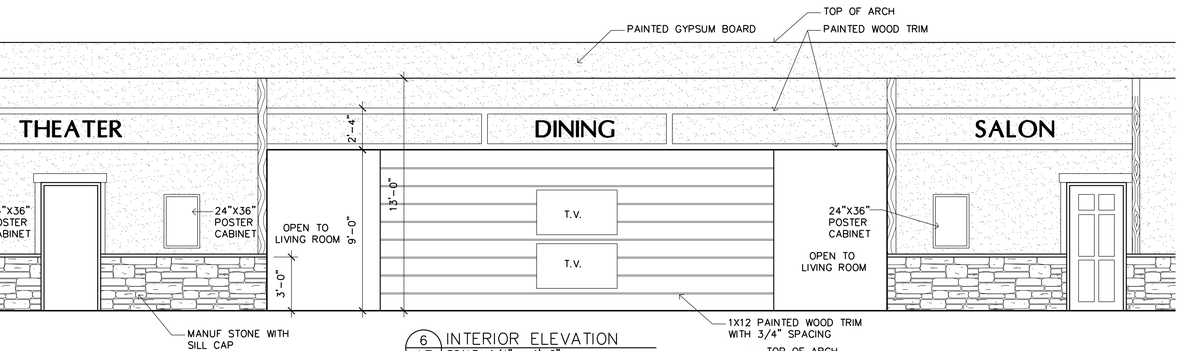
Sheet Number

A6

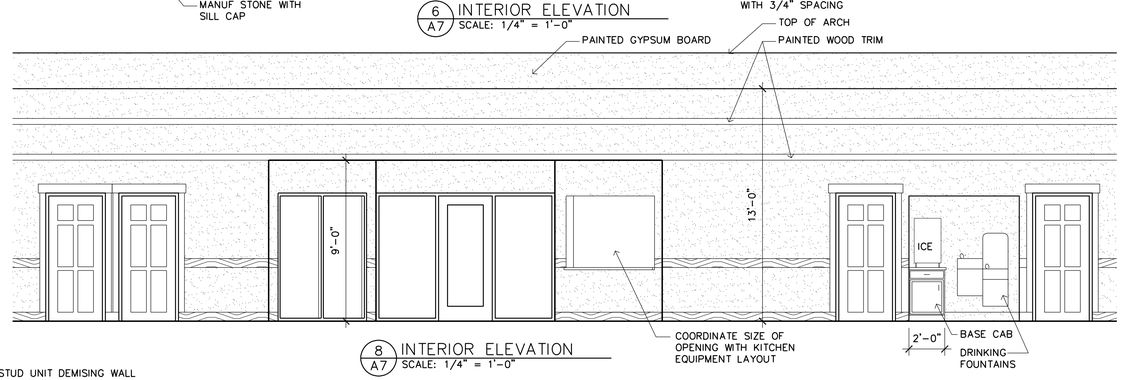
Project No. 250522-4



7 / A7 INTERIOR UNIT ELEVATION
SCALE: 1/4" = 1'-0"



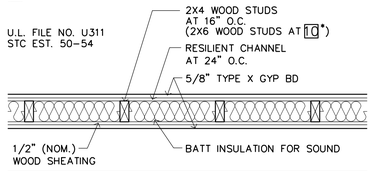
6 / A7 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



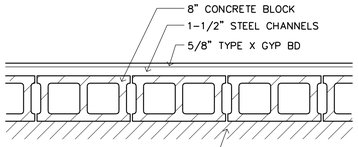
8 / A7 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: SHEAR WALL SHEATHING TO BE FASTENED TO THE INTERIOR STUDS FOR STRUCTURAL PURPOSES. THE ADDITION OF STRUCTURAL SHEATHING TO THE FRAMING MEMBERS WITHIN THE WALL ASSEMBLY SHALL BE ALLOWED CONTINGENT ON BUILDING OFFICIAL REVIEW. 1300.0110, SUBP. 13, ALTERNATIVE MATERIALS, DESIGN, AND METHODS OR CONSTRUCTION

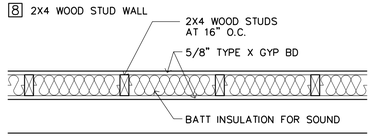
10 1 HOUR FIRE RESISTIVE 2X4 WOOD STUD WALL BUILT TO ROOF DECK



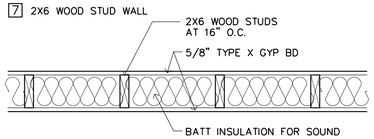
9 8" CONCRETE BLOCK WALL



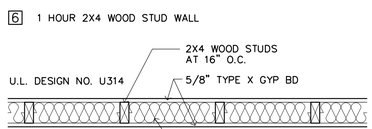
8 2X4 WOOD STUD WALL



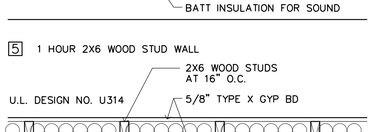
7 2X6 WOOD STUD WALL



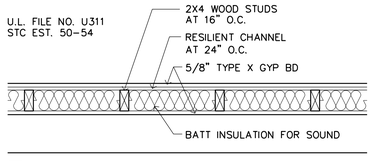
6 1 HOUR 2X4 WOOD STUD WALL



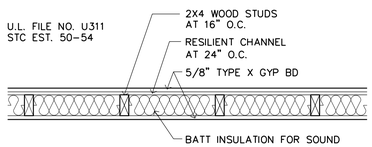
5 1 HOUR 2X6 WOOD STUD WALL



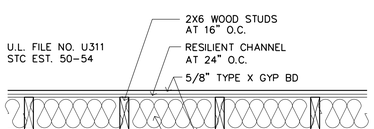
4 2X4 WOOD STUD UNIT DEMISING WALL



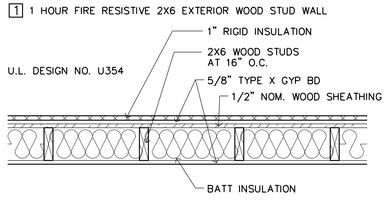
3 1 HOUR FIRE RESISTIVE 2X4 WOOD STUD WALL



2 1 HOUR FIRE RESISTIVE 2X6 WOOD STUD WALL

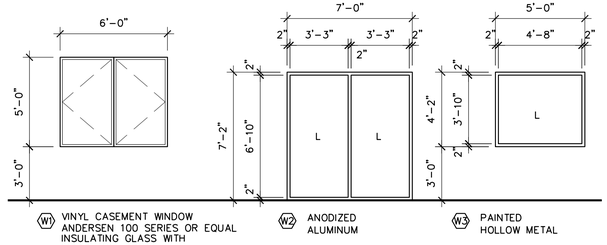


1 1 HOUR FIRE RESISTIVE 2X6 EXTERIOR WOOD STUD WALL

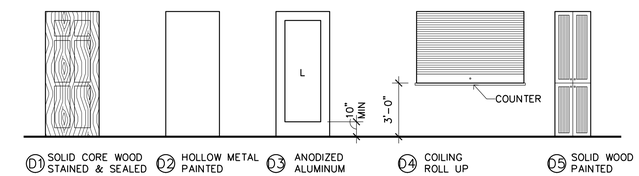


NOTE: EXTERIOR SHEATHING TO BE FASTENED TO THE EXTERIOR STUDS FOR STRUCTURAL PURPOSES. THE ADDITION OF STRUCTURAL SHEATHING TO THE FRAMING MEMBERS WITHIN THE WALL ASSEMBLY SHALL BE ALLOWED CONTINGENT ON BUILDING OFFICIAL REVIEW. 1300.0110, SUBP. 13, ALTERNATIVE MATERIALS, DESIGN, AND METHODS OR CONSTRUCTION

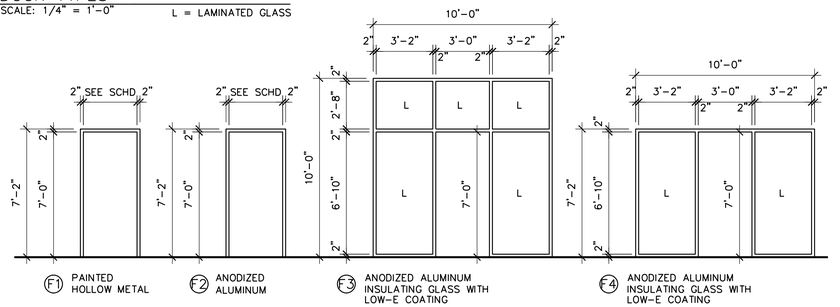
4 / A7 WALL TYPES
SCALE: 1/4" = 1'-0"



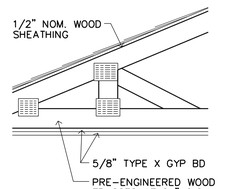
3 / A7 WINDOW TYPES
SCALE: 1/4" = 1'-0"
L = LAMINATED GLASS



2 / A7 DOOR TYPES
SCALE: 1/4" = 1'-0"
L = LAMINATED GLASS



1 / A7 DOOR FRAME TYPES
SCALE: 1/4" = 1'-0"
L = LAMINATED GLASS



1 HOUR FIRE RESISTIVE WOOD ROOF/CEILING

GA FILE NO. RC 2602

5 / A7 ROOF/CEILING TYPES
SCALE: 1/4" = 1'-0"

DOOR & FRAME SCHEDULE					
DR #	DOOR SIZE	THICK	DOOR	FRAME	REMARKS
101	3'-0"x7'-0"	1-3/4"	D3	F2	CL, INSUL GLASS, PH, MAG. LOCK
102	3'-0"x7'-0"	1-3/4"	D2	F1	LOCKSET, GASKETS, SWEEP
103	3'-0"x7'-0"	1-3/4"	D1	F1	PRIVACY SET
104	3'-0"x7'-0"	1-3/4"	D2	F1	LOCKSET
105	3'-0"x7'-0"	1-3/4"	D2	F1	LOCKSET
106A	3'-0"x7'-0"	1-3/4"	D1	F1	LOCKSET
106B	3'-0"x7'-0"	1-3/4"	D1	F1	LOCKSET
107A	3'-0"x7'-0"	1-3/4"	D3	F3	CL, INSULATING GLASS, PH
107B	3'-0"x7'-0"	1-3/4"	D3	F4	CL
108	3'-0"x7'-0"	1-3/4"	D3	F4	PH, CL, MAG. LOCK
109	3'-0"x7'-0"	1-3/4"	D1	F1	45 MINUTE RATED, LOCKSET
110	3'-0"x7'-0"	1-3/4"	D1	F1	45 MINUTE RATED, LOCKSET
111	3'-0"x7'-0"	1-3/4"	D2	F1	45 MINUTE RATED, LOCKSET
112	3'-0"x7'-0"	1-3/4"	D1	F1	LOCKSET
113	3'-0"x7'-0"	1-3/4"	D1	F1	LOCKSET
114	3'-0"x7'-0"	1-3/4"	D1	F1	45 MINUTE RATED, LOCKSET
116A	3'-0"x7'-0"	1-3/4"	D3	F2	CL, INSUL GLASS, PH, MAG. LOCK
116B	3'-0"x7'-0"	1-3/4"	D3	F2	CL, INSUL GLASS, PH, MAG. LOCK
116C	6'-0"x4'-0"	1"	D4	---	---
117	3'-0"x7'-0"	1-3/4"	D1	F1	CL, LOCKSET
118	3'-0"x7'-0"	1-3/4"	D1	F1	PRIVACY SET
119	3'-0"x7'-0"	1-3/4"	D2	F1	45 MINUTE RATED, LOCKSET
120	3'-0"x7'-0"	1-3/4"	D1	F1	45 MINUTE RATED, LOCKSET
121	3'-0"x7'-0"	1-3/4"	D3	F2	CL, INSUL GLASS, PH, MAG. LOCK

DOOR & FRAME SCHEDULE					
DR #	DOOR SIZE	THICK	DOOR	FRAME	REMARKS
001A	3'-0"x7'-0"	1-3/4"	D1	F1	PEEP HOLE, FOB, GASKETS, SWEEP
001B	3'-0"x7'-0"	1-3/4"	D1	PREHUNG	PRIVACY SET
001C	(2) 1'-0"x7'-0"	1"	D5	FACE FRM	
002A	3'-0"x7'-0"	1-3/4"	D1	F1	PEEP HOLE, FOB, GASKETS, SWEEP
002B	3'-0"x7'-0"	1-3/4"	D1	PREHUNG	PRIVACY SET
002C	(2) 1'-0"x7'-0"	1"	D5	FACE FRM	
003A	3'-0"x7'-0"	1-3/4"	D1	F1	PEEP HOLE, FOB, GASKETS, SWEEP
003B	3'-0"x7'-0"	1-3/4"	D1	PREHUNG	PRIVACY SET
003C	(2) 1'-0"x7'-0"	1"	D5	FACE FRM	
004A	3'-0"x7'-0"	1-3/4"	D1	F1	PEEP HOLE, FOB, GASKETS, SWEEP
004B	3'-0"x7'-0"	1-3/4"	D1	PREHUNG	PRIVACY SET
004C	(2) 1'-0"x7'-0"	1"	D5	FACE FRM	
005A	3'-0"x7'-0"	1-3/4"	D1	F1	PEEP HOLE, FOB, GASKETS, SWEEP
005B	3'-0"x7'-0"	1-3/4"	D1	PREHUNG	PRIVACY SET
005C	(2) 1'-0"x7'-0"	1"	D5	FACE FRM	
006A	3'-0"x7'-0"	1-3/4"	D1	F1	PEEP HOLE, FOB, GASKETS, SWEEP
006B	3'-0"x7'-0"	1-3/4"	D1	PREHUNG	PRIVACY SET
006C	(2) 1'-0"x7'-0"	1"	D5	FACE FRM	
007A	3'-0"x7'-0"	1-3/4"	D1	F1	PEEP HOLE, FOB, GASKETS, SWEEP
007B	3'-0"x7'-0"	1-3/4"	D1	PREHUNG	PRIVACY SET
007C	(2) 1'-0"x7'-0"	1"	D5	FACE FRM	
008A	3'-0"x7'-0"	1-3/4"	D1	F1	PEEP HOLE, FOB, GASKETS, SWEEP
008B	3'-0"x7'-0"	1-3/4"	D1	PREHUNG	PRIVACY SET
008C	(2) 1'-0"x7'-0"	1"	D5	FACE FRM	
009A	3'-0"x7'-0"	1-3/4"	D1	F1	PEEP HOLE, FOB, GASKETS, SWEEP
009B	3'-0"x7'-0"	1-3/4"	D1	PREHUNG	PRIVACY SET
009C	(2) 1'-0"x7'-0"	1"	D5	FACE FRM	
010A	3'-0"x7'-0"	1-3/4"	D1	F1	PEEP HOLE, FOB, GASKETS, SWEEP
010B	3'-0"x7'-0"	1-3/4"	D1	PREHUNG	PRIVACY SET
010C	(2) 1'-0"x7'-0"	1"	D5	FACE FRM	
011A	3'-0"x7'-0"	1-3/4"	D1	F1	PEEP HOLE, FOB, GASKETS, SWEEP
011B	3'-0"x7'-0"	1-3/4"	D1	PREHUNG	PRIVACY SET
011C	(2) 1'-0"x7'-0"	1"	D5	FACE FRM	
012A	3'-0"x7'-0"	1-3/4"	D1	F1	PEEP HOLE, FOB, GASKETS, SWEEP
012B	3'-0"x7'-0"	1-3/4"	D1	PREHUNG	PRIVACY SET
012C	(2) 1'-0"x7'-0"	1"	D5	FACE FRM	
013A	3'-0"x7'-0"	1-3/4"	D1	F1	PEEP HOLE, FOB, GASKETS, SWEEP
013B	3'-0"x7'-0"	1-3/4"	D1	PREHUNG	PRIVACY SET
013C	(2) 1'-0"x7'-0"	1"	D5	FACE FRM	
014A	3'-0"x7'-0"	1-3/4"	D1	F1	PEEP HOLE, FOB, GASKETS, SWEEP
014B	3'-0"x7'-0"	1-3/4"	D1	PREHUNG	PRIVACY SET
014C	(2) 1'-0"x7'-0"	1"	D5	FACE FRM	
015A	3'-0"x7'-0"	1-3/4"	D1	F1	PEEP HOLE, FOB, GASKETS, SWEEP
015B	3'-0"x7'-0"	1-3/4"	D1	PREHUNG	PRIVACY SET
015C	(2) 1'-0"x7'-0"	1"	D5	FACE FRM	
016A	3'-0"x7'-0"	1-3/4"	D1	F1	PEEP HOLE, FOB, GASKETS, SWEEP
016B	3'-0"x7'-0"	1-3/4"	D1	PREHUNG	PRIVACY SET
016C	(2) 1'-0"x7'-0"	1"	D5	FACE FRM	
017A	3'-0"x7'-0"	1-3/4"	D1	F1	PEEP HOLE, FOB, GASKETS, SWEEP
017B	3'-0"x7'-0"	1-3/4"	D1	PREHUNG	PRIVACY SET
017C	(2) 1'-0"x7'-0"	1"	D5	FACE FRM	
018A	3'-0"x7'-0"	1-3/4"	D1	F1	PEEP HOLE, FOB, GASKETS, SWEEP
018B	3'-0"x7'-0"	1-3/4"	D1	PREHUNG	PRIVACY SET
018C	(2) 1'-0"x7'-0"	1"	D5	FACE FRM	
019A	3'-0"x7'-0"	1-3/4"	D1	F1	PEEP HOLE, FOB, GASKETS, SWEEP
019B	3'-0"x7'-0"	1-3/4"	D1	PREHUNG	PRIVACY SET
019C	(2) 1'-0"x7'-0"	1"	D5	FACE FRM	
020A	3'-0"x7'-0"	1-3/4"	D1	F1	PEEP HOLE, FOB, GASKETS, SWEEP
020B	3'-0"x7'-0"	1-3/4"	D1	PREHUNG	PRIVACY SET
020C	(2) 1'-0"x7'-0"	1"	D5	FACE FRM	
021A	3'-0"x7'-0"	1-3/4"	D1	F1	PEEP HOLE, FOB, GASKETS, SWEEP
021B	3'-0"x7'-0"	1-3/4"	D1	PREHUNG	PRIVACY SET
021C	(2) 1'-0"x7'-0"	1"	D5	FACE FRM	
022A	3'-0"x7'-0"	1-3/4"	D1	F1	PEEP HOLE, FOB, GASKETS, SWEEP
022B	3'-0"x7'-0"	1-3/4"	D1	PREHUNG	PRIVACY SET
022C	(2) 1'-0"x7'-0"	1"	D5	FACE FRM	
023A	3'-0"x7'-0"	1-3/4"	D1	F1	PEEP HOLE, FOB, GASKETS, SWEEP
023B	3'-0"x7'-0"	1-3/4"	D1	PREHUNG	PRIVACY SET
023C	(2) 1'-0"x7'-0"	1"	D5	FACE FRM	
024A	3'-0"x7'-0"	1-3/4"	D1	F1	PEEP HOLE, FOB, GASKETS, SWEEP
024B	3'-0"x7'-0"	1-3/4"	D1	PREHUNG	PRIVACY SET
024C	(2) 1'-0"x7'-0"	1"	D5	FACE FRM	
025A	3'-0"x7'-0"	1-3/4"	D1	F1	PEEP HOLE, FOB, GASKETS, SWEEP
025B	3'-0"x7'-0"	1-3/4"	D1	PREHUNG	PRIVACY SET
025C	(2) 1'-0"x7'-0"	1"	D5	FACE FRM	
026A	3'-0"x7'-0"	1-3/4"	D1	F1	PEEP HOLE, FOB, GASKETS, SWEEP
026B	3'-0"x7'-0"	1-3/4"	D1	PREHUNG	PRIVACY SET
026C	(2) 1'-0"x7'-0"	1"	D5	FACE FRM	

NOTES:
1. ALL DOOR HARDWARE TO BE SPECIFIED & PROVIDED BY CONTRACTOR
2. ALL EXIT HARDWARE SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. MOUNT HARDWARE BETWEEN 34"-48" (ANSI A117.1-404.2.6)
3. PROVIDE A KNOX BRAND FIRE DEPARTMENT KEY BOX AS SPECIFIED BY THE FIRE MARSHAL
4. MAGNETIC LOCKS TO COMPLY WITH IBC 1010.1.9.7
5. PH = PANIC HARDWARE
6. CL = CLOSER REQUIRED

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
8/4/25
DATE

(763) 784-1950
FAX 784-9707
STONE CONSTRUCTION, INC.
2181 - 107th LANE N.E.
BLAINE, MINNESOTA 55434

ATLAS MEMORY CARE
East Bethel, Minnesota

Copyright 2025
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

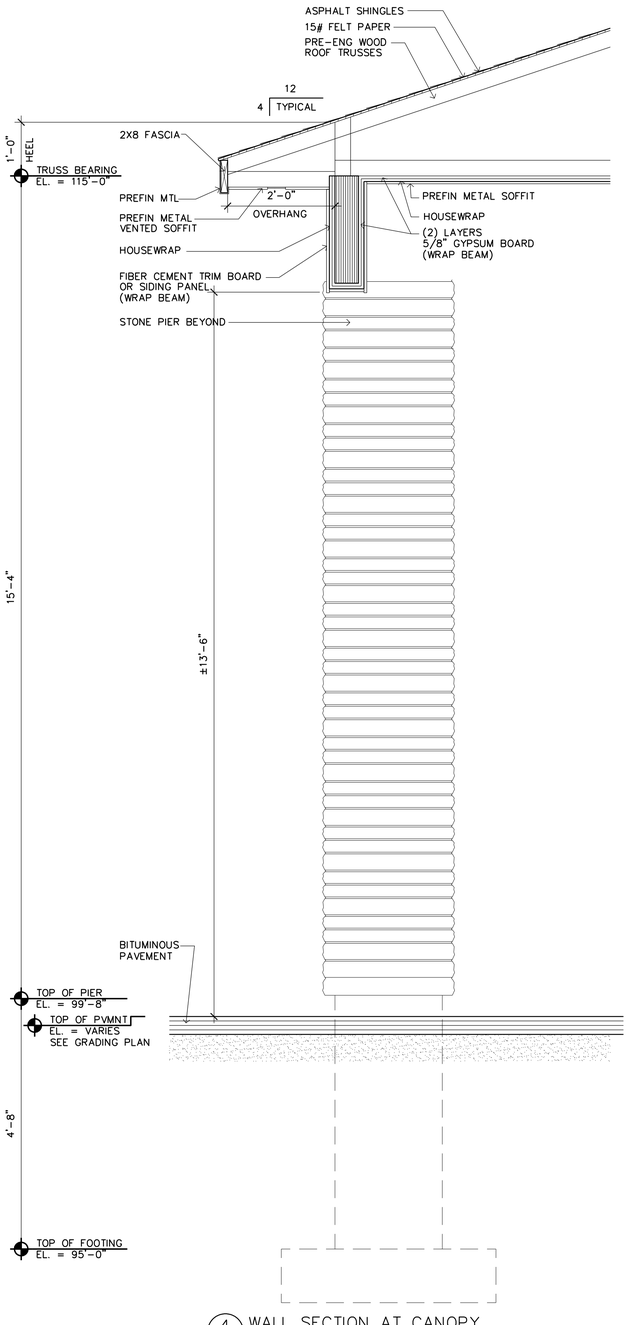
8/1/25	FINAL REVIEW
8/4/25	ISSUE FOR PERMIT

DOOR TYPES
WINDOW TYPES
WALL TYPES

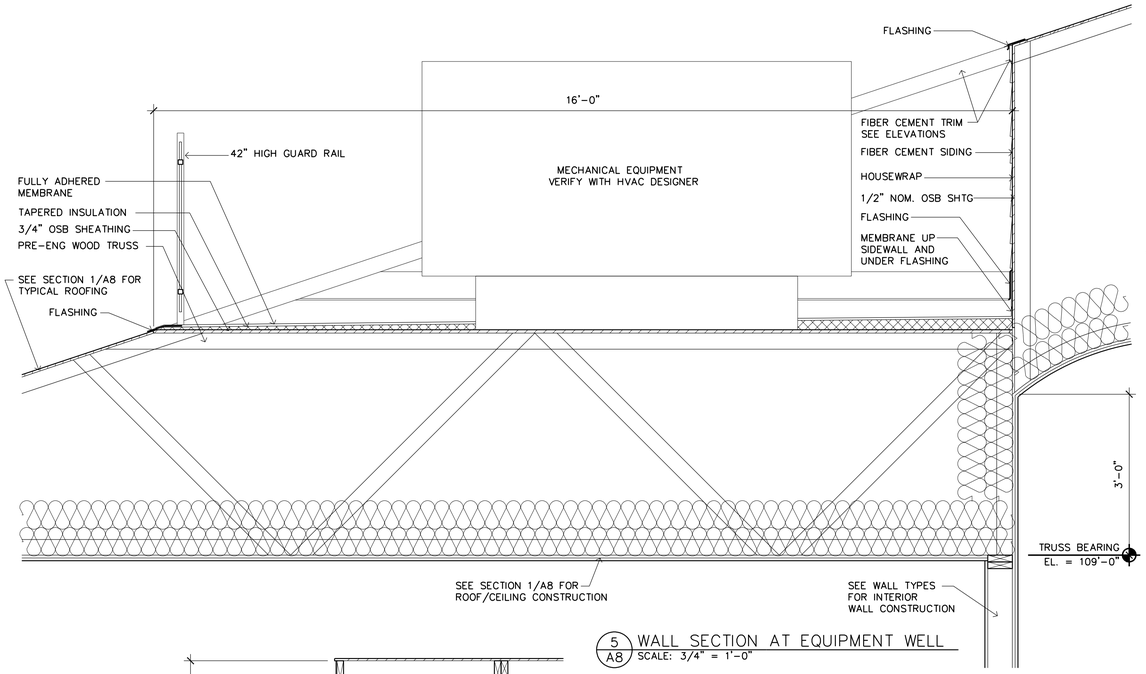
Sheet Number
A7

Project No. 250522-4

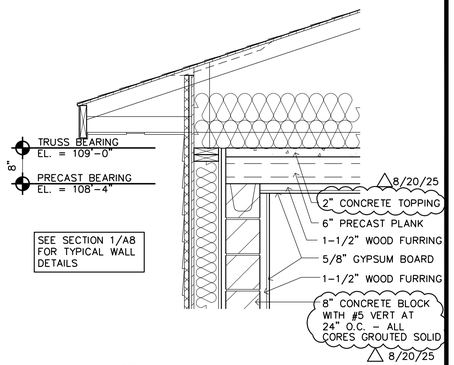
Filename: ATLAS MEMORY CARE\ATLAS MEMORY CARE-A7



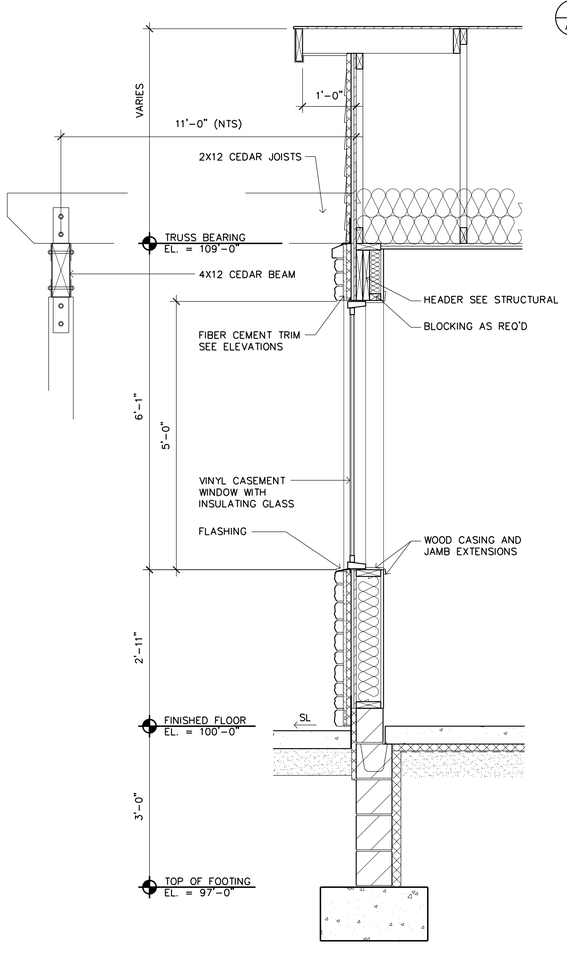
4/A8 WALL SECTION AT CANOPY
SCALE: 3/4" = 1'-0"



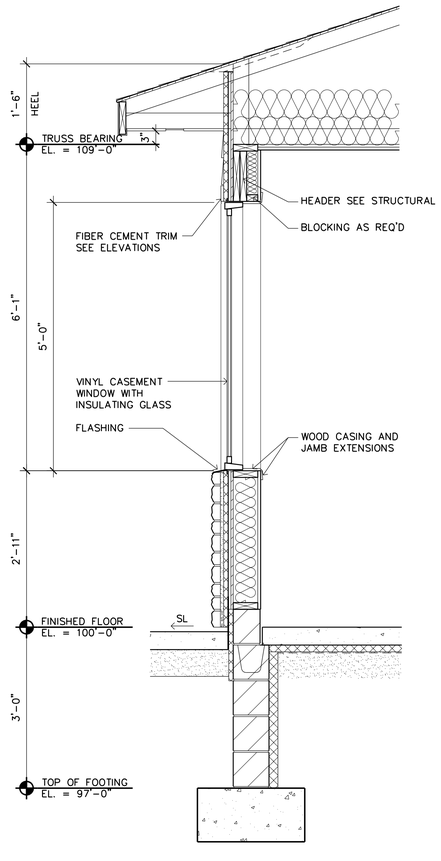
5/A8 WALL SECTION AT EQUIPMENT WELL
SCALE: 3/4" = 1'-0"



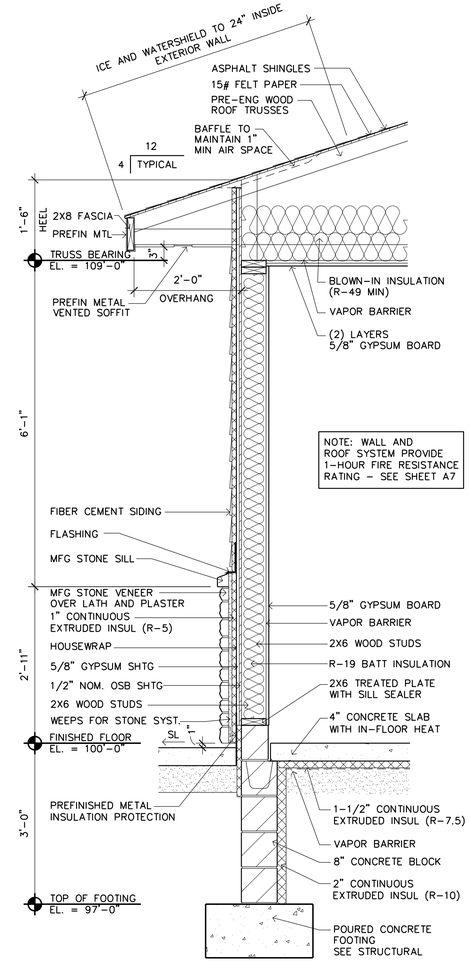
6/A8 WALL SECTION AT THEATER
SCALE: 3/4" = 1'-0"



3/A8 WALL SECTION AT PATIO
SCALE: 3/4" = 1'-0"



2/A8 WALL SECTION AT WINDOW
SCALE: 3/4" = 1'-0"



1/A8 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
8/4/25
DATE

(763) 784-1950
FAX 784-9707
STONE CONSTRUCTION, INC.
2181 - 107th LANE N.E.
BLAINE, MINNESOTA 55434

ATLAS MEMORY CARE
East Bethel, Minnesota

Copyright 2025
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

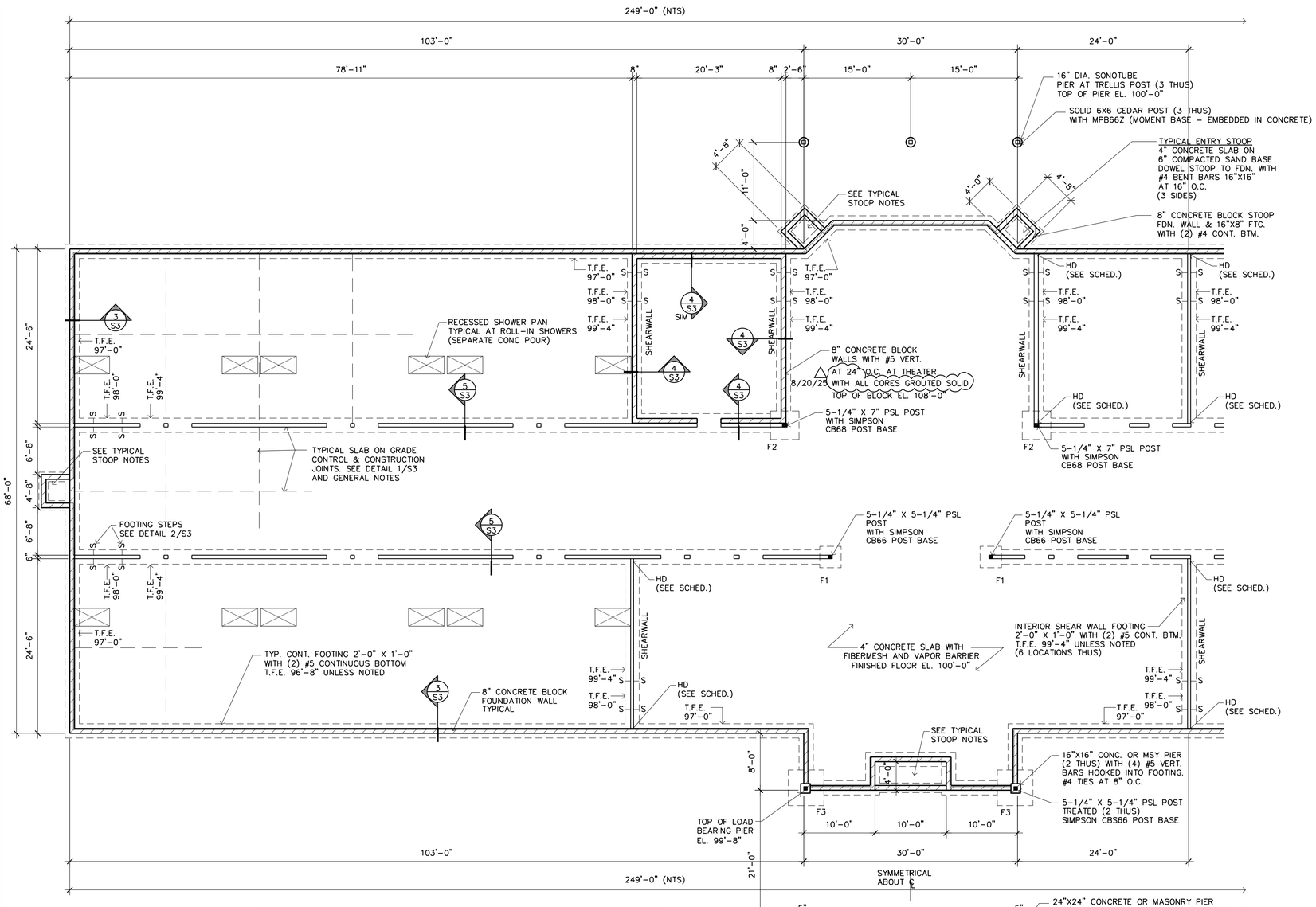
8/1/25	FINAL REVIEW
8/4/25	ISSUE FOR PERMIT

WALL SECTIONS

Sheet Number
A8

Project No. 250522-4

Filename: ATLAS MEMORY CARE\ATLAS MEMORY CARE-A8



BRACED WALL DESIGN PER IBC 2306.3 & AWC SDPWS

ALL EXTERIOR WALLS SHEATHED WITH 15/32" PLYWOOD OR OSB SHEATHING.
ALL WOOD FRAMED INTERIOR WALLS DESIGNATED ON THIS PLAN AS SHEARWALLS ARE SHEATHED WITH 15/32" PLYWOOD OR OSB ON ONE FACE ONLY.

BRACED WALL PANEL DESIGN IS BASED ON SEGMENTED WALL DESIGN FOR 'UNBLOCKED' ASSEMBLY. ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED.

FASTENER SCHEDULE:

NORTH AND SOUTH WALLS
15/32 PLY. OR OSB SHEATHING INSTALLED WITH COMMON 10d NAILS AT 6" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD.

EAST AND WEST WALLS
15/32 PLY. OR OSB SHEATHING INSTALLED WITH COMMON 10d NAILS AT 6" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD.

HOLD-DOWN (HD) SCHEDULE:

SIMPSON HOLD-DOWN BRACKETS ARE ONLY REQUIRED AT DESIGNATED WOOD FRAMED SHEARWALLS ON THIS PLAN (ORIENTED IN EAST-WEST DIRECTION) INSTALL SIMPSON HHDQ14-SDS2.5 HOLD-DOWNS WITH (2) 2X6 STUDS AT EACH END OF EACH DESIGNATED WOOD FRAMED WALL.

TREATED PLATES AT ALL EXTERIOR WALLS AND DESIGNATED SHEARWALLS SHALL HAVE BENT 1/2" DIA. ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT IN CONCRETE. ALL ANC. BOLTS SHALL HAVE SQUARE STEEL WASHERS MIN. 0.23"X3"X3". MAX. SPACING OF ANCHOR BOLTS SHALL BE 48".

SPREAD FOOTING SCHEDULE		
MARK	SIZE	REINFORCING EACH WAY
F1	3'-0"X3'-0"X12"	(3) #5 EACH WAY BOTTOM
F2	4'-0"X4'-0"X12"	(4) #5 EACH WAY BOTTOM
F3	5'-0"X5'-0"X12"	(5) #5 EACH WAY BOTTOM
FOOTINGS DESIGNED FOR MAXIMUM SOIL BEARING PRESSURE OF 2000 PSF. (TO BE FIELD VERIFIED BY GEOTECHNICAL ENGINEER)		

1 / S1.1 FOOTING AND FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

NORTH

Stroh Engineering
PO Box 1058
Jerome, AZ 86331
PH/FAX: 808-463-2286

ENGINEER CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
BERNIE STROH
PRINT NAME
14269
LICENSE NO.
8/4/25
DATE

(763) 784-1950
FAX 784-9707
STONE CONSTRUCTION, INC.
2181 - 107th LANE N.E.
BLAINE, MINNESOTA 55434

ATLAS MEMORY CARE
East Bethel, Minnesota

Copyright 2025
Stroh Engineering, P.E.

Structural Engineer: B STROH
Drawn By: JRB
Checked By: BS
Revisions

8/1/25	FINAL REVIEW
8/4/25	ISSUE FOR PERMIT

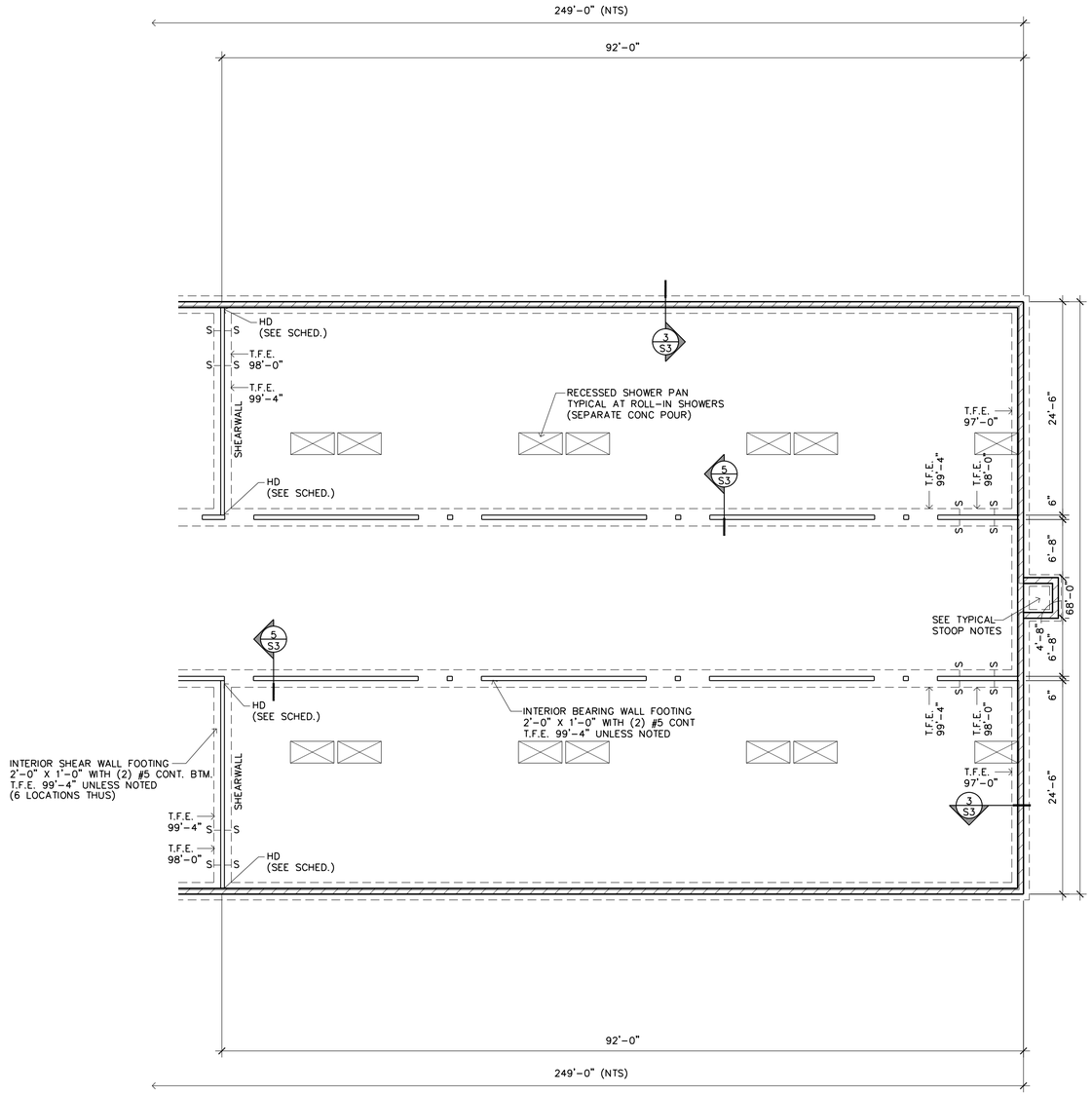
FOOTING AND FOUNDATION PLAN (NORTH)

Sheet Number

S1.1

Project No. 250522-4

Filename: ATLAS MEMORY CARE\ATLAS MEMORY CARE-S1.1



BRACED WALL DESIGN PER IBC 2306.3 & AWC SDPWS

ALL EXTERIOR WALLS SHEATHED WITH 15/32" PLYWOOD OR OSB SHEATHING.
ALL WOOD FRAMED INTERIOR WALLS DESIGNATED ON THIS PLAN AS SHEARWALLS ARE SHEATHED WITH 15/32" PLYWOOD OR OSB ON ONE FACE ONLY.

BRACED WALL PANEL DESIGN IS BASED ON SEGMENTED WALL DESIGN FOR 'UNBLOCKED' ASSEMBLY. ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED.

FASTENER SCHEDULE:

NORTH AND SOUTH WALLS
15/32 PLY. OR OSB SHEATHING INSTALLED WITH COMMON 10d NAILS AT 6" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD.

EAST AND WEST WALLS
15/32 PLY. OR OSB SHEATHING INSTALLED WITH COMMON 10d NAILS AT 6" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD.

HOLD-DOWN (HD) SCHEDULE:

SIMPSON HOLD-DOWN BRACKETS ARE ONLY REQUIRED AT DESIGNATED WOOD FRAMED SHEARWALLS ON THIS PLAN (ORIENTED IN EAST-WEST DIRECTION) INSTALL SIMPSON HHDQ14-SDS2.5 HOLD-DOWNS WITH (2) 2X6 STUDS AT EACH END OF EACH DESIGNATED WOOD FRAMED WALL.

TREATED PLATES AT ALL EXTERIOR WALLS AND DESIGNATED SHEARWALLS SHALL HAVE BENT 1/2" DIA. ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT IN CONCRETE. ALL ANC. BOLTS SHALL HAVE SQUARE STEEL WASHERS MIN. 0.23"X3"X3". MAX. SPACING OF ANCHOR BOLTS SHALL BE 48".

1 / S1.2 FOOTING AND FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

NORTH

SPREAD FOOTING SCHEDULE		
MARK	SIZE	REINFORCING EACH WAY
F1	3'-0"X3'-0"X12"	(3) #5 EACH WAY BOTTOM
F2	4'-0"X4'-0"X12"	(4) #5 EACH WAY BOTTOM
F3	5'-0"X5'-0"X12"	(5) #5 EACH WAY BOTTOM
FOOTINGS DESIGNED FOR MAXIMUM SOIL BEARING PRESSURE OF 2000 PSF. (TO BE FIELD VERIFIED BY GEOTECHNICAL ENGINEER)		

Stroh Engineering
PO Box 1058
Jerome, AZ 86331
PH/FAX: 808-463-2286

ENGINEER CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
BERNIE STROH
PRINT NAME
14269
LICENSE NO.
8/4/25
DATE

(763) 784-1950
FAX 784-9707
STONE CONSTRUCTION, INC.
2181 - 107th LANE N.E.
BLAINE, MINNESOTA 55434

ATLAS MEMORY CARE
East Bethel, Minnesota

Copyright 2025
Stroh Engineering, P.E.

Structural Engineer: B STROH
Drawn By: JRB
Checked By: BS
Revisions

8/1/25	FINAL REVIEW
8/4/25	ISSUE FOR PERMIT

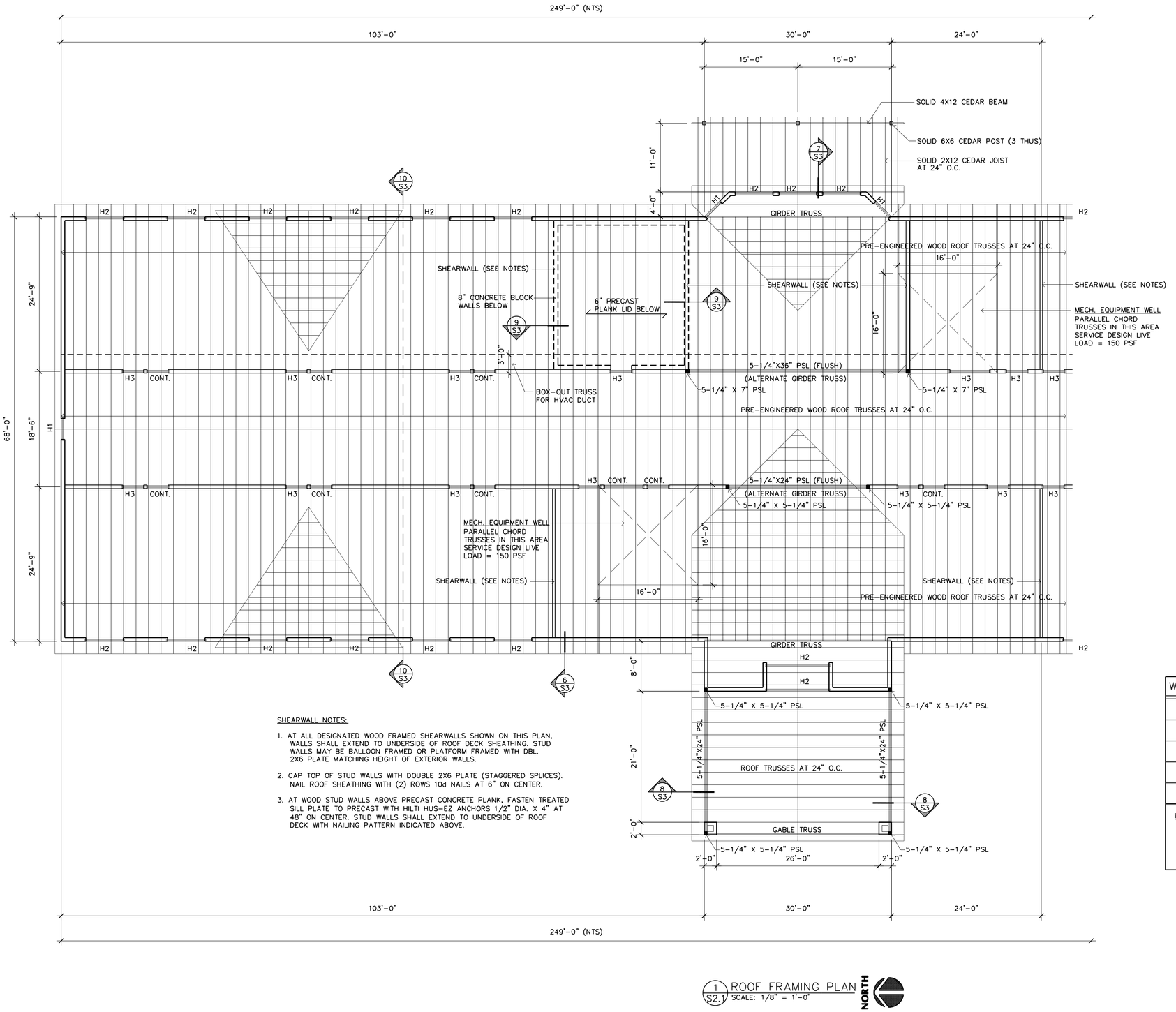
FOOTING AND FOUNDATION PLAN (SOUTH)

Sheet Number

S1.2

Project No. 250522-4

Filename: ATLAS MEMORY CARE\ATLAS MEMORY CARE-S1.2



SHEARWALL NOTES:

1. AT ALL DESIGNATED WOOD FRAMED SHEARWALLS SHOWN ON THIS PLAN, WALLS SHALL EXTEND TO UNDERSIDE OF ROOF DECK SHEATHING. STUD WALLS MAY BE BALLOON FRAMED OR PLATFORM FRAMED WITH DBL. 2X6 PLATE MATCHING HEIGHT OF EXTERIOR WALLS.
2. CAP TOP OF STUD WALLS WITH DOUBLE 2X6 PLATE (STAGGERED SPLICES). NAIL ROOF SHEATHING WITH (2) ROWS 10d NAILS AT 6" ON CENTER.
3. AT WOOD STUD WALLS ABOVE PRECAST CONCRETE PLANK, FASTEN TREATED SILL PLATE TO PRECAST WITH HILTI HUS-EZ ANCHORS 1/2" DIA. X 4" AT 48" ON CENTER. STUD WALLS SHALL EXTEND TO UNDERSIDE OF ROOF DECK WITH NAILING PATTERN INDICATED ABOVE.

1 S2.1 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

NORTH

WOOD HEADER SCHEDULE			
MARK	HEADER	BEARING STUDS OR POSTS	KING STUDS
H1	(2) 2X10	(1) 2X6 STUD	(1) 2X6 STUD
H2	(2) 2X12	(2) 2X6 STUDS	(2) 2X6 STUDS
H3	(2) 1-3/4 X 9-1/2" LVL	(2) 2X6 STUDS	(1) 2X6 STUD

NOTES:
1. HEADERS TO BE DROPPED BELOW TRUSSES UNLESS NOTED.
2. ALL HEADER DIMENSIONS AND LOCATIONS TO BE VERIFIED WITH ARCHITECTURAL DRAWINGS.
3. ALL LVL HEADERS TO BE MICROLAM Fb2900, E2.0 OR EQUAL.

Stroh Engineering
PO Box 1058
Jerome, AZ 86331
PH/FAX: 808-463-2286

ENGINEER CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
SIGNATURE
BERNIE STROH
PRINT NAME
14269
LICENSE NO.
8/4/25
DATE

(763) 784-1950
FAX 784-9707

STONE CONSTRUCTION, INC.
2181 - 107th LANE N.E.
BLAINE, MINNESOTA 55434

ATLAS MEMORY CARE
East Bethel, Minnesota

Copyright 2025
Stroh Engineering, P.E.

Structural Engineer: B STROH
Drawn By: JRB
Checked By: BS
Revisions

8/1/25	FINAL REVIEW
8/4/25	ISSUE FOR PERMIT

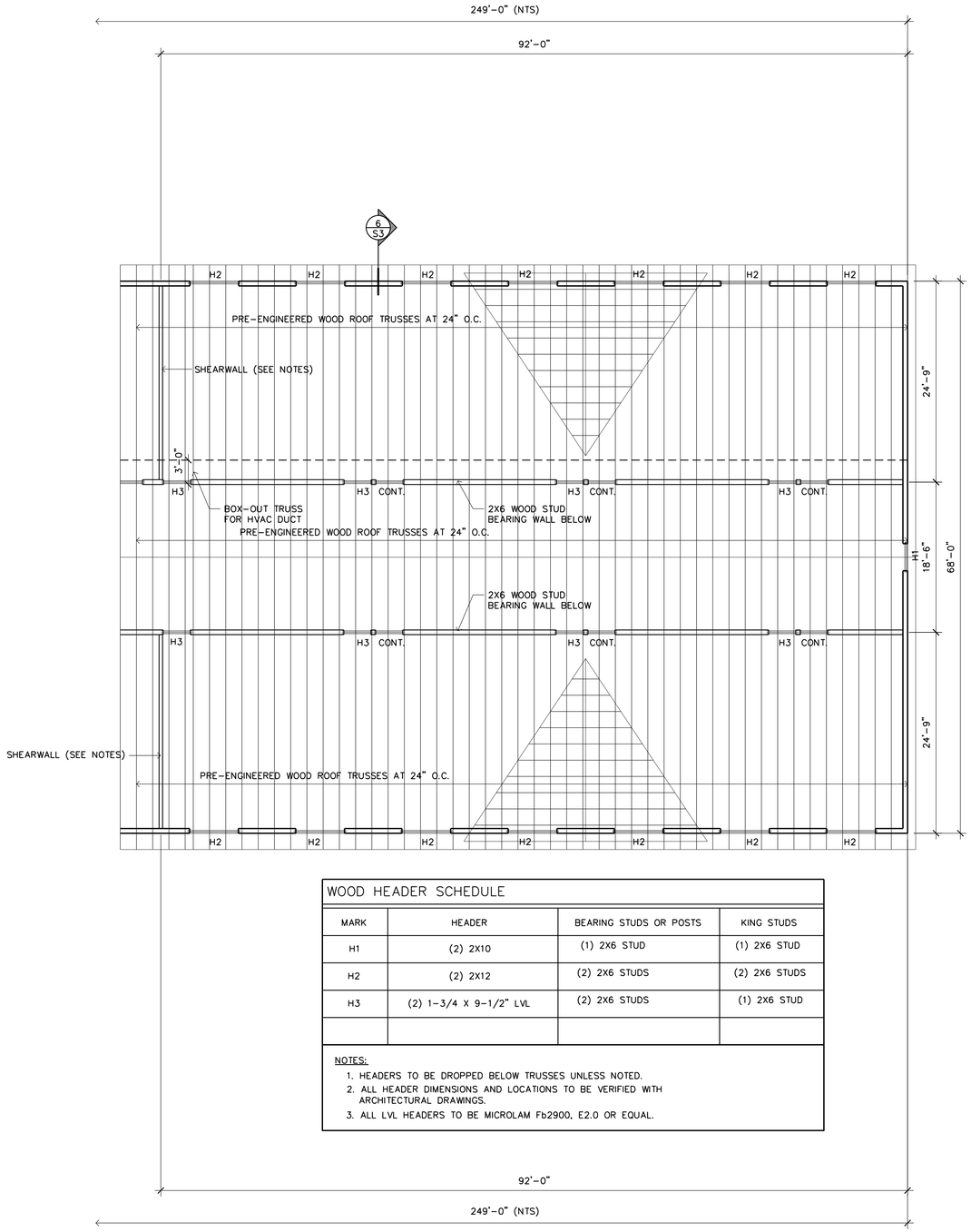
ROOF FRAMING PLAN (NORTH)

Sheet Number

S2.1

Project No. 250522-4

Filename: ATLAS MEMORY CARE\ATLAS MEMORY CARE-S2.1



WOOD HEADER SCHEDULE			
MARK	HEADER	BEARING STUDS OR POSTS	KING STUDS
H1	(2) 2X10	(1) 2X6 STUD	(1) 2X6 STUD
H2	(2) 2X12	(2) 2X6 STUDS	(2) 2X6 STUDS
H3	(2) 1-3/4 X 9-1/2" LVL	(2) 2X6 STUDS	(1) 2X6 STUD

NOTES:
1. HEADERS TO BE DROPPED BELOW TRUSSES UNLESS NOTED.
2. ALL HEADER DIMENSIONS AND LOCATIONS TO BE VERIFIED WITH ARCHITECTURAL DRAWINGS.
3. ALL LVL HEADERS TO BE MICROLAM Fb2900, E2.0 OR EQUAL.

1 / S2.2 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

NORTH

Filename: ATLAS MEMORY CARE\ATLAS MEMORY CARE-S2.2

Stroh ~ ENGINEERING
PO Box 1058
Jerome, AZ 86331
PH/FAX: 808-463-2286

ENGINEER CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
BERNIE STROH
PRINT NAME
14269
LICENSE NO.
8/4/25
DATE

(763) 784-1950
FAX 784-9707
STONE CONSTRUCTION, INC.
2181 - 107th LANE N.E.
BLAINE, MINNESOTA 55434

ATLAS MEMORY CARE
East Bethel, Minnesota

Copyright 2025
Stroh Engineering, P.E.

Structural Engineer: B STROH
Drawn By: JRB
Checked By: BS
Revisions

8/1/25	FINAL REVIEW
8/4/25	ISSUE FOR PERMIT

ROOF FRAMING PLAN (SOUTH)

Sheet Number

S2.2

Project No. 250522-4

GENERAL STRUCTURAL NOTES:

1. BUILDING CODE:

   STRUCTURAL DESIGN CONFORMS TO THE REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE (IBC) & MINNESOTA STATE BLDG. CODE (MSBC 2020)

2. DESIGN LOADS:

   WIND LOAD
   BASIC WIND SPEED (3 SECOND GUST)..... 115 MPH (Vu Ultimate) 3. (90 MPH SERVICE)
   WIND IMPORTANCE FACTOR, I..... 1.0
   EXPOSURE..... B
   INTERNAL PRESSURE COEFFICIENTS, GC ..... ±0.18 pi

   ROOF LOAD
   LIVE LOAD (L.L.)..... 35 PSF **
   DEAD LOAD (DESIGN D.L.)..... 20 PSF

3. ROOF SNOW LOAD:

   GROUND SNOW LOAD, Pg..... 50 PSF
   FLAT ROOF SNOW LOAD, Pf ..... 35 PSF
   SNOW EXPOSURE FACTOR, Ce..... 1.0
   SNOW LOAD IMPORTANCE FACTOR, I 1.0
   THERMAL FACTOR, Ct..... 1.0

   ** PLUS SNOW ACCUMULATION AS REQUIRED BY IBC, CHAPTER 16, SECTION 1608.

COORDINATION:

1. STRUCTURAL MEMBERS INCLUDING SLABS, BEAMS, JOISTS, COLUMNS AND WALLS ARE DESIGNED FOR "IN PLACE LOADS" CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING, WITHOUT OVERSTRESSING, ALL STRUCTURAL ELEMENTS (AS REQUIRED AT ANY STAGE OF CONSTRUCTION) UNTIL COMPLETION OF THIS PROJECT.

FOUNDATIONS:

1. FOOTINGS WERE DESIGNED FOR A MAXIMUM SOIL BEARING PRESSURE OF 2000 PSF. SOIL BEARING PRESSURE SHALL BE VERIFIED PRIOR TO THE CONSTRUCTION OF THE FOOTINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER. LOWER THE FOOTING ELEVATIONS SHOWN IF NECESSARY TO OBTAIN THE REQUIRED BEARING PRESSURE.

CONCRETE:

1. ALL CONCRETE SHALL BE NORMAL WEIGHT (150 PCF.) MINIMUM 28 DAY COMPRESSIVE STRENGTH, AS SPECIFIED BELOW:
   FOOTINGS AND FOUNDATION WALLS.....3000 PSI
   SLAB ON GRADE.....4000 PSI (MINIMUM)
2. PROVIDE 3" CLEAR COVER ON BOTTOM AND SIDES FOR FOOTING REINFORCING.
3. MAX. DISTANCE BETWEEN SLAB CONTROL OR CONSTRUCTION JOINTS SHALL NOT EXCEED 15'-0"
4. EXCEPT WHERE OTHERWISE SHOWN, SLABS ON GRADE SHALL BE REINFORCED WITH 6X6-10/10 WELDED WIRE MESH OR FIBERMESH.
5. EXCEPT WHERE OTHERWISE SHOWN, SLABS ON GRADE SHALL BE 4" THICK CONCRETE
6. CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS. ALL SLAB CONCRETE SHALL BE 4000 PSI. W/ WATER CONTENT RATIO LESS THAN .50 AND PLASTERCIZER ADDED AT JOB SITE.

STRUCTURAL PRECAST CONCRETE:

1. STRUCTURAL PRECAST CONCRETE MEMBERS AND THEIR CONNECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PCI HANDBOOK FOR PRECAST PRESTRESSED CONCRETE. PRESTRESSED UNITS SHALL BE DESIGNED TO SUPPORT THE DESIGN LOADS AS INDICATED
2. PRECAST CONCRETE FABRICATOR SHALL FURNISH ALL LOOSE CLIP ANGLES, INSERTS AND WELD PLATES IN PRECAST AS NECESSARY FOR THE PROPER INSTALLATION OF THE PRECAST MEMBERS.
3. ALL HEADERS AT OPENINGS IN PRECAST TO BE DESIGNED AND FURNISHED BY PRECAST SUPPLIER.

REINFORCING STEEL:

1. REINFORCING STEEL SHALL CONFORM TO ASTM (GRADE 60).
2. WELDED WIRE FABRIC SHALL BE NEW BILLET STEEL, COLD DRAWN AND CONFORMING TO ASTM A185 AND A82.
3. BAR SUPPORTS, DESIGN, DETAILING, FABRICATION AND PLACING OF REINFORCING BARS AND MESH SHALL BE IN ACCORDANCE WITH THE ACI CODE AND DETAILING MANUAL.
4. UNLESS NOTED OTHERWISE, ALL REINFORCING LAP SPLICES SHALL BE 40 BAR DIAMETERS OR 12", WHICHEVER IS GREATER.

WOOD TRUSSES:

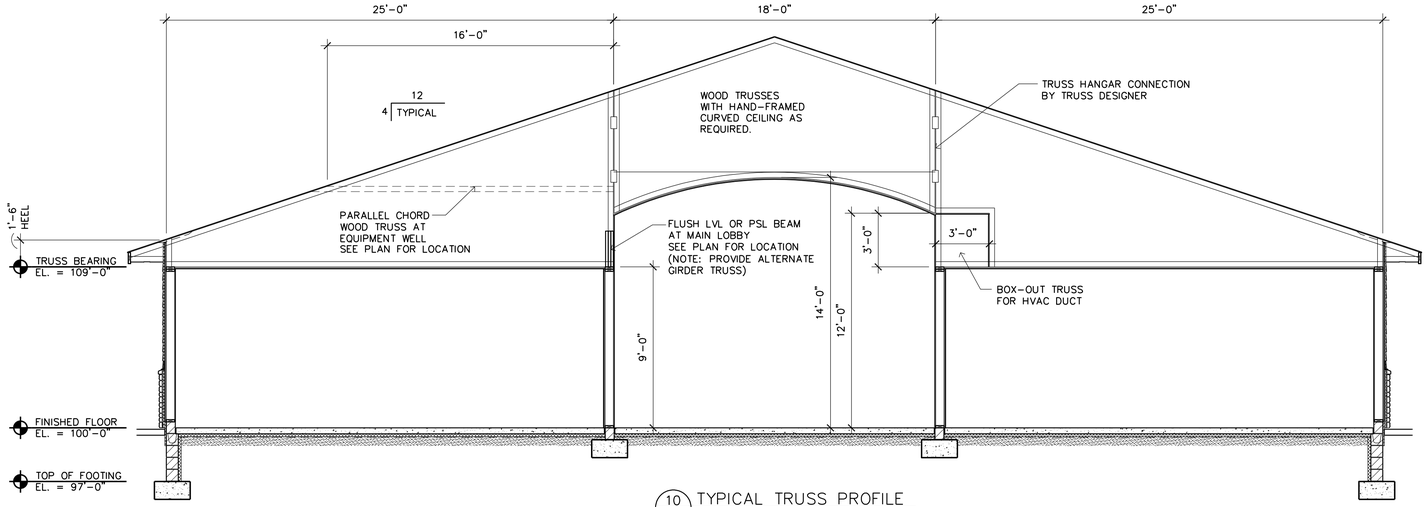
1. ROOF TRUSSES SHALL BE DESIGNED FOR A TOP CHORD SUPERIMPOSED SNOW LOAD OF 35 PSF + 10 PSF DEAD LOADS AND A BOTTOM CHORD LOAD OF 10 PSF.
2. SUBMIT CERTIFIED CALCULATIONS WITH THE SHOP DRAWINGS.
3. REFER TO DRAWINGS FOR REQUIRED CONFIGURATION, PITCH, OVERHANG, ETC...
4. PROVIDE GIRDER TRUSSES, HIP-JACKS, STEP-DOWN TRUSSES, ETC. AS REQUIRED.
5. PROVIDE METAL FRAMING ANCHORS AT TRUSS BEARING LOCATIONS.
6. NO FIELD MODIFICATIONS OF ROOF TRUSSES SHALL BE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE TRUSS MANUFACTURER.

DIMENSIONAL LUMBER:

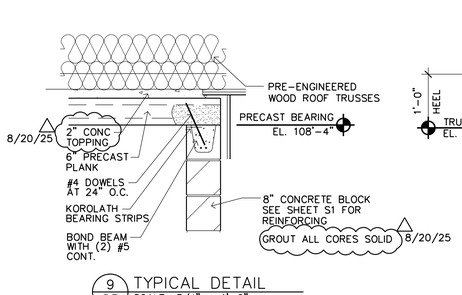
1. FABRICATION AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS
2. ALL MEMBER SIZES SHOWN ON PLANS ARE NOMINAL DIMENSIONS.
3. DIMENSION LUMBER SHALL BE DOUG. FIR, HEM FIR OR S-P-F, NO. 2 OR BETTER.
4. UNLESS NOTED OTHERWISE, ALL NAILING SHALL BE IN ACCORDANCE WITH TABLE 2304.9.1 OF THE BUILDING CODE.
5. ALL BEAMS AND JOISTS NOT BEARING ON SUPPORTING MEMBERS SHALL BE FRAMED WITH JOIST HANGERS.
6. WOOD MEMBERS SHALL BEAR THE FULL WIDTH OF SUPPORTING MEMBERS UNLESS OTHERWISE NOTED.

MASONRY:

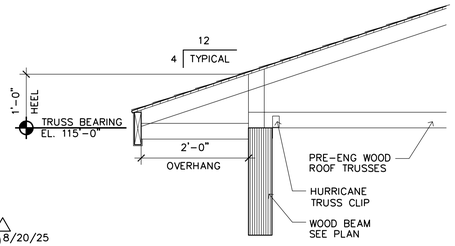
1. CONCRETE MASONRY UNITS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C90.
2. MINIMUM COMPRESSIVE STRENGTH OF MSY. UNITS F'm 1500 PSI.
3. GROUT FOR HOLLOW MASONRY UNITS SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. AND SHALL BE NORMAL WEIGHT PEA GRAVEL CONCRETE.
4. ALL MASONRY WALLS SHALL HAVE HORIZONTAL REINFORCING FABRICATED WITH 9 GAUGE SIDE RODS. THIS REINFORCING SHALL BE LOCATED AT EVERY OTHER COURSE.
5. ALL VERTICAL REINFORCING SHALL BE CONTINUOUS WITH 40 BAR DIAMETER LAPS AT SPLICES UNLESS NOTED.



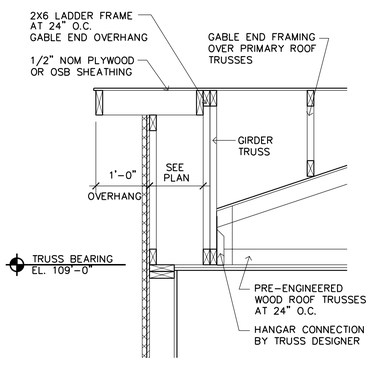
10 / S3 TYPICAL TRUSS PROFILE
SCALE: 1/4" = 1'-0"



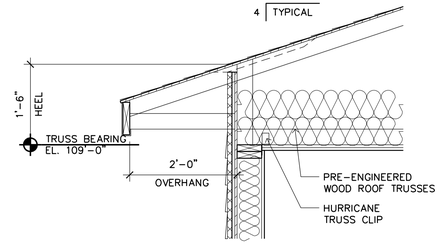
9 / S3 TYPICAL DETAIL
SCALE: 3/4" = 1'-0"



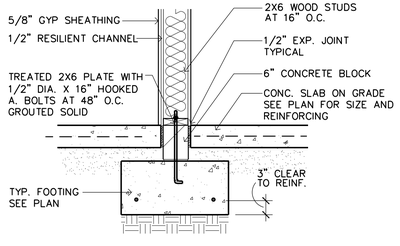
8 / S3 TYPICAL DETAIL
SCALE: 3/4" = 1'-0"



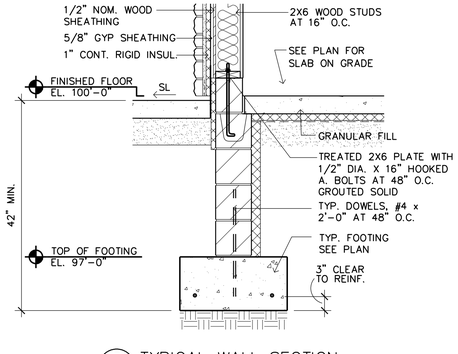
7 / S3 TYPICAL DETAIL
SCALE: 3/4" = 1'-0"



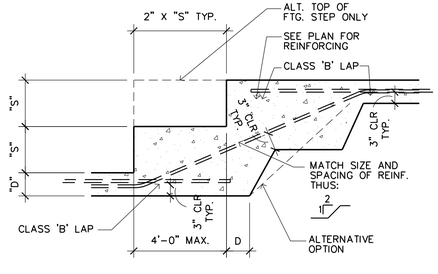
6 / S3 TYPICAL DETAIL
SCALE: 3/4" = 1'-0"



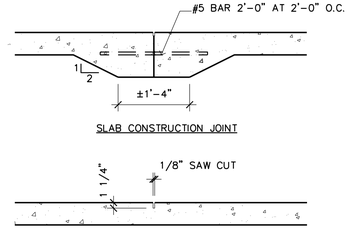
5 / S3 TYP. DETAIL AT INTERIOR BEARING WALL
SCALE: 3/4" = 1'-0"



3 / S3 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



2 / S3 STEP FOOTING DETAIL
SCALE: 3/4" = 1'-0"



NOTES:
1. 1-1/4" DEEP SAW CUT WITH WET BLADE IMMEDIATELY AFTER FINISHING FOR 4" OR 5" SLABS. 1-1/2" DEEP FOR 6" SLABS.
2. ALL CONTROL/CONSTRUCTION JOINTS MUST BE CONTINUOUS AND NOT STAGGERED.
3. USE EXPANSION JOINT MATERIAL OR BOND BREAKER AT ALL WALLS AND TRENCH DRAINS.

1 / S3 TYP. SLAB CONSTRUCTION/CONTROL JOINT DETAILS
SCALE: 3/4" = 1'-0"

Stroh ~ ENGINEERING
PO Box 1058
Jerome, AZ 86331
PH/FAX: 808-463-2256

ENGINEER CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
BERNIE STROH
PRINT NAME
14269
LICENSE NO.
8/4/25
DATE

(763) 784-1950
FAX 784-9707

STONE CONSTRUCTION, INC.
2181 - 107th LANE N.E.
BLAINE, MINNESOTA 55434

ATLAS MEMORY CARE
East Bethel, Minnesota

Copyright 2025
Stroh Engineering, P.E.

Structural Engineer: B STROH
Drawn By: JRB
Checked By: BS
Revisions

8/1/25	FINAL REVIEW
8/4/25	ISSUE FOR PERMIT

STRUCTURAL DETAILS GENERAL NOTES

Sheet Number

S3

Project No. 250522-4

Filename: ATLAS MEMORY CARE\ATLAS MEMORY CARE-S3

ATLAS MEMORY CARE

TITLE SHEET, LEGEND, EXISTING CONDITIONS & REMOVAL PLAN

EAST BETHEL, MINNESOTA

LEGEND *

OHW	EXISTING OVERHEAD ELECTRIC
TEL	EXISTING UNDERGROUND TELEPHONE
CBL	EXISTING UNDERGROUND CABLE
T	EXISTING TELEPHONE PEDESTAL
E	EXISTING ELECTRICAL PEDESTAL
C	EXISTING CABLE PEDESTAL
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING STORM SEWER
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER
FM	EXISTING FORCEMAIN
D	EXISTING STORM MANHOLE
	EXISTING CATCH BASIN
	EXISTING FLARED-END SECTION
GV	EXISTING GATE VALVE
	EXISTING HYDRANT
W	EXISTING WELL
S	EXISTING SANITARY SEWER MANHOLE
928 / 930	EXISTING CONTOUR
× 920.99 GS	EXISTING SPOT ELEVATION
× 907.42 BIT	EXISTING SPOT ELEVATION (MATCH INTO ELEVATION)
	EXISTING BITUMINOUS
	EXISTING TREES
	EXISTING TREE TO BE REMOVED
	SURFACE DRAINAGE DIRECTION
x	EXISTING FENCE
	EXISTING RETAINING WALL
WET	EXISTING WETLAND

	PROPOSED WATER PIPE
	PROPOSED SANITARY SEWER PIPE
	PROPOSED STORM SEWER PIPE
	PROPOSED DRAINTILE AND CLEAN-OUT
ELEC	PROPOSED ELECTRIC SERVICE *
GAS	PROPOSED GAS SERVICE *
TEL	PROPOSED TELEPHONE SERVICE *
D	PROPOSED STORM MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED FLARED-END SECTION
GV	PROPOSED GATE VALVE
	PROPOSED HYDRANT
S	PROPOSED SANITARY SEWER MANHOLE
928 / 930	PROPOSED CONTOUR
× 920.60	PROPOSED SPOT ELEVATION (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
S	PROPOSED SILT FENCE
4.0%	PROPOSED DIRECTION OF DRAINAGE
	PROPOSED BITUMINOUS
	PROPOSED FILTRATION MEDIA
	PROPOSED INLET PROTECTION
	PROPOSED HEAVY-DUTY PAVEMENT
	PROPOSED ENKAMAT
	PROPOSED RETAINING WALL
	BITUMINOUS PAVEMENT REMOVAL
	CONCRETE SIDEWALK REMOVAL
	PROPOSED CONCRETE SIDEWALK

* NOT ALL SYMBOLS ARE APPLICABLE.

GENERAL NOTES

THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.

CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.

THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING SANITARY SEWER, STORM SEWER, AND WATER MAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.

INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.

ALL UTILITIES THAT WILL BE OWNED AND MAINTAINED BY THE CITY AFTER CONSTRUCTION SHALL BE BUILT TO CITY STANDARDS.

THE CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 72 HOURS PRIOR TO THE INTERRUPTION OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESSES.

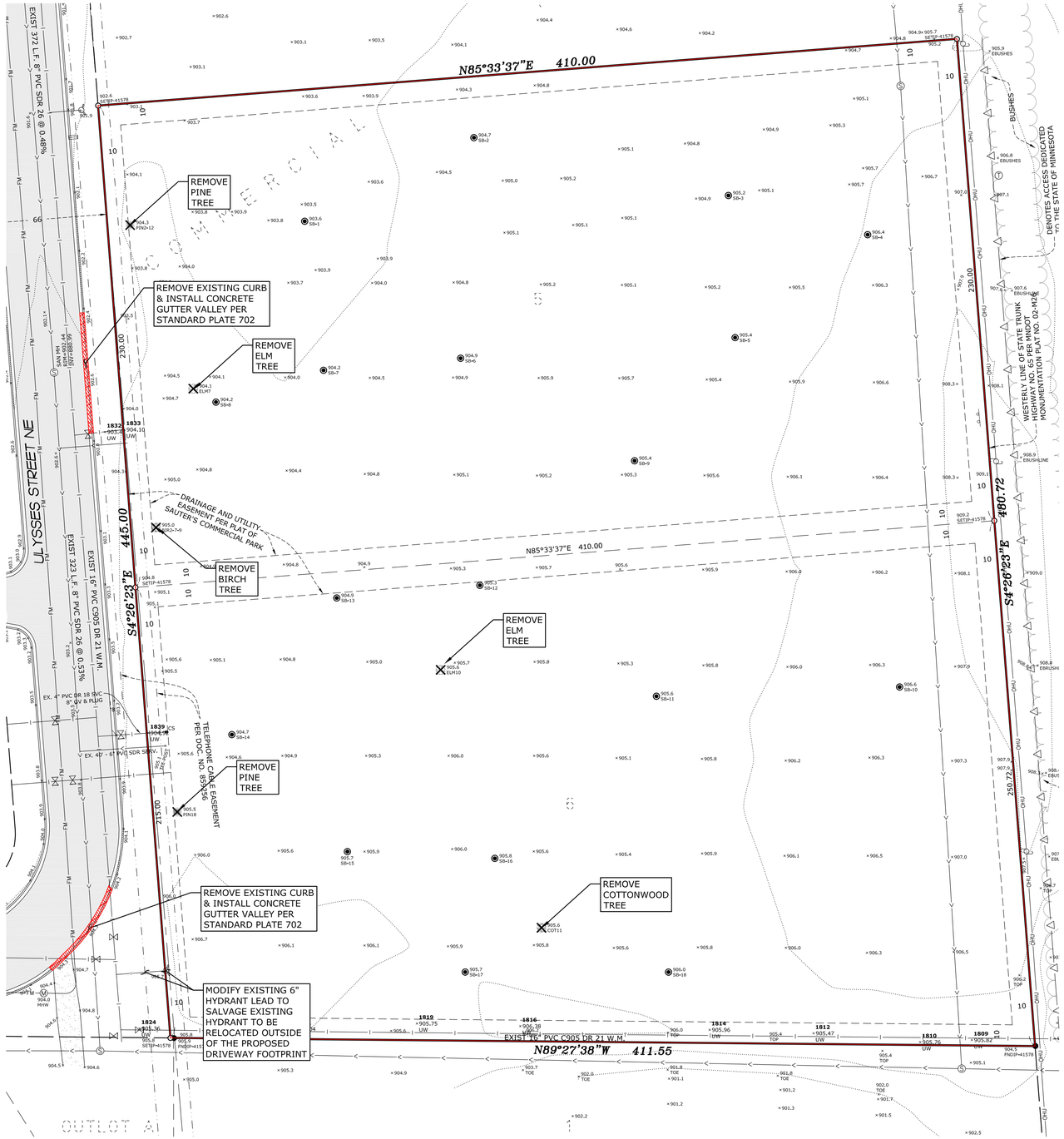
THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FROM THE CITY PRIOR TO ANY WORK.

STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.

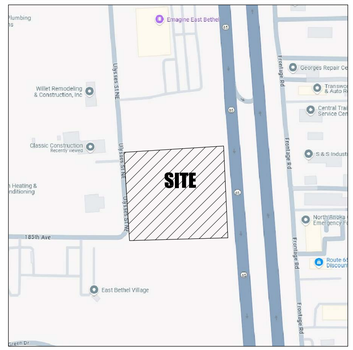
NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.

811 below. Call before you dig.



VICINITY MAP



NOT TO SCALE

SHEET INDEX

C0	TITLE SHEET, LEGEND, EXISTING CONDITIONS, & REMOVAL PLAN
C1	CIVIL SITE PLAN
C2.1	GRADING, DRAINAGE & EROSION CONTROL PLAN
C2.2	ENTRANCE DETAILS
C2.3	HC DETAILS & TRASH ENCLOSURE GRADES
C3	UTILITY PLAN
C4.1	DETAILS & NOTES
C4.2	DETAILS & NOTES
C4.3	DETAILS & NOTES
C5.1	STORM WATER POLLUTION PREVENTION PLAN
C5.2	STORM WATER POLLUTION PREVENTION PLAN

DRAWN BY: M.Q.A. | DESIGN BY: Q.M.A.
CHCKD BY: M.Q.A. | PROJ. NO. 25-2211
ORIGINAL DATE: AUGUST 15, 2025

DATE	REVISION DESCRIPTION
09/19/25	REVISED REMOVAL NOTES

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

QASEM M. ABUGHAZLEH | LIC. NO. 56299
DATE: 09.19.2025

ATLAS MEMORY CARE
EAST BETHEL, MINNESOTA
TITLE SHEET, LEGEND, EXISTING CONDITIONS, AND REMOVAL PLAN

PREPARED FOR:
STONE CONSTRUCTION

SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

NORTH
0 15 30
1 INCH = 30 FEET

C0

S:\Drawings\25proj\2211 Atlas Memory Care (East Bethel)\2211 CAD\25-2211 BASE (8).dwg 9/19/2025

CURB & BITUMINOUS NOTES

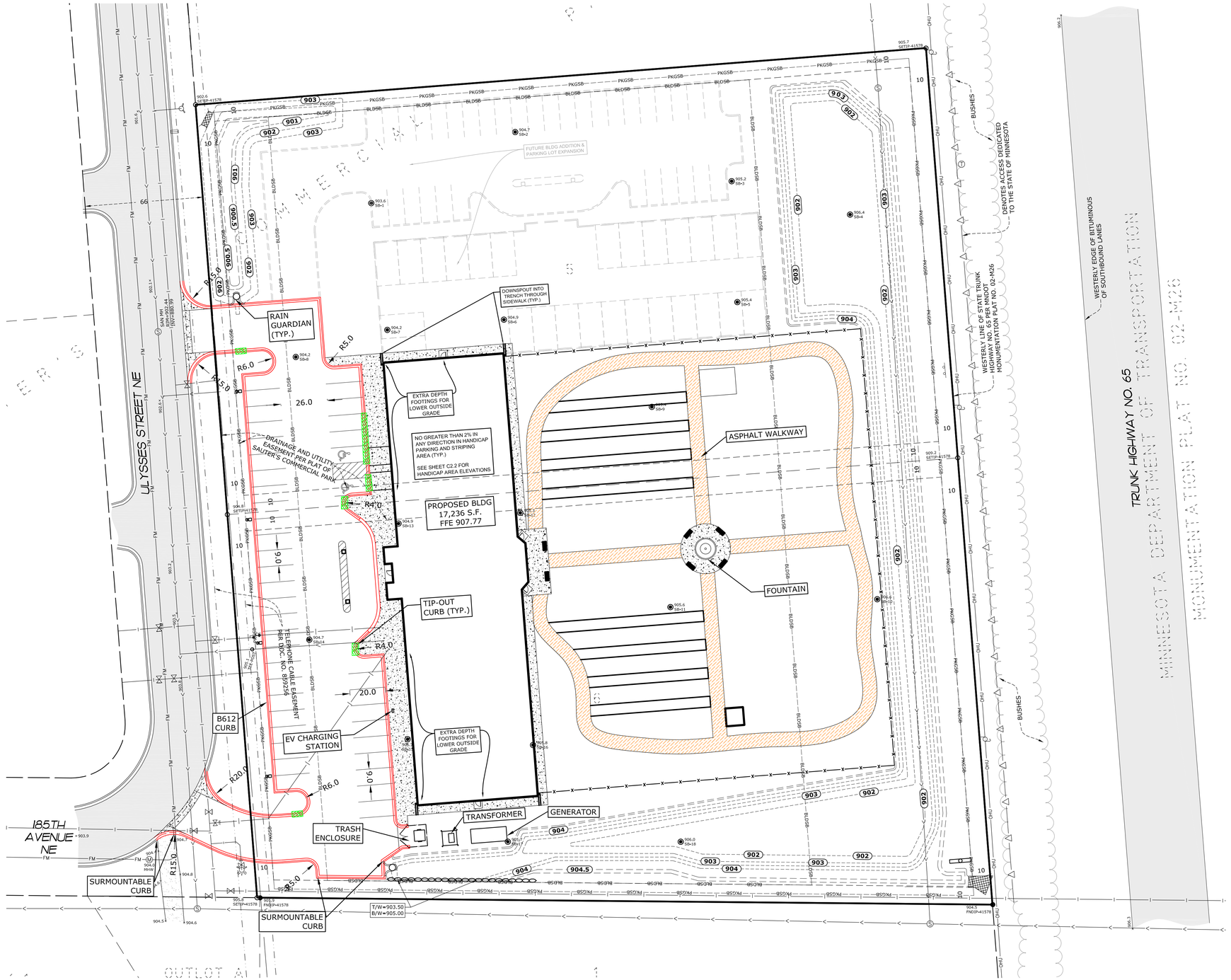
REMOVAL AND DISPOSAL OF EXISTING STREET MATERIALS AS REQUIRED FOR CONSTRUCTION IS CONSIDERED INCIDENTAL.

SAW-CUT EXISTING BITUMINOUS AND CONCRETE CURB TO PROVIDE BUTT-JOINT.

RESTORE DISTURBED STREET TO EXISTING OR BETTER SECTION.

BACKFILLING OF CURB IS INCIDENTAL TO CURB INSTALLATION.

FOUR INCHES OF CLASS 5 UNDER CURB IS INCIDENTAL TO CURB INSTALLATION.



ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

CIVIL SITE PLAN
ATLAS MEMORY CARE

DRAWN BY:	DESIGN BY:
M.Q.A.	Q.M.A.
CHCKD BY:	PROJ. NO.
M.Q.A.	25-2211

ORIGINAL DATE: AUGUST 15, 2025

DATE	REVISION DESCRIPTION
09/19/25	REVISED CURB IN SOUTH & ADDED RETAINING WALL

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

QASEM M. ABUGHAZLEH LIC. NO. 56299

DATE: 09.19.2025

ATLAS MEMORY CARE
EAST BETHEL, MINNESOTA
SITE PLAN

PREPARED FOR:
STONE CONSTRUCTION

SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

NORTH

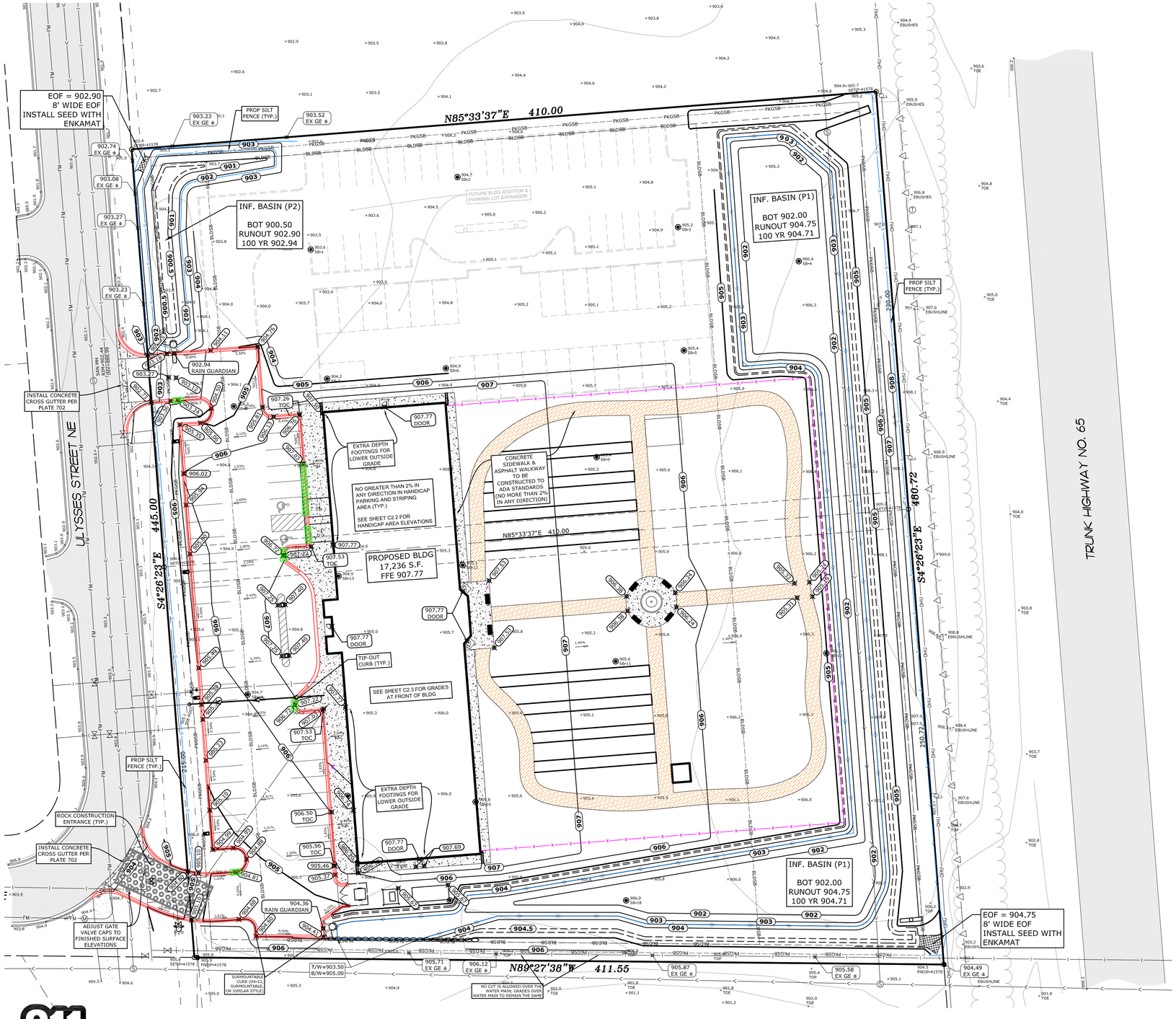
0 15 30

1 INCH = 30 FEET

C1

Know what's below. Call before you dig.

S:\Plowe\Atlas\2plan\12211 Atlas Memory Care (East Bethel)\12211 CAD\12-22211 BASE (8.dwg 9/10/2025



Know what's below. Call before you dig.

TWO CATCH BASIN INLET CONTROL DEVICES TO BE INSTALLED FOR THE TWO CATCH BASINS ON ULYSSES STREET APPROXIMATELY 570 FEET NORTH OF THE NW CORNER OF THE PARCEL. ANOTHER TWO TO BE INSTALLED FOR THE CATCH BASINS ON 185TH STREET APPROXIMATELY 450 FEET WEST OF THE SW CORNER OF THE PARCEL.

SITE SEQUENCING

- PRIOR TO ANY GRADING OPERATIONS, THE CONTRACTOR SHALL INSTALL ROCK CONSTRUCTION ENTRANCE (LOCATIONS TO BE DETERMINED - COORDINATE WITH OWNER) AND PERIMETER SILT FENCE AS SHOWN ON PLAN. (CONTACT CITY TO INSPECT EROSION CONTROL MEASURES PRIOR TO GRADING OPERATIONS, IF NECESSARY.) ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.

- THE CONTRACTOR SHALL PROVIDE ALL SOD, SEED, MULCH AND FERTILIZER WHICH SHALL CONFORM WITH THE FOLLOWING MNDOT SPECIFICATIONS AS MODIFIED BELOW.

ITEM	MNDOT SPECIFICATION/NOTES
SOD	3878
SEED **	3876
* FOR TURF ESTABLISHMENT	
COMMERCIAL TURF	MNDOT MIX 25-131 (220 LBS/ACRE)
RESIDENTIAL TURF	MNDOT MIX 25-131 (120 LBS/ACRE)
TEMPORARY FALL COVER	MNDOT MIX 21-112 (100 LBS/ACRE)
SPRING/SUMMER	MNDOT MIX 21-111 (100 LBS/ACRE)
SOIL-BUILDING COVER	MNDOT MIX 21-113 (110 LBS/ACRE)
1-2 YEARS COVER	MNDOT MIX 22-111 (30.5 LBS/ACRE)
2-5 YEARS COVER	MNDOT MIX 22-112 (40 LBS/ACRE)
MULCH	3882 (TYPE 1 - DISC ANCHORED)
FERTILIZER	3881
WOOD FIBER BLANKET	3885 (CATEGORY 2)

* MOW A MINIMUM OF ONCE PER 2 WEEKS
** SEEDED AREAS SHALL BE EITHER MULCHED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION.

- ALL EXPOSED SOILS MUST HAVE TEMPORARY EROSION CONTROL PROTECTION OR PERMANENT COVER WITHIN FOURTEEN (14) DAYS.

- THE CONTRACTOR SHALL PAY SPECIAL ATTENTION TO ALL ADJACENT PROPERTY LINES AND MAKE SURE THE EROSION CONTROL PRACTICES INPLACE IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.

- THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF BUILDING CONSTRUCTION. SILT FENCE TO BE REMOVED ONLY AFTER COMPLETION OF BUILDING CONSTRUCTION AND UPON ESTABLISHMENT OF VEGETATION.

- ALL SLOPES SHALL BE 4:1 OR FLATTER.

- PROTECT ALL STORM WATER MANAGEMENT FACILITIES FROM CONSTRUCTION RUN-OFF. CONTRACTOR TO INSTALL AND CONSTRUCT SAID FACILITIES ONCE SITE HAS BEEN STABILIZED.

- IF ANY SLOPES APPEAR TO BE FAILING, THE CONTRACTOR SHALL PROVIDE ADDITIONAL SILT FENCE, BIOROLLS AND EROSION CONTROL BLANKET AS NEEDED.

- THE CONTRACTOR SHALL FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.

- THE CONTRACTOR SHALL SOD ALL DISTURBED DRAINAGE AREAS, INCLUDING SWALES & OVERFLOWS.

- UPON GRADING COMPLETION THE CONTRACTOR SHALL PROVIDE NATIVE TOPSOIL WITH SOD OR SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN 48 HOURS OF FINAL GRADING.

- EXCESS SOIL SHOULD BE TREATED LIKE OTHER EXPOSED SOIL AND STABILIZED WITHIN 72 HOURS. ANY SOIL STOCKPILES ARE TO HAVE SILT FENCE PLACED ON DOWNSTREAM SIDES.

- IF A STREET, ALLEY, SIDEWALK OR OTHER PUBLIC PLACE SHOULD BECOME SOILED OR LITTERED, THE CONTRACTOR SHALL CAUSE SUCH SOILING OR LITTERING TO BE CLEANED UP BY SWEEPING NOT LATER THAN THE END OF THE WORKING DAY IN WHICH SUCH SOILING OR LITTERING SHALL HAVE OCCURRED OR BEEN OBSERVED.

OTHER POLLUTION CONTROL MEASURES

CONSTRUCTION WASTE MATERIALS - ALL WASTE MATERIALS GENERATED AS A RESULT OF SITE CONSTRUCTION SHALL BE COLLECTED AND REMOVED ACCORDING TO ALL LOCAL AND/OR STATE WASTE MANAGEMENT REGULATIONS BY A LICENSED SOLID WASTE MANAGEMENT COMPANY. THE CONTRACTOR WILL ENSURE THAT ALL SITE PERSONNEL ARE INSTRUCTED IN THESE PRACTICES.

HAZARDOUS WASTES - ALL HAZARDOUS WASTE MATERIALS SHALL BE STORED PROPERLY TO PREVENT SPILLS AND VANDALISM. WHEN NECESSARY, HAZARDOUS WASTES WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL AND/OR STATE REGULATION OR BY THE MANUFACTURER.

SANITARY WASTE - ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS BY A LOCAL, LICENSED WATER MANAGEMENT COMPANY, AS REQUIRED BY LOCAL REGULATION.

OFFSITE VEHICLE TRACKING - A ROCK CONSTRUCTION ENTRANCE HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. IF A STREET, ALLEY, SIDEWALK OR OTHER PUBLIC PLACE SHOULD BECOME SOILED OR LITTERED, THE CONTRACTOR SHALL CAUSE SUCH SOILING OR LITTERING TO BE CLEANED UP BY SWEEPING NOT LATER THAN THE END OF THE WORKING DAY IN WHICH SUCH SOILING OR LITTERING SHALL HAVE OCCURRED OR BEEN OBSERVED. DUMP TRUCKS HAULING LOOSE MATERIALS (SAND, TOPSOIL, ETC.) TO AND/OR FROM THE SITE SHALL BE COVERED WITH A TARPAULIN.

VEHICLE CLEANING - NO ENGINE DEGREASING IS ALLOWED ON-SITE. EXTERNAL WASHING OF VEHICLES TO BE CONFINED TO A DEFINED AREA ("BONE YARD") ON-SITE. CONTRACTOR TO PROVIDE DESIGNATED TRUCK WASHOUT AREA WITH APPROPRIATE SIGNAGE. WASHOUT AREA IS TO BE A MINIMUM OF 50' FROM DITCHES, PONDS, OR OTHER STORMWATER FEATURES. ALL LIQUID AND SOLID WASTE GENERATED BY WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER (E.G. COMPACTED CLAY LINER, IMPERMEABLE GEO-MEMBRANE) AND DISPOSED OF PROPERLY.

SPILL PREVENTION AND CONTROL - ALL VEHICLES WILL BE CHECKED FOR LEAKING OIL AND FLUIDS. VEHICLES LEAKING FLUIDS WILL NOT BE ALLOWED ON-SITE. SPILL KITS WILL BE STORED ON-SITE AND ALL SPILLS WILL BE CLEANED UP IMMEDIATELY DISCOVERY. SPENT ABSORBENT MATERIALS AND RAGS WILL BE HAULED OFF-SITE IMMEDIATELY AFTER THE SPILL IS CLEANED UP AND PROPERTY DISPOSED OF. SPILL PREVENTION AND CONTROL MEASURES SHALL BE IMPLEMENTED ONCE CONSTRUCTION BEGINS.

SOIL STOCKPILES - INSTALL SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AROUND ALL TEMPORARY SOIL STOCKPILES. LOCATE SOIL OR DIRT STOCKPILES SUCH THAT DOWNSLOPE DRAINAGE LENGTH IS NO LESS THAN 8 M (25 FEET) FROM THE TOE OF THE PILE TO A SURFACE WATER, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER, IF REMAINING FOR MORE THAN 7 DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. DURING STREET REPAIR, COVER CONSTRUCTION SOIL OR DIRT STOCKPILES LOCATED CLOSER THAN 8 M (25 FEET) TO A ROADWAY OR DRAINAGE CHANNEL WITH TARPS, AND PROTECT STORM SEWER INLETS WITH SILT SOCKS OR STAKED SILT FENCE.

PROVIDE WIMCO (OR APPROVED EQUAL) FOR INLET PROTECTION AT ALL EXISTING STORM SEWER INLETS THAT WILL RECEIVE RUN-OFF DURING CONSTRUCTION. INLET PROTECTION TO REMAIN IN-PLACE UNTIL AT LEAST 70% OF SITE VEGETATION HAS BEEN ESTABLISHED.

CONTRACTOR TO PROVIDE DESIGNATED CONCRETE TRUCK WASHOUT AREA WITH APPROPRIATE SIGNAGE. KEEP WASHOUT AREAS AS FAR AS PRACTICAL FROM STORM DRAINS, DITCHES AND PONDS. DO NOT ALLOW RUN-OFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE. AFTER WASTE CONCRETE IS SET, BREAK-UP AND DISPOSE OF PROPERLY.

THE CONTRACTOR MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE UNLESS INFEASIBLE THE CONTRACTOR MAY DISCHARGE FROM THE TEMPORARY OR PERMANENT SEDIMENTATION BASINS TO SURFACE WATERS IF THE BASIN WATER HAS BEEN VISUALLY CHECKED TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED IN THE BASIN AND THAT NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMPS, SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM PROPERTIES.

GRADING, DRAINAGE, AND EROSION CONTROL PLAN
ATLAS MEMORY CARE

DRAWN BY: M.Q.A. | DESIGN BY: Q.M.A.
CHCKD BY: M.Q.A. | PROJ. NO. 25-2211
ORIGINAL DATE: AUGUST 15, 2025

DATE	REVISION DESCRIPTION
09/19/25	REVISED GRADING PLAN BASED ON CITY COMMENTS

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
QASEM M. ABUGHAZLEH LIC. NO. 56299
DATE: 09.19.2025

ATLAS MEMORY CARE
EAST BETHEL, MINNESOTA
GRADING, DRAINAGE, AND EROSION CONTROL PLAN

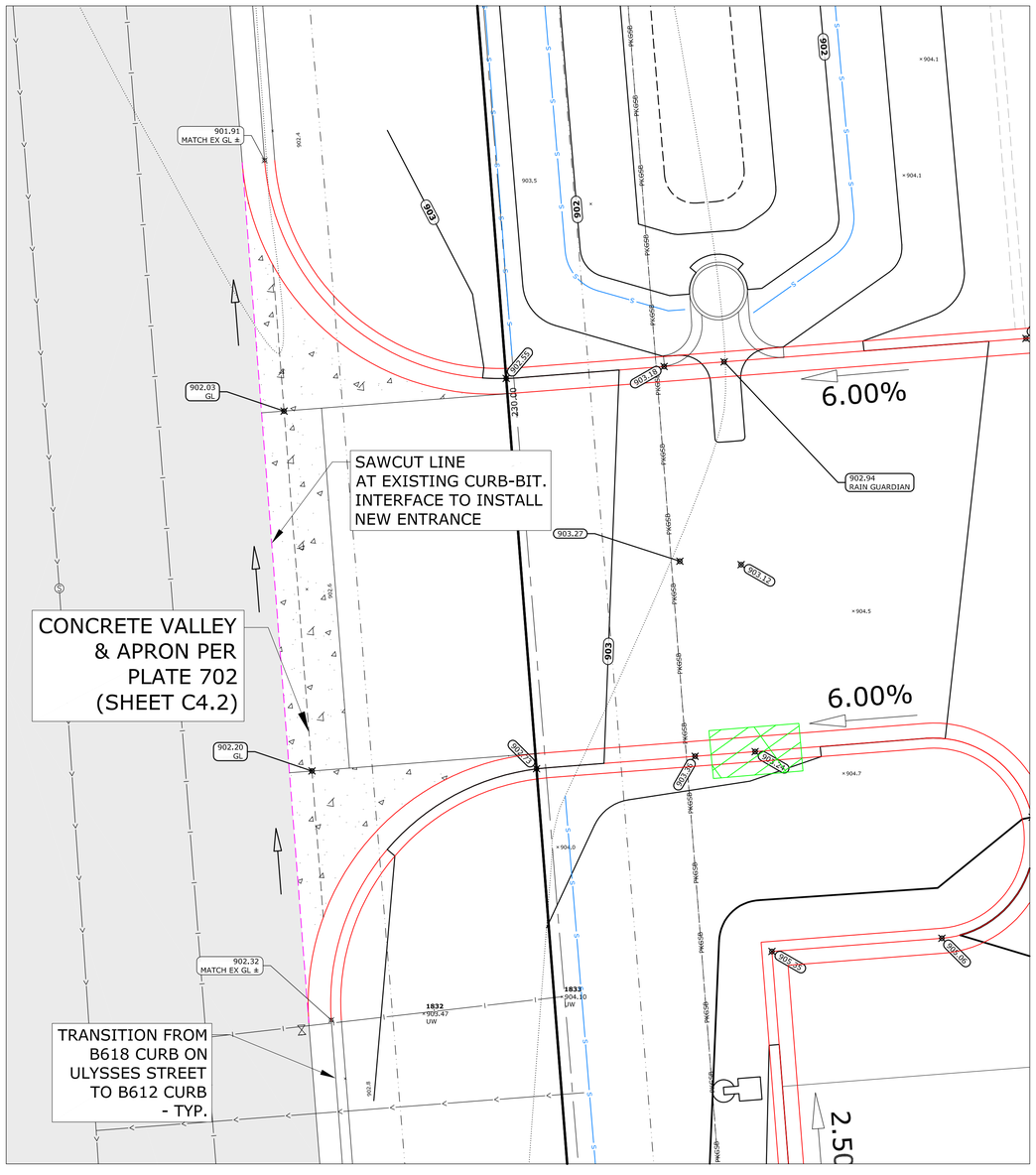
PREPARED FOR:
STONE CONSTRUCTION

SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

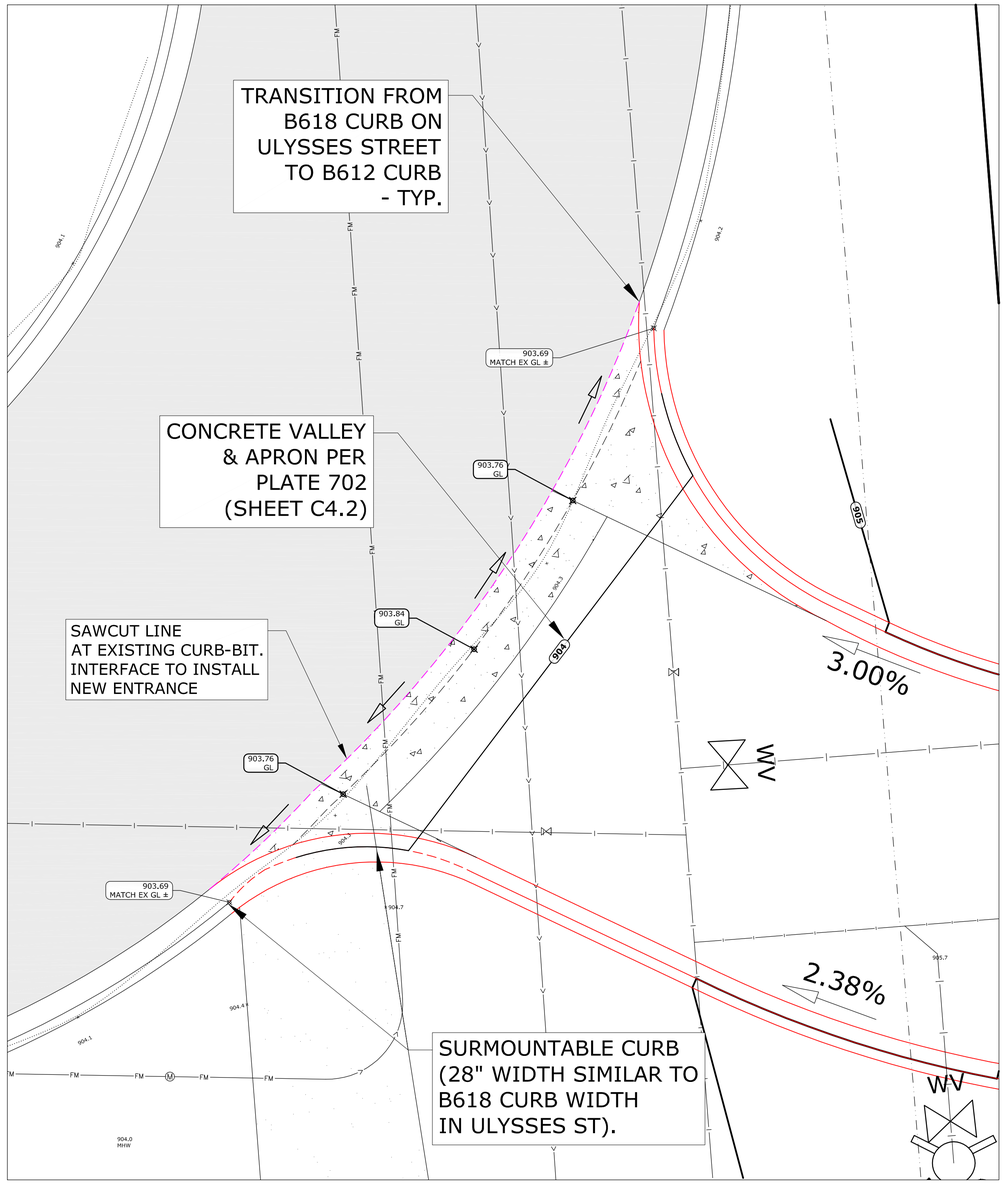
NORTH
0 15 30
1 INCH = 50 FEET

C2.1

S:\Drawings\25proj\2211 Atlas Memory Care (East Bethel)\2211 CAD\25-2211 BASE (8.8).dwg 9/19/2025



NORTH ENTRANCE DETAILS (ULYSSES ST.)



SOUTH ENTRANCE DETAILS (ULYSSES ST.)

ALL WORK SHALL CONFORM TO THE "CITY OF EAST BETHEL ENGINEERING MANUAL" AND THE "STANDARD UTILITY SPECIFICATIONS AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA, LATEST REVISION."

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

ENTRANCE DETAILS ATLAS MEMORY CARE

DRAWN BY: M.Q.A. | DESIGN BY: Q.M.A.
CHCKD BY: M.Q.A. | PROJ. NO. 25-2211
ORIGINAL DATE: AUGUST 15, 2025

DATE	REVISION DESCRIPTION
09/19/25	REVISED SOUTH: ENTRANCE FOR GRAVEL ACCESS

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

QASEM M. ABUGHAZLEH LIC. NO. 56299
DATE: 09.19.2025

ATLAS MEMORY CARE
EAST BETHEL, MINNESOTA
ENTRANCE DETAILS

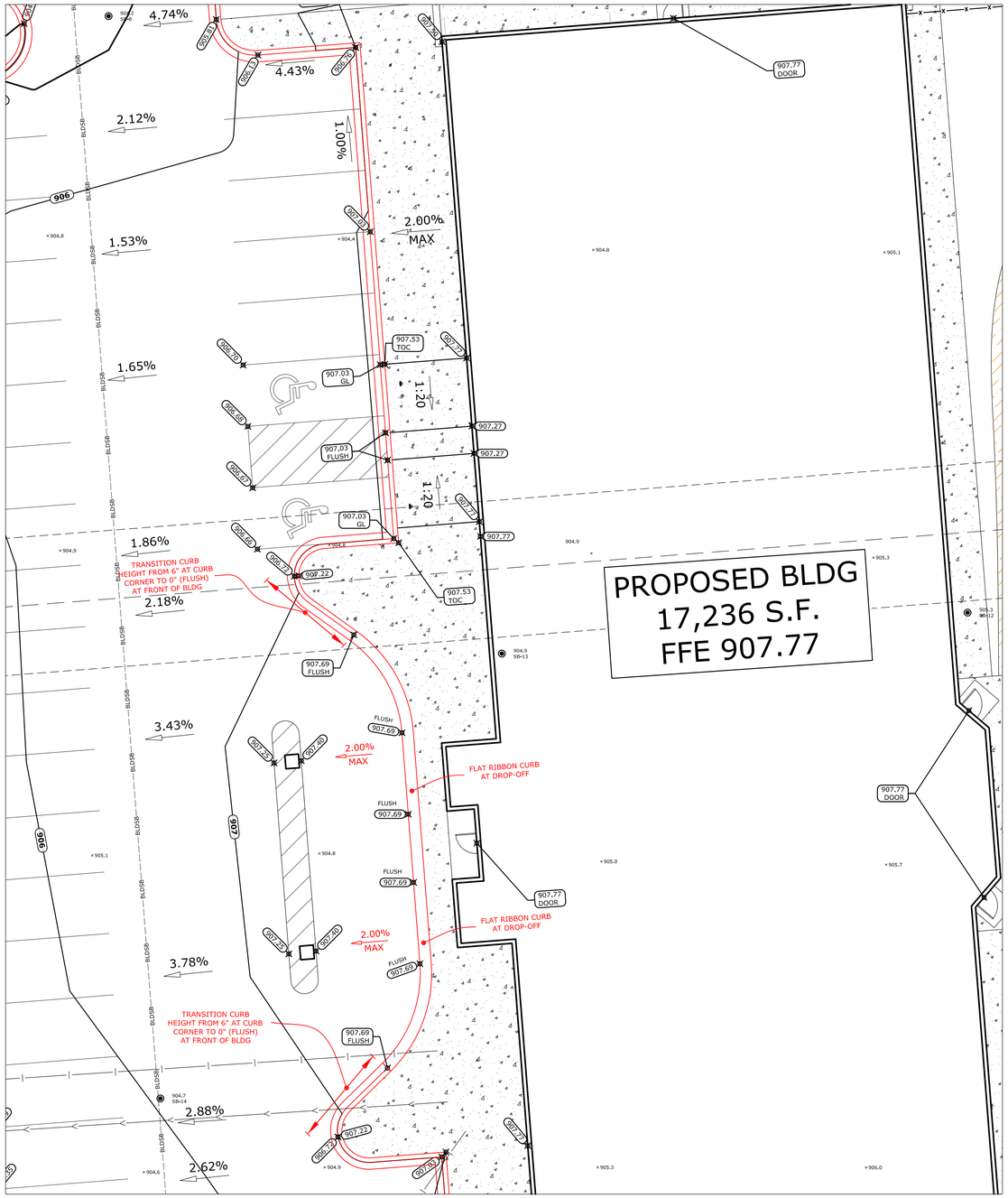
PREPARED FOR:
STONE CONSTRUCTION

SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

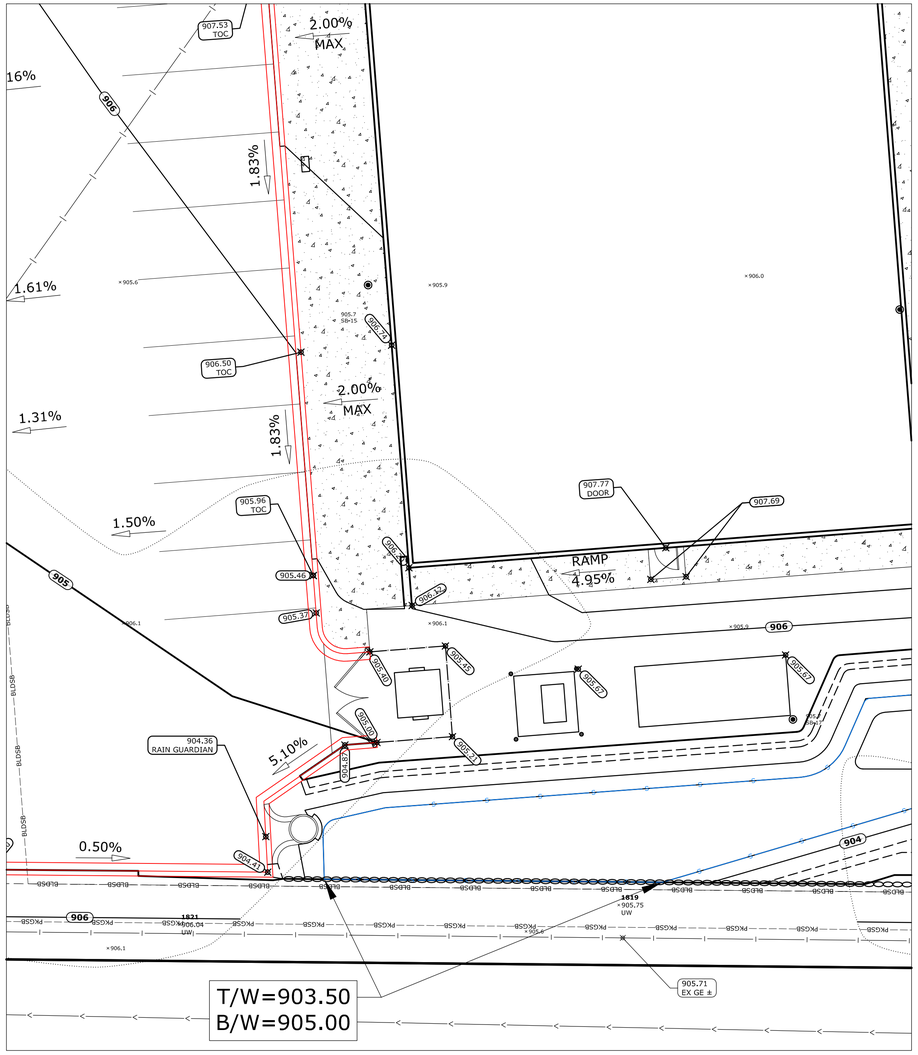
NORTH
0 2.5 5
1 INCH = 5 FEET

C2.2

S:\plowe\cad\25proj\2211 Atlas Memory Care (East Bethel)\2211 CAD\25-2211 BASE 18.dwg 9/19/2025



HC DETAIL & GRADES AT FRONT



TRASH ENCLOSURE (SW OF BLDG)

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

ALL WORK SHALL CONFORM TO THE "CITY OF EAST BETHEL ENGINEERING MANUAL" AND THE "STANDARD UTILITY SPECIFICATIONS AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA, LATEST REVISION."

HC DETAILS & TRASH ENCLOSURE GRADES ATLAS MEMORY CARE

DRAWN BY: M.Q.A. | DESIGN BY: Q.M.A.
CHCKD BY: M.Q.A. | PROJ. NO. 25-2211
ORIGINAL DATE: AUGUST 15, 2025

DATE	REVISION DESCRIPTION

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

QASEM M. ABUGHAZLEH | LIC. NO. 56299
DATE: 09.19.2025

ATLAS MEMORY CARE
EAST BETHEL, MINNESOTA
HC DETAILS & TRASH ENCLOSURE GRADES

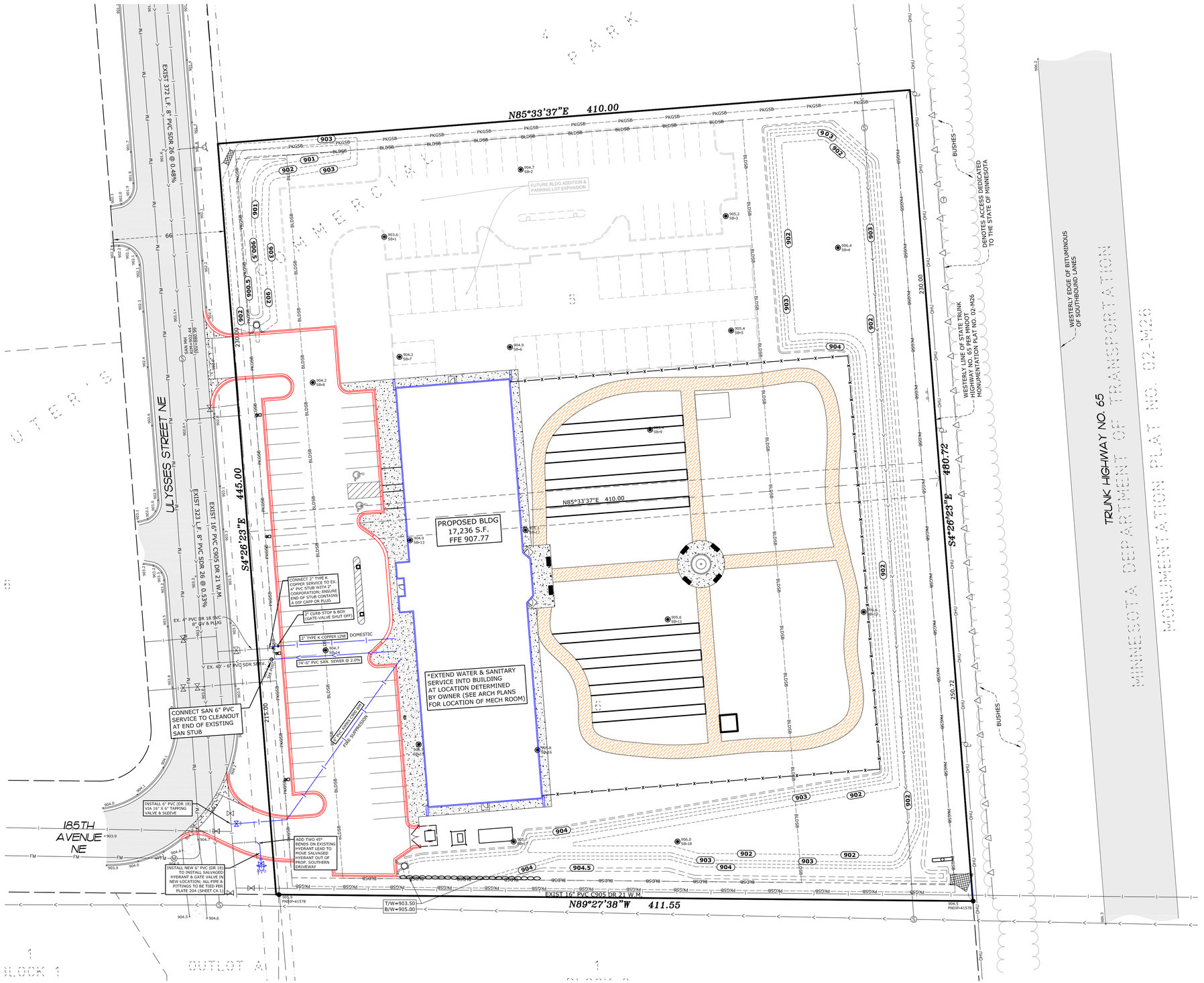
PREPARED FOR:
STONE CONSTRUCTION

SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

NORTH
0 5 10
1 INCH = 10 FEET

C2.3

S:\plowe\cad\25proj\2211 Atlas Memory Care (East Bethel)\2211 CAD\25-2211 BASE 18.dwg 9/19/2025



SANITARY SEWER NOTES

EXISTING SANITARY SEWER LOCATION, SIZE, AND ELEVATION SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

PROPOSED SANITARY SEWER SERVICES SHALL BE 6" PVC SCHEDULE 40.

ALL SEWER MAINS AND SERVICES THAT DO NOT MEET A MINIMUM BURY OF 7.5 FEET SHALL BE INSULATED.

WATER MAIN NOTES

EXISTING WATER MAIN LOCATION AND SIZE SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

PROVIDE PIPE INSULATION WHERE SEWER (SANITARY OR STORM) CROSSES WITHIN 18" OF WATER MAIN.

PROPOSED WATER SERVICE (DOMESTIC) SHALL BE A 2" TYPE K COPPER.

PROPOSED WATER SERVICE (FIRE SUPPRESSION) SHALL BE 6" PVC AWWA C900 DR 18 (CONFORMING TO MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY STANDARDS). ALL WATERMAIN FITTINGS SHALL BE DUCTILE IRON, LONG MECHANICAL JOINT, FULL BODY FITTINGS, PER THE CURRENT STANDARDS. THIS 6" LINE IS FOR FIRE SUPPRESSION.

ALL SERVICE SHUTOFF VALVES SHALL BE LOCATED WITHIN CITY RIGHT-OF-WAY OR DRAINAGE & UTILITY EASEMENTS.

MECHANICAL JOINTS SHALL BE USED FOR WATER MAIN PIPES 4" IN DIAMETER AND LARGER. RUBBER GASKETS SHALL CONFORM TO AWWA C111 (ANSI A21.11).

ALL FITTINGS AND RETAINING RODS SHALL BE PROTECTED USING SACRIFICIAL ZINC ANODE CAPS SUCH AS 175P190 PROTECTO CAPS AS MANUFACTURED BY EBAA IRON OR AN APPROVED EQUAL. CONTRACTORS SHALL SUPPLY 2 PROTECTO CAPS PER MECHANICAL JOINT GLAND INSTALLED.

ALL FITTING, ETC. SHALL BE SECURED UTILIZING COR-BLUE T-BOLTS AS MANUFACTURES BY NSS INDUSTRIES OR APPROVED EQUAL.

WATERMAIN AND RESTRAINING DEVICES - THE INTERIOR AND EXTERIOR OF ALL WATERMAIN FITTINGS AND RESTRAINING DEVICES SHALL BE COATED WITH A 6-8 MIL NOMINAL THICKNESS, FUSION BONDED EPOXY CONFORMING TO THE REQUIREMENTS OF ANSI/AWWA C550 AND C116/A21.16.

TRACER WIRE IS REQUIRED FOR ALL PVC WATERMAIN PIPE AND SERVICE LINES AND SHALL BE NO. 8 COPPER INSULATED AND RATED FOR UNDERGROUND SERVICE. TRACER WIRE SHALL REMAIN CONTINUOUS AND BE BROUGHT TO THE SURFACE AT ALL HYDRANTS AND SERVICES PER STANDARD PLATES NO. 200 AND 204. THE TRACER WIRE SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MINNESOTA RURAL WATER TRACER WIRE SPECIFICATION.

TRACER WIRE WILL BE LAID WITH ALL PVC WATER MAINS, VALVE BOXES, AND HYDRANTS.

CONNECTORS (THREE-WAY LUG): ALLOWS TAP WITHOUT CUTTING THE MAIN LINE. WIRE SIZE: #14-10 SOLID COPPER AND #12 STEEL CORE COPPER-CLAD TRACER WIRE. INCLUDES SILICON SEALANT. DESIGNED FOR DIRECT BURIAL. CONNECTORS SHALL BE COPPERHEAD INDUSTRIES OR APPROVED EQUAL.

MAGNESIUM GROUNDING RODS: EQUIPMENT FROM THE FOLLOWING MANUFACTURERS AND WHICH MEET THESE SPECIFICATIONS WILL BE ACCEPTED. COPPERHEAD INDUSTRIES PART # ANO-1005 (1.5 LBS). MAGNESIUM GROUNDING RODS ARE REQUIRED AT ALL ACCESS BOXES AS SHOWN ON THE PLANS.

CONNECTORS (WIRE NUTS): JOINS UP TO 4 #12 WIRES. WIRE SIZE: #22-8 SOLID COPPER AND #12 STEEL CORE COPPER-CLAD TRACER WIRE. DESIGNED FOR DIRECT BURIAL. CONNECTORS SHALL BE COPPERHEAD INDUSTRIES OR APPROVED EQUAL.

THE NEW WATERMAIN WILL NEED TO BE PRESSURE TESTED PER THE CURRENT STANDARDS.

MAINTAIN MINIMUM 8-FT COVER TO TOP OF ALL WATER MAIN PIPE.

THE CONTRACTOR WILL BE RESPONSIBLE TO PROTECT AND RECONSTRUCT THE CITY'S TRACER WIRE AND BOXES ON THE WATER STUBS AND HYDRANT. THE TRACER WIRE WAS INSTALLED PER CITY STANDARD PLATES 201 AND 204. SEE PLATES ON SHEET C4.1 FOR ADDITIONAL INFORMATION.

Know what's below. Call before you dig.

ALL PERMITS, INCLUDING BUT NOT LIMITED TO PERMITS FROM CITY OF EAST BETHEL AND THE MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY, SHALL BE OBTAINED PRIOR TO ORDERING OF MATERIAL AND STARTING OF CONSTRUCTION. NO INSTALLATION OF UTILITIES SHALL BE PERMITTED UNTIL ALL APPLICABLE PERMITS ARE RECEIVED BY THE CONTRACTOR.

INSTALLATION OF UTILITIES SHALL BE CONSTRUCTED TO MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY STANDARDS AND CITY STANDARDS AS IDENTIFIED IN THE PUBLIC WORKS/ENGINEERING STANDARDS.

ALL WORK SHALL CONFORM TO THE "CITY OF EAST BETHEL ENGINEERING MANUAL" AND THE "STANDARD UTILITY SPECIFICATIONS AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA, LATEST REVISION."

UTILITY PLAN
ATLAS MEMORY CARE

DRAWN BY: M.Q.A. | DESIGN BY: Q.M.A.
CHCKD BY: M.Q.A. | PROJ. NO. 25-2211
ORIGINAL DATE: AUGUST 15, 2025

DATE	REVISION DESCRIPTION
09/19/25	REVISED UTILITY PLAN BASED ON CITY COMMENTS

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

QASEM M. ABUGHAZLEH
DATE: 09.19.2025 LIC. NO. 56299

ATLAS MEMORY CARE
EAST BETHEL, MINNESOTA
UTILITY PLAN

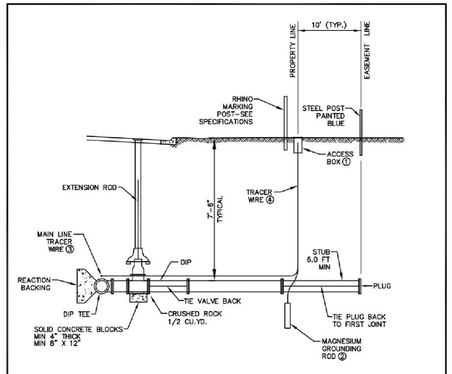
PREPARED FOR:
STONE CONSTRUCTION

SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

NORTH
0 15 30
1 INCH = 30 FEET

C3

S:\Bitwork\Jobs2\proj\2211 Atlas Memory Care (East Bethel)\2211 C3D\25-2211 BASE 18.dwg 9/19/2025



REFERENCE NOTES:

① ACCESS BOX SHALL BE A COPPERHEAD INDUSTRIES 36 INCHES LONG WITH 2-3/4 INCHES ID ABS SHAFT, CAST IRON PENTAGONAL LOCKING LID, ENCAPSULATED MAGNETIC BEACON, INTERNAL SWIVEL TRACER WIRE CONNECTION LUG, AND ARCHED BASE TO RESIST PULL-OUT OR OTHER WHICH MEETS THE REQUIREMENTS OF THIS SPECIFICATION. ACCESS BOX LIDS SHALL BE COLOR CODED BLUE FOR WATERMAIN.

② GROUNDING ROD SHALL HAVE RED WIRE THAT TERMINATES IN ACCESS BOX. PROVIDE 18" OF SLACK IN ACCESS BOX.

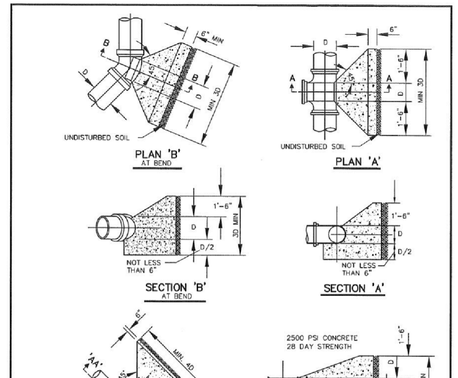
③ CONNECT TO THE MAIN LINE TRACER WIRE WITH A THREE-WAY LUG CONNECTOR.

④ PROVIDE 12 INCHES OF SLACK IN ACCESS BOX. STRIP 1 INCH OF WIRE AND ATTACH TO TERMINAL CONNECTORS.

LARGER THAN 2" DIAMETER WATER SERVICE DETAIL

NO SCALE

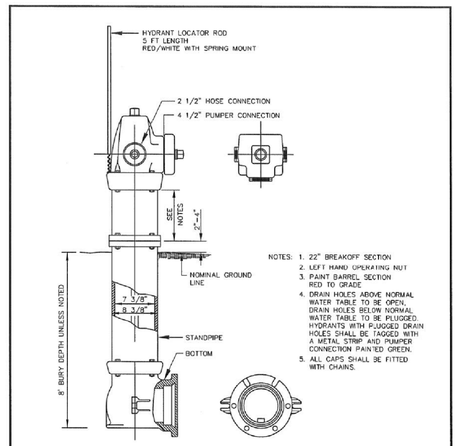
APPROVED	CITY OF EAST BETHEL	STANDARD PLATE No.
3-02-05		201
REVISED 10-28-16		



THRUST BLOCK DETAIL

NO SCALE

APPROVED	CITY OF EAST BETHEL	STANDARD PLATE No.
3-02-05		202
REVISED		

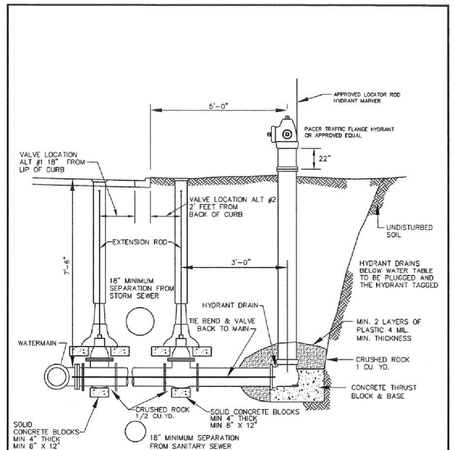


NOTES:
1. 22° BREAKOFF SECTION
2. LEFT HAND OPERATING NUT
3. PAINT BARREL SECTION RED TO GRADE
4. DRAIN HOLES ABOVE NORMAL WATER TABLE TO BE OPEN. DRAIN HOLES BELOW NORMAL WATER TABLE TO BE PLUGGED. HYDRANTS WITH PLUGGED DRAIN HOLES SHALL BE TAGGED WITH A METAL STRIP AND PUMPER CONNECTION PAINTED GREEN.
5. ALL CAPS SHALL BE FITTED WITH CHAINS.

PACER TRAFFIC FLANGE HYDRANT (OR APPROVED EQUAL)

NO SCALE

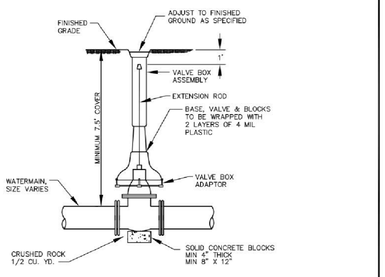
APPROVED	CITY OF EAST BETHEL	STANDARD PLATE No.
3-02-05		203
REVISED		



HYDRANT AND HYDRANT GATE VALVE DETAIL

NO SCALE

APPROVED	CITY OF EAST BETHEL	STANDARD PLATE No.
3-02-05		204
REVISED		

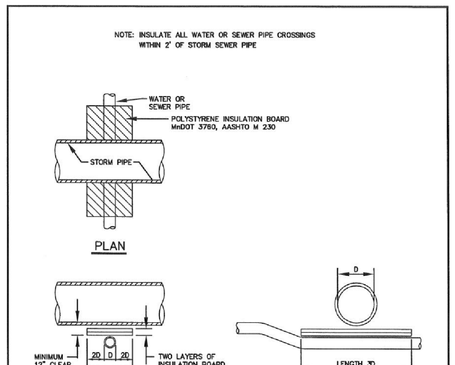


NOTES: ALL VALVES SHALL BE FITTED WITH EXTENSION RODS TO 1' BELOW FINISHED GRADE.

TYPICAL RESILIENT WEDGE VALVE AND BOX INSTALLATION 10" DIAMETER AND SMALLER WATERMAIN

NO SCALE

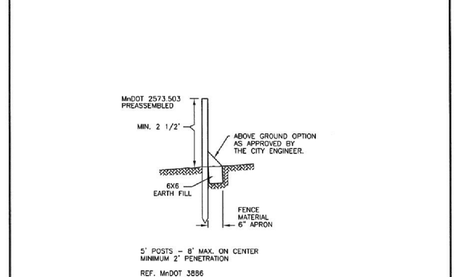
APPROVED	CITY OF EAST BETHEL	STANDARD PLATE No.
3-02-05		205
REVISED 10-28-16		



INSULATION FOR WATER AND SANITARY SEWER PIPE & SERVICES

NO SCALE

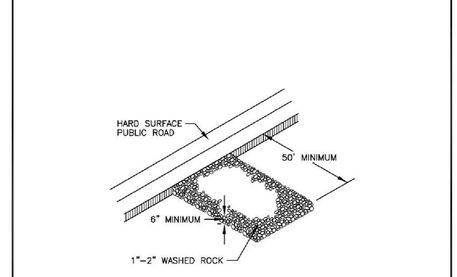
APPROVED	CITY OF EAST BETHEL	STANDARD PLATE No.
3-02-05		304
REVISED		



SILT FENCE INSTALLATION

NO SCALE

APPROVED	CITY OF EAST BETHEL	STANDARD PLATE No.
3-02-05		501
REVISED		



ROCK CONSTRUCTION ENTRANCE

NO SCALE

APPROVED	CITY OF EAST BETHEL	STANDARD PLATE No.
3-02-05		505
REVISED		

DRAWN BY: M.Q.A. | DESIGN BY: Q.M.A.
CHCKD BY: M.Q.A. | PROJ. NO. 25-2211
ORIGINAL DATE: AUGUST 15, 2025

DATE	REVISION DESCRIPTION

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

QASEM M. ABUGHAZLEH
DATE: 09.19.2025 LIC. NO. 56299

ATLAS MEMORY CARE
EAST BETHEL, MINNESOTA
DETAILS & NOTES

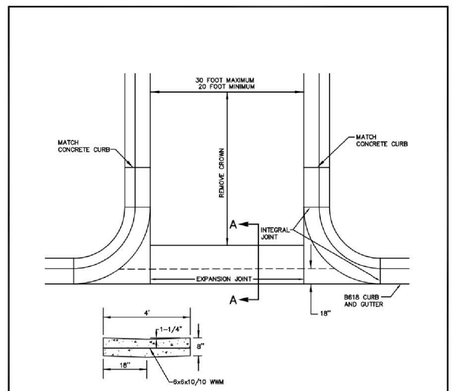
PREPARED FOR:
STONE CONSTRUCTION

SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

DETAILS & NOTES ATLAS MEMORY CARE

C4.1

S:\Plowe\cad\25proj\2211 Atlas Memory Care (East Bethel)\2211 CAD\25-2211 BASE 18.dwg 9/19/2025



SECTION A-A

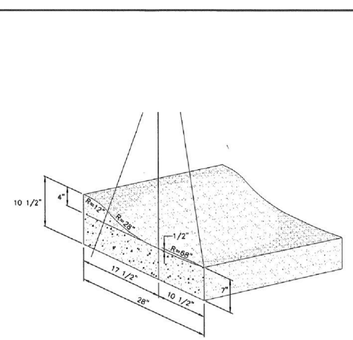
CONCRETE DRIVEWAY AND CROSS GUTTER

NO SCALE

APPROVED 3-02-05 REVISED

CITY OF EAST BETHEL

STANDARD PLATE No. 702



SURMOUNTABLE CONCRETE CURB AND GUTTER

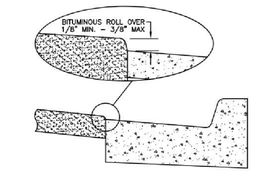
NO SCALE

APPROVED 3-02-05 REVISED

CITY OF EAST BETHEL

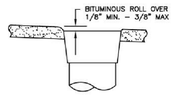
STANDARD PLATE No. 704

\CAD_ENG\DETAILS\EASTBETH\CURB\CUR-704.DWG



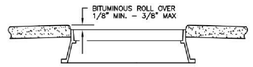
PAVING AT CURB DETAIL

NO SCALE



PAVING AT VALVE BOX DETAIL

NO SCALE



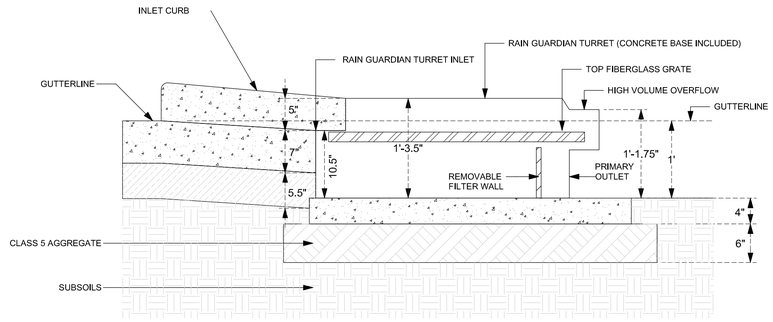
PAVING AT MANHOLE DETAIL

NO SCALE

APPROVED 3-02-05 REVISED

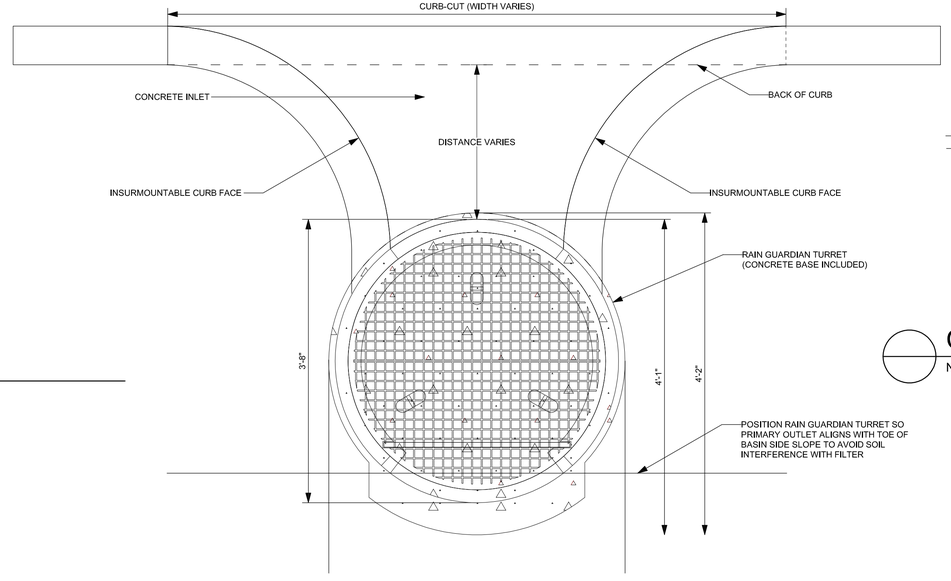
CITY OF EAST BETHEL

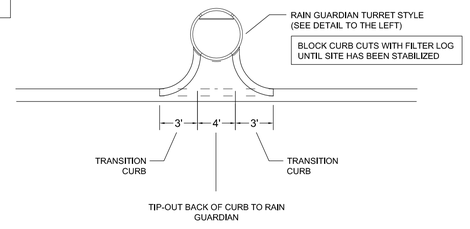
STANDARD PLATE No. 706



RAIN GUARDIAN - TURRET STYLE

N.T.S.





CURB CUTS @ RAIN GUARDIAN

N.T.S.

DETAILS & NOTES
ATLAS MEMORY CARE

DRAWN BY:	DESIGN BY:
M.Q.A.	Q.M.A.
CHCKD BY:	PROJ. NO.
M.Q.A.	25-2211

ORIGINAL DATE: AUGUST 15, 2025

DATE	REVISION DESCRIPTION

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

QASEM M. ABUGHAZLEH LIC. NO. 56299

DATE: 09.19.2025

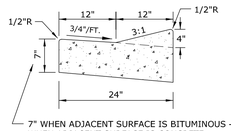
ATLAS MEMORY CARE
EAST BETHEL, MINNESOTA
DETAILS & NOTES

PREPARED FOR:
STONE CONSTRUCTION

SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

C4.2

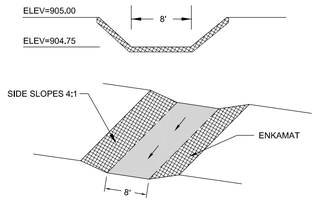
S:\Plowe\cad\25proj\2211 Atlas Memory Care (East Bethel)\2211 CAD\25-2211 BASE (8.0).dwg 9/19/2025



7" WHEN ADJACENT SURFACE IS BITUMINOUS - WHEN ADJACENT SURFACE IS CONCRETE USE SAME THICKNESS AS SLAB.

D412 CONCRETE CURB & GUTTER

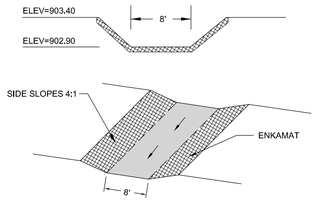
NOT TO SCALE



NOTE: ENKAMAT TO COVER BOTTOM & SIDES OF OVERFLOW.

OVERFLOW SWALE WITH ENKAMAT 7010 (BASIN P1)

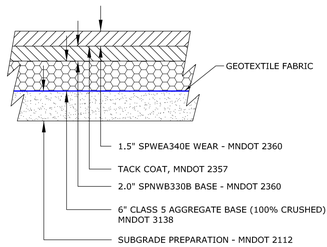
NOT TO SCALE



NOTE: ENKAMAT TO COVER BOTTOM & SIDES OF OVERFLOW.

OVERFLOW SWALE WITH ENKAMAT 7010 (BASIN P2)

NOT TO SCALE



IF CLAYEY OR SILT SAND IS PRESENT IN SUBGRADE, A 12" SAND SUBBASE IS RECOMMENDED BELOW THE PROPOSED CLASS 5 AGGREGATE BASE.

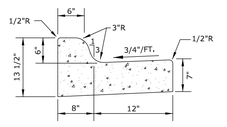
PAVING SHALL CONFORM TO THE LATEST EDITION OF MNDOT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE CITY'S STANDARDS FOR STREET AND UTILITY CONSTRUCTION.

BITUMINOUS PAVING SECTION SHALL BE REVIEWED AND APPROVED BY GEOTECHNICAL ENGINEER (AMERICAN ENGINEERING TESTING) PRIOR TO ANY INSTALLATIONS. REFER TO 'REPORT OF GEOTECHNICAL EXPLORATION' BY AMERICAN ENGINEERING TESTING DATED AUGUST 18, 2025 FOR ADDITIONAL INFORMATION.

BITUMINOUS - LIGHT DUTY (PARKING LOT)

NOT TO SCALE

PROVIDE 4" CLASS 5 UNDER CURB (TYP)

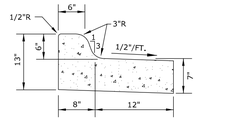


NOTE: FOR MECHANICALLY LAID CURB, SHOE MAY BE TILTED.

B612 CONCRETE CURB & GUTTER

N.T.S.

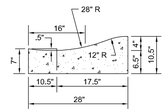
PROVIDE 4" CLASS 5 UNDER CURB (TYP)



NOTE: FOR MECHANICALLY LAID CURB, SHOE MAY BE TILTED.

B612 CONCRETE CURB & GUTTER (TIP-OUT)

N.T.S.

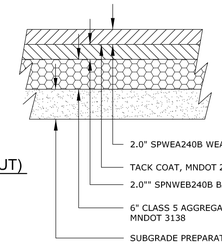


NOTES:
1. PROVIDE MIN. 4" CLASS 5 UNDER CURB (TYP)
2. FOR MECHANICALLY LAID CURB, SHOE MAY BE TILTED.

SURMOUNTABLE CURB & GUTTER *

N.T.S.

* TO BE USED FOR SOUTHERN ENTRANCE THAT COINCIDES WITH GRAVEL ACCESS FOR VEHICLE ACCESS AS NOTED ON SHEET C2.2.



PAVING SHALL CONFORM TO THE LATEST EDITION OF MNDOT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE CITY'S STANDARDS FOR STREET AND UTILITY CONSTRUCTION.

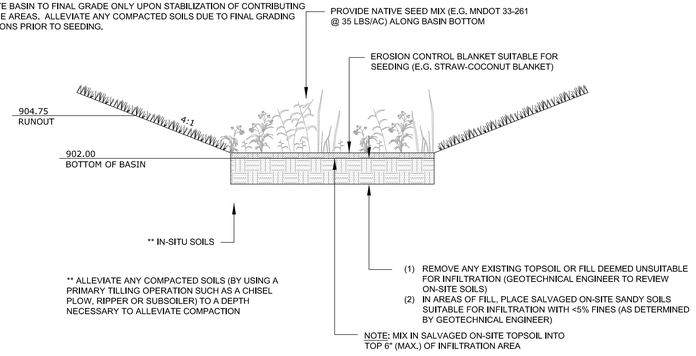
BITUMINOUS PAVING SECTION SHALL BE REVIEWED AND APPROVED BY CITY OF EAST BETHEL PRIOR TO ANY INSTALLATIONS.

BITUMINOUS - PAVEMENT (ULYSSES ST.)

NOT TO SCALE

NOTES
1. MARK-OFF BASIN AREA (E.G. FENCING, SILT FENCE, ETC.) TO PREVENT CONSTRUCTION TRAFFIC FROM ENTERING BASIN AREA.
2. USE LOW-IMPACT, EARTH MOVING EQUIPMENT (WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT-EQUIPMENT WITH TURF-TYPE TIRES) WITHIN BASIN.
3. PROTECT BASIN FROM RUN-OFF DURING CONSTRUCTION ACTIVITIES
4. DO NOT EXCAVATE BASIN TO FINAL GRADE UNTIL UPSTREAM DRAINAGE AREAS HAVE BEEN STABILIZED.
5. REMOVE ANY TOPSOIL AND/OR UNSUITABLE SOILS WITHIN INFILTRATION BASIN FOOTPRINT. ANY SEDIMENT THAT IS WASHED INTO THE BASIN SHALL BE REMOVED.
6. NO MINING OF SANDY SOILS ALLOWED IN BASIN AREA.
7. EXCAVATE BASIN TO FINAL GRADE ONLY UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREAS. ALLEVIATE ANY COMPACTED SOILS DUE TO FINAL GRADING OPERATIONS PRIOR TO SEEDING.

AFTER INFITLRATION BASIN AREA HAS BEEN EXCAVATED TO FINAL GRADE, PERFORM A DOUBLE-RING INFILTROMETER TEST TO VERIFY INFILTRATION CAPACITY OF IN-SITU SOILS.



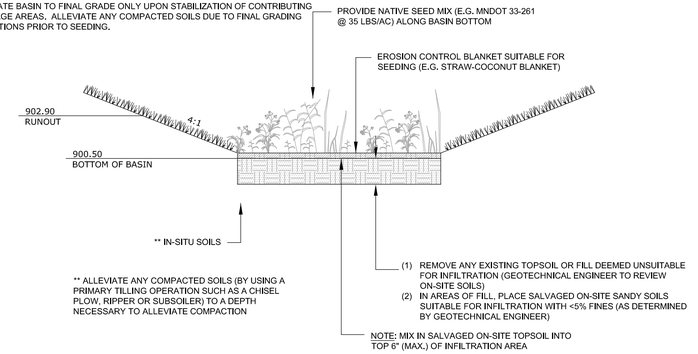
** ALLEVIATE ANY COMPACTED SOILS (BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER OR SUBSOILER) TO A DEPTH NECESSARY TO ALLEVIATE COMPACTION

INFILTRATION BASIN (P1)

N.T.S.

NOTES
1. MARK-OFF BASIN AREA (E.G. FENCING, SILT FENCE, ETC.) TO PREVENT CONSTRUCTION TRAFFIC FROM ENTERING BASIN AREA.
2. USE LOW-IMPACT, EARTH MOVING EQUIPMENT (WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT-EQUIPMENT WITH TURF-TYPE TIRES) WITHIN BASIN.
3. PROTECT BASIN FROM RUN-OFF DURING CONSTRUCTION ACTIVITIES
4. DO NOT EXCAVATE BASIN TO FINAL GRADE UNTIL UPSTREAM DRAINAGE AREAS HAVE BEEN STABILIZED.
5. REMOVE ANY TOPSOIL AND/OR UNSUITABLE SOILS WITHIN INFILTRATION BASIN FOOTPRINT. ANY SEDIMENT THAT IS WASHED INTO THE BASIN SHALL BE REMOVED.
6. NO MINING OF SANDY SOILS ALLOWED IN BASIN AREA.
7. EXCAVATE BASIN TO FINAL GRADE ONLY UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREAS. ALLEVIATE ANY COMPACTED SOILS DUE TO FINAL GRADING OPERATIONS PRIOR TO SEEDING.

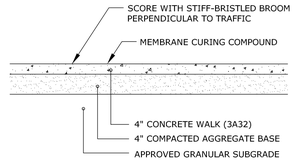
AFTER INFITLRATION BASIN AREA HAS BEEN EXCAVATED TO FINAL GRADE, PERFORM A DOUBLE-RING INFILTROMETER TEST TO VERIFY INFILTRATION CAPACITY OF IN-SITU SOILS.



** ALLEVIATE ANY COMPACTED SOILS (BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER OR SUBSOILER) TO A DEPTH NECESSARY TO ALLEVIATE COMPACTION

INFILTRATION BASIN (P2)

N.T.S.



NOTES:

1) USE EXPANSION JOINT WHERE NEW CONCRETE MEETS EXISTING CONCRETE OR STRUCTURE.

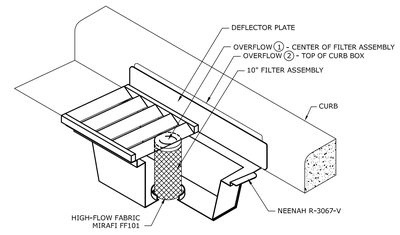
2) CONTROL JOINTS SHALL BE CUT WITH A JOINTER HAVING A RADIUS OF 1/4" AND SPACED @ 5'-0" O.C. MAX. U.N.O.

3) EXPANSION JOINTS SHALL BE SPACED AT 20'-0" O.C. MAX. AND SHALL CONSIST OF A 1/2" PRE-FORMED JOINT FILLER.

4) ANTI-SPALLING COMPOUND SHALL BE APPLIED TO CONCRETE SURFACES.

TYPICAL CONCRETE SIDEWALK

NOT TO SCALE



WIMCO INLET PROTECTION

NOT TO SCALE

DRAWN BY: M.Q.A. | DESIGN BY: Q.M.A.
CHCKD BY: M.Q.A. | PROJ. NO. 25-2211
ORIGINAL DATE: AUGUST 15, 2025

DATE	REVISION DESCRIPTION
09/19/25	ADDED CURB & BIT. PAVEMENT SECTIONS (PARKING LOT & ULYSSES ST.)

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

QASEM M. ABUGHAZLEH | LIC. NO. 56299
DATE: 09.19.2025

ATLAS MEMORY CARE
EAST BETHEL, MINNESOTA
DETAILS & NOTES

PREPARED FOR:
STONE CONSTRUCTION

SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

DETAILS & NOTES ATLAS MEMORY CARE

C4.3

S:\Plowe\Jobs\25proj\2211 Atlas Memory Care (East Bethel)\2211 CAD\25-2211 BASE 18.dwg 9/19/2025

4.1 TERMINATION OF COVERAGE. [MINN. R. 7090]

4.2 PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE. [MINN. R. 7090]

4.3 PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINAL CLEAN OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY. THE PERMITTEES' COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOT. [MINN. R. 7090]

4.4 PERMITTEES MAY TERMINATE PERMIT COVERAGE PRIOR TO COMPLETION OF ALL CONSTRUCTION ACTIVITY IF THEY MEET ALL OF THE FOLLOWING CONDITIONS:

A. CONSTRUCTION ACTIVITY HAS CEASED FOR AT LEAST 90 DAYS; AND

B. AT LEAST 90 PERCENT (BY AREA) OF ALL ORIGINALLY PROPOSED CONSTRUCTION ACTIVITY HAS BEEN COMPLETED AND PERMANENT COVER HAS BEEN ESTABLISHED ON THOSE AREAS; AND

C. ON AREAS WHERE CONSTRUCTION ACTIVITY IS NOT COMPLETE, PERMANENT COVER HAS BEEN ESTABLISHED; AND

D. THE SITE COMPLIES WITH ITEM 13.3 THROUGH 13.7.

AFTER PERMIT COVERAGE IS TERMINATED UNDER THIS ITEM, ANY SUBSEQUENT DEVELOPMENT ON THE REMAINING PORTIONS OF THE SITE WILL REQUIRE PERMIT COVERAGE IF THE SUBSEQUENT DEVELOPMENT ITSELF OR AS PART OF THE REMAINING COMMON PLAN OF DEVELOPMENT OR SALE WILL RESULT IN LAND DISTURBING ACTIVITIES OF ONE (1) OR MORE ACRES IN SIZE. [MINN. R. 7090]

4.5 PERMITTEES MAY TERMINATE COVERAGE UPON MPCA APPROVAL AFTER SUBMITTING INFORMATION DOCUMENTING THE OWNER CANCELED THE PROJECT. [MINN. R. 7090]

6.1 SWPPP AMENDMENTS. [MINN. R. 7090]

6.2 ONE OF THE INDIVIDUALS DESCRIBED IN ITEM 21.2.A OR ITEM 21.2.B OR ANOTHER QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS. [MINN. R. 7090]

6.3 PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER. [MINN. R. 7090]

6.4 PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 7050.0210, SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA APPROVED TMDL. [MINN. R. 7050.0210]

7.1 BMP SELECTION AND INSTALLATION. [MINN. R. 7090]

7.2 PERMITTEES MUST SELECT, INSTALL, AND MAINTAIN THE BMPS IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES. [MINN. R. 7090]

8.1 EROSION PREVENTION PRACTICES. [MINN. R. 7090]

8.2 BEFORE WORK BEGINS, PERMITTEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED. [MINN. R.

8.3 PERMITTEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING). [MINN. R. 7090]

8.4 PERMITTEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE. [MINN. R. 7090]

8.5 FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD. [MINN. R. 7090]

8.6 PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES. [MINN. R. 7090]

8.7 TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION (WITH PROPERLY DESIGNED ROCK-DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. PERMITTEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES. [MINN. R. 7090]

8.8 PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT. [MINN. R. 7090]

8.9 PERMITTEES MUST PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM. [MINN. R. 7090]

8.10 PERMITTEES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11. [MINN. R. 7090]

9.1 SEDIMENT CONTROL PRACTICES. [MINN. R. 7090]

9.2 PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMPS ON ALL DOWNGRADIENT PERIMETERS OF THE SITE AND DOWNGRADIENT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURB AND GUTTER SYSTEMS. PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIENT OF ANY BUFFER ZONES. PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPGRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER. [MINN. R. 7090]

9.3 IF DOWNGRADIENT SEDIMENT CONTROLS ARE OVERLOADED, BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.3. [MINN. R. 7090]

9.4 TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK-CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS. [MINN. R. 7090]

9.5 A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY ITEM 9.2 EXCEPT WHEN WORKING ON A STEN IN-SHORELINE OR BELOW THE WATERLINE. IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY (E.G., INSTALLATION OF RIP RAP ALONG THE SHORELINE) IN THAT AREA IS COMPLETE, PERMITTEES MUST INSTALL AN UPLAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER. [MINN. R. 7090]

9.6 PERMITTEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES, IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IS COMPLETED. PERMITTEES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE. [MINN. R. 7090]

9.7 PERMITTEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMPS DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET. [MINN. R. 7090]

9.8 PERMITTEES MAY REMOVE INLET PROTECTION FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (E.G. STREET FLOODING/FREEZING) IS IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY (E.G., CITY/COUNTY/TOWNSHIP/MINNESOTA DEPARTMENT OF TRANSPORTATION ENGINEER). PERMITTEES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP. [MINN. R. 7090]

9.9 PERMITTEES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES ON THE DOWNGRADIENT PERIMETER. [MINN. R. 7090]

9.10 PERMITTEES MUST LOCATE STOCKPILES OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER. [MINN. R. 7090]

9.11 PERMITTEES MUST INSTALL A VEHICLE TRACKING BMP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE. [MINN. R. 7090]

9.12 PERMITTEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET. [MINN. R. 7090]

9.13 PERMITTEES MUST INSTALL TEMPORARY SEDIMENT BASINS AS REQUIRED IN SECTION 14. [MINN. R. 7090]

9.14 IN ANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION. [MINN. R. 7090]

9.15 PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE. [MINN. R. 7090]

9.16 PERMITTEES MUST DIRECT DISCHARGES FROM BMPS TO VEGETATED AREAS UNLESS INFEASIBLE. [MINN. R. 7090]

9.17 PERMITTEES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE, PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT'S EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE. NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS. IF PRESERVING THE BUFFER IS INFEASIBLE, PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP. SHEET PILING IS A REDUNDANT PERIMETER CONTROL IF INSTALLED IN A MANNER THAT RETAINS ALL STORMWATER. [MINN. R. 7090]

9.18 PERMITTEES MUST USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER. THE PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE. [MINN. R. 7090]

10.1 DEWATERING AND BASIN DRAINING. [MINN. R. 7090]

10.2 PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF PERMITTEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTEES MUST TREAT IT WITH APPROPRIATE BMPS SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES. [MINN. R. 7050.0210]

10.3 IF PERMITTEES MUST DISCHARGE WATER CONTAINING OIL OR GREASE, THEY MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G., CARTRIDGE FILTERS, ABSORBENTS PADS) PRIOR TO DISCHARGE. [MINN. R. 7090]

10.4 PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND. [MINN. R. 7090]

10.5 IF PERMITTEES USE FILTERS WITH BACKWASH WATER, THEY MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION. [MINN. R. 7090]

11.1 INSPECTIONS AND MAINTENANCE. [MINN. R. 7090]

11.2 PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.B, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 1/2 INCH IN 24 HOURS. [MINN. R. 7090]

11.3 PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMPS. [MINN. R. 7090]

11.4 PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMPS WITHIN 24 HOURS OF DISCOVERY OR BEFORE THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6. PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THE AREA. [MINN. R. 7090]

11.5 DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITTEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. PERMITTEES MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS. PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS. [MINN. R. 7090]

11.6 PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES. PERMITTEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS. [MINN. R. 7090]

11.7 PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE. [MINN. R. 7090]

11.8 PERMITTEES MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME. [MINN. R. 7090]

11.9 PERMITTEES MUST ENSURE THAT AT LEAST ONE INDIVIDUAL PRESENT ON THE SITE (OR AVAILABLE TO THE PROJECT SITE IN THREE (3) CALENDAR DAYS) IS TRAINED IN THE JOB DUTIES DESCRIBED IN ITEM 21.2.B. [MINN. R. 7090]

11.10 PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED IN ITEM 11.2 AS FOLLOWS:

A. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE; OR

B. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT; OR

C. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST. [MINN. R. 7090]

11.11 PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:

A. DATE AND TIME OF INSPECTIONS; AND

B. NAME OF PERSONS CONDUCTING INSPECTIONS; AND

C. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND

D. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND

E. DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES; AND

F. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, ODOR, SETTLED OR SUSPENDED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND

G. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS. [MINN. R. 7090]

12.1 POLLUTION PREVENTION MANAGEMENT MEASURES. [MINN. R. 7090]

12.2 PERMITTEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PERMITTEES ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER. [MINN. R. 7090]

12.3 PERMITTEES MUST PLACE PESTICIDES, FERTILIZERS AND TREATMENT CHEMICALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. [MINN. R. 7090]

12.4 PERMITTEES MUST STORE HAZARDOUS MATERIALS AND TOXIC WASTE, (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE. [MINN. R. 7090]

12.5 PERMITTEES MUST PROPERLY STORE, COLLECT AND DISPOSE SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035. [MINN. R. 7035]

12.6 PERMITTEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. PERMITTEES MUST PROPERLY DISPOSE SANITARY WASTE IN ACCORDANCE WITH MINN. R. CH. 7041. [MINN. R. 7041]

12.7 PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS INFEASIBLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE. [MINN. STAT. 115.061]

12.8 PERMITTEES MUST LIMIT VEHICLE EXTERIOR WASHING AND EQUIPMENT TO A DEFINED AREA OF THE SITE. PERMITTEES MUST CONTAIN RUNOFF FROM THE WASHING AREA IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND MUST DISPOSE WASTE FROM THE WASHING ACTIVITY PROPERLY. PERMITTEES MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS. [MINN. R. 7090]

12.9 PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY. [MINN. R. 7035, MINN. R. 7090]

13.1 PERMIT TERMINATION CONDITIONS. [MINN. R. 7090]

13.2 PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOT. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER. [MINN. R. 7090]

13.3 PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS IN SECTION 15 THROUGH 19 AND IS OPERATING AS DESIGNED. [MINN. R. 7090]

13.4 PERMITTEES MUST REMOVE ALL SEDIMENT FROM CONVEYANCE SYSTEMS PRIOR TO SUBMITTING THE NOT. [MINN. R. 7090]

13.5 PERMITTEES MUST REMOVE ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPS PRIOR TO SUBMITTING THE NOT. PERMITTEES MAY LEAVE BMPS DESIGNED TO DECOMPOSE ON-SITE IN PLACE. [MINN. R. 7090]

13.6 FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADIENT PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER. [MINN. R. 7090]

13.7 FOR CONSTRUCTION PROJECTS ON AGRICULTURAL LAND (E.G., PIPELINES ACROSS CROPLAND), PERMITTEES MUST RETURN THE DISTURBED LAND TO ITS PRECONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOT. [MINN. R. 7090]

14.1 TEMPORARY SEDIMENT BASINS. [MINN. R. 7090]

14.2 WHERE TEN (10) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION, PERMITTEES MUST PROVIDE A TEMPORARY SEDIMENT BASIN TO PROVIDE TREATMENT OF THE RUNOFF BEFORE IT LEAVES THE CONSTRUCTION SITE OR ENTERS SURFACE WATERS. PERMITTEES MAY CONVERT A TEMPORARY SEDIMENT BASIN TO A PERMANENT BASIN AFTER CONSTRUCTION IS COMPLETE. THE TEMPORARY BASIN IS NO LONGER REQUIRED WHEN PERMANENT COVER HAS REDUCED THE ACREAGE OF DISTURBED SOIL TO LESS THAN TEN (10) ACRES DRAINING TO A COMMON LOCATION. [MINN. R. 7090]

14.3 THE TEMPORARY BASIN MUST PROVIDE LIVE STORAGE FOR A CALCULATED VOLUME OF RUNOFF FROM A TWO (2)-YEAR, 24-HOUR STORM FROM EACH ACRE DRAINED TO THE BASIN OR 1,800 CUBIC FEET OF LIVE STORAGE PER ACRE DRAINED, WHICHEVER IS GREATER. [MINN. R. 7090]

14.4 WHERE PERMITTEES HAVE NOT CALCULATED THE TWO (2)-YEAR, 24-HOUR STORM RUNOFF AMOUNT, THE TEMPORARY BASIN MUST PROVIDE 3,600 CUBIC FEET OF LIVE STORAGE PER ACRE OF THE BASINS' DRAINAGE AREA. [MINN. R. 7090]

14.5 PERMITTEES MUST DESIGN BASIN OUTLETS TO PREVENT SHORT-CIRCUITING AND THE DISCHARGE OF FLOATING DEBRIS. [MINN. R. 7090]

14.6 PERMITTEES MUST DESIGN THE OUTLET STRUCTURE TO WITHDRAW WATER FROM THE SURFACE TO MINIMIZE THE DISCHARGE OF POLLUTANTS. PERMITTEES MAY TEMPORARILY SUSPEND THE USE OF A SURFACE WITHDRAWAL MECHANISM DURING FROZEN CONDITIONS. THE BASIN MUST INCLUDE A STABILIZED EMERGENCY OVERFLOW TO PREVENT FAILURE OF POND INTEGRITY. [MINN. R. 7090]

14.7 PERMITTEES MUST PROVIDE ENERGY DISSIPATION F

PROJECT TITLE

ATLAS MEMORY CARE

PROJECT LOCATION

ANOKA COUNTY

PID: 32-33-23-24-0015
PID: 32-33-23-24-0016

LATITUDE: 45.306
LONGITUDE: -93.236

DEVELOPER

TBD

GENERAL CONTRACTOR

STONE CONSTRUCTION, INC.
2181 107TH LANE NE
BLAINE, MN 55449

CONTACT NAME: PAUL STONE
CONTACT PHONE: 763-784-1950
CONTACT E-MAIL: PAUL.S@STONECONSTRUCTIONINC.COM

NARRATIVE - PERMANENT STORMWATER TREATMENT SYSTEMS

PERMANENT STORMWATER MANAGEMENT FEATURES TWO RATE CONTROL BASINS.

SITE IMPERVIOUS AREAS

	BEFORE CONSTRUCTION	AFTER CONSTRUCTION
TOTAL SITE AREA (WITHIN PARCEL)	4.36 ACRES	
TOTAL ESTIMATED IMPERVIOUS	0.00 ACRES	1.94 ACRES
TOTAL ESTIMATED PERVIOUS	4.36 ACRES	2.42 ACRES

APPROX. 1.94 ACRE INCREASE IN IMPERVIOUS

TOTAL DISTURBED AREA

~4.47 ACRES

SITE MAP W/ EXISTING AND FINAL GRADES AND DESIGN CALCULATIONS

SEE "STORMWATER DRAINAGE REPORT" FOR EXISTING AND PROPOSED AREA MAPS, DENOTING DRAINAGE AREA BOUNDARIES, DIRECTIONS OF FLOW, AND DISCHARGE POINTS WHERE STORMWATER LEAVES THE SITE.

RECEIVING WATERS WITHIN ONE MILE

NAME OF WATER BODY	TYPE OF WATER BODY	SPECIAL WATER	IMPAIRED WATER
CROOKED BROOK	BROOK	NO	YES
COUNTY DITCH 28	DITCH	NO	NO
ON-SITE INFILTRATION BASINS	BASIN	NO	NO

BUFFER TO SURFACE WATER

YES ☐ NO ☐ N/A ■ IF THE SITE DRAINS TO A SURFACE WATER, IS A 50-FT NATURAL BUFFER ADJACENT TO THE SURFACE WATER PRESERVED?

NOTE: NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS.

A) NO WETLANDS ENCOUNTERED.

TEMPORARY SEDIMENTATION BASINS

YES ☐ NO ☐ N/A ■ IF TEN (10) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION, IS A TEMPORARY SEDIMENT BASIN PROVIDED FOR TREATMENT OF THE RUNOFF BEFORE IT LEAVES THE CONSTRUCTION SITE OR ENTERS SURFACE WATERS?

A) BECAUSE THIS SITE IS WITHIN ONE MILE OF AN IMPAIRED WATER, THIS REQUIREMENT BECOMES FIVE (5) ACRES. HOWEVER, IT IS NOT ANTICIPATED THAT, WITH ONLY 4.47 ACRES OF DISTURBED AREA, THAT OVER 5 ACRES WILL BE DISTURBED.

INFILTRATION FEASIBILITY

YES ■ NO ☐ N/A ☐ ARE THERE ANY INFILTRATION RESTRICTIONS FOR THE SITE (SEE 16.14 THROUGH 16.21?

A) SOIL BORINGS (18 TOTAL) WERE COLLECTED BY AMERICAN ENGINEERING TESTING ON JULY 11, 2025. THE BORINGS SHOWED SANDS WITH SILT, SILTY SANDS, AND FINE GRADED SANDS, AND AS SUCH, SOILS WERE CLASSIFIED AS HSG B TYPE SOILS. BECAUSE OF THIS, INFILTRATION IS FEASIBLE, HOWEVER, IT MUST BE 3 FEET ABOVE OF THE HIGHEST ANTICIPATED GROUNDWATER LEVEL (HAGWL).

ADDITIONAL STORMWATER MITIGATION MEASURES

YES ☐ NO ■ ARE THERE ANY STORMWATER MITIGATION MEASURES PER:

- ENVIRONMENTAL REVIEW DOCUMENT?
- ENDANGERED SPECIES REVIEW?
- ARCHAEOLOGICAL REVIEW?
- OTHER LOCAL, STATE OR FEDERAL REVIEW?

IF YES TO ANY OF THE ABOVE, DESCRIBE THE MITIGATION MEASURES. FOR PURPOSES OF THIS PERMIT, MITIGATION MEASURES MEANS ACTIONS NECESSARY TO AVOID, MINIMIZE, OR MITIGATE FOR IMPACTS RELATED TO EROSION PREVENTION, SEDIMENT CONTROL, THE PERMANENT STORMWATER TREATMENT SYSTEM, POLLUTION PREVENTION MANAGEMENT MEASURES AND DISCHARGES ASSOCIATED WITH THE PROJECT'S CONSTRUCTION ACTIVITY. [MINN. R. 7090]

DOCUMENTATION OF TRAINED INDIVIDUALS

A. INDIVIDUAL WHO PREPARED THE SWPPP:

QASEM ABUGHAZLEH
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
LINO LAKES MN 55014
(651) 361-8233
qasem@plowe.com

B. INDIVIDUAL(S) OVERSEEING IMPLEMENTATION OF, REVISING AND/OR AMENDING THE SWPPP AND INDIVIDUALS PERFORMING INSPECTIONS FOR THE PROJECT. ONE OF THESE INDIVIDUALS MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA. [MINN. R. 7090]

CONTACT NAME _____
CONTACT PHONE _____
CONTACT E-MAIL: _____

TBD - WHEN INFORMATION BECOMES AVAILABLE, CONTRACTOR TO PROVIDE INFORMATION TO CITY AND WATERSHED

C. INDIVIDUAL(S) PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPS. [MINN. R. 7090]

CONTACT NAME _____
CONTACT PHONE _____
CONTACT E-MAIL: _____

TBD - WHEN INFORMATION BECOMES AVAILABLE, CONTRACTOR TO PROVIDE INFORMATION TO CITY AND WATERSHED

LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORMWATER FACILITIES

THE PROPOSED STORMWATER MANAGEMENT FEATURE FOR THIS SITE IS AN EXISTING ON-SITE LANDLOCKED BASIN , THIS WILL BE OPERATED AND MAINTAINED BY THE LANDOWNER.

REVEGETATION SPECIFICATIONS

ITEM	MNDOT SPECIFICATION/NOTES
SOD	3878
SEED **	3876
* FOR TURF ESTABLISHMENT	
COMMERCIAL TURF	MNDOT MIX 25-131 (220 LBS/ACRE)
RESIDENTIAL TURF	MNDOT MIX 25-131 (120 LBS/ACRE)
TEMPORARY FALL COVER	MNDOT MIX 21-112 (100 LBS/ACRE)
SPRING/SUMMER	MNDOT MIX 21-111 (100 LBS/ACRE)
SOIL-BUILDING COVER	MNDOT MIX 21-113 (110 LBS/ACRE)
1-2 YEARS COVER	MNDOT MIX 22-111 (30.5 LBS/ACRE)
2-5 YEARS COVER	MNDOT MIX 22-112 (40 LBS/ACRE)
MULCH	3882 (TYPE 1 - DISC ANCHORED)
HYDROMULCH	3884
FERTILIZER	3881
WOOD FIBER BLANKET	3885 (CATEGORY 2)

* MOW A MINIMUM OF:
RESIDENTIAL TURF - ONCE PER 2 WEEKS
COMMERCIAL TURF - ONCE PER 4 WEEKS

** SEEDED AREAS SHALL BE EITHER MULCHED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION.

QUANTITIES - ESTIMATED QUANTITIES FOR EROSION AND SEDIMENT CONTROL MEASURES

TYPE		UNIT
SILT FENCE	2,650	LINEAR FEET
REDUND. SED. CONTROL (EG. BIO-ROLLS, SILT FENCE)		EACH
RIP-RAP W. GEO-FABRIC		CUBIC YARDS
CATCH BASIN INLET PROTECTION		EACH
POND RIPRAP OVERFLOW		EACH
EROSION CONTROL BLANKET		SQUARE YARDS
SEED & MULCH (GENERAL)		ACRE
ROCK CONSTRUCTION ENTRANCE	1	EACH

NARRATIVE - TIMING FOR INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES

ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS OR IMPLEMENTED IN THE FIELD SHALL BE IN ACCORDANCE WITH THE CITY AND NPDES PHASE II PERMIT REQUIREMENTS.

PHASE I:

1. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND SWPPP MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
3. PROVIDE TEMPORARY PARKING AND STORAGE AREA.
4. INSTALL SILT FENCE AS SHOWN ON PLAN.
   - 4.1. ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
   - 4.2. THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF BUILDING CONSTRUCTION.
   - 4.3. SILT FENCE SHALL REMAIN IN-PLACE UNTIL SITE HAS BEEN STABILIZED.
   - 4.4. CONTRACTOR TO PROVIDE ADDITIONAL SILT FENCE, BIOROLLS, EROSION CONTROL BLANKET, OR OTHER APPROVED EQUAL FOR ANY SLOPES THAT APPEAR TO BE FAILING.
10. INSTALL INLET PROTECTION FOR ALL EXISTING STORM SEWER STRUCTURES.
11. INSTALL TREE PROTECTION FENCING AS APPLICABLE.
12. PERFORM SITE GRADING ON AN AREA-BY-AREA BASIS TO MINIMIZE UNSTABILIZED AREAS.
    - 12.1.CONTRACTOR MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.4 OF THE PERMIT, AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
    - 12.2.CONTRACTOR TO PROVIDE TEMPORARY SEDIMENTATION BASINS AS REQUIRED IN SECTION 14.1 THROUGH 14.10.
13. PAY SPECIAL ATTENTION TO ADJACENT PROPERTY LINES TO ENSURE THE EROSION CONTROL PRACTICES INPLACE IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.
14. STABILIZE SOIL STOCKPILES; STABILIZATION SHALL BE INITIATED IMMEDIATELY.
15. FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.
16. CONTRACTOR SHALL BE RESPONSIBLE TO SWEEP/SCRAPE ADJACENT STREETS WHEN MATERIALS OR DEBRIS HAVE WASHED/FLOWED ONTO ADJACENT STREETS OR AS DIRECTED BY CITY.

PHASE II:

1. PROVIDE TEMPORARY SEED FOR DISTURBED AREAS.
2. \INSTALL RIP-RAP AT FLARED-END SECTIONS.
3. INSTALL TEMPORARY INLET PROTECTION FOR ALL STORM SEWER INLET STRUCTURES IN PAVING AREAS.INSTALL UTILITIES INCLUDING SANITARY SEWER, WATER MAIN, STORM SEWER.
4. INSTALL CURB AND GUTTER.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
   - 6.1. COORDINATE SMALL UTILITIES INSTALLATIONS (GAS, PHONE, ELECTRIC, CABLE, FIBEROPTIC, ETC.) AFTER PAVEMENT INSTALLATION.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND/OR SOD.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ONLY AFTER SITE HAS BEEN STABILIZED.

NPDES DEFINITIONS

"BEST MANAGEMENT PRACTICES (BMPS)" MEANS THE MOST EFFECTIVE AND PRACTICABLE MEANS OF EROSION PREVENTION AND SEDIMENT CONTROL, AND WATER QUALITY MANAGEMENT PRACTICES THAT ARE THE MOST EFFECTIVE AND PRACTICABLE MEANS OF TO CONTROL, PREVENT, AND MINIMIZE DEGRADATION OF SURFACE WATER, INCLUDING AVOIDANCE OF IMPACTS, CONSTRUCTION-PHASING, MINIMIZING THE LENGTH OF TIME SOIL AREAS ARE EXPOSED, PROHIBITIONS, POLLUTION PREVENTION THROUGH GOOD HOUSEKEEPING, AND OTHER MANAGEMENT PRACTICES PUBLISHED BY STATE OR DESIGNATED AREA-WIDE PLANNING AGENCIES. [MINN. R. 7090]

"CONSTRUCTION ACTIVITY" MEANS ACTIVITIES INCLUDING CLEARING, GRADING, AND EXCAVATING, THAT RESULT IN LAND DISTURBANCE OF EQUAL TO OR GREATER THAN ONE ACRE, INCLUDING THE DISTURBANCE OF LESS THAN ONE ACRE OF TOTAL LAND AREA THAT IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE IF THE LARGER COMMON PLAN WILL ULTIMATELY DISTURB EQUAL TO OR GREATER THAN ONE ACRE. THIS INCLUDES A DISTURBANCE TO THE LAND THAT RESULTS IN A CHANGE IN THE TOPOGRAPHY, EXISTING SOIL COVER, BOTH VEGETATIVE AND NONVEGETATIVE, OR THE EXISTING SOIL TOPOGRAPHY THAT MAY RESULT IN ACCELERATED STORMWATER RUNOFF THAT MAY LEAD TO SOIL EROSION AND MOVEMENT OF SEDIMENT. CONSTRUCTION ACTIVITY DOES NOT INCLUDE A DISTURBANCE TO THE LAND OF LESS THAN FIVE ACRES FOR THE PURPOSE OF ROUTINE MAINTENANCE PERFORMED TO MAINTAIN THE ORIGINAL LINE AND GRADE, HYDRAULIC CAPACITY, AND ORIGINAL PURPOSE OF THE FACILITY. ROUTINE MAINTENANCE DOES NOT INCLUDE ACTIVITIES SUCH AS REPAIRS, REPLACEMENT AND OTHER TYPES OF NON-ROUTINE MAINTENANCE, PAVEMENT REHABILITATION THAT DOES NOT DISTURB THE UNDERLYING SOILS (E.G., MILL AND OVERLAY PROJECTS) IS NOT CONSTRUCTION ACTIVITY. [MINN. R. 7090]

"DEWATERING" MEANS THE REMOVAL OF SURFACE OR GROUND WATER TO DRY AND/OR SOLIDIFY A CONSTRUCTION SITE TO ENABLE CONSTRUCTION ACTIVITY. DEWATERING MAY REQUIRE A MINNESOTA DEPARTMENT OF NATURAL RESOURCES WATER APPROPRIATION PERMIT AND, IF DEWATERING WATER IS CONTAMINATED, DISCHARGE OF SUCH WATER MAY REQUIRE AN INDIVIDUAL MPCA NPDES/SDS PERMIT. [MINN. R. 7090]

"EROSION PREVENTION" MEANS MEASURES EMPLOYED TO PREVENT EROSION SUCH AS SOIL STABILIZATION PRACTICES, PERMANENT COVER OR CONSTRUCTION PHASING. [MINN. R. 7090]

"GENERAL CONTRACTOR" MEANS THE PARTY WHO SIGNS THE CONSTRUCTION CONTRACT WITH THE OWNER TO CONSTRUCT THE ENTIRE PROJECT DESCRIBED IN THE FINAL PLANS AND SPECIFICATIONS. WHERE THE CONSTRUCTION PROJECT INVOLVES MORE THAN ONE CONTRACTOR, THE GENERAL CONTRACTOR IS THE PARTY RESPONSIBLE FOR MANAGING THE ENTIRE PROJECT ON BEHALF OF THE OWNER. IN SOME CASES, THE OWNER IS THE GENERAL CONTRACTOR. IN THESE CASES, THE OWNER SIGNS THE PERMIT APPLICATION AS THE OPERATOR AND BECOMES THE SOLE PERMITTEE. [MINN. R. 7090]

"GROUNDWATER" MEANS THE WATER CONTAINED BELOW THE SURFACE OF THE EARTH IN THE SATURATED ZONE INCLUDING, WITHOUT LIMITATION, ALL WATERS WHETHER UNDER CONFINED, UNCONFINED, OR PERCHED CONDITIONS, IN NEAR SURFACE UNCONSOLIDATED SEDIMENT OR REGOLITH, OR IN ROCK FORMATIONS DEEPER UNDERGROUND. [MINN. R. 7060]

"HOMEOWNER FACT SHEET" MEANS AN MPCA FACT SHEET AVAILABLE ON THE MPCA CONSTRUCTION STORMWATER WEBSITE FOR PERMITTEES TO GIVE TO HOMEOWNERS AT THE TIME OF SALE. [MINN. R. 7090]

"INFEASIBLE" MEANS NOT TECHNOLOGICALLY POSSIBLE OR NOT ECONOMICALLY PRACTICABLE AND ACHIEVABLE IN LIGHT OF THE BEST INDUSTRY PRACTICES. [MINN. R. 7090]

"INITIATED IMMEDIATELY" MEANS TAKING AN ACTION TO COMMENCE SOIL STABILIZATION AS SOON AS PRACTICABLE, BUT NO LATER THAN THE END OF THE WORK DAY, FOLLOWING THE DAY WHEN THE LAND-DISTURBING ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE. IF THE PERMITTEES KNOW THAT CONSTRUCTION WORK ON THAT PORTION OF THE SITE WILL BE TEMPORARILY CEASED FOR 14 OR MORE ADDITIONAL CALENDAR DAYS OR 7 CALENDAR DAYS WHERE ITEM 23.9 APPLIES, PERMITTEES CAN INITIATE STABILIZATION BY:

A. PREPPING THE SOIL FOR VEGETATIVE OR NON-VEGETATIVE STABILIZATION; OR

B, APPLYING MULCH OR OTHER NON-VEGETATIVE PRODUCT TO THE EXPOSED SOIL AREA; OR

C. SEEDING OR PLANTING THE EXPOSED AREA; OR

D. STARTING ANY OF THE ACTIVITIES IN A - C ON A PORTION OF THE AREA TO BE STABILIZED, BUT NOT ON THE ENTIRE AREA; OR

E, FINALIZING ARRANGEMENTS TO HAVE STABILIZATION PRODUCT FULLY INSTALLED IN COMPLIANCE WITH THE APPLICABLE

DEADLINE FOR COMPLETING STABILIZATION. [MINN. R. 7090]

"IMPERVIOUS SURFACE" MEANS A CONSTRUCTED HARD SURFACE THAT EITHER PREVENTS OR RETARDS THE ENTRY OF WATER INTO THE SOIL AND CAUSES WATER TO RUN OFF THE SURFACE IN GREATER QUANTITIES AND AT AN INCREASED RATE OF FLOW THAN PRIOR TO DEVELOPMENT. EXAMPLES INCLUDE ROOFTOPS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, AND CONCRETE, ASPHALT, OR GRAVEL ROADS. BRIDGES OVER SURFACE WATERS ARE CONSIDERED IMPERVIOUS SURFACES. [MINN. R. 7090]

"NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)" MEANS THE PROGRAM FOR ISSUING, MODIFYING, REVOKING, REISSUING, TERMINATING, MONITORING, AND ENFORCING PERMITS UNDER THE CLEAN WATER ACT, AS AMENDED (33 U.S.C. 1251 ET SEQ. SECTION 1342 AND 40 CFR PARTS 122, 123, 124 AND 450). [MINN. R. 7090]

"NATURAL BUFFER" MEANS AN AREA OF UNDISTURBED COVER SURROUNDING SURFACE WATERS WITHIN WHICH CONSTRUCTION ACTIVITIES ARE RESTRICTED. NATURAL BUFFER INCLUDES THE VEGETATION, EXPOSED ROCK, OR BARREN GROUND THAT EXISTS PRIOR TO COMMENCEMENT OF EARTH-DISTURBING ACTIVITIES. [MINN. R. 7090]

"NOTICE OF TERMINATION (NOT)" MEANS THE FORM (ELECTRONIC OR PAPER) REQUIRED FOR TERMINATING COVERAGE UNDER THE CONSTRUCTION GENERAL PERMIT. [MINN. R. 7090]

""OPERATOR" MEANS THE PERSON (USUALLY THE GENERAL CONTRACTOR), FIRM, GOVERNMENTAL AGENCY, OR OTHER ENTITY DESIGNATED BY THE OWNER WHO HAS DAY TO DAY OPERATIONAL CONTROL AND/OR THE ABILITY TO MODIFY PROJECT PLANS AND SPECIFICATIONS RELATED TO THE SWPPP. THE PERMIT APPLICATION MUST LIST THE OPERATOR AS A PERMITTEE. SUBCONTRACTORS HIRED BY AND UNDER SUPERVISION OF THE GENERAL CONTRACTOR ARE NOT OPERATORS. [MINN. R. 7090]

"OWNER" MEANS THE PERSON, FIRM, GOVERNMENTAL AGENCY, OR OTHER ENTITY POSSESSING THE TITLE OF THE LAND ON WHICH THE CONSTRUCTION ACTIVITIES WILL OCCUR OR, IF THE CONSTRUCTION ACTIVITY IS FOR A LEASE, EASEMENT, OR MINERAL RIGHTS LICENSE HOLDER, THE PARTY OR INDIVIDUAL IDENTIFIED AS THE LEASE, EASEMENT OR MINERAL RIGHTS LICENSE HOLDER; OR THE CONTRACTING GOVERNMENT AGENCY RESPONSIBLE FOR THE CONSTRUCTION ACTIVITY. [MINN. R. 7090]

"PERMANENT COVER" MEANS SURFACE TYPES THAT WILL PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS, EXAMPLES INCLUDE: GRAVEL, CONCRETE, PERENNIAL COVER, OR OTHER LANDSCAPED MATERIAL THAT WILL PERMANENTLY ARREST SOIL EROSION. PERMITTEES MUST ESTABLISH A UNIFORM PERENNIAL VEGETATIVE COVER (I.E., EVENLY DISTRIBUTED, WITHOUT LARGE BARE AREAS) WITH A DENSITY OF 70 PERCENT OF THE NATIVE BACKGROUND VEGETATIVE COVER ON ALL AREAS NOT COVERED BY PERMANENT STRUCTURES, OR EQUIVALENT PERMANENT STABILIZATION MEASURES. PERMANENT COVER DOES NOT INCLUDE TEMPORARY BMPS SUCH AS WOOD FIBER BLANKET, MULCH, AND ROLLED EROSION CONTROL PRODUCTS. [MINN. R. 7090]

"PERMITTEES" MEANS THE PERSONS, FIRM, GOVERNMENTAL AGENCY, OR OTHER ENTITY IDENTIFIED AS THE OWNER AND OPERATOR ON THE APPLICATION SUBMITTED TO THE MPCA AND ARE RESPONSIBLE FOR COMPLIANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT. [MINN. R. 7090]

"PROJECT(S)" MEANS ALL CONSTRUCTION ACTIVITY PLANNED AND/OR CONDUCTED UNDER A PARTICULAR PERMIT. THE PROJECT OCCURS ON THE SITE OR SITES DESCRIBED IN THE PERMIT APPLICATION, THE SWPPP AND IN THE ASSOCIATED PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTS. [MINN. R. 7090]

"PUBLIC WATERS" MEANS ALL WATER BASINS AND WATERCOURSES DESCRIBED IN MINN. STAT. SECT. 103G.005 SUBP. 15. [MINN. R. 7090]

"SEDIMENT CONTROL" MEANS METHODS EMPLOYED TO PREVENT SUSPENDED SEDIMENT IN STORMWATER FROM LEAVING THE SITE (E.G. SILT FENCES, COMPOST LOGS AND STORM DRAIN INLET PROTECTION). [MINN. R. 7090]

"STABILIZE", "STABILIZED", "STABILIZATION" MEANS THE EXPOSED GROUND SURFACE HAS BEEN COVERED BY APPROPRIATE MATERIALS SUCH AS MULCH, STAKED SOD, RIPRAP, EROSION CONTROL BLANKET, MATS OR OTHER MATERIAL THAT PREVENTS EROSION FROM OCCURRING. GRASS SEEDING, AGRICULTURAL CROP SEEDING OR OTHER SEEDING ALONE IS NOT STABILIZATION. MULCH MATERIALS MUST ACHIEVE APPROXIMATELY 90 PERCENT GROUND COVERAGE (TYPICALLY 2 TON/ACRE). [MINN. R. 7090]

"STORMWATER" MEANS PRECIPITATION RUNOFF, STORMWATER RUNOFF, SNOWMELT RUNOFF, AND ANY OTHER SURFACE RUNOFF AND DRAINAGE. [MINN. R. 7090]

"STEEP SLOPES" MEANS SLOPES THAT ARE 1:3 (V:H) (33.3 PERCENT) OR STEEPER IN GRADE. [MINN. R. 7090]

"STORM WATER POLLUTION PREVENTION PLAN (SWPPP)" MEANS A PLAN FOR STORMWATER DISCHARGE THAT INCLUDES ALL REQUIRED CONTENT UNDER IN SECTION 5 THAT DESCRIBES THE EROSION PREVENTION, SEDIMENT CONTROL AND WASTE CONTROL BMPS AND PERMANENT STORMWATER TREATMENT SYSTEMS. [MINN. R. 7090]

"SURFACE WATER OR WATERS" MEANS ALL STREAMS, LAKES, PONDS, MARSHES, WETLANDS, RESERVOIRS, SPRINGS, RIVERS, DRAINAGE SYSTEMS, WATERWAYS, WATERCOURSES, AND IRRIGATION SYSTEMS WHETHER NATURAL OR ARTIFICIAL, PUBLIC OR PRIVATE, EXCEPT THAT SURFACE WATERS DO NOT INCLUDE STORMWATER TREATMENT SYSTEMS CONSTRUCTED FROM UPLAND. THIS PERMIT DOES NOT CONSIDER STORMWATER TREATMENT SYSTEMS CONSTRUCTED IN WETLANDS AND MITIGATED IN ACCORDANCE WITH SECTION 22 AS SURFACE WATERS. [MINN. R. 7090]

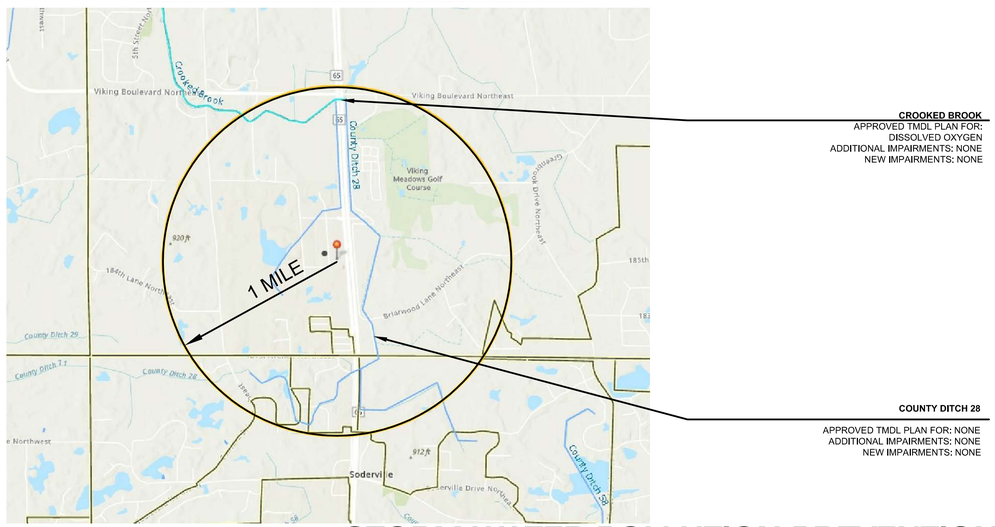
"WATERS OF THE STATE" (AS DEFINED IN MINN. STAT. SECT. 115.01, SUBP. 22) MEANS ALL STREAMS, LAKES, PONDS, MARSHES, WATERCOURSES, WATERWAYS, WELLS, SPRINGS, RESERVOIRS, AQUIFERS, IRRIGATION SYSTEMS, DRAINAGE SYSTEMS AND ALL OTHER BODIES OR ACCUMULATIONS OF WATER, SURFACE OR UNDERGROUND, NATURAL OR ARTIFICIAL, PUBLIC OR PRIVATE, WHICH ARE CONTAINED WITHIN, FLOW THROUGH, OR BORDER UPON THE STATE OR ANY PORTION THEREOF. [MINN. STAT. 115.01, SUBP. 22]

"WATER QUALITY VOLUME" MEANS ONE (1) INCH OF RUNOFF FROM THE NET INCREASE IN IMPERVIOUS SURFACES CREATED BY THE PROJECT (CALCULATED AS AN INSTANTANEOUS VOLUME). [MINN. R. 7090]

"WETLANDS" (AS DEFINED IN MINN. R. 7050.0186, SUBP. 1A.B.) MEANS THOSE AREAS THAT ARE INUNDATED OR SATURATED BY SURFACE WATER OR GROUNDWATER AT A FREQUENCY AND DURATION SUFFICIENT TO SUPPORT, AND UNDER NORMAL CIRCUMSTANCES DO SUPPORT, A PREVALENCE OF VEGETATION TYPICALLY ADAPTED FOR LIFE IN SATURATED SOIL CONDITIONS. WETLANDS GENERALLY INCLUDE SWAMPS, MARSHES, BOGS, AND SIMILAR AREAS, CONSTRUCTED WETLANDS DESIGNED FOR WASTEWATER TREATMENT ARE NOT WATERS OF THE STATE. WETLANDS MUST HAVE THE FOLLOWING ATTRIBUTES:

1. A PREDOMINANCE OF HYDRIC SOILS; AND
2. INUNDATED OR SATURATED BY SURFACE WATER OR GROUNDWATER AT A FREQUENCY AND DURATION SUFFICIENT TO SUPPORT A PREVALENCE OF HYDROPHYTIC VEGETATION TYPICALLY ADAPTED FOR LIFE IN A SATURATED SOIL CONDITION; AND
3. UNDER NORMAL CIRCUMSTANCES SUPPORT A PREVALENCE OF SUCH VEGETATION. [MINN. R. 7050.0186, SUBP. 1A.B]

MAP OF SURFACE WATERS



STORM WATER POLLUTION PREVENTION PLAN
ATLAS MEMORY CARE

DRAWN BY: M.Q.A. | DESIGN BY: Q.M.A.
CHCKD BY: M.Q.A. | PROJ. NO. 25-2211
ORIGINAL DATE: AUGUST 15, 2025

DATE	REVISION DESCRIPTION

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

QASEM M. ABUGHAZLEH LIC. NO. 56299
DATE: 09.19.2025

ATLAS MEMORY CARE
EAST BETHEL, MINNESOTA
STORM WATER POLLUTION PREVENTION PLAN

PREPARED FOR:
STONE CONSTRUCTION

SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

C5.2

S:\plowe\cad\25pro\2211 Atlas Memory Care (East Bethel)\2211 CVD\25-2211 BASE 18.dwg 9/19/2025

Hakanson Anderson

Main Office:
3601 Thurston Avenue, Anoka, MN 55303
Phone: 763-427-5860
www.haa-inc.com

September 9, 2025

Grace Gerard, City Planner
City of East Bethel
2241 221st Avenue NE
East Bethel, MN 55011

RE: Site Plan Review No. 1 – Atlas Memory Care

Dear Grace:

As requested, we have reviewed the Site Plan submitted for Atlas Memory Care. The project is located on Lots 5 and 6 of Block 2 of Sauter's Commercial Park. The following information has been submitted for review:

1. Civil Site Plans Sheets C0, C1, C2.1, C2.2, C2.3, C3, C4.1, C4.2, C5.1 and C5.2 by Plowe Engineering, Inc., dated August 15, 2025.

2. Site Plan Sheet A1 by Lampert Architects, dated August 4, 2025.

We offer the following comments:

1. This site will require a NPDES construction permit. Acquire the permit before the start of construction. the site may require a Minnesota DNR Water Appropriations Permit?

2. Remove the "Preliminary" stamp from the plans.

3. East Bethel is a permitted MS4 City and is responsible for inspecting and enforcing maintenance practices on all stormwater facilities within its corporate boundary. A maintenance agreement needs to be executed and recorded for the proposed infiltration basins.

4. An escrow or letter of credit will need to be established for the disturbance in the City right-of-way and for security of the landscaping. The Owner needs to provide an estimate from the contractor for these items for review and approval.

5. Provide drainage calculations that are certified by a MN-licensed professional engineer.

6. The Contractor will be responsible to protect and reconstruct the City's tracer wire and boxes on the water stubs and hydrant. The tracer wire was installed per City Standard Plate 201 and 204.

7. The applicant is required to meet all requirements of the Department of Labor and Industry.

8. The applicant's engineer shall review and approve shop drawing information for the sewer and water service construction and then forward this information to the City for approval.

9. The project will need to be reviewed by the City Fire Chief to ensure additional hydrants are not needed within the site for fire protection.

10. There are downstream catch basins on Ulysses Street and 185th Avenue. Provide inlet protection in the existing catch basins on the south side and the east side.

11. Label the watermain size on the south side of the lot and the sewer size on the east side of the lot. Cut will not be allowed over the existing watermain. Clarify if the existing grade will remain the same.

12. The water service to the building is not allowed on the 6-inch hydrant lead. Use the same tee on the existing main for the hydrant. All pipe and fittings shall be tied per City Standard Plate 204.

13. On Sheet C0, revise all the notes regarding notice to the City to a minimum of 72 hours.

14. Show the saw cuts and detail what is being proposed for the tie-in points on Ulysses bituminous surface. Add the minimum bituminous and aggregate base section, which is shown on the Record Plans that were provided.

15. Sheet C2.1 mentions 3:1 slopes in a note. All slopes shall be 4:1 or flatter. Also, it is not clear where silt fence is proposed.

16. The note on Sheet C3 indicates the watermain will be 4-inch, but a 6-inch service is shown. All new service shutoff valves need to be installed within City easements or right-of-way.

17. All lighting shall meet the requirements of Section 26 of the Zoning Code. Lighting must be used to illuminate all off-street parking areas or other structures or areas and shall be arranged to deflect light away from any adjoining property or from the public street. No light source or combination thereof which casts light on a public street shall exceed one footcandle meter reading as measured from the centerline of said street, nor shall any light source or combination thereof which casts light on adjacent property exceed 0.5 footcandle as measured at any point of the property line. There must be a minimum of 0.5 footcandle illumination for all off-street parking areas.

18. A Metropolitan Council Trunk Sanitary Sewer line is located along the east side of the property. Submit plans to the Metropolitan Council and provide an approval letter.

Hakanson Anderson

19. It is anticipated that Ulysses Street will extend south in the future and will become a T-intersection with 185th Avenue. The applicant/owner will be responsible for all costs related to the south driveway when it needs to be reconstructed in the future to extend Ulysses Street. This will be documented in the Site Improvement Performance Agreement.

20. The south driveway cannot interfere with the current gravel access to the south. Revise as necessary.

If you have any questions, please call me at 763-852-0485.

Sincerely,
Hakanson Anderson

Craig J. Jochum, City Engineer

Hakanson Anderson

Hakanson Anderson

Main Office:
3601 Thurston Avenue, Anoka, MN 55303
Phone: 763-427-5860
www.haa-inc.com

September 30, 2025

Grace Gerard, City Planner
City of East Bethel
2241 221st Avenue NE
East Bethel, MN 55011

RE: Site Plan Review No. 2 – Atlas Memory Care

Dear Grace:

As requested, we have reviewed the revised Site Plan submittal for Atlas Memory Care. The project is located on Lots 5 and 6 of Block 2 of Sauter's Commercial Park. The following information has been submitted for review:

1. Civil Site Plans Sheets C0, C1, C2.1, C2.2, C2.3, C3, C4.1, C4.2, C4.3, C5.1 and C5.2 by Plowe Engineering, Inc., dated September 19, 2025.

We offer the following comments:

1. Submit a copy of the NPDES Construction Permit and the Minnesota DNR Water Appropriations Permit (if needed) prior to the start of construction.

2. A draft maintenance agreement has been provided. Address the following: 1) Correct the mayor and city administrators names, 2) Add the owners mailing address, 3) Match Exhibit A with Appendix B – example - Pretreatment Structure No. 1 should be labeled the same on Exhibit A – not rain guardian 1, 4) Add the overflow structures to Appendix B and label on Exhibit A, 5) What are you referring to for the "Outlet Structure" in Appendix B, 6) Correct the elevation at the bottom of Appendix A, 7) Change the year 2021 to 2025 and 8) Make provisions for basin 2 in Appendix B.

3. An escrow or letter of credit will need to be established for the disturbance in the City right-of-way and for security of the landscaping. The Owner needs to provide an estimate from the contractor for these items for review and approval.

4. Label the sewer size and type on the east side of the lot. Also, label the reclaim water line size and type that is on Ulysses Street

5. Provide a detail for the proposed wet tap.

6. How is the curb being removed at the tie-in points on Ulysses bituminous surface. Are you cutting the bituminous and patching, sawing along toe of the curb – provide detail on the plans.

7. All lighting shall meet the requirements of Section 26 of the Zoning Code. Lighting must be used to illuminate all off-street parking areas or other structures or areas and shall be arranged to deflect light away from any adjoining property or from the public street. No light source or combination thereof which casts light on a public street shall exceed one footcandle meter reading as measured from the centerline of said street, nor shall any light source or combination thereof which casts light on adjacent property exceed 0.5 footcandle as measured at any point of the property line. There must be a minimum of 0.5 footcandle illumination for all off-street parking areas.

8. A Metropolitan Council Trunk Sanitary Sewer line is located along the east side of the property. The Metropolitan Council purchased an easement from the property owner to construct the sewer line. It appears the easement they purchased from the property owner was not recorded. The applicant's engineer has been in discussions with the Metropolitan Council. It appears the site improvements will not interfere with the Metropolitan Council sewer. It is our understanding the Metropolitan Council is working on recording the easement.

9. It is anticipated that Ulysses Street will extend south in the future and will become a T-intersection with 185th Avenue. The applicant/owner will be responsible for all costs related to the south driveway when it needs to be reconstructed in the future to extend Ulysses Street. This will be documented in the Site Improvement Performance Agreement.

If you have any questions, please call me at 763-852-0485.

Sincerely,
Hakanson Anderson

Craig J. Jochum, City Engineer

Hakanson Anderson

City of East Bethel
City Council Meeting
Agenda Item Information

Meeting Date: October 13, 2025

Agenda Item Number: 7.0 A.2

Request: PUBLIC HEARING. Consider a partial Easement Vacation of a drainage and utility easement for Atlas Villas Memory Care, Sauter's Commercial Park (PIN #32-33-23-24-0015 and #32-33-23-24-0016) (City File 25-023).

Review Deadline: October 20, 2025

Background/Context
On August 21, 2025, staff received an application from Stone Construction for an Easement Vacation to allow the construction of Atlas Villas Memory Care at PIN #32-33-23-24-0015 and #32-33-23-24-0016. The vacation is reviewed only by the City Council.

The applicant is proposing the vacation of a Drainage and Utility Easement adjoining Lots 5 and 6, Block 2 of Sauter's Commercial Park. This easement is 20 feet wide, beginning 10 feet from the western property line and ending 10 feet from the eastern property line. The proposed area to be vacated is 7,800 square feet. This easement was established in 1990 in the plat of Sauter's Commercial Park. The easement will be vacated as the lots will be combined and the easement is no longer necessary. An exhibit of the proposed Easement Vacation is included as Attachment 3.

This property is zoned B-3 – Highway Commercial and guided Commercial. The properties to the north are zoned and guided the same. The property to the south is zoned B-3 – Highway Commercial and guided Mixed Use. The property to the west is zoned and guided I – Light Industrial. Highway 65 borders the eastern side of the property.

Analysis
City Council should evaluate the request and determine whether the request will have adverse impacts on the property or surrounding properties.

The vacation of this Easement is required to allow the construction of the proposed 17,236 sq. ft. memory care facility and required lot features such as the parking lot. The Site Plan for this proposed facility places the building, parking lot, and landscaping within this Easement. The approval of the Site Plan and Conditional Use permit is contingent on the approval of the Easement Vacation and the lot combination.

This request has been reviewed by City staff, including the City Engineer, Public Works Director, and City Attorney. City staff does not have concerns regarding the Vacation of this Drainage and Utility Easement in conjunction with the approval of the Site Plan and Conditional Use Permit to allow the construction and operation of Atlas Villas Memory Care and the lot combination. As a condition of this Easement Vacation, PIN #32-33-23-24-0015 and #32-33-23-24-0016 must be combined.

Summary
The application for an Easement Vacation to allow the construction of a memory care facility located at PIN #32-33-23-24-0015 and #32-33-23-24-0016 (pending combination) should be reviewed by the City Council. Conditions recommended by City Staff have been included in the approval Resolution.

City Council Recommendation
Hold a public hearing and consider the approval of the request to vacate a Drainage and Utility Easement adjoining Lots 5 and 6, Block 2 of Sauter's Commercial Park for the construction of a Residential Care Facility providing memory care with conditions set forth in the Resolution.

Attachments:

1. Resolution of Approval
2. Location Map
3. Proposed Easement Vacation Exhibit and Legal Description

CITY OF EAST BETHEL
COUNTY OF ANOKA
STATE OF MINNESOTA

RESOLUTION NO. 2025-57

A RESOLUTION **GRANTING** THE VACATION OF DRAINAGE AND UTILITY EASEMENTS ON PROPERTIES LOCATED AT PIN: #32-33-23-24-0015 and #32-33-23-24-0016 LEGALLY DESCRIBED AS:

> LOTS 5 AND 6, BLOCK 2, SAUTER'S COMMERCIAL PARK, ANOKA COUNTY, MINNESOTA

WHEREAS, on August 22, 2025, AtlasVentures LLC., the owners of the described property, and general contractor, Stone Construction Inc., applied to vacate drainage and utility easements on the described property; and

WHEREAS, the owner requested that the drainage and utility easement be vacated as follows:

> That part of the drainage and utility easement as dedicated over the south 10 feet of Lot 5, Block 2, SAUTER'S COMMERCIAL PARK, Anoka County, Minnesota which lies easterly of the west 10 feet of said Lot 5 and which lies westerly of the east 10 feet of said Lot 5.
>
> AND
>
> That part of the drainage and utility easement as dedicated over the north 10 feet of Lot 6, Block 2, SAUTER'S COMMERCIAL PARK, Anoka County, Minnesota which lies easterly of the west 10 feet of said Lot 6 and which lies westerly of the east 10 feet of said Lot 6.

WHEREAS, the proposed vacation area is illustrated on the attached Exhibit A; and

WHEREAS, the East Bethel Review Committee has reviewed the plans and provided comments; and

WHEREAS, the East Bethel City Council held a public hearing on October 13, 2025; and,

WHEREAS, the City finds:

1. The vacation of the described Drainage and Utility Easement is required for the construction of Atlas Villas Memory Care, in accordance with the Site Plan approved by the East Bethel City Council on October 13, 2025 in **Resolution No. 2025-56**.
2. The vacation of the described Drainage and Utility Easement will not have a negative impact upon the health, safety, or general welfare of the City of East Bethel or surrounding properties.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of East Bethel hereby grants the Vacation of the described Drainage and Utility Easement on properties located at PIN: #32-33-23-24-0015 and #32-33-23-24-0016, as dedicated in the plat of Sauter's Commercial Park on file and of record in the office of the County Records, Anoka County, Minnesota subject to the following conditions:

1. The applicant must combine lots PIN: #32-33-23-24-0015 and #32-33-23-24-0016 with Anoka County, Minnesota and provide to the City proof lot combination.
2. This Resolution shall be recorded with Anoka County, Minnesota.

Adopted this 13th day of October, 2025 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

_____
Ardie Anderson, Mayor

ATTEST

_____
Matt Look, City Administrator

Atlas Villas Memory Care Location Map

1 inch equals 557 feet

Parcels

City Mask

East City of Bethel

N

September 19, 2025

Map Powered By DataLink

wsb

SKETCH AND DESCRIPTION

~for~ STONE CONSTRUCTION
~of~ DRAINAGE AND UTILITY EASEMENT VACATION

DESCRIPTION OF EASEMENT TO BE VACATED

That part of the drainage and utility easement as dedicated over the south 10 feet of Lot 5, Block 2, SAUTER'S COMMERCIAL PARK, Anoka County, Minnesota which lies easterly of the west 10 feet of said Lot 5 and which lies westerly of the east 10 feet of said Lot 5.

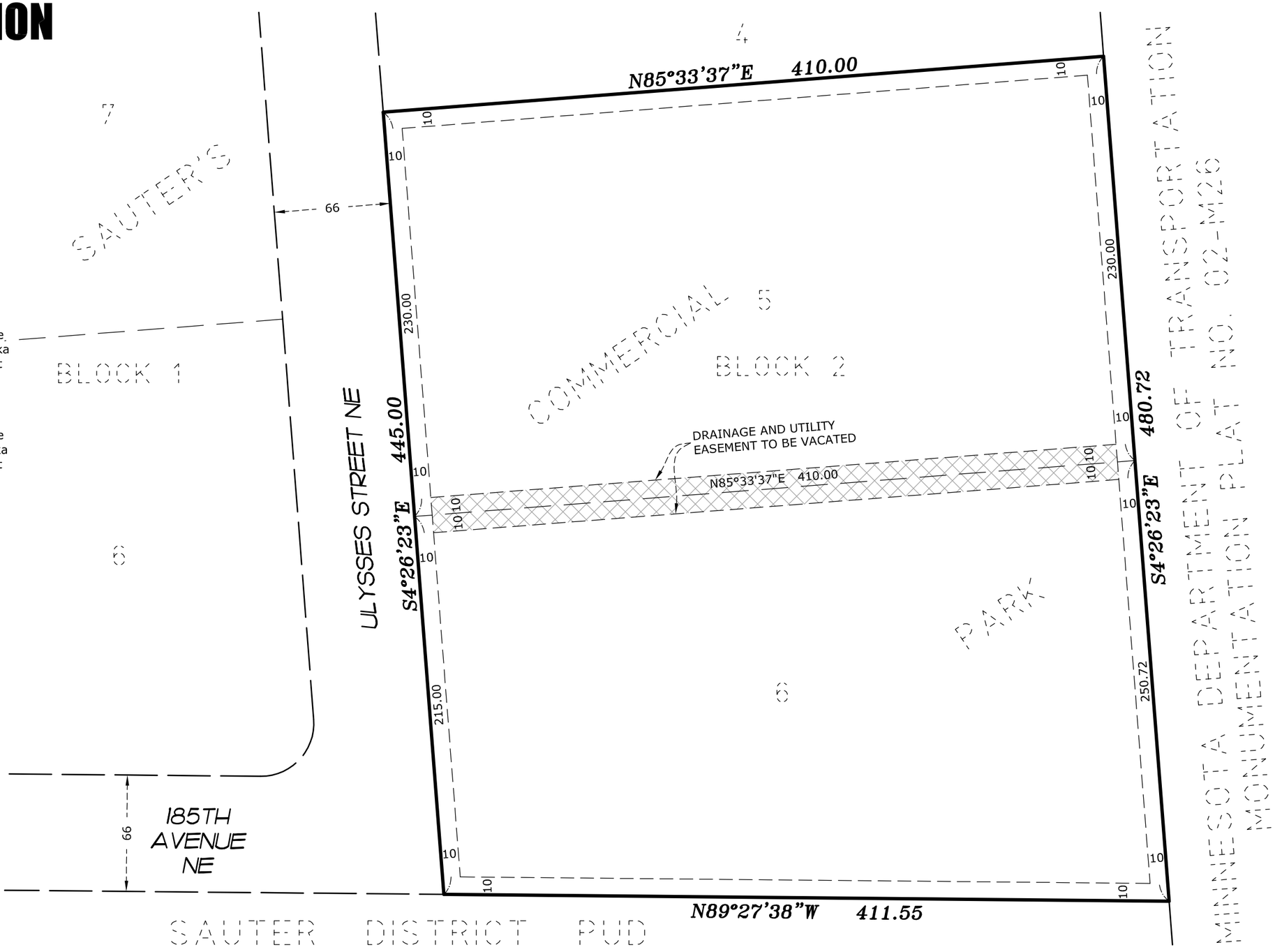
AND

That part of the drainage and utility easement as dedicated over the north 10 feet of Lot 6, Block 2, SAUTER'S COMMERCIAL PARK, Anoka County, Minnesota which lies easterly of the west 10 feet of said Lot 6 and which lies westerly of the east 10 feet of said Lot 6.

DENOTES EASEMENT TO BE VACATED (AREA = 7,800 SQ. FT.)

NOTES

- Bearings shown are on Anoka County datum.



GRAPHIC SCALE

60 0 30 60 120

1 INCH = 60 FEET

I hereby certify that this plan, survey 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.

By: _____
Minnesota License No. 41578

Dated 28th day of July 2025

City Council Packet, page 113

BEARING DATUM: Anoka Co.	SCALE: 1" = 60 '
REVISIONS	JOB NO. 25.0675BT
NO. DATE DESCRIPTION BY	DATE: 7/21/2025
	DRAWN BY: BAB
	CREW: CB/JMR

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

City of East Bethel
City Council Meeting
Agenda Item Information

Meeting Date: October 13, 2025

Agenda Item Number: 7.0 A.3

Request: Consider a City-initiated request for a Zoning Map Amendment for 4 properties located east of Johnson St. NE and south of 241st Avenue NE from I – Light Industrial to R-2 – Single-Family and Townhome Residential (PIN #29-34-23-31-0005, #29-34-23-31-0006, #29-34-23-31-0007 and #29-34-23-31-0008) (City File 25-025).

Review Deadline: N/A

Background/Context
On August 5, 2025, staff received a call from a property owner at 23983 Johnson St. NE regarding whether the City would allow the addition of a pole barn to the property containing an existing single-family home. Staff discovered that this property is zoned I - Light Industrial, and the property owner was advised that the addition of a pole barn to the property would be an expansion of a non-conforming use, defined in the City Code as "A use which lawfully occupies a building or land [...] that does not conform to the use regulations of the district in which it is located". Further research discovered that 4 parcels on this block are zoned I – Light Industrial and are nonconforming uses. Furthermore, City staff discovered that all 4 parcels of these parcels are guided Low Density Residential by the 2040 Comprehensive Plan. The City Zoning Ordinance and Map are enforcement tools used to implement the goals and standards for land use established in the Comprehensive Plan. Parcels are required to be zoned in a manner compatible with the underlying land use designation. The current zoning of I – Light Industrial is incompatible with the Comprehensive Plan designation of Low Density Residential.

Staff brough this topic before the City Council at the August 25th Work Meeting. The Council directed staff to initiate the rezoning of 4 parcels along Johnson Street NE to correct this incompatibility. This rezoning would impact 4 properties located along the east side of Johnson St. NE south of 241st Avenue NE. Each property is zoned I – Light Industrial, Shoreland Overlay District and guided Low Density Residential. Each property currently contains a single-family home which is a nonconforming use in the I – Industrial Zoning District. The properties on the western side of Johnson St. are zoned R-2 Single-Family and Townhome Residential and guided Low Density Residential. The property to northeast is zoned MXU – Mixed Use and guided Mixed Use. The properties to the south are zoned I – Light Industrial and guided Light Industrial.

Planning Commission Review
The Planning Commission reviewed this item and held a public hearing at the September 23, 2025 meeting. A public comment was received regarding why staff decided to rezone these 4 properties but not the property to the south which also contains a single-family home. Staff explained that this rezoning was initiated because these 4 properties are guided Low Density Residential, whereas the property to the south is guided Light Industrial. Prior to the public hearing, staff also received 2 comments via phone: one from property owner to the south asking for clarification regarding whether her property was included in the rezoning, and one from an affected property owner expressing concern regarding whether he would be able to construct a pole barn on the property once it is rezoned. The Planning Commission voted 5-0 to recommend approval of the rezone.

Analysis
The City has a relatively high level of discretion in approving or denying a rezoning. The proposed zoning for a property must be consistent with the City's Comprehensive Plan. If the proposed zoning is not consistent with the Comprehensive Plan, the City must deny the rezoning.

Section 04, Subd. 11 of the Zoning Ordinance establishes standards for review of a rezoning request. The Planning Commission shall evaluate the request for compliance with the Ordinance standards noted below:

1) *The planning commission shall consider possible adverse effects of the proposed amendment. Its judgment shall be based upon, but not limited to, the following:*

    a) *The proposed action has been considered in relation to the specific policies and provisions of, and has been found to be consistent with, the city comprehensive plan;*
    These properties are guided by the Comprehensive Plan as Low Density Residential. The purpose of the Low Density Residential Classification is to support the creation of "[….] detached single family homes suitable for family housing and the creation of neighborhoods". Typical uses within this land use designation include "detached single family homes" and "conservation or cluster subdivisions". This land use classification is for land inside the Metropolitan Urban Service Area (MUSA) and is guided to develop at densities of 2.25 to 4 units per acre. R-2 – Single-Family and Townhome Residential is listed as a limited secondary zoning classification for this land use designation.

    The current zoning of I – Light Industrial is not consistent with the Low Density Residential land use designation given to these properties by the Comprehensive Plan. The proposed rezoning to R-2 – Single Family and Townhome Residential is consistent with the Comprehensive Plan.

    b) *The proposed action meets the purpose and intent of this chapter and in the case of a map amendment, it also meets the purpose and intent of the individual district;*
    The purpose of the R-2 – Single-Family and Townhome Residential zoning district is to "[…] allow a mix of single-family and attached/detached townhomes at a more typical single family density; to reflect the character of its transitional setting on the fringe of the urbanized area of the City served by public sewer and water; and to broaden the choice of residential living styles in the City".

    Currently, these properties contain detached single-family homes at an approximate density of 1 unit per 2.5 acres, a typical single-family density within the City. These properties are positioned southwest of a property zoned and guided MXU – Mixed Use. This Mixed Use property could be developed at higher densities of 2.25 and 30.00 units per acre in the future. In this scenario, the proposed rezoning of these 4 properties would be appropriate in facilitating a transitional role between the higher density Mixed Use property to the northeast and the low-density residential properties to the west. The properties to the west are also zoned R-2 – Single-Family and Townhome Residential. This rezoning is consistent with the purpose and intent of the zoning district.

    c) *There is adequate infrastructure available to serve the proposed action;*
    At this time, no changes are proposed for the properties as a part of the proposed rezoning. These properties are currently adequately served by individual well and septic and have adequate street access.

These properties are within the 2030 Metropolitan Urban Service Area (MUSA). City sewer infrastructure currently ends at the intersection of 241st Avenue and Johnson St. NE. City water infrastructure currently ends at the intersection of 241st Avenue and Pierce St. NE. While there are not currently plans for redevelopment, if these properties were to be redeveloped under the Ordinance Standards for R-2 – Single Family and Townhome Residential and Comprehensive Plan standards for Low Density Residential, the developer would be required to extend the area's sewer and water infrastructure to the impacted properties.

d) There is an adequate buffer or transition between potentially incompatible districts;

The parcels to the west are zoned R-2 – Single Family and Townhome Residential and guided Low Density Residential. The property to the north is zoned and guided MXU – Mixed Use. The properties to the south are zoned and guided I – Light Industrial. To mitigate the impacts of adjacent industrial and residential zoning, Section 23, subd. 2 of the City Zoning Ordinance establishes screening and buffering standards for industrial uses adjacent to residentially zoned properties. These screening standards are designed to promote appropriate separation between industrial and residential properties. Additionally, a purpose of the R-2 – Single-Family and Townhome Residential district is to provide a "transitional setting on the fringe of the urbanized area of the City".

e) The proposed type of building development is in the best interest of the entire city;

There is no redevelopment proposed with this rezoning request.

f) The proposed action will not adversely affect property values; and

The proposed rezoning from I – Light Industrial to R-2 – Single Family and Townhome Residential would change these properties from being legal non-conforming uses to being conforming. Currently, these parcels are legal non-conforming uses within the I – Light Industrial zoning district because they are zoned for industrial purposes but used for single-family residential purposes. Section 05, subd. 2 states "a nonconforming use may be continued, including through repair, replacement, restoration, maintenance, or improvement, but not including expansion". Rezoning these properties to R-2 – Single Family and Townhome Residential gives current and future property owners the ability to expand the current residential use of their properties by, for example, adding a pole building to the property or constructing an addition to an existing home.

Additionally, staff has determined that these properties would be unlikely candidates for industrial redevelopment due to their current use, size, proximity to ponding and location within the Shoreland Overlay District, and low-density residential land use designation.

g) The proposed action is in the interest of the health, safety, and welfare of the public

The parcels would remain in a similar state as they are today, as no redevelopment is proposed with this action. This would not impact the health, safety and welfare of the public. Any proposed redevelopment of these parcels would intensify the residential nature of these properties, and the specific impacts of this would be evaluated at the time of the request.

Summary
The proposed rezoning aligns with Comprehensive Plan by correcting an existing incompatibility between the Comprehensive Plan and the City Zoning Ordinance and Map. Staff recommends approval of this rezoning.

City Council Recommendation

Move to adopt the Resolution approving the rezoning of 4 properties along Johnson St. NE south of 241st Avenue NE (PIN #29-34-23-31-0005, #29-34-23-31-0006, #29-34-23-31-0007 and #29-34-23-31-0008) from I – Light Industrial to R-2 – Single Family & Townhome Residential, as recommended by the Planning Commission.

Attachments:

1. Ordinance approving the rezoning request
2. Aerial of Properties
3. Zoning Map of Properties
4. City Zoning Map
5. 2040 Plan Land Use Map

CITY OF EAST BETHEL
COUNTY OF ANOKA
STATE OF MINNESOTA

ORDINANCE NO. 2025-06

THE CITY COUNCIL OF THE CITY OF EAST BETHEL DOES HEREBY ORDAIN AS FOLLOWS:

CITY CODE APPENDIX – A, ZONING

ZONING MAP DATED SEPTEMBER 8, 2025

The Official Zoning Map of the East Bethel Zoning Ordinance is hereby amended to change the zoning classification of properties identified as PID #29-34-23-31-0005, #29-34-23-31-0006, #29-34-23-31-0007 and #29-34-23-31-0008 to R-2 – Single-Family and Townhome Residential.

The Zoning Administrator is hereby directed to make the appropriate changes to the Official Zoning Map to reflect the change in zoning classification.

All other Titles, Chapters and Sections of the City Code shall remain as written and adopted by the City of East Bethel City Council.

Adopted this 13th day of October, 2025 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

_____

Ardie Anderson, Mayor

ATTEST

_____

Matt Look, City Administrator

Johnson St. Rezoning Aerial Map

1 inch equals 317 feet

Parcels

City Mask

East City of Bethel

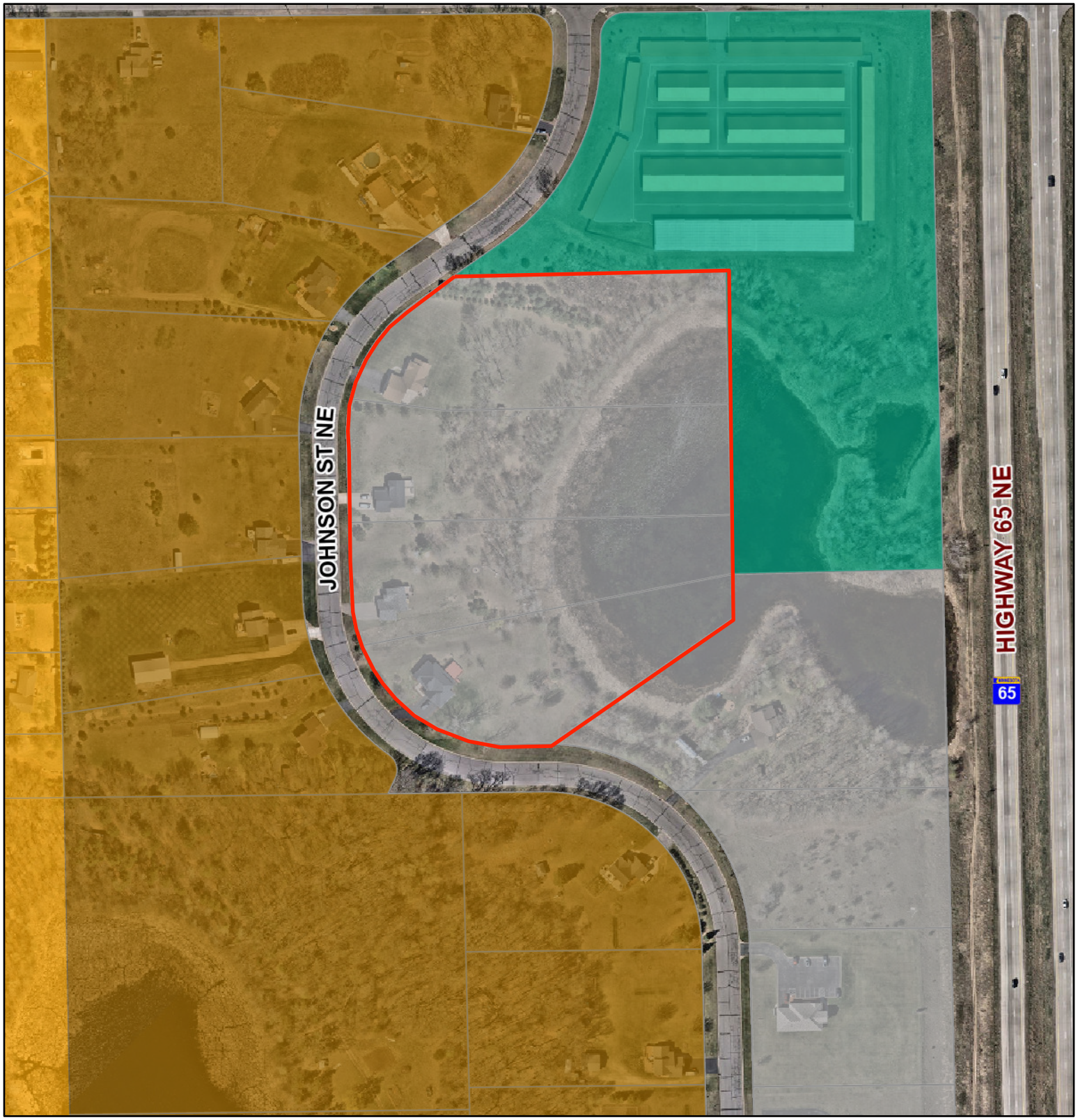
N

September 19, 2025

Map Powered By DataLink

wsb

Johnson St. Current Zoning



Current Zoning

- A - Agriculture
- B-1 - Limited Business
- B-2 - Central Business
- B-3 - Highway Commercial
- I - Light Industrial
- MXU - Mixed Use
- RR - Rural Residential
- R-1 - Single Family Residential
- R-2 - Single Family & Townhome Residential
- CL - Coon Lake
- Public/Institutional
- Park/Open Space
- Natural Area
- ROW
- Water
- Parcels
- City Mask

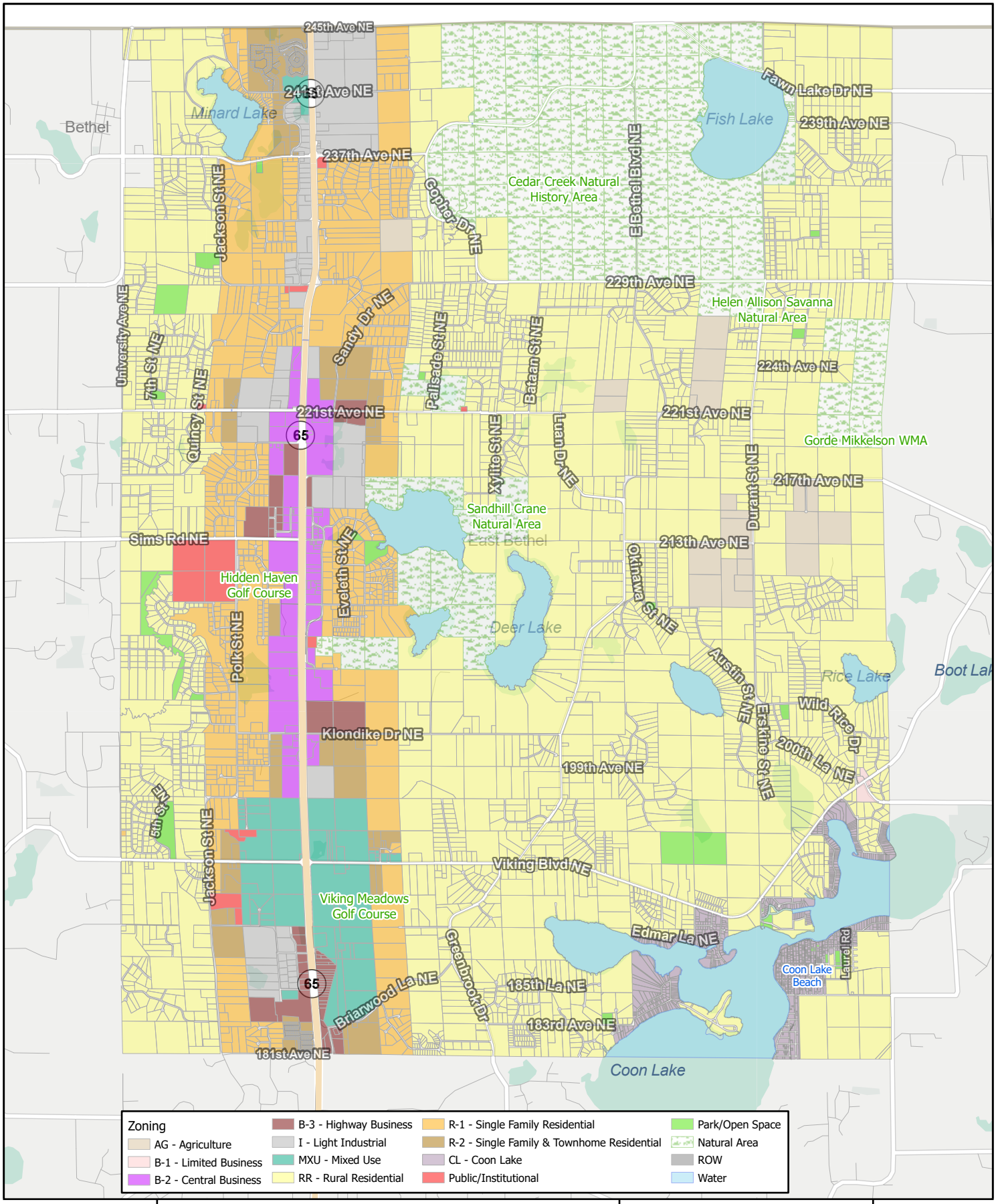
1 inch equals 317 feet

N

September 19, 2025

Map Powered By DataLink

wsb



Official Zoning Map

Adopted September 13, 2024

City of East Bethel, MN

N

0 1 Mile

1 inch equals 1 mile

FIGURE 3-7: 2040 PLANNED LAND USE

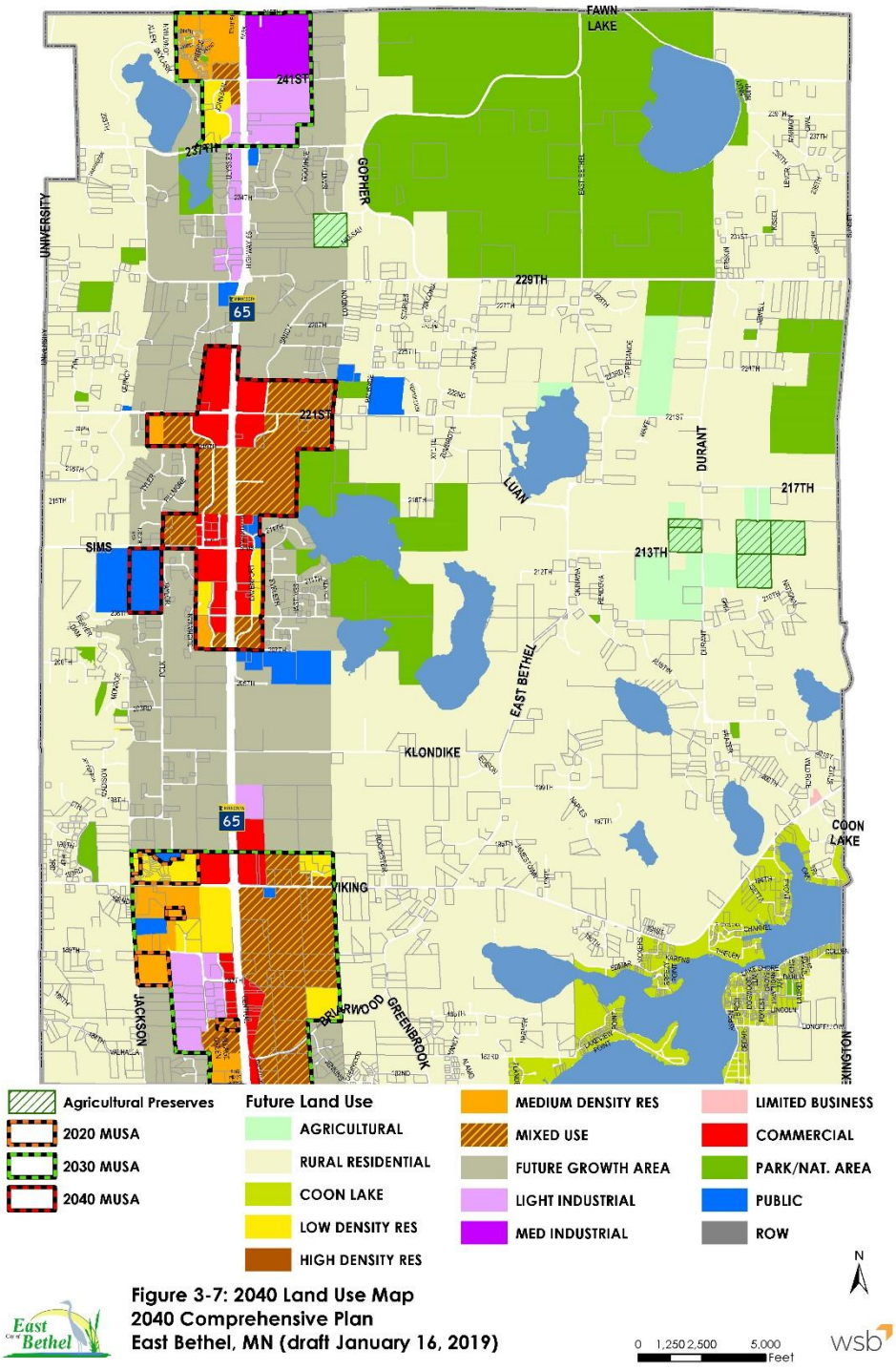


Figure 3-7: 2040 Land Use Map
2040 Comprehensive Plan
East Bethel, MN (draft January 16, 2019)

City of East Bethel
City Council Meeting
Agenda Item Information

Meeting Date: October 13, 2025

Agenda Item Number: 8.0 A.1

Request: Approve a Final Plat for "Viking Meadows Second Addition" for a 61-lot subdivision located at Outlot J and Outlot K of the Viking Meadows Subdivision (City File 25-031)

Review Deadline: October 24, 2025

Background/Context
On February 12, 2024, Preliminary Plat and Planned Unit Development (PUD) for "Viking Meadows" were approved the City. On October 14, 2024, the Final Plat for the first phase of the "Viking Meadows" subdivision was approved by the City Council for the first 47 single-family lots.

On August 25, 2025, the City received a Final Plat Application and supporting materials from East Bethel 684-1 Land Inc./Capstone Homes for "Viking Meadows Second Addition" on Outlot J and Outlot K of the "Viking Meadows" subdivision for 61 single-family lots. The parcels are guided Mixed Use and zoned MXU/R-1 as a PUD. The properties surrounding this parcel are all guided and zoned the same.

Analysis
When reviewing a Final Plat, the City's discretion is limited to whether the proposed plat meets the standards outlined in the City's subdivision and zoning ordinance. If it meets the standards, the City must approve the plat.

The plat is consistent with the Preliminary Plat and PUD that was approved on February 12, 2024. The plat consists of sixty-one (61) buildable single lots zoned MXU/R-1. This plat is the second phase of this multi-phase, multi-year development.

Streets
The eastern most entrance to this development is along Viking Boulevard/County Road 22. Therefore, the Anoka County Highway Department is required to review the plat and approve the construction plan for the turn lane. The applicant is required to provide final approval from the Anoka County Highway Department for the proposed access and construction plan. This has been included as a condition of approval.

Wetlands
A wetland delineation was performed by Kjolhaug Environmental Services on May 16, 2022. A Notice of Decision approving the delineation was provided by the Minnesota Board of Water and Soil Resources on August 19, 2022. Two wetlands within the area of the Second Addition will be preserved. These wetlands are within Outlots B and C and are identified within drainage and utility easements on the plat.

This area is included in the Phase 1 Grading Plan and has already been graded in accordance with the plan.

Public Works
East Bethel Public Works comments were addressed during the previously approved Preliminary Plat, and

they have provided no new comments.

Parks Commission
At the November 14, 2023 Park Commission Meeting, a park dedication fee of $1,500 was established for each new lot. A park dedication fee of $91,500 ($1,500 x 61) is required prior to release of the final plat for recording. This has been included as a condition of approval.

Landscaping
The revised landscaping plan submitted by the Developer dated October 8, 2025 complies with the landscaping requirements established within Section 27-3 of the City Zoning Ordinance.

Engineering
The City Engineer reviewed the Plat and provided comments on October 1, 2025. Compliance with the City Engineer's comments has been included as a condition of approval. The Final Plat will not be released for filing until all outstanding items are satisfied and approved by the City Engineer.

Development Agreement
A Development Agreement is being drafted by the City Attorney for acceptance by the Developer and the City. A draft of this agreement will be presented to the Council at a later date for approval by the Council prior to finalization by the City Administrator and Mayor.

Summary
The Final Plat request meets the standards in the code and matches the Preliminary Plat previously reviewed by the City. The draft Development Agreement will be finalized and executed by the City and Developer prior to the Final Plat recording with Anoka County.

City Council Recommendation
Move to adopt the resolution approving the Final Plat for "Viking Meadows Second Addition," a subdivision located on Outlot J and Outlot K, Viking Meadows (PIN #29-33-23-41-0017 and #29-33-23-41-0018).

Attachments:

1. Resolution Approving the Final Plat
2. Location Map
3. Viking Meadows Second Addition Final Plat
4. Grading, Development, and Erosion Control Plans dated August 25, 2025
5. Landscape Plans dated October 8, 2025
6. City Engineer's comments dated October 1, 2025

City Council Action:

Motion by: _____ Second by: _____

Vote Yes: _____ Vote No: _____

CITY OF EAST BETHEL
COUNTY OF ANOKA
STATE OF MINNESOTA

RESOLUTION NO. 2025-58

APPROVING THE FINAL PLAT AND DEVELOPMENT CONTRACT FOR "VIKING MEADOWS SECOND ADDITION" FOR PROPERTY LEGALLY DESCRIBED AS

OUTLOT J VIKING MEADOWS, ANOKA COUNTY, MINNESOTA
and
OUTLOT K VIKING MEADOWS, ANOKA COUNTY, MINNESOTA

WHEREAS, East Bethel 648-1 Land, LLC. has requested the approval of "Viking Meadows Second Addition" Final Plat; and

WHEREAS, the East Bethel Review Committee has reviewed the Final Plat; and

WHEREAS, the Final Plat conforms to the Preliminary Plat and PUD approved on February 12, 2024, by Resolution 2024-04.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of East Bethel hereby approves the Final Plat of Viking Meadows Second Addition, with the following conditions:

1. The Final Plat is approved to create 61 lots and five outlots for "Viking Meadows Second Addition" in accordance with the plans and application received by the City on August 25, 2025, except as amended by this Resolution.
2. The Final Plat shall be subject to the Planned Unit Development of "Viking Meadows" recorded on March 11, 2024, as Doc. No. 2409675.010, at Anoka County.
3. The Developer is responsible for recording an HOA Declaration of Covenants, Conditions, Restrictions and Easements.
4. The Developer shall be responsible for the cost of construction of all improvements proposed as a part of the proposed Final Plat.
5. Prior to release of the final plat for recording:
    a. All City Engineer comments shall be satisfactorily addressed prior to the release of the Final Plat. The City Engineer will determine when all items have been addressed.
    b. Park Dedication fees in the amount of $91,500.00 (61 lots at $1,500 per lot) must be paid prior to the release of the Final Plat.
    c. A fully executed Development Agreement acceptable to the City Attorney must be filed with Anoka County.
    d. All financial guarantees and securities must be in place and all fees must be paid prior to the release of the final plat.
    e. A Wetland Credit Withdrawal Verification in conjunction with the approved Wetland Replacement Plan must be submitted to the City.
    f. The Developer will need to prepare, execute and record separate deeds for the Outlots A, B, and C with the Final Plat. The deeds must be submitted for review and approval by the City.
6. The Developer shall dedicate Outlots A, B, and C to the City and shall be transferred upon acceptance of Phase 2 improvements. The deeds shall be recorded at Anoka County at that time.

7. The Developer must provide as-builts of the completed project to the City.
8. The Developer must submit as-built grading/utility plans for review and approval, prior to the City releasing the Developer's Warranty Letter of Credit.

Adopted by the City Council of the City of East Bethel this 14th day of October, 2024.

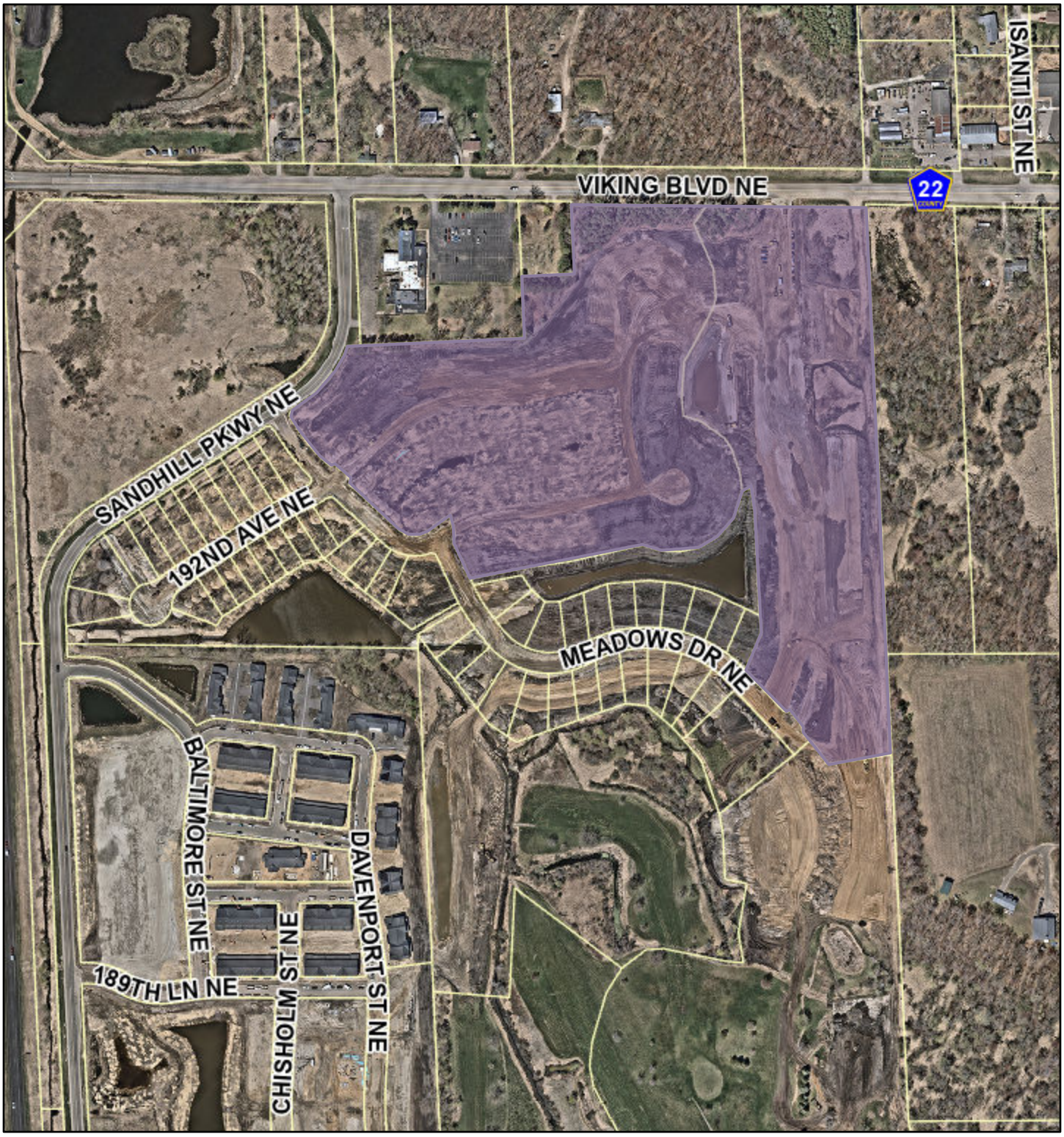
CITY OF EAST BETHEL

_____
Ardie Anderson, Mayor

ATTEST

_____
Matt Look, City Administrator

Viking Meadows 2nd Addition Location Map



10/10/2025, 10:03:31 AM

1:4,800

0 225 450 900 ft

0 65 130 260 m

Web AppBuilder for ArcGIS

VIKING MEADOWS SECOND ADDITION

CITY OF EAST BETHEL
COUNTY OF ANOKA
SEC. 29, TWP. 33, RGE. 23

KNOW ALL PERSONS BY THESE PRESENTS: That East Bethel 648–1 Land LLC, a Minnesota limited liability company, owner of the following described property:

Outlot J, Viking Meadows, Anoka County, Minnesota

AND

Outlot K, Viking Meadows, Anoka County, Minnesota

Has caused the same to be surveyed and platted as VIKING MEADOWS SECOND ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said East Bethel 648–1 Land LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

EAST BETHEL 648–1 LAND, LLC

_____
Stephen A. Bona, Vice President

STATE OF_____
COUNTY OF_____

This instrument was acknowledged before me on this _____ day of _____, 20____ by Stephen A. Bona, Vice President of East Bethel 648–1 Land, LLC, a Minnesota limited liability company, on behalf of said limited partnership.

_____ (Signed)

_____ (Printed)

Notary Public, _____

My commission expires _____

I Thomas R. Balluff do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

_____
Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF_____
COUNTY OF_____

This instrument was acknowledged before me on this _____ day of _____, 20____ by Thomas R. Balluff.

_____ (Signed)

_____ (Printed)

Notary Public, _____

My commission expires _____

CITY COUNCIL, CITY OF EAST BETHEL, MINNESOTA

This plat of VIKING MEADOWS SECOND ADDITION was approved and accepted by the City Council of the City of East Bethel, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF EAST BETHEL, MINNESOTA

By: _____, Mayor

By: _____, Clerk

COUNTY SURVEYOR

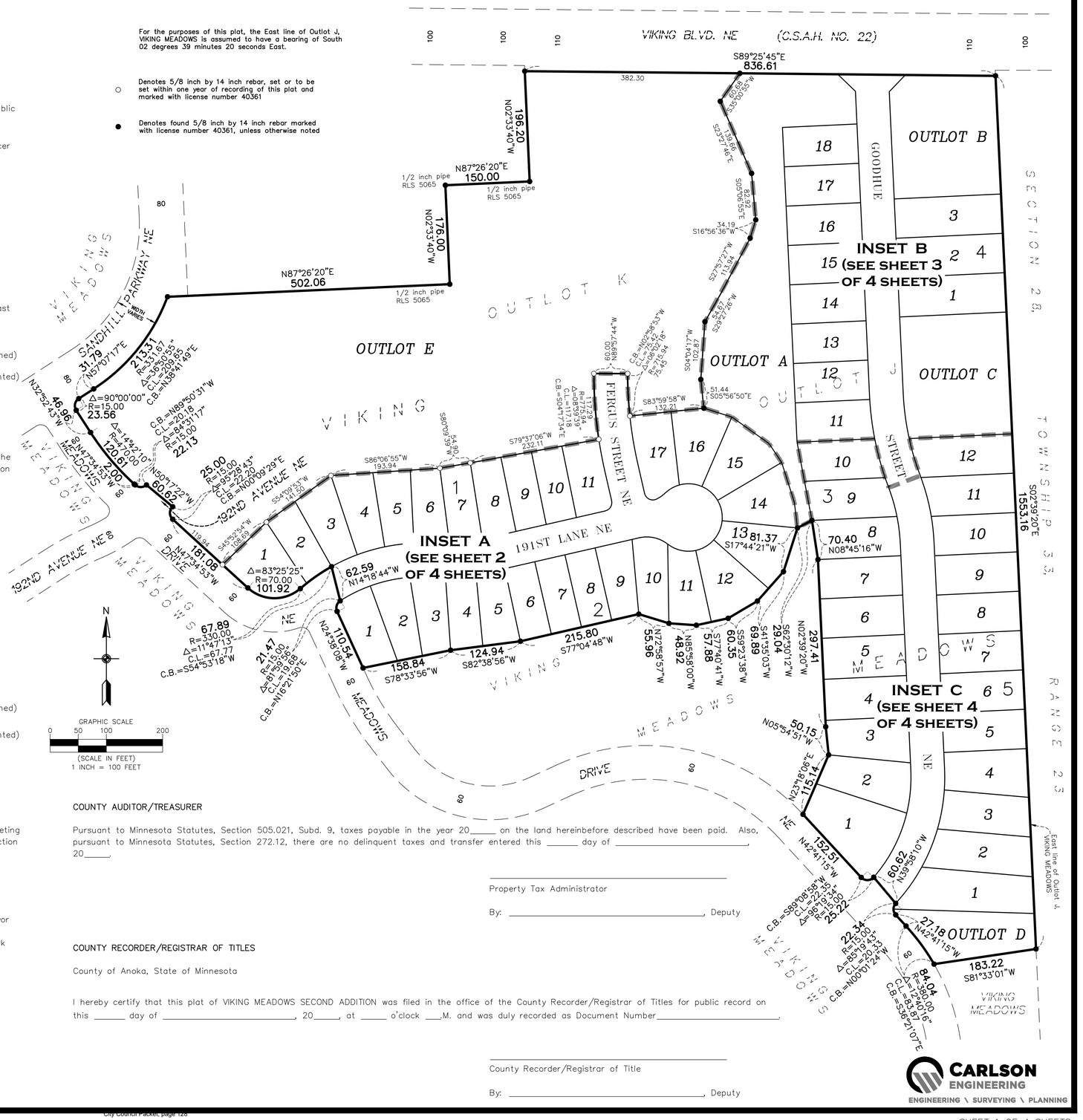
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

_____
David M. Zieglmeier
Anoka County Surveyor

For the purposes of this plat, the East line of Outlot J, VIKING MEADOWS is assumed to have a bearing of South 02 degrees 39 minutes 20 seconds East.

○ Denotes 5/8 inch by 14 inch rebar, set or to be set within one year of recording of this plat and marked with license number 40361

● Denotes found 5/8 inch by 14 inch rebar marked with license number 40361, unless otherwise noted



COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

_____
Property Tax Administrator

By: _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of VIKING MEADOWS SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock ___M. and was duly recorded as Document Number_____.

_____
County Recorder/Registrar of Title

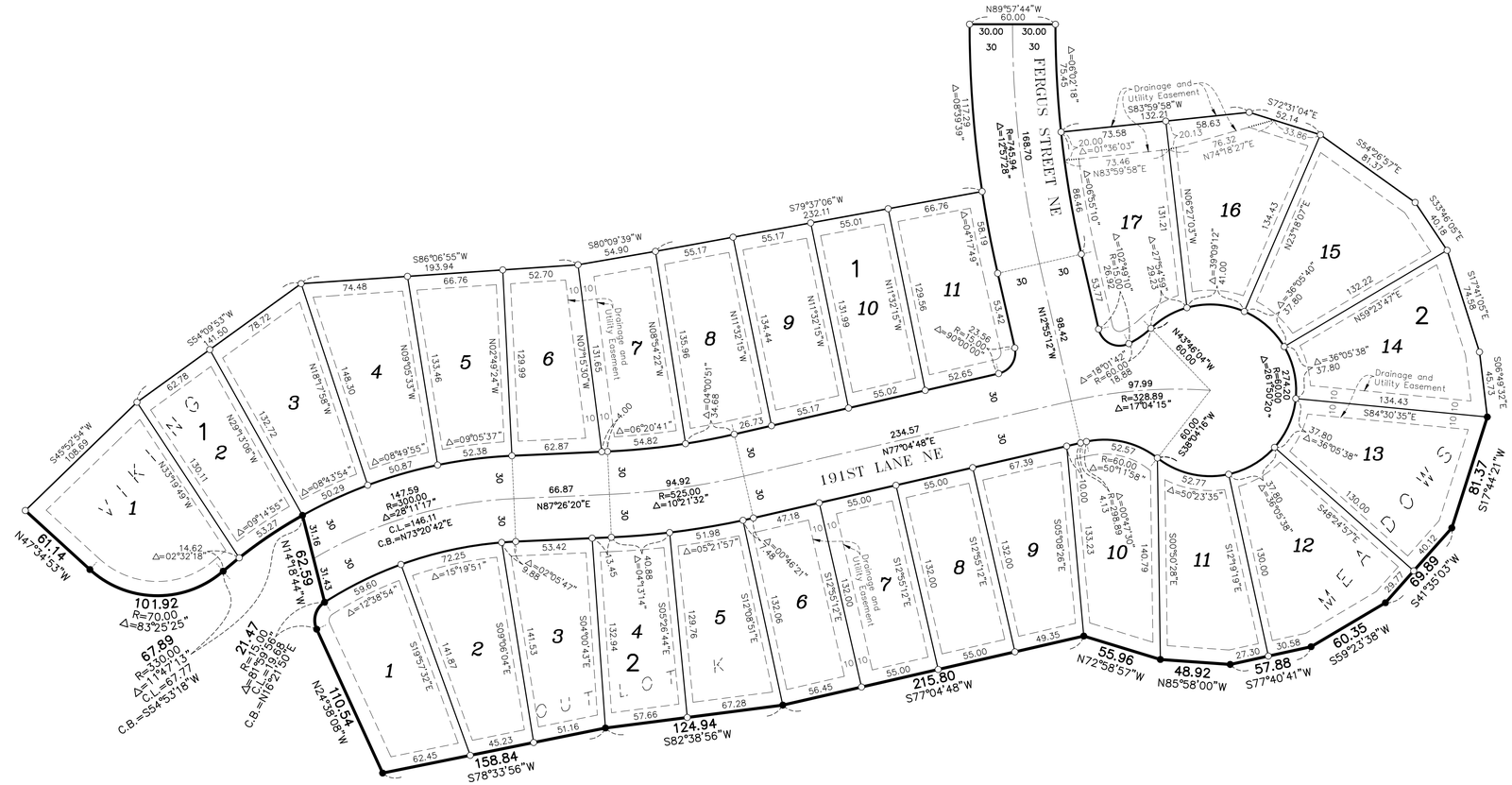
By: _____, Deputy

CARLSON ENGINEERING
ENGINEERING \ SURVEYING \ PLANNING

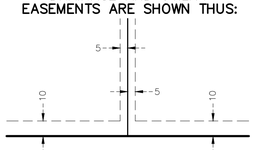
VIKING MEADOWS SECOND ADDITION

CITY OF EAST BETHEL
COUNTY OF ANOKA
SEC. 29, TWP. 33, RGE. 23

INSET A



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

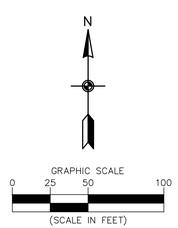


being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

For the purposes of this plat, the East line of Outlot J, VIKING MEADOWS is assumed to have a bearing of South 02 degrees 39 minutes 20 seconds East.

○ Denotes 5/8 inch by 14 inch rebar, set or to be set within one year of recording of this plat and marked with license number 40361

● Denotes found 5/8 inch by 14 inch rebar marked with license number 40361, unless otherwise noted



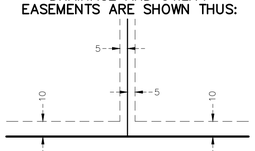
CARLSON ENGINEERING
ENGINEERING \ SURVEYING \ PLANNING

VIKING MEADOWS SECOND ADDITION

CITY OF EAST BETHEL
COUNTY OF ANOKA
SEC. 29, TWP. 33, RGE. 23

INSET B

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



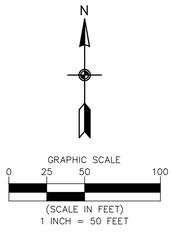
being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

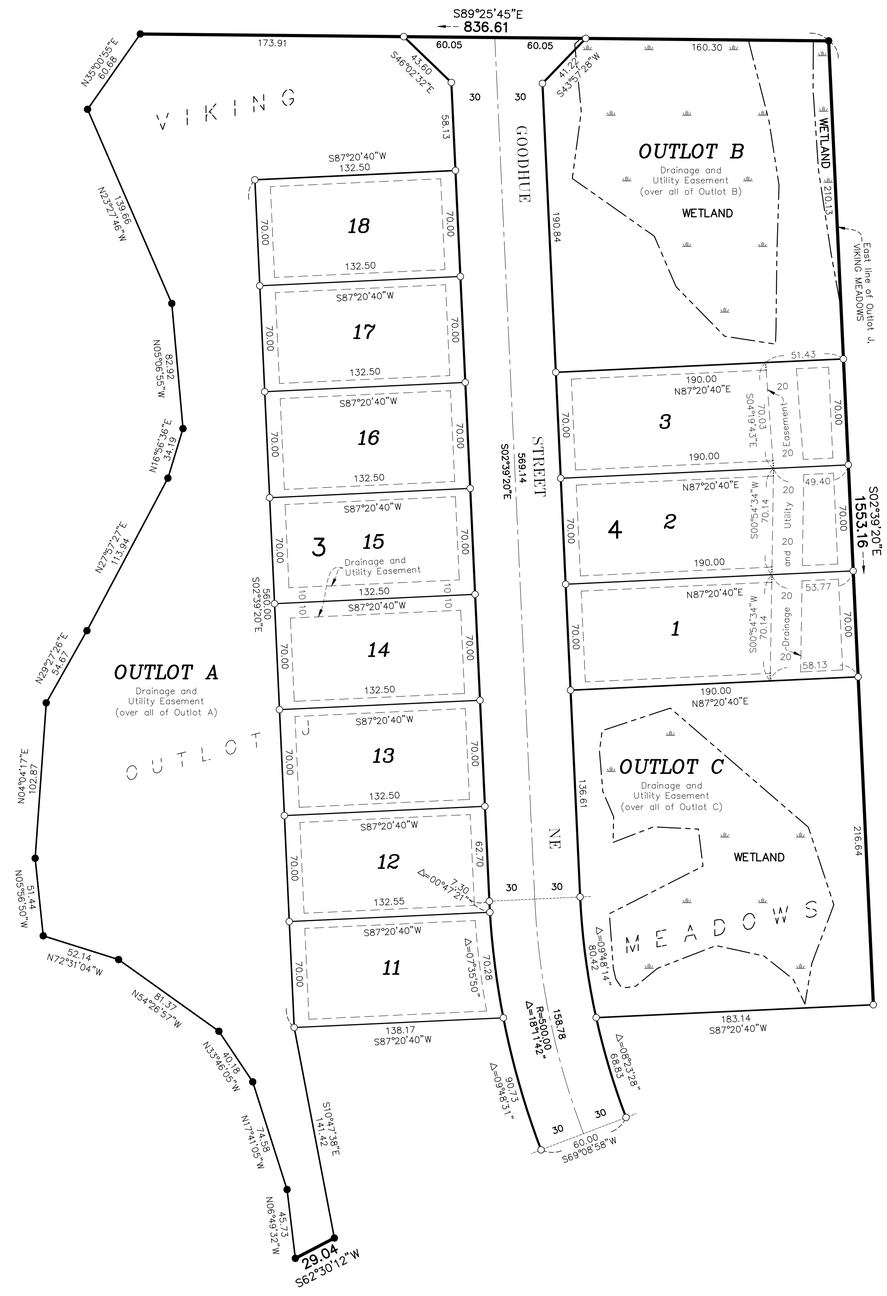
For the purposes of this plat, the East line of Outlot J, VIKING MEADOWS is assumed to have a bearing of South 02 degrees 39 minutes 20 seconds East.

○ Denotes 5/8 inch by 14 inch rebar, set or to be set within one year of recording of this plat and marked with license number 40361

● Denotes found 5/8 inch by 14 inch rebar marked with license number 40361, unless otherwise noted

Denotes Wetlands provided by Kjolhaug Environmental Services in 2022





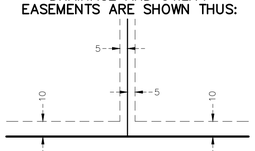
CARLSON ENGINEERING
ENGINEERING \ SURVEYING \ PLANNING

VIKING MEADOWS SECOND ADDITION

CITY OF EAST BETHEL
COUNTY OF ANOKA
SEC. 29, TWP. 33, RGE. 23

INSET C

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



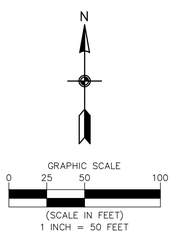
being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

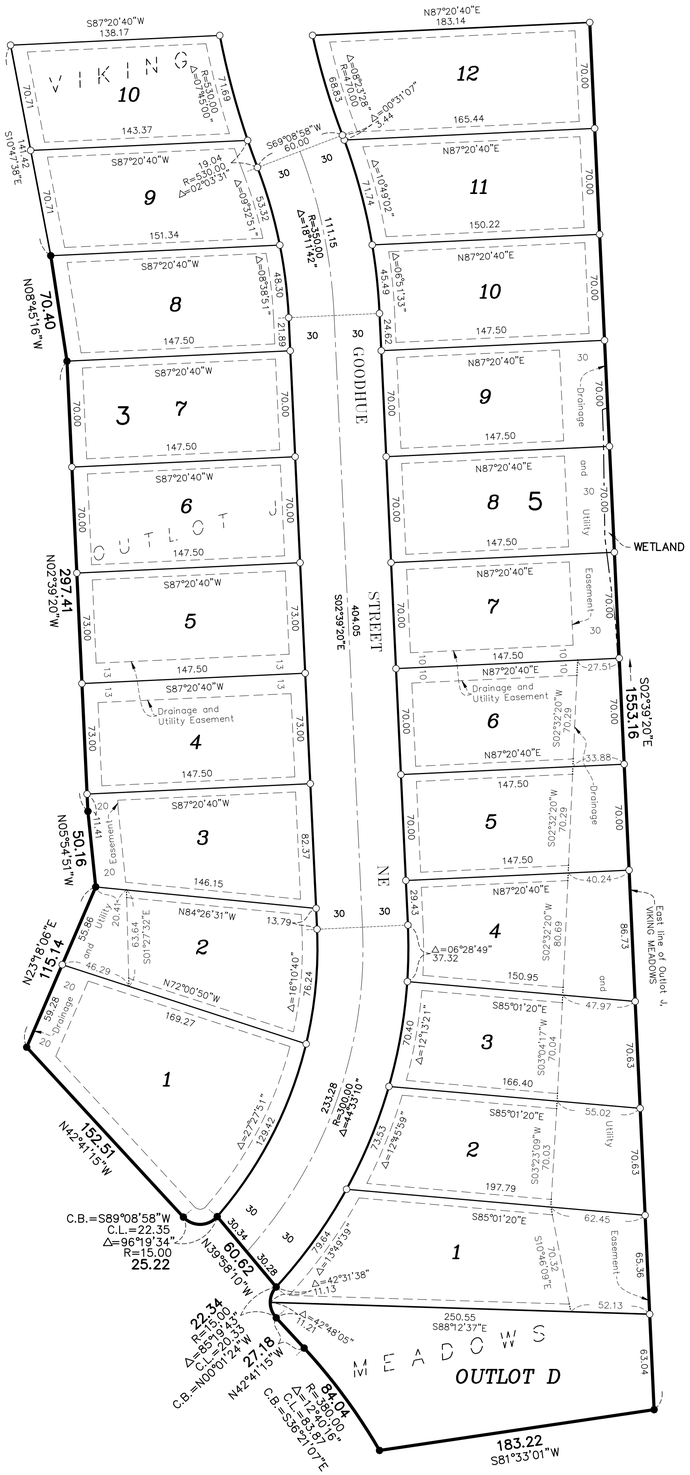
For the purposes of this plat, the East line of Outlot J, VIKING MEADOWS is assumed to have a bearing of South 02 degrees 39 minutes 20 seconds East.

○ Denotes 5/8 inch by 14 inch rebar, set or to be set within one year of recording of this plat and marked with license number 40361

● Denotes found 5/8 inch by 14 inch rebar marked with license number 40361, unless otherwise noted

Denotes Wetlands provided by Kjolhaug Environmental Services in 2022





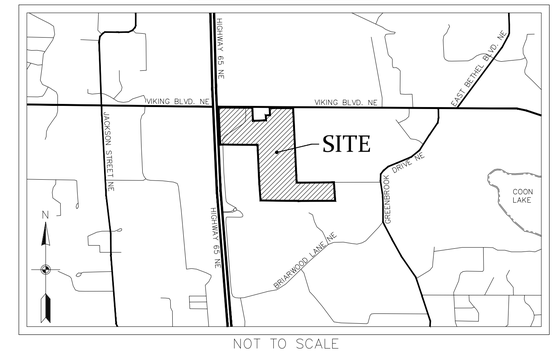
CARLSON ENGINEERING
ENGINEERING \ SURVEYING \ PLANNING

VIKING MEADOWS

GRADING, DEVELOPMENT & EROSION CONTROL PLANS

EAST BETHEL, MINNESOTA

VICINITY MAP



NOT TO SCALE

SHEET INDEX

1.	COVER
2.	GRADING INDEX
3–10.	GRADING DEVELOPMENT & EROSION CONTROL PLANS
11–13.	DETAILS
14.	GRADE TABLES
R1–R3.	REMOVALS PLAN

CALL BEFORE YOU DIG

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

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

N

0 100 200 400

(IN FEET)

BENCHMARK

1. Minnesota Department of Transportation Geodetic GSD Station No. 769 (MnDot Name DENN MNDT) – Elevation = 899.19 ft. (NAVD88)
2. Anoka County Benchmark No. 2041 Elevation = 909.39 ft. (NAVD88)

CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING

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

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 7/8/24 License #: 25063

Drawn: GJS
Designed: BJK
Date: 7/8/24

Revisions:
1. 8/26/24 per City Comments
2. 9/16/24 per City Comments
3. 10/9/24 per City Comments (Sheets 6-7)
4. 3/19/25 Revised lots 328 & 335 per Owner (Sheets 6-7, 14)
5. 4/14/25 Revise SEWO detail per Owner (Sheet 12)
6. 8/25/25 per 2nd Addition

EAST BETHEL 648-1 LAND, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

VIKING MEADOWS
East Bethel, MN

COVER

1 of 14

Save Date: 08/06/25 F:\jobs\10241 - 10260\10242-03 - viking meadows\cad c3d\engineering\final plans\final grading\10242-03_cover.dwg

#10242-03

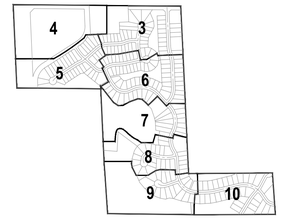
WETLAND SUMMARY

PHASE 1 WETLAND IMPACT	= 85,168 SF
FUTURE PHASE(S) WETLAND IMPACT	= 61,573 SF
TOTAL WETLAND IMPACT	= 146,741 SF

WETLAND REPLACEMENT CREDITS WILL BE PURCHASED IN LIEU OF ONSITE REPLACEMENT

WETLAND BUFFER (15' AVG.) 323,853 S.F. (252,920 S.F. REQUIRED)

WETLAND BUFFER SIGN



KEY

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	890	890
2' CONTOUR	892	892
WETLAND LINE		
SPOT ELEVATION	00.0	00.0
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
MAINTENANCE ACCESS		
WETLAND SIGN		
WELL		
LIGHT POLE		
FLAG POLE		
ELECTRIC BOX		
TELEPHONE BOX		
TELEVISION BOX		
SIGN		
GEOTECH SOIL BORING		886.1 SB-6

DENOTES INLET PROTECTION

NOTES

1. ALL DISTURBED AREAS TO BE SCARIFIED AFTER GRADING IS COMPLETE.
2. THE MAXIMUM GRADED SLOPE IS 4:1.
3. SOIL STOCKPILES SHALL BE FITTED BY SEDIMENT-TRAPPING MEASURES AND STABILIZED WITHIN 7 DAYS OF INACTIVITY.
4. THE TRANSPORTATION OF SEDIMENT (MUD) BY RUNOFF OR VEHICLE TRACKING ONTO PAVED SURFACES SHALL BE MINIMIZED TO THE MAXIMUM EXTENT POSSIBLE.
5. STREET SWEEPING SHALL TAKE PLACE BY THE END OF DAY (IF REQUIRED).
6. EROSION CONTROL AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

CALL BEFORE YOU DIG 811 Know what's below. Call before you dig.

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

N

0 100 200 400
(IN FEET)

BENCHMARK

1. Minnesota Department of Transportation Geodetic CSD Station No. 769 (MnDot Name DENN MNDT) – Elevation = 899.19 ft. (NAVD88)
2. Anoka County Benchmark No. 2041 Elevation = 909.39 ft. (NAVD88)

CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 7/8/24 License #: 25063

Drawn: GJS
Designed: BJK
Date: 7/8/24

Revisions:
1. 8/26/24 per City Comments
2. 9/16/24 per City Comments
3. 8/25/25 per 2nd Addition

EAST BETHEL 648-1 LAND, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

VIKING MEADOWS
East Bethel, MN

INDEX

2 of 14

[Save Date: 08/07/25] f:\jobs\10241 - 10260\10242-03 - viking meadows\cad c3d\engineering\final plans\final grading\10242-03_gr-ind.dwg

#10242-03

VIKING BOULEVARD NE (CSAH 22)

VIKING BOULEVARD NE (CSAH 22)

EXISTING BITUMINOUS DRIVEWAY TO BE USED AS CONSTRUCTION ENTRANCE

INSTALL REDUNDANT SILT FENCE ALONG WETLAND (TYP.)

15' AVERAGE WETLAND BUFFER 12,089 SF (10,145 SF REQUIRED)

WETLAND BUFFER SIGN (TYP.)

WETLAND 10
100 YR HWL = 902.0
100 YR B-B HWL = 903.4

WETLAND IMPACT 2814 S.F.

10' MAINTENANCE ACCESS

GOODHUE STREET NE

INSTALL SILT FENCE AROUND POND AFTER GRADING IS COMPLETE

WALL BY BUILDER

POND 300
NWL = 892.5
100 YR HWL = 895.5

FUTURE 2ND ADDITION

INSTALL REDUNDANT SILT FENCE ALONG WETLAND (TYP.)

WETLAND IMPACT 27305 S.F.

WETLAND 20
100 YR HWL = 898.3

WETLAND IMPACT 5831 S.F.

PHASE I GRADING

192ND AVENUE NE

FERGUS STREET NE

SEE SHEET 4

SEE SHEET 6

KEY

N

0 25 50 100
(IN FEET)

BENCHMARK

1. Minnesota Department of Transportation Geodetic GSID Station No. 769 (MnDot Name DENN MNDT) – Elevation = 899.19 ft. (NAVD88)

2. Anoka County Benchmark No. 2041 Elevation = 909.39 ft. (NAVD88)

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 7/8/24 License #: 25063

Drawn: GJS
Designed: BJK
Date: 7/8/24

Revisions:
1. 8/26/24 per City Comments
2. 9/16/24 per City Comments
3. 8/25/25 per 2nd Addition

EAST BETHEL 648-1 LAND, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

VIKING MEADOWS
East Bethel, MN

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

3 of 14

VIKING BOULEVARD NE (CSAH 22)

STATE TRUNK HIGHWAY 65 NE

1ST ADDITION

OUTLOT A

EX. POND

PROVIDE INLET PROTECTION FOR EXISTING CBMH

WETLAND IMPACT 3708 S.F.

RETAINING WALL #3

15' AVERAGE WETLAND BUFFER 12,647 SF (11,409 SF REQUIRED)

WETLAND BUFFER SIGN (TYP.)

WETLAND IMPACT 2091 S.F.

INSTALL REDUNDANT SILT FENCE ALONG WETLAND (TYP.)

SANDHILL PARKWAY NE

MEADOWS DRIVE NE

192ND AVENUE NE

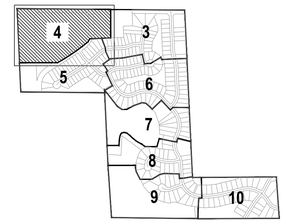
FUTURE ADDITION

PHASE I GRADING

SEE SHEET 5

SEE SHEET 3

KEY



N

0 25 50 100

(IN FEET)

BENCHMARK

1. Minnesota Department of Transportation Geodetic GSID Station No. 769 (MnDot Name DENN MNDT) – Elevation = 899.19 ft. (NAVD88)
2. Anoka County Benchmark No. 2041 Elevation = 909.39 ft. (NAVD88)

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING

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

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 7/8/24 License #: 25063

Drawn: GJS
Designed: BJK
Date: 7/8/24

Revisions:
1. 8/26/24 per City Comments
2. 9/16/24 per City Comments
3. 8/25/25 per 2nd Addition

EAST BETHEL 648-1 LAND, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

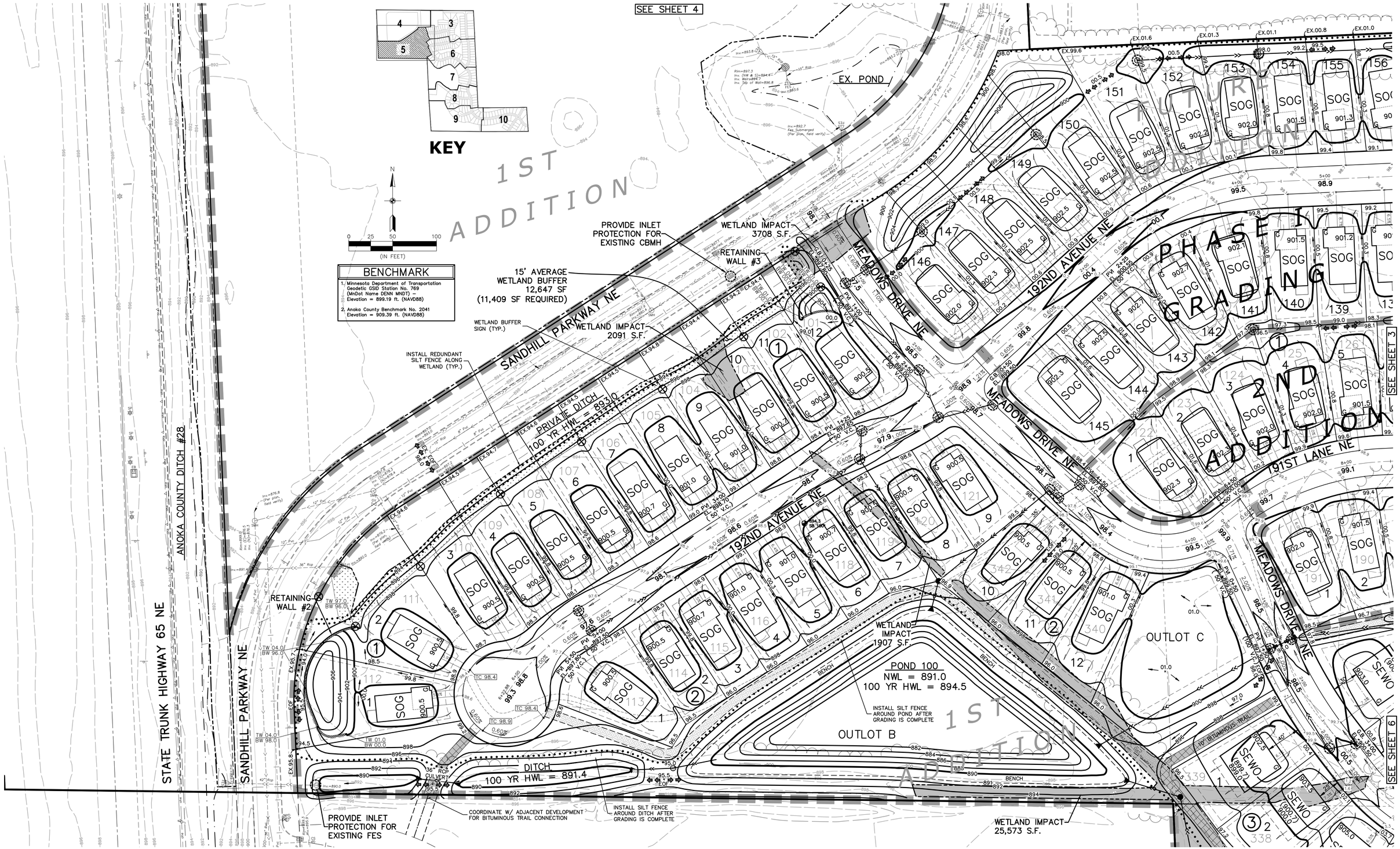
VIKING MEADOWS
East Bethel, MN

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

4 of 14

Save Date: 08/22/25 | F:\Jobs\10241 - 10260\10242-03 - viking meadows\cad c3d\engineering\final plans\final grading\10242-03_gr.dwg

#10242-03



CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature: Brian J. Krystofiak
Date: 7/8/24 License #: 25063

Drawn: GJS
Designed: BJK
Date: 7/8/24

Revisions:
1. 8/26/24 per City Comments
2. 9/16/24 per City Comments
3. 8/25/25 per 2nd Addition

EAST BETHEL 648-1 LAND, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

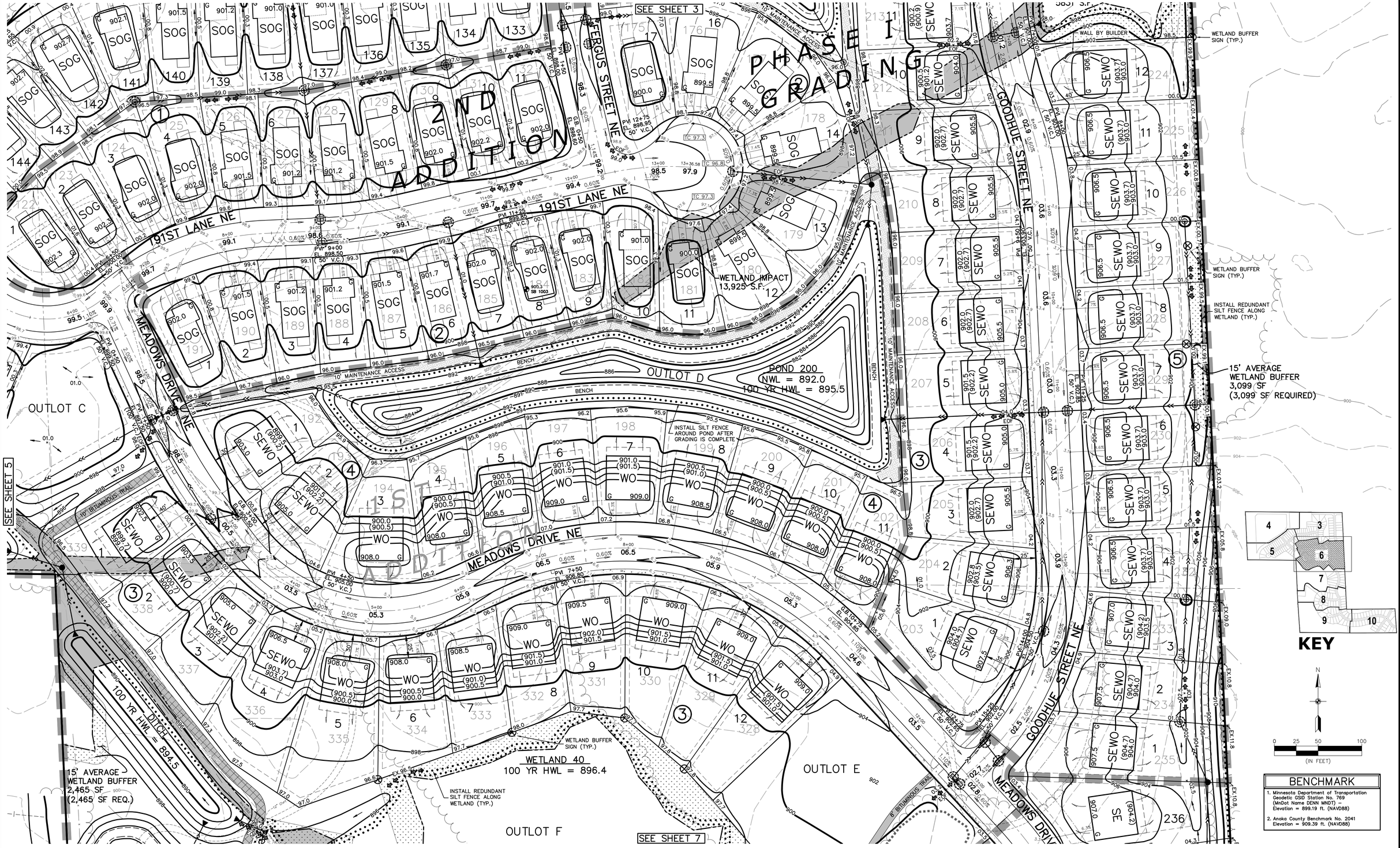
VIKING MEADOWS
East Bethel, MN

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

5 of 14

Save Date: 08/22/25 | F:\jobs\10241 - 10260\10242-03 - viking meadows\cad c3d\engineering\final plans\final grading\10242-03_gr.dwg

#10242-03



CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING

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

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 7/8/24 License #: 25063

Drawn: GJS
Designed: BJK
Date: 7/8/24

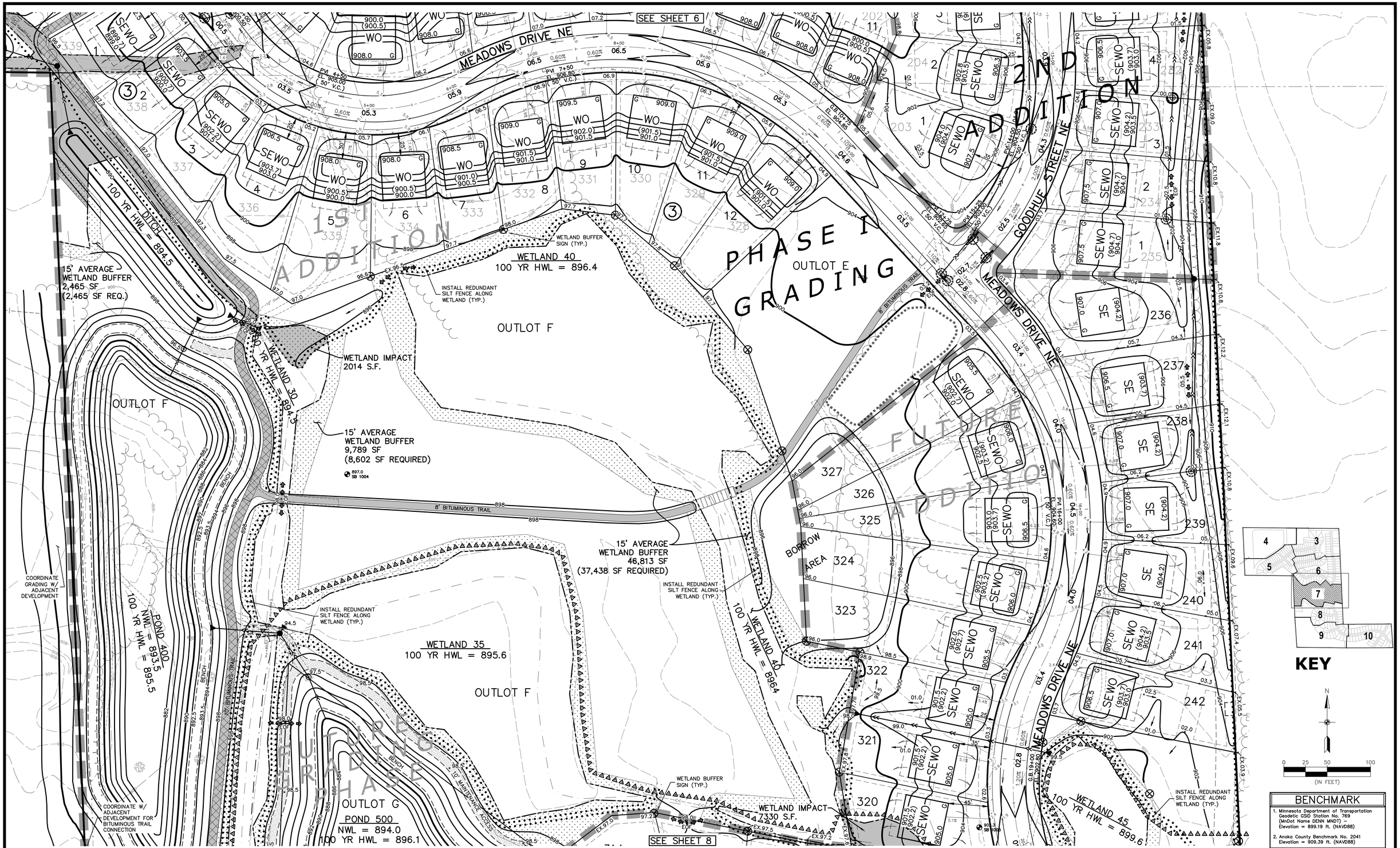
Revisions:
1. 8/26/24 per City Comments
2. 9/16/24 per City Comments
3. 10/9/24 per City Comments
4. 3/19/25 Revised Lots 328 & 335 per Owner
5. 8/25/25 per 2nd Addition

EAST BETHEL 648-1 LAND, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

VIKING MEADOWS
East Bethel, MN

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

6 of 14



BENCHMARK

1. Minnesota Department of Transportation Geodetic GSID Station No. 769 (MnDot Name DENN MNDT) – Elevation = 899.19 ft. (NAVD88)
2. Anoka County Benchmark No. 2041 Elevation = 909.39 ft. (NAVD88)

CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING

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

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 7/8/24 License #: 25063

Drawn: GJS
Designed: BJK
Date: 7/8/24

Revisions:
1. 8/26/24 per City Comments
2. 9/16/24 per City Comments
3. 10/9/24 per City Comments
4. 3/19/25 Revised Lots 328 & 335 per Owner
5. 8/25/25 per 2nd Addition

EAST BETHEL 648-1 LAND, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

VIKING MEADOWS
East Bethel, MN

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

7 of 14

[Save Date: 08/22/25] F:\Jobs\10241 - 10260\10242-03 - viking meadows\cad c3d\engineering\final plans\final grading\10242-03_gr.dwg

#10242-03

SEE SHEET 7

INSTALL REDUNDANT SILT FENCE ALONG WETLAND (TYP.)

WETLAND 35
100 YR HWL = 895.6

OUTLOT F

POND 400
NWL = 893.5
100 YR HWL = 895.5

PHASE 1 GRADING

1ST ADDITION

WETLAND 40
100 YR HWL = 896.4

OUTLOT G

POND 500
NWL = 894.0
100 YR HWL = 896.1

WETLAND BUFFER SIGN (TYP.)

WETLAND IMPACT
7330 S.F.

COORDINATE W/ ADJACENT DEVELOPMENT FOR BITUMINOUS TRAIL CONNECTION

10' BITUMINOUS TRAIL

10' MAINTENANCE ACCESS

BENCH

TOP OF BERM

INSTALL SILT FENCE AROUND POND AFTER GRADING IS COMPLETE

INSTALL REDUNDANT SILT FENCE ALONG WETLAND (TYP.)

WETLAND 45
100 YR HWL = 899.6

MEADOWS DRIVE NE

189TH LANE NE

WALL BY BUILDER

WETLAND 51
100 YR HWL = 896.3

WETLAND 55
100 YR HWL = 897.8

WETLAND 52
100 YR HWL = 895.6

COORDINATE GRADING W/ ADJACENT DEVELOPMENT

15' AVERAGE WETLAND BUFFER
10,847 SF
(10,804 SF REQUIRED)

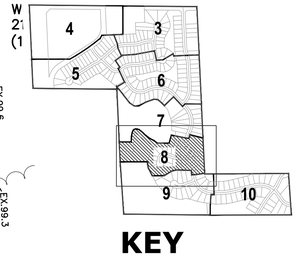
15' AVERAGE WETLAND BUFFER
138,802 SF
(94,022 SF REQUIRED)

FUTURE GRADING PHASE

FUTURE 1ST ADDITION

SEE SHEET 9

KEY



N

0 25 50 100
(IN FEET)

BENCHMARK

1. Minnesota Department of Transportation Geodetic GSID Station No. 769 (MnDot Name DENN MNDT) – Elevation = 899.19 ft. (NAVD88)
2. Anoka County Benchmark No. 2041 Elevation = 909.39 ft. (NAVD88)

CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING

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

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 7/8/24 License #: 25063

Drawn: GJS
Designed: BJK
Date: 7/8/24

Revisions:
1. 8/26/24 per City Comments
2. 9/16/24 per City Comments
3. 8/25/25 per 2nd Addition

EAST BETHEL 648-1 LAND, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

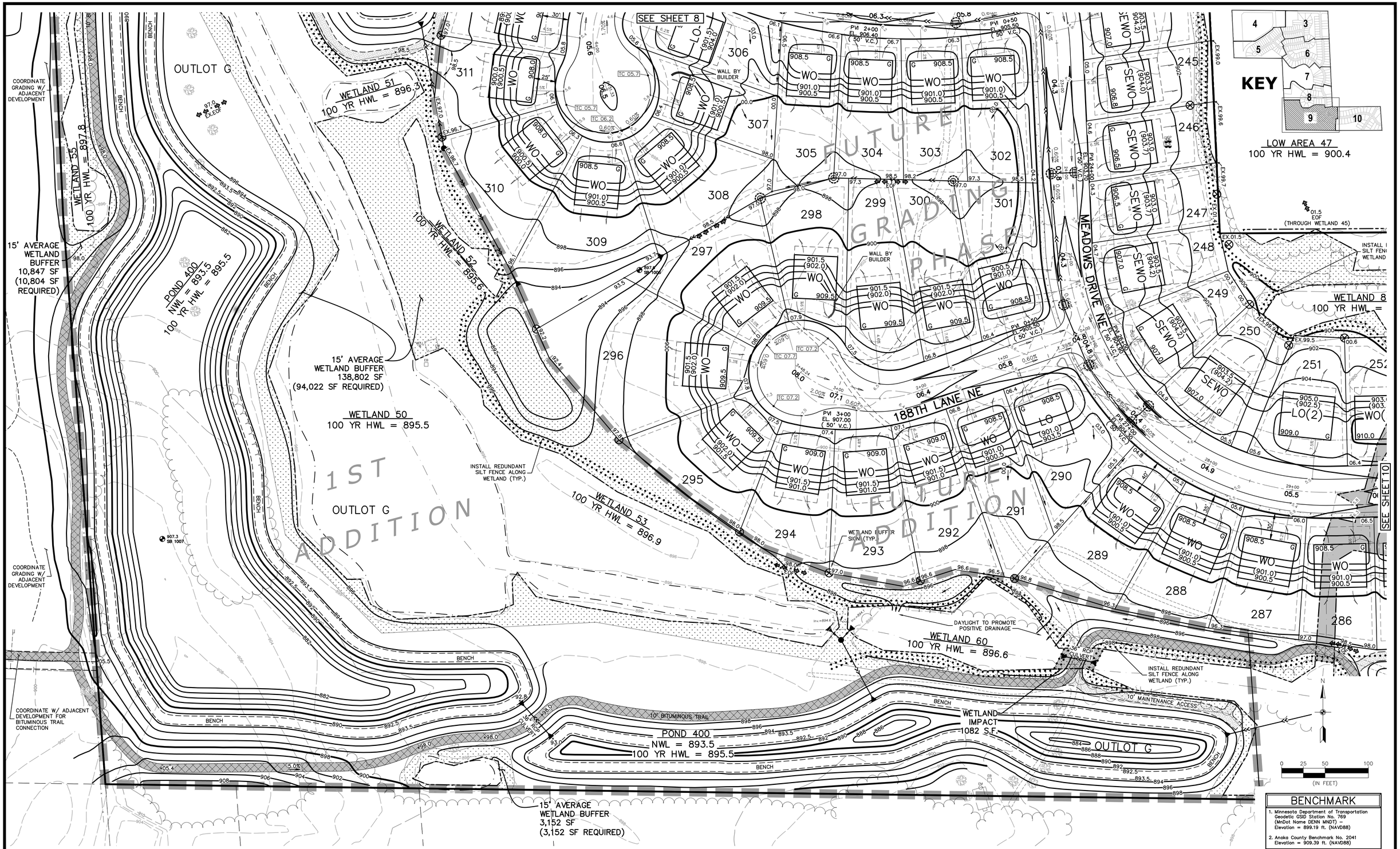
VIKING MEADOWS
East Bethel, MN

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

8 of 14

Save Date: 08/22/25 | F:\Jobs\10241 - 10260\10242-03 - viking meadows\cad c3d\engineering\final plans\final grading\10242-03_gr.dwg

#10242-03



BENCHMARK

1. Minnesota Department of Transportation Geodetic GSID Station No. 769 (MnDot Name DENN MNDT) – Elevation = 899.19 ft. (NAVD88)
2. Anoka County Benchmark No. 2041 Elevation = 909.39 ft. (NAVD88)

CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING

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

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 7/8/24 License #: 25063

Drawn: GJS
Designed: BJK
Date: 7/8/24

Revisions:
1. 8/26/24 per City Comments
2. 9/16/24 per City Comments
3. 8/25/25 per 2nd Addition

EAST BETHEL 648-1 LAND, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

VIKING MEADOWS
East Bethel, MN

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

9 of 14

Save Date: 08/22/25 | F:\jobs\10241 - 10260\10242-03 - viking meadows\cad c3d\engineering\final plans\final grading\10242-03_gr.dwg

#10242-03

LOW AREA 47
100 YR HWL = 900.4

WETLAND 80
100 YR HWL = 899.6

WETLAND IMPACT
41,091 S.F.

15' AVERAGE
WETLAND BUFFER
25,391 SF
(21,461 SF REQUIRED)

WETLAND BUFFER
SIGN (TYP.)

01.5
EOF
(THROUGH WETLAND 45)

INSTALL REDUNDANT
SILT FENCE ALONG
WETLAND (TYP.)

20' BITUMINOUS
EMERGENCY
ACCESS ROAD

189TH AVENUE NE

BREAKAWAY
BOLLARDS

BREAKAWAY BOLLARDS

MEADOWS DRIVE NE

KENYON STREET NE

TEMPORARY
CUL-DE-SAC

FUTURE
GRADING
PHASE

FUTURE
ADDITION

POND 600
NWL = 894.0
100 YR HWL = 896.4

INSTALL SILT FENCE
AROUND POND AFTER
GRADING IS COMPLETE

10' MAINTENANCE ACCESS

BENCH

10' BITUMINOUS TRAIL

INSTALL REDUNDANT
SILT FENCE ALONG
WETLAND (TYP.)

15' AVERAGE
WETLAND BUFFER
20,285 SF
(20,065 SF REQUIRED)

WETLAND IMPACT
12,070 S.F.

TEMPORARY
CUL-DE-SAC

RETAINING WALL #1

SEE SHEET 9

BENCHMARK

1. Minnesota Department of Transportation Geodetic GSID Station No. 769 (MnDot Name DENN MNDT) — Elevation = 899.19 ft. (NAVD88)

2. Anoka County Benchmark No. 2041 Elevation = 909.39 ft. (NAVD88)

0 25 50 100
(IN FEET)

KEY

CARLSON ENGINEERING
ENGINEERING
SURVEYING
PLANNING

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

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 7/8/24 License #: 25063

Drawn: GJS
Designed: BJK
Date: 7/8/24

Revisions:
1. 8/26/24 per City Comments
2. 9/16/24 per City Comments
3. 8/25/25 per 2nd Addition

EAST BETHEL 648-1 LAND, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

VIKING MEADOWS
East Bethel, MN

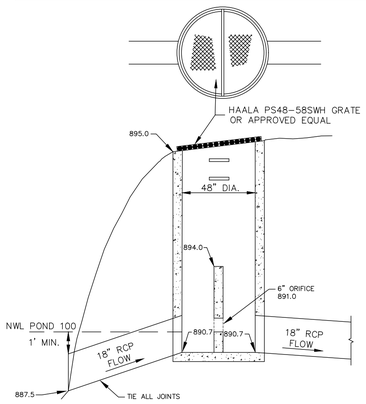
GRADING, DEVELOPMENT & EROSION CONTROL PLAN

10 of 14

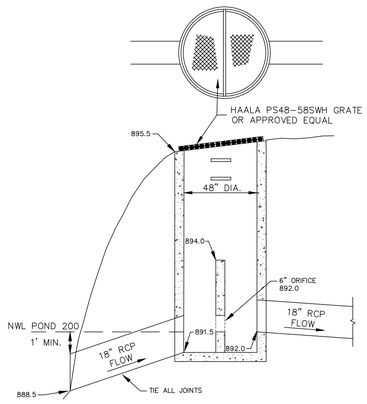
Save Date: 08/22/25 | F:\jobs\10241 - 10260\10242-03 - viking meadows\cad c3d\engineering\final plans\final grading\10242-03_gr.dwg

#10242-03

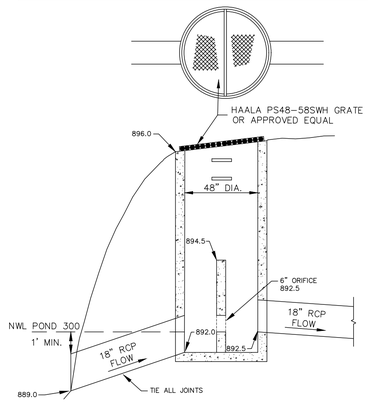
OUTLET CONTROL STRUCTURE POND 100



OUTLET CONTROL STRUCTURE POND 200

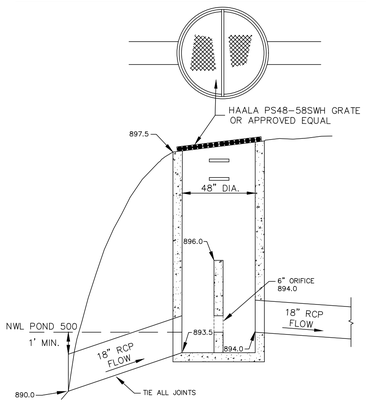


OUTLET CONTROL STRUCTURE POND 300

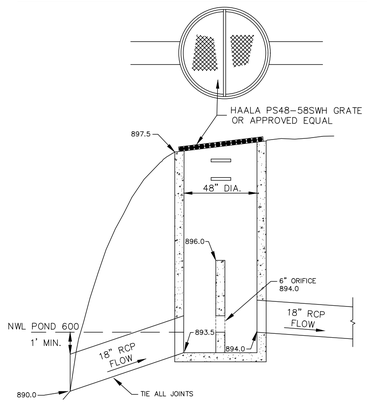


OUTLET CONTROL STRUCTURE POND 400

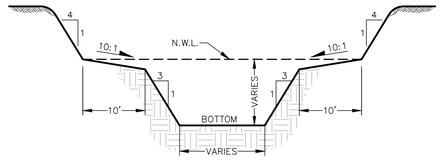
OUTLET CONTROL STRUCTURE POND 500



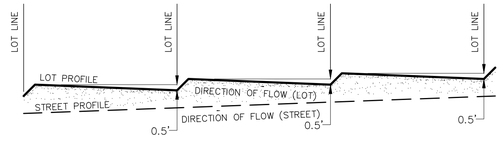
OUTLET CONTROL STRUCTURE POND 600

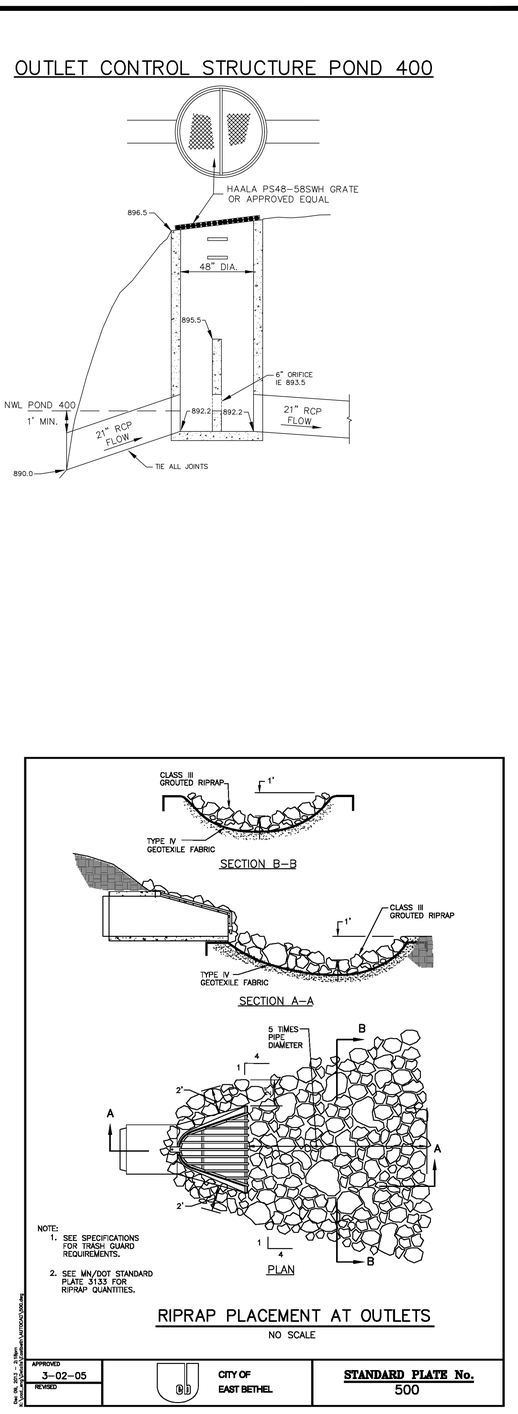


TYPICAL POND SECTION



LOT BENCHING DETAIL





CARLSON ENGINEERING
ENGINEERING
SURVEYING
PLANNING
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 7/8/24 License #: 25063

Drawn: GJS
Designed: BJK
Date: 7/8/24

Revisions:
1. 8/26/24 per City Comments
2. 9/16/24 per City Comments
3. 8/25/25 per 2nd Addition

EAST BETHEL 648-1 LAND, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

VIKING MEADOWS
East Bethel, MN

DETAILS

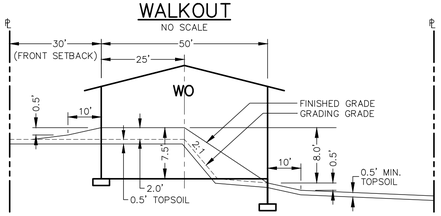
11 of 14

Save Date: 08/06/25 | F:\jobs\10241 - 10260\10242-03 - viking meadows\cad c3d\engineering\final plans\final grading\10242-03_detail.dwg

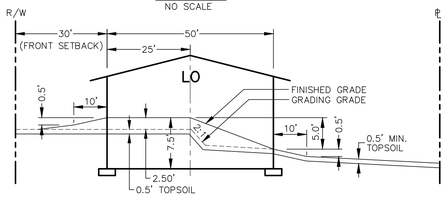
#10242-03

80' LOTS
251–289

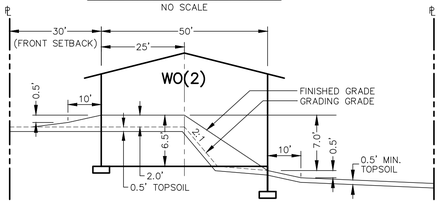
WALKOUT
NO SCALE



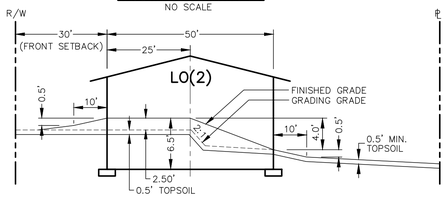
LOOKOUT
NO SCALE



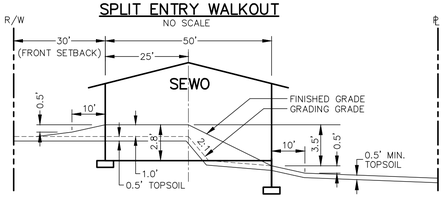
MODIFIED WALKOUT
NO SCALE



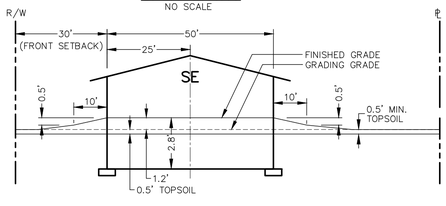
MODIFIED LOOKOUT
NO SCALE



SPLIT ENTRY WALKOUT
NO SCALE

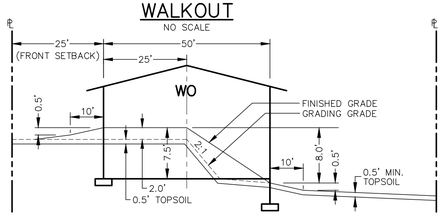


SPLIT ENTRY
NO SCALE

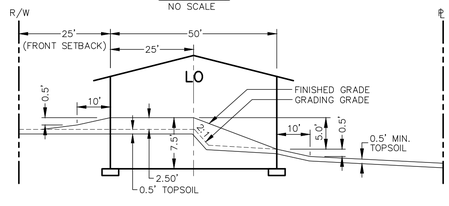


70' LOTS
192–250 & 290–339

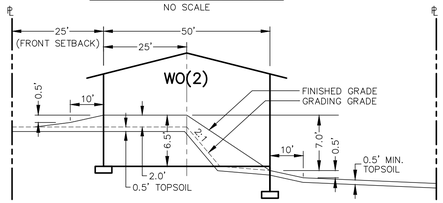
WALKOUT
NO SCALE



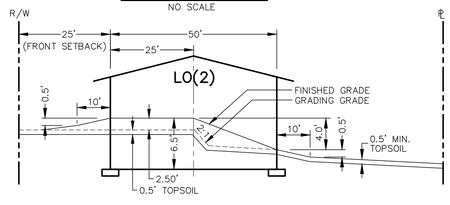
LOOKOUT
NO SCALE



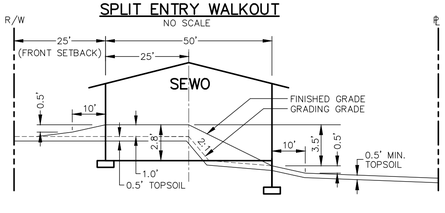
MODIFIED WALKOUT
NO SCALE



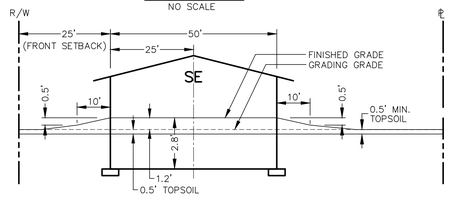
MODIFIED LOOKOUT
NO SCALE



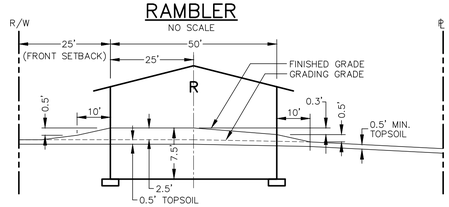
SPLIT ENTRY WALKOUT
NO SCALE



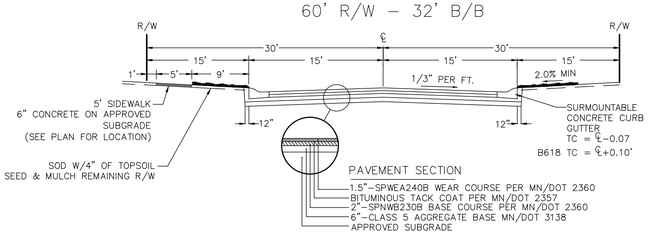
SPLIT ENTRY
NO SCALE



RAMBLER
NO SCALE

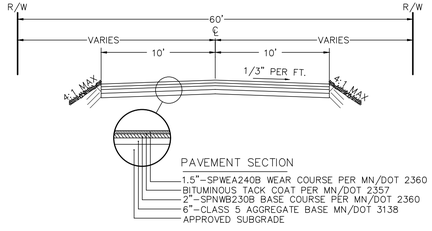


TYPICAL STREET SECTION
60' R/W – 32' B/B



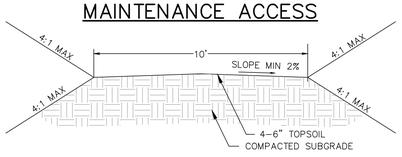
NOTE: SECTION TO BE VERIFIED BY GEOTECHNICAL ENGINEER

20' EMERGENCY ACCESS

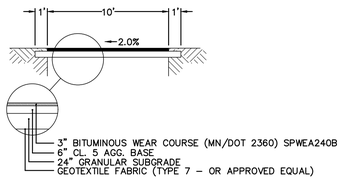


NOTE: SECTION TO BE VERIFIED BY GEOTECHNICAL ENGINEER

MAINTENANCE ACCESS

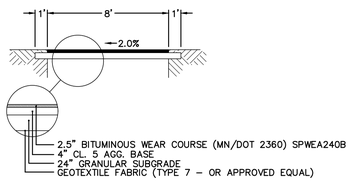


HEAVY DUTY BITUMINOUS PATH DETAIL



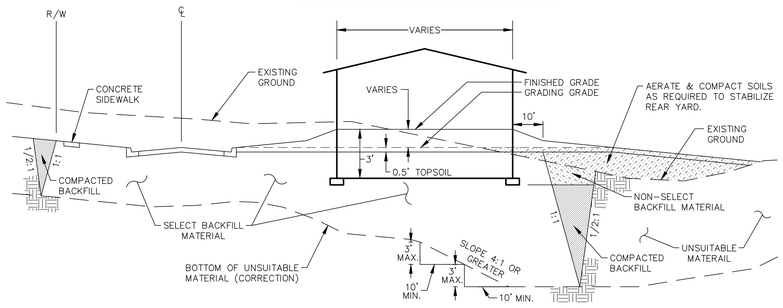
NOTE: SECTION TO BE VERIFIED BY GEOTECHNICAL ENGINEER

BITUMINOUS PATH DETAIL

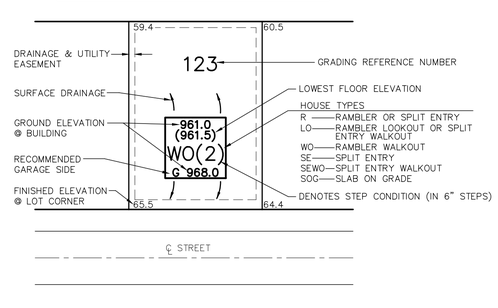


NOTE: SECTION TO BE VERIFIED BY GEOTECHNICAL ENGINEER

SUBGRADE CORRECTION

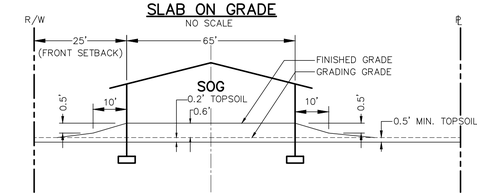


GRADING PLAN LOT KEY



55' DETACHED TOWNHOME LOTS
101–191 & 340–342

SLAB ON GRADE
NO SCALE



CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 7/8/24 License #: 25063

Drawn: GJS
Designed: BJK
Date: 7/8/24

Revisions:
1. 8/26/24 per City Comments
2. 9/16/24 per City Comments
3. 4/14/25 Revise SEWO detail per Owner
4. 8/25/25 per 2nd Addition

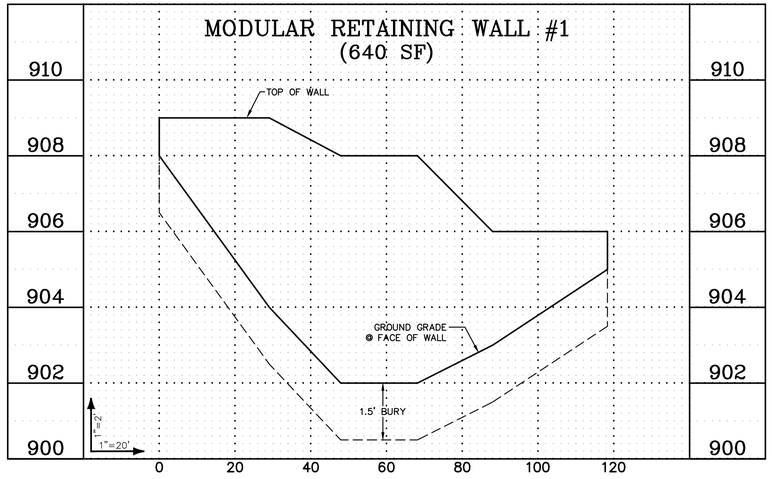
EAST BETHEL 648-1 LAND, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

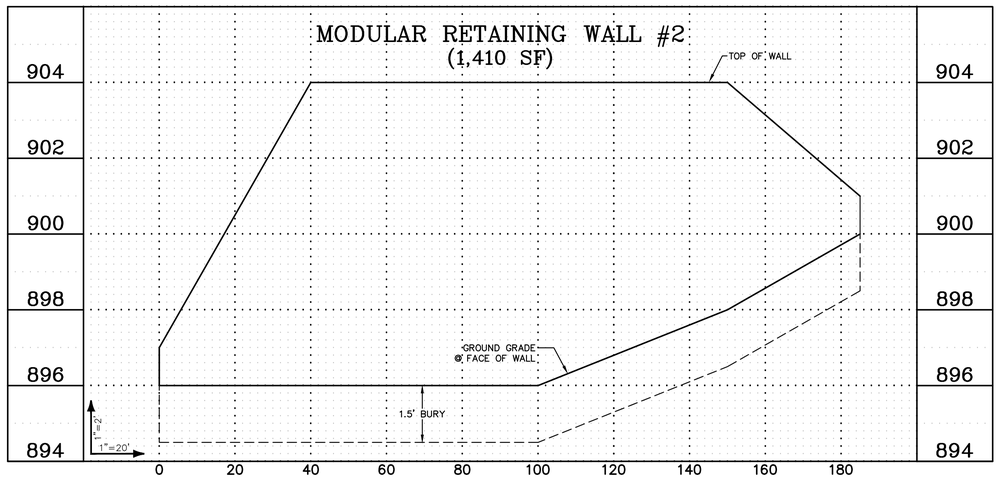
VIKING MEADOWS
East Bethel, MN

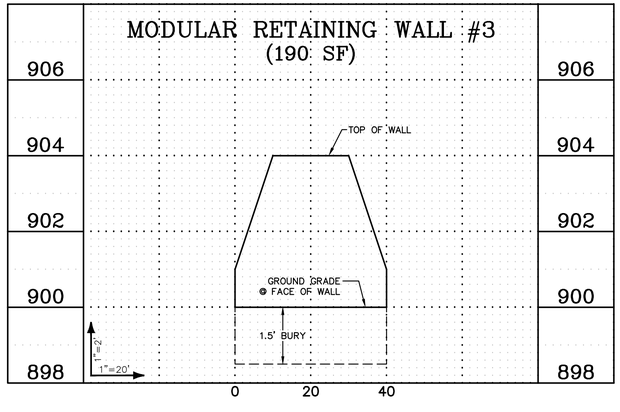
DETAILS

12 of 14

Save Date: 08/06/25 | F:\Jobs\10241 - 10260\10242-03 - viking meadows\cad c3d\engineering\final plans\final grading\10242-03_detail.dwg







TURF ESTABLISHMENT

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

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

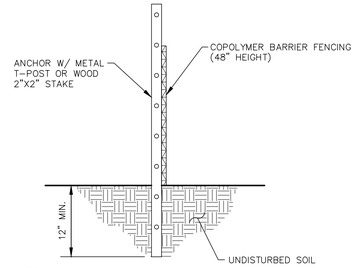
SEED: MnDOT MIXTURE 25–141 AT 60 POUNDS PER ACRE.

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

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

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

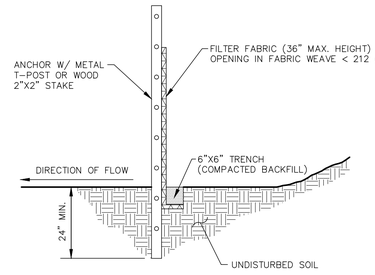
TREE FENCE



NOTES:

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

SILT FENCE

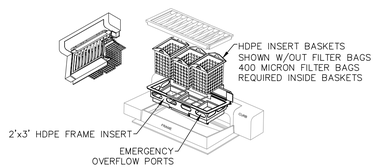


NOTES:

1. DIG A 6"X6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"X6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

INFRASAFE – 2'x3' DEBRIS COLLECTION DEVICE

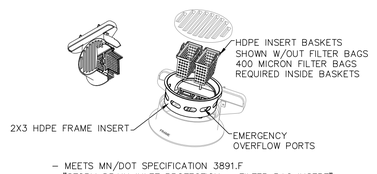
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



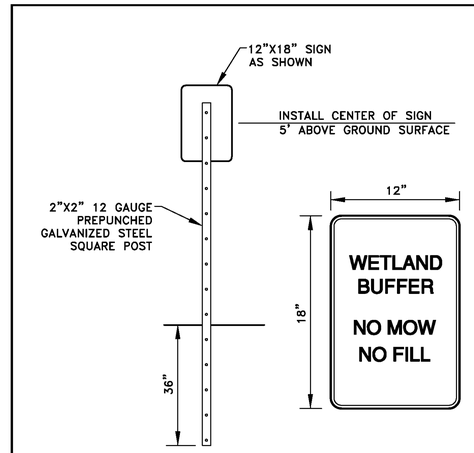
– MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
– DESIGNED FOR NEENAH R–3067 OR R–3290 SERIES

INFRASAFE – 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



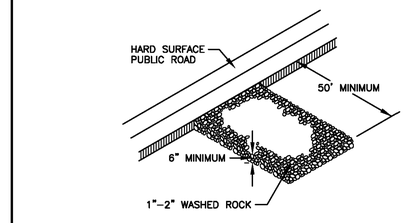
– MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
– DESIGNED FOR NEENAH R–3250–A OR R–3250–1 (MNDOT 801) FRAME CASTING



GENERAL NOTES:
1. SIGN COLOR SHALL BE BLACK ON WHITE WITH 3" LETTERS.
2. POST SHALL BE GALVANIZED ACCORDING TO ASTM A123.

WETLAND BUFFER SIGN
NO SCALE

APPROVED 9–12–24 REVISED	CITY OF EAST BETHEL	STANDARD PLATE No. 903



ROCK CONSTRUCTION ENTRANCE
NO SCALE

APPROVED 3–02–05 REVISED	CITY OF EAST BETHEL	STANDARD PLATE No. 505

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 7/8/24 License #: 25063

Drawn: GJS
Designed: BJK
Date: 7/8/24

Revisions:
1. 8/26/24 per City Comments
2. 9/16/24 per City Comments
3. 8/25/25 per 2nd Addition

EAST BETHEL 648-1 LAND, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

VIKING MEADOWS
East Bethel, MN

DETAILS

13 of 14

Grading Reference Lot Number	Addition	Block	Lot	House Type	Street Elevation	Garage Floor Elevation	Lowest Floor Elevation	Lowest opening Elevation	EOF	100 Year	Water Table
101	1	1	12	SOG	897.9	900.5	900.5	900.5	899.0	893.0	889.3
102	1	1	11	SOG	897.7	900.5	900.5	900.5	899.0	893.0	889.3
103	1	1	10	SOG	898.0	900.7	900.7	900.7	899.0	893.0	889.3
104	1	1	9	SOG	898.3	901.0	901.0	901.0	899.0	893.0	889.3
105	1	1	8	SOG	898.5	901.0	901.0	901.0	899.0	893.0	889.3
106	1	1	7	SOG	898.2	900.7	900.7	900.7	899.0	893.0	889.3
107	1	1	6	SOG	897.9	900.5	900.5	900.5	899.0	893.0	889.3
108	1	1	5	SOG	897.6	900.5	900.5	900.5	899.0	893.0	889.3
109	1	1	4	SOG	897.6	900.5	900.5	900.5	899.0	893.0	889.3
110	1	1	3	SOG	898.0	900.5	900.5	900.5	899.0	893.0	889.3
111	1	1	2	SOG	898.4	900.5	900.5	900.5	899.0	893.0	889.3
112	1	1	1	SOG	898.6	900.5	900.5	900.5	899.0	893.0	889.3
113	1	2	1	SOG	897.7	900.5	900.5	900.5	899.0	894.5	889.3
114	1	2	2	SOG	897.8	900.5	900.5	900.5	899.0	894.5	889.3
115	1	2	3	SOG	898.1	900.7	900.7	900.7	899.0	894.5	889.3
116	1	2	4	SOG	898.4	901.0	901.0	901.0	899.0	894.5	889.3
117	1	2	5	SOG	898.5	901.0	901.0	901.0	899.0	894.5	889.3
118	1	2	6	SOG	898.1	900.7	900.7	900.7	899.0	894.5	889.3
119	1	2	7	SOG	897.8	900.5	900.5	900.5	899.0	894.5	889.3
120	1	2	8	SOG	897.8	900.5	900.5	900.5	899.0	894.5	889.3
121	1	2	9	SOG	898.2	900.5	900.5	900.5	899.0	894.5	889.3
122	2	1	1	SOG	899.6	902.3	902.3	902.3	899.0	-	895.3
123	2	1	2	SOG	899.7	902.3	902.3	902.3	899.5	-	895.3
124	2	1	3	SOG	899.5	902.0	902.0	902.0	899.5	-	895.3
125	2	1	4	SOG	899.2	902.0	902.0	902.0	899.5	-	895.3
126	2	1	5	SOG	898.9	901.5	901.5	901.5	899.5	-	895.3
127	2	1	6	SOG	898.6	901.2	901.2	901.2	899.5	-	895.3
128	2	1	7	SOG	898.6	901.2	901.2	901.2	899.5	-	895.3
129	2	1	8	SOG	899.0	901.5	901.5	901.5	899.5	-	895.3
130	2	1	9	SOG	899.3	902.0	902.0	902.0	899.5	-	895.3
131	2	1	10	SOG	899.6	902.2	902.2	902.2	899.5	-	895.3
132	2	1	11	SOG	899.5	902.0	902.0	902.0	899.0	-	895.3
133				SOG	898.7	902.0	902.0	902.0	899.5	-	895.3
134				SOG	898.4	901.7	901.7	901.7	899.5	-	895.3
135				SOG	898.1	901.5	901.5	901.5	899.5	-	895.3
136				SOG	897.8	901.0	901.0	901.0	899.5	-	895.3
137				SOG	898.1	901.0	901.0	901.0	899.5	-	895.3
138				SOG	898.4	901.0	901.0	901.0	899.5	-	895.3
139				SOG	898.7	901.2	901.2	901.2	899.5	-	895.3
140				SOG	899.1	901.5	901.5	901.5	899.5	-	895.3
141				SOG	899.5	902.1	902.1	902.1	899.5	-	895.3
142				SOG	900.1	902.7	902.7	902.7	899.5	-	895.3
143				SOG	900.3	902.7	902.7	902.7	899.0	-	895.3
144				SOG	900.0	902.5	902.5	902.5	899.0	-	895.3
145				SOG	899.7	902.3	902.3	902.3	899.0	-	895.3
146				SOG	899.5	902.0	902.0	902.0	900.0	-	895.3
147				SOG	899.8	902.3	902.3	902.3	900.0	-	895.3
148				SOG	900.2	902.5	902.5	902.5	900.5	-	895.3
149				SOG	900.4	902.5	902.5	902.5	900.5	-	895.3
150				SOG	900.2	902.5	902.5	902.5	900.5	-	895.3
151				SOG	899.9	902.5	902.5	902.5	900.5	-	895.3
152				SOG	899.6	902.2	902.2	902.2	900.5	-	895.3
153				SOG	899.3	902.0	902.0	902.0	899.5	-	895.3
154				SOG	899.0	901.5	901.5	901.5	899.5	-	895.3
155				SOG	898.7	901.3	901.3	901.3	899.5	-	895.3
156				SOG	898.3	901.0	901.0	901.0	899.5	-	895.3
157				SOG	897.9	901.0	901.0	901.0	899.5	-	895.3
158				SOG	897.9	901.0	901.0	901.0	899.5	-	895.3
159				SOG	898.3	901.5	901.5	901.5	900.0	-	895.3
160				SOG	898.5	901.7	901.7	901.7	900.0	-	897.0
161				SOG	898.8	902.0	902.0	902.0	900.0	-	899.0
162				SOG	901.9	904.5	904.5	904.5	900.0	-	901.0
163				SOG	902.6	905.0	905.0	905.0	900.0	-	902.0
164				SOG	902.9	905.0	905.0	905.0	903.2	-	902.0
165				SOG	903.1	905.5	905.5	905.5	903.2	-	902.0
166				SOG	903.3	905.5	905.5	905.5	903.0	-	902.0
167				SOG	903.2	905.5	905.5	905.5	903.0	895.5	902.0
168				SOG	902.9	905.0	905.0	905.0	899.0	895.5	902.0
169				SOG	902.5	904.5	904.5	904.5	899.0	895.5	901.5
170				SOG	901.5	904.0	904.0	904.0	899.0	895.5	901.0
171				SOG	900.6	903.2	903.2	903.2	899.0	895.5	899.0
172				SOG	899.9	902.2	902.2	902.2	899.0	895.5	897.0
173				SOG	899.3	901.7	901.7	901.7	899.0	895.5	895.3
174				SOG	898.6	901.2	901.2	901.2	899.0	895.5	895.3
175	2	2	17	SOG	898.2	900.0	900.0	900.0	899.0	895.5	895.3
176	2	2	16	SOG	897.3	899.5	899.5	899.5	898.0	895.5	895.3
177	2	2	15	SOG	897.1	899.5	899.5	899.5	898.0	895.5	895.3
178	2	2	14	SOG	896.9	899.5	899.5	899.5	898.0	895.5	895.3
179	2	2	13	SOG	896.9	899.5	899.5	899.5	898.0	895.5	895.3
180	2	2	12	SOG	897.1	899.5	899.5	899.5	898.0	895.5	895.3
181	2	2	11	SOG	897.6	900.0	900.0	900.0	898.0	895.5	895.3

Grading Reference Lot Number	Addition	Block	Lot	House Type	Street Elevation	Garage Floor Elevation	Lowest Floor Elevation	Lowest opening Elevation	EOF	100 Year	Water Table
182	2	2	10	SOG	898.9	901.0	901.0	901.0	898.0	895.5	895.3
183	2	2	9	SOG	899.4	902.0	902.0	902.0	898.0	895.5	895.3
184	2	2	8	SOG	899.7	902.0	902.0	902.0	899.5	895.5	895.3
185	2	2	7	SOG	899.5	902.0	902.0	902.0	899.5	895.5	895.3
186	2	2	6	SOG	899.2	901.7	901.7	901.7	899.5	895.5	895.3
187	2	2	5	SOG	898.8	901.5	901.5	901.5	899.5	895.5	895.3
188	2	2	4	SOG	898.6	901.2	901.2	901.2	899.5	895.5	895.3
189	2	2	3	SOG	898.6	901.2	901.2	901.2	899.5	895.5	895.3
190	2	2	2	SOG	899.0	901.5	901.5	901.5	899.5	895.5	895.3
191	2	2	1	SOG	899.5	902.0	902.0	902.0	899.5	895.5	895.3
192	1	4	1	SEWO	899.7	903.0	900.2	900.2	898.0	895.5	895.3
193	1	4	2	SEWO	902.2	905.0	902.2	902.2	898.0	895.5	895.3
194	1	4	3	WO	905.3	908.0	900.5	900.5	898.0	895.5	895.3
195	1	4	4	WO	905.9	908.0	900.5	900.5	898.0	895.5	895.3
196	1	4	5	WO	906.3	908.5	901.0	901.0	898.0	895.5	895.3
197	1	4	6	WO	906.6	909.0	901.5	901.5	898.0	895.5	895.3
198	1	4	7	WO	906.5	909.0	901.5	901.5	898.0	895.5	895.3
199	1	4	8	WO	906.1	908.5	901.0	901.0	898.0	895.5	895.3
200	1	4	9	WO	905.8	908.0	900.5	900.5	898.0	895.5	895.3
201	1	4	10	WO	905.4	908.0	900.5	900.5	898.0	895.5	895.3
202	1	4	11	WO	905.0	908.0	900.5	900.5	898.0	895.5	895.3
203	2	3	1	SEWO	904.1	907.5	904.7	904.7	898.0	895.5	895.3
204	2	3	2	SEWO	904.0	906.3	903.5	903.5	898.0	895.5	895.3
205	2	3	3	SEWO	903.5	905.5	902.7	902.7	898.0	895.5	895.3
206	2	3	4	SEWO	903.0	905.0	902.2	902.2	898.0	895.5	895.3
207	2	3	5	SEWO	903.0	905.0	902.2	902.2	898.0	895.5	895.3
208	2	3	6	SEWO	903.4	905.5	902.7	902.7	898.0	895.5	895.3
209	2	3	7	SEWO	903.7	905.5	902.7	902.7	898.0	895.5	895.3
210	2	3	8	SEWO	903.5	905.5	902.7	902.7	898.0	895.5	895.3
211	2	3	9	SEWO	903.0	905.5	902.7	902.7	898.0	895.5	895.3
212	2	3	10	SEWO	901.8	904.0	901.2	901.2	898.0	895.5	895.3
213	2	3	11	SEWO	901.3	903.7	900.9	900.9	898.0	895.5	895.3
214	2	3	12	SEWO	902.0	904.0	901.2	901.2	898.0	895.5	895.3
215	2	3	13	SEWO	902.7	904.7	901.9	901.9	898.0	895.5	895.3
216	2	3	14	SEWO	903.4	905.5	902.7	902.7	898.0	895.5	895.3
217	2	3	15	SEWO	904.1	906.0	903.2	903.2	898.0	895.5	895.3
218	2	3	16	SEWO	904.8	907.0	904.2	904.2	898.0	895.5	898.0
219	2	3	17	SEWO	905.5	908.0	905.2	905.2	898.0	895.5	900.0
220	2	3	18	SEWO	906.0	908.5	905.7	905.7	898.0	895.5	902.0
221	2	4	3	SEWO	904.6	908.0	905.2	905.2	903.5	902.0	900.0
222	2	4	2	SEWO	904.2	907.5	904.7	904.7	902.2	898.3	900.0
223	2	4	1	SEWO	903.5	907.0	904.2	904.2	902.2	898.3	900.0
224	2	5	12	SEWO	902.0	906.5	903.7	903.7	902.2	898.3	895.3
225	2	5	11	SEWO	903.1	906.5	903.7	903.7	902.2	898.3	895.3
226	2	5	10	SEWO	903.5	906.5	903.7	903.7	902.2	-	895.3
227	2	5	9	SEWO	903.7	906.5	903.7	903.7	902.2	-	895.3
228	2	5	8	SEWO	903.4	906.5	903.7	903.7	902.2	-	895.3
229	2	5	7	SEWO	903.0	906.5	903.7	903.7	902.2	-	895.3
230	2	5	6	SEWO	903.1	906.5	903.7	903.7	902.2	-	895.3
231	2	5	5	SEWO	903.5	906.5	903.7	903.7	902.2	-	895.3
232	2	5	4	SEWO	903.9	906.5	903.7	903.7	902.2	-	895.3
233	2	5	3	SEWO	904.2	907.0	904.2	904.2	902.2	-	895.3
234	2	5	2	SEWO	904.1	907.5	904.7	904.7	902.5	-	895.3
235	2	5	1	SEWO	902.7	907.5	904.7	904.7	902.5	-	895.3
236				SE	903.3	907.0	904.2	907.0	902.5	-	896.3
237				SE	903.8	906.5	903.7	906.5	905.5	-	897.3
238				SE	904.2	907.0	904.2	907.0	905.5	-	897.3
239				SE	904.4	907.0	904.2	907.0	905.5	-	897.3
240				SE	904.2	907.0	904.2	907.0	905.5	899.6	897.3
241				SEWO	903.8	907.0	904.2	904.2	901.5	899.6	897.3
242				SEWO	903.4	906.5	903.7	903.7	901.5	899.6	897.3
243				SEWO	904.2	907.0	904.2	904.2	901.5	900.4	897.3
244				SEWO	904.6	907.0	904.2	904.2	901.5	900.4	897.3
245				SEWO	904.2	906.8	904.0	904.0	901.5	900.4	897.3
246				SEWO	903.8	906.5	903.7	903.7	901.5	900.4	897.3
247				SEWO	903.9	906.5	903.7	903.7	901.5	900.4	897.3
248				SEWO	904.4	907.0	904.2	904.2	901.5	900.4	897.3
249				SEWO	904.6	907.0	904.2	904.2	901.5	899.6	896.3
250				SEWO	904.6	907.0	904.2	904.2	901.5	899.6	895.3
251				LO(2)	905.5	909.0	902.5	905.0	901.5	899.6	894.3
252				WO(2)	906.1	910.0	903.5	903.5	901.5	899.6	893.8
253				WO(2)	906.6	910.0	903.5	903.5	901.5	899.6	893.8
254				WO(2)	906.8	910.0	903.5	903.5	901.5	899.6	893.8
255				WO(2)	906.8	910.0	903.5	903.5	901.5	899.6	893.8
256				WO	907.4	911.0	903.5	903.5	901.5	899.6	893.8
257				WO	908.1	911.0	903.5	903.5	901.5	899.6	893.8
258				WO	908.7	911.0	903.5	903.5	901.5	899.6	893.8
259				WO(2)	908.7	911.0	904.5	904.5	901.5	899.6	893.8
260				SEWO	908.7	911.0	908.2	908.2	904.0	-	895.0
261				SEWO	909.2	911.5	908.7	908.7	906.5	-	896.0
262				SEWO	909.6	912.0	909.2	909.2	906.5	-	898.0
263				SEWO	910.0	912.0	909.2	909.2	906.5	-	900.0

Grading Reference Lot Number	Addition	Block	Lot	House Type	Street Elevation	Garage Floor Elevation	Lowest Floor Elevation	Lowest opening Elevation	EOF	100 Year	Water Table
264				SEWO	910.9	913.0	910.2	910.2	907.0	-	901.8
265				SEWO	911.4	913.5	910.7	910.7	907.0	-	901.8
266				SEWO	911.3	914.0	911.2	911.2	906.0	-	901.8
267				SEWO	911.8	914.0	911.2	911.2	906.0	-	901.8
268				SEWO	911.7	914.0	911.2	911.2	906.0	-	901.8
269				SEWO	909.4	911.5	908.7	908.7	906.0	-	900.0
270				SEWO	909.2	911.5	908.7	908.7	906.0	-	900.0
271				SEWO	909.6	911.8	909.0	909.0	906.0	-	900.0
272				SEWO	910.1	912.0	909.2	909.2	906.0	-	900.0
273				WO	910.3	913.0	905.5	905.5	898.5	896.4	898.0
274				WO	909.9	912.5	905.0	905.0	898.5	896.4	898.0
275				SEWO	909.5	911.5	908.7	908.7	898.5	896.4	898.0
276				SEWO	909.6	912.5	909.7	909.7	898.5	896.4	898.0
277				SEWO	908.9	911.5	908.7	908.7	898.5	896.4	896.0
278				WO	908.7	911.0	903.5	903.5	898.5	896.4	895.0
279				WO	908.6	911.0	903.5	903.5	898.5	896.4	893.8
280				WO	908.0	910.5	903.0	903.0	898.5	896.4	893.8
281				WO	907.4	910.0	902.5	902.5	898.5	896.4	893.8
282				WO	906.7	909.5	902.0	902.0	898.5	896.4	893.8
283				WO	906.7	909.5	902.0	902.0	898.5	896.4	893.8
284				WO	906.7	909.5	902.0	902.0	898.5	896.4	893.8
285				WO	906.3	909.0	901.5	901.5	898.5	896.4	893.8
286				WO	905.8	908.5	901.0	901.0	898.5	896.6	893.8
287				WO	905.4	908.5	901.0	901.0	898.0	896.6	893.8
288				WO	905.0	908.5	901.0	901.0	898.0	896.6	893.8
289				WO	904.6	908.5	901.0	901.0	898.0	896.6	893.8
290				LO	905.6	908.5	901.0	903.5	898.0	896.6	893.8
291				WO	906.0	908.5	901.0	901.0	898.0	896.6	893.8
292				WO	906.4	909.0	901.5	901.5	898.0	896.6	893.8
293				WO	906.8	909.0	901.5	901.5	898.0	896.6	893.8
294				WO	907.0	909.0	901.5	901.5	898.0	896.9	893.8
295				WO	907.3	909.5	902.0	902.0	898.0	896.9	893.0
296				WO	907.6	909.5	902.0	902.0	898.0	895.6	892.6
297				WO	907.7	909.5	902.0	902.0	898.5	895.6	892.6
298				WO	907.4	909.5	902.0	902.0	898.5	-	893.0
299				WO	906.5	909.5	902.0	902.0	898.5	-	893.8
300				WO	906.1	909.5	902.0	902.0	898.5	-	893.8
301				WO	905.6	908.5	901.0	901.0	898.5	-	893.8
302				WO	905.6	908.5	901.0	901.0	898.5	-	893.8
303				WO	906.0	908.5	901.0	901.0	898.5	-	893.8
304				WO	906.2	908.5	901.0	901.0	898.5	-	893.8
305				WO	905.8	908.5	901.0	901.0	898.5	-	893.8
306				LO	904.6	909.0	901.5	904.0	898.5	-	893.8
307				WO	905.8	908.5	901.0	901.0	898.5	-	893.8
308				WO	906.2	908.5	901.0	901.0	898.5	895.6	893.0
309				WO	906.1	908.5	901.0	901.0	898.0	895.6	892.6
310				WO	905.9	908.0	900.5	900.5	898.0	895.6	892.6
311				WO	905.6	908.0	900.5	900.5	898.0	896.3	893.0
312				WO	905.4	907.5	900.0	900.0	898.0	896.1	894.0
313				WO	904.6	907.5	900.0	900.0	898.0	896.1	895.0
314				WO	904.3	907.5	900.0	900.0	898.0	896.1	896.0
315				WO	904.4	907.5	900.0	900.0	898.0	896.4	896.0
316				WO	904.9	908.0	900.5	900.5	898.0	896.4	897.0
317				WO	905.5	908.5	901.0	901.0	898.0	896.4	897.3
318				WO	906.1	909.5	902.0	902.0	898.0	896.4	897.3
319				WO	906.1	909.5	902.0	902.0	898.0	896.4	897.3
320				SEWO	901.9	905.0	902.2	902.2	898.0	896.4	897.3
321				SEWO	902.6	905.0	902.2	902.2	898.0	896.4	897.3
322				SEWO	903.1	905.0	902.2	902.2	898.0	896.4	897.3
323				SEWO	903.5	905.5	902.7	902.7	898.0	896.4	897.3
324				SEWO	903.9	906.0	903.2	903.2	898.0	896.4	897.3
325				SEWO	904.3	906.5	903.7	903.7	898.0	896.4	897.3
326				SEWO	904.0	906.0	903.2	903.2	898.0	896.4	897.3
327				SEWO	903.4	905.5	902.7	902.7	898.0	896.4	896.3
328	1	3	12	WO	904.9	908.0	900.5	900.5	898.0	896.4	895.3
329	1	3	11	WO	905.5	908.0	900.5	900.5	898.0	896.4	895.3
330	1	3	10	WO	906.2	908.5	901.0	901.0	898.0	896.4	895.3
331	1	3	9	WO	906.6	908.7	901.2	901.2	898.0	896.4	895.3
332	1	3	8	WO	906.3	908.5	901.0	901.0	898.0	896.4	895.3
333	1	3	7	WO	905.9	908.0	900.5	900.5	898.0	896.4	895.3
334	1	3	6	WO	905.5	908.0	900.5	900.5	898.0	896.4	895.3
335	1	3	5	WO	905.1	908.0	900.5	900.5	898.0	894.5	895.3
336	1	3	4	SEWO	904.4	906.5	903.7	903.7	898.0	894.5	895.3
337	1	3	3	SEWO	902.8	905.0	902.2	902.2	898.0	894.5	895.3
338	1	3	2	SEWO	901.2	903.5	900.7	900.7	898.0	894.5	895.3
339	1	3	1	SEWO	899.5	902.5	899.7	899.7	898.0	894.5	895.3
340	1	2	12	SOG	898.7	901.0	901.0	901.0	899.0	894.5	895.3
341	1	2	11	SOG	898.2	900.5	900.5	900.5	899.0	894.5	895.3
342	1	2	10	SOG	897.8	900.5	900.5	900.5	899.0	894.5	895.3

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 7/8/24 License #: 25063

Drawn: GJS
Designed: BJK
Date: 7/8/24

Revisions:
1. 8/26/24 per City Comments
2. 9/16/24 per City Comments
3. 3/19/25 Revised Lots 328 & 335 per Owner
4. 8/25/25 per 2nd Addition

EAST BETHEL 648-1 LAND, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

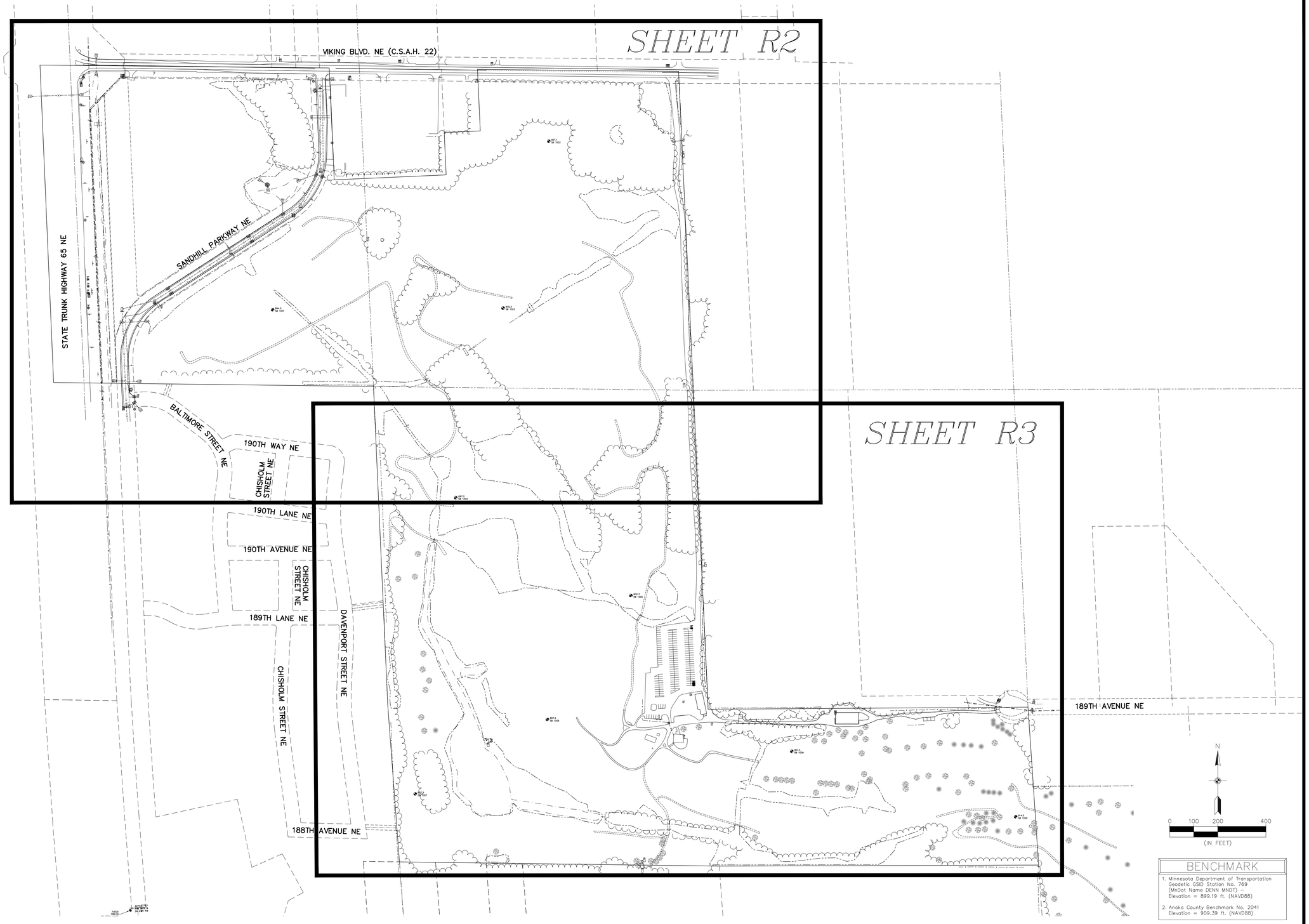
VIKING MEADOWS
East Bethel, MN

GRADE TABLES

14 of 14

Save Date: 08/06/25 | F:\jobs\10241 - 10260\10242-03 - viking meadows\cad c3d\engineering\final plans\final grading\10242-03_detail.dwg

#10242-03



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."

BENCHMARK

1. Minnesota Department of Transportation Geodetic GSID Station No. 769 (MnDot Name DENN MNDT) – Elevation = 899.19 ft. (NAVD88)
2. Anoka County Benchmark No. 2041 Elevation = 909.39 ft. (NAVD88)

CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING

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

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

Print Name: Brian J. Krystofiak, P.E.
Signature: [signature]
Date: 7/8/24 License #: 25063

Drawn: GJS
Designed: BJK
Date: 7/8/24

Revisions:
1. 8/26/24 per City Comments
2. 9/16/24 per City Comments

EAST BETHEL 648-1 LAND, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

VIKING MEADOWS
East Bethel, MN

REMOVALS PLAN INDEX

R1 of R3

[Save Date: 07/08/24] f:\jobs\10241 - 10260\10242-03 - viking meadows\cad c3d\engineering\final plans\final grading\10242-03_removals.dwg

#10242-03

VIKING BOULEVARD NE (CSAH 22)

VIKING BOULEVARD NE (CSAH 22)

STATE TRUNK HIGHWAY 65 NE

SANDHILL PARKWAY NE

BALTIMORE STREET NE

190TH WAY NE

CHISHOLM STREET NE

DAVENPORT STREET NE

190TH LANE NE

SAWCUT & MILL EXISTING BITUMINOUS

REMOVE & DISPOSE OF EXISTING SIGN

REMOVE & DISPOSE OF EXISTING GATE

REMOVE & DISPOSE OF EXISTING SIGN

907.1
SB 1002

COORDINATE W/UTILITY COMPANIES ON REMOVAL OF ELECTRIC BOX

SAWCUT, MILL & REMOVE & DISPOSE OF EXISTING BITUMINOUS

REMOVE & DISPOSE OF EXISTING CONCRETE CURB & GUTTER

REMOVE & DISPOSE OF EXISTING GAZEBO

REMOVE & DISPOSE OF EXISTING GRAVEL DRIVE

894.3
SB 1001

REMOVE & DISPOSE OF EXISTING WOODEN BRIDGE

900.3
SB 1003

REMOVE & DISPOSE OF EXISTING GRAVEL DRIVE

REMOVE & DISPOSE OF EXISTING BITUMINOUS

REMOVE & DISPOSE OF EXISTING 24" CMP CULVERT

REMOVE & DISPOSE OF EXISTING GRAVEL PATH

REMOVE & DISPOSE OF EXISTING WOODEN BRIDGE

REMOVE & DISPOSE OF EXISTING 24" CMP CULVERT

REMOVE & DISPOSE OF EXISTING WOODEN BRIDGE

REMOVE & DISPOSE OF EXISTING 12" CULVERT

REMOVE & DISPOSE OF EXISTING GRAVEL PATH

897.0
SB 1004

REMOVE & DISPOSE OF EXISTING FENCE

SEE SHEET R3

REMOVALS PLAN LEGEND

	EXISTING	REMOVALS
PROPERTY LINE		
BITUMINOUS		
GRAVEL		
CONCRETE		
CURB		
SAWCUT		
RETAINING WALL REMOVAL		
FENCE REMOVAL	x x x	
STORM REMOVAL		
WATERMAIN		
SANITARY SEWER		
CATCH BASIN	or	
FLARED END SECTION	FES	
STORM MANHOLE	STMH	
FIRE HYDRANT	FH	
GATE VALVE	GV	
SANITARY MANHOLE	SMH	
ELECTRIC BOX	EB	
ELECTRIC METER	EM	
TELEVISION BOX	TB	
TELEPHONE BOX	TB	
UTILITY POLE	PP	
UNDERGROUND TELEPHONE	ut ut	
UNDERGROUND ELECTRIC	ue ue	
UNDERGROUND GAS	ug ug	
UNDERGROUND FIBEROPTIC	ufo ufo	
OVERHEAD ELECTRIC	ohe ohe	
LIGHT POLE		
SIGN	OR	OR
TREE	OR	OR
TREELINE		

N

0 50 100 200

(IN FEET)

BENCHMARK

1. Minnesota Department of Transportation Geodetic GSID Station No. 769 (MnDot Name DENN MNDT) – Elevation = 899.19 ft. (NAVD88)

2. Anoka County Benchmark No. 2041 Elevation = 909.39 ft. (NAVD88)

CARLSON ENGINEERING
ENGINEERING
SURVEYING
PLANNING

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

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 7/8/24 License #: 25063

Drawn: GJS
Designed: BJK
Date: 7/8/24

Revisions:
1. 8/26/24 per City Comments
2. 9/16/24 per City Comments

EAST BETHEL 648-1 LAND, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

VIKING MEADOWS
East Bethel, MN

REMOVALS PLAN

R2 of R3

Save Date: 07/08/24 F:\jobs\10241 - 10260\10242-03 - viking meadows\cad c3d\engineering\final plans\final grading\10242-03_removals.dwg

#10242-03

SEE SHEETR2

NOTES

1. CONTRACTOR SHALL FIELD LOCATE ALL WELLS CONTAINED WITHIN THE SITE BOUNDARY AND SEAL AND CAP THEM PER MDH STANDARDS.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF THE EXISTING SEPTIC SYSTEM AND REMOVE AND DISPOSE OF IT IN ACCORDANCE WITH ALL GOVERNING REGULATIONS.

REMOVALS PLAN LEGEND

	EXISTING	REMOVALS
PROPERTY LINE		
BITUMINOUS		
GRAVEL		
CONCRETE		
CURB		
SAWCUT		
RETAINING WALL REMOVAL		
FENCE REMOVAL	x x x	
STORM REMOVAL		
WATERMAIN		
SANITARY SEWER		
CATCH BASIN	or	
FLARED END SECTION	FES	
STORM MANHOLE	STMH	
FIRE HYDRANT	HYD	
GATE VALVE	GV	
SANITARY MANHOLE	SMH	
ELECTRIC BOX	EB	
ELECTRIC METER	CM	
TELEVISION BOX	TV	
TELEPHONE BOX	TB	
UTILITY POLE	PP	
UNDERGROUND TELEPHONE	ut ut	
UNDERGROUND ELECTRIC	ue ue	
UNDERGROUND GAS	ug ug	
UNDERGROUND FIBEROPTIC	ufo ufo	
OVERHEAD ELECTRIC	ohe ohe	
LIGHT POLE	LP	
SIGN		
TREE	OR	OR
TREELINE		

0 50 100 200
(IN FEET)

BENCHMARK

1. Minnesota Department of Transportation Geodetic GSID Station No. 769 (MnDot Name DENN MNDT) – Elevation = 899.19 ft. (NAVD88)
2. Anoka County Benchmark No. 2041 Elevation = 909.39 ft. (NAVD88)

DAVENPORT STREET NE

189TH AVENUE NE

REMOVE & DISPOSE OF EXISTING WOODEN BRIDGE
REMOVE & DISPOSE OF EXISTING 12" CULVERT
REMOVE & DISPOSE OF EXISTING GRAVEL PATH
897.0 SB 1004
REMOVE & DISPOSE OF EXISTING FENCE
REMOVE & DISPOSE OF EXISTING 12" CULVERT
REMOVE & DISPOSE OF EXISTING GRAVEL PATH
REMOVE & DISPOSE OF EXISTING FENCE
REMOVE & DISPOSE OF EXISTING 27" CMP CULVERT
REMOVE & DISPOSE OF EXISTING GRAVEL PATH
802.3 SB 1005
REMOVE & DISPOSE OF EXISTING BRIDGE
REMOVE & DISPOSE OF EXISTING BITUMINOUS
REMOVE & DISPOSE OF EXISTING LIGHT POLE
REMOVE & DISPOSE OF EXISTING GRAVEL PATH
REMOVE & DISPOSE OF EXISTING FLAGPOLE
REMOVE & DISPOSE OF EXISTING SIGN
REMOVE & DISPOSE OF EXISTING STRUCTURE
REMOVE & DISPOSE OF EXISTING FENCE
REMOVE & DISPOSE OF EXISTING CONCRETE
REMOVE & DISPOSE OF EXISTING RETAINING WALLS
REMOVE & DISPOSE OF EXISTING TREE (TYP.)
CAP & SEAL EXISTING WELL PER MDH STANDARDS
897.6 SB 1006
REMOVE & DISPOSE OF EXISTING STRUCTURE
COORDINATE W/UTILITY COMPANIES ON REMOVAL OF ELECTRIC METER & BOX
COORDINATE W/UTILITY COMPANY ON REMOVAL OF SMALL UTILITIES
REMOVE & DISPOSE OF EXISTING CONCRETE
REMOVE & DISPOSE OF EXISTING RETAINING WALLS
REMOVE & DISPOSE OF EXISTING CONCRETE
REMOVE & DISPOSE OF EXISTING STRUCTURE
REMOVE & DISPOSE OF EXISTING BITUMINOUS PATH
REMOVE & DISPOSE OF EXISTING BITUMINOUS PATH
907.2 SB 1007
REMOVE & DISPOSE OF EXISTING BRIDGE
COORDINATE W/UTILITY COMPANIES ON REMOVAL OF ELECTRIC METER & BOX
REMOVE & DISPOSE OF EXISTING STRUCTURE
COORDINATE W/UTILITY COMPANIES ON REMOVAL OF GAS AND ELECTRIC SERVICES
REMOVE & DISPOSE OF EXISTING GRAVEL DRIVE
REMOVE & DISPOSE OF EXISTING FENCE
REMOVE & DISPOSE OF EXISTING SIGN
REMOVE & DISPOSE OF EXISTING CONCRETE
REMOVE & DISPOSE OF EXISTING RETAINING WALLS
901 SB 1008 REMOVE & DISPOSE OF EXISTING STRUCTURE
REMOVE & DISPOSE OF EXISTING FENCE
REMOVE & DISPOSE OF EXISTING FENCE
REMOVE & DISPOSE OF EXISTING TREE (TYP.)
REMOVE & DISPOSE OF EXISTING GRAVEL PATH
914.3 SB 1009
REMOVE & DISPOSE OF EXISTING GAZEBO

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 7/8/24 License #: 25063

Drawn: GJS
Designed: BJK
Date: 7/8/24

Revisions:
1. 8/26/24 per City Comments
2. 9/16/24 per City Comments

EAST BETHEL 648-1 LAND, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

VIKING MEADOWS
East Bethel, MN

REMOVALS PLAN

R3 of R3

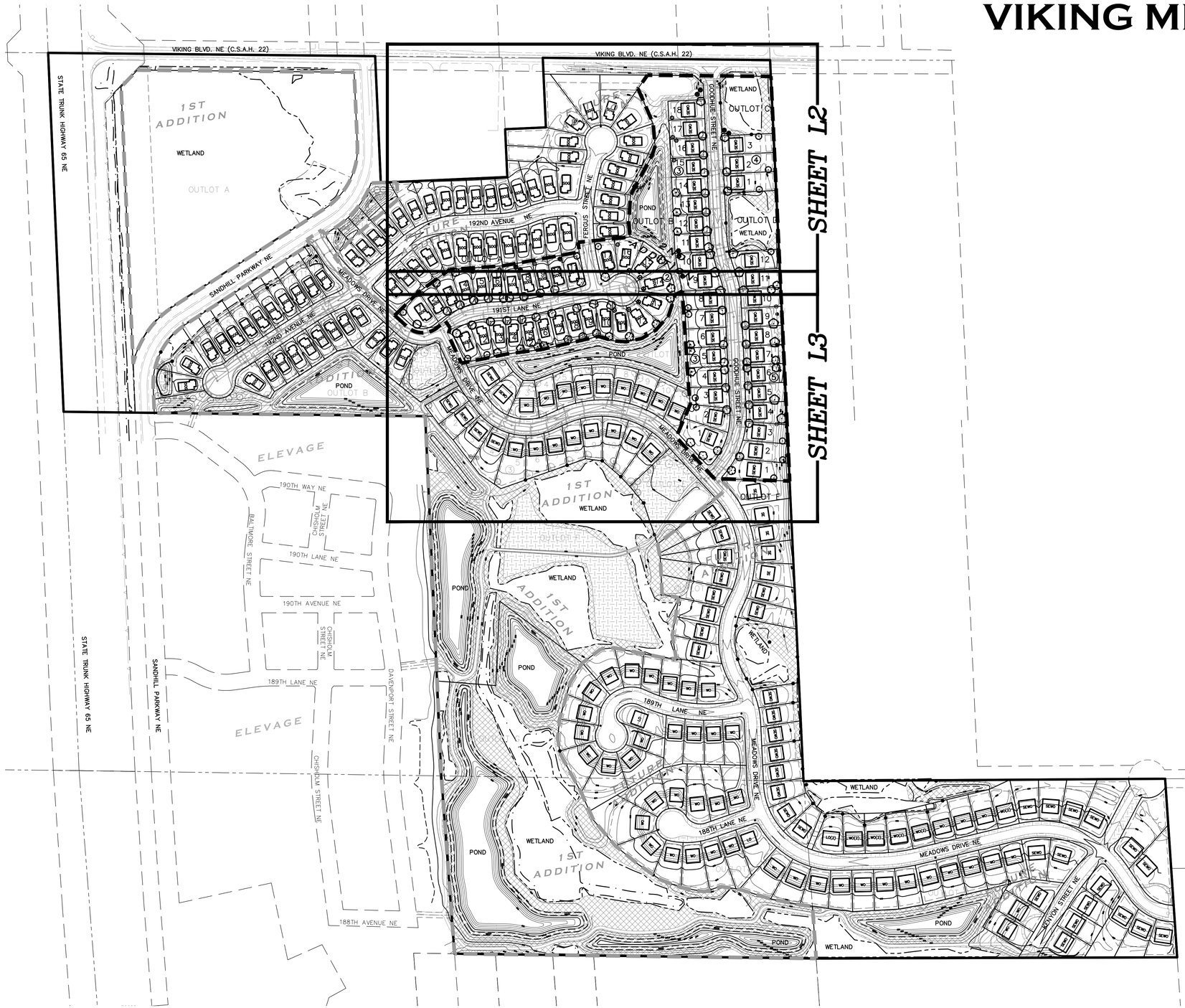
Save Date: 07/08/24 F:\jobs\10241 - 10260\10242-03 - viking meadows\cad c3d\engineering\final plans\final grading\10242-03_removals.dwg

#10242-03

VIKING MEADOWS 2ND ADDITION

FINAL LANDSCAPE PLANS

EAST BETHEL, MN



1 L1 OVERALL LANDSCAPE PLAN

0 100 200 400 (IN FEET)

EAST BETHEL LANDSCAPE REQUIREMENTS

1. TREES REQUIRED. A MINIMUM OF TWO BOULEVARD TREES PER LOT SHALL BE PLANTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

   TREES REQUIRED = 122 (61 LOTS X 2)
   TREES PROVIDED = 127

LANDSCAPE PLAN NOTES

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

SEEDING LEGEND

	Type I - Turf Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 180 lb/ac	MnDOT Seed Mix 25-151
	Type II - Stormwater Pond Pollinator Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 47.5 lb/ac	BWSR Stormwater Pond Pollinator NE
	Type III - Native Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 50.0 lb/ac	MnDOT Seed Mix 35-241

CALL BEFORE YOU DIG

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

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 08/25/25 License #: 56346

Drawn: RJR
Designed: RJR
Date: 08/25/25

Revisions:
1. 10/08/25 - Per City Comments.

EAST BETHEL 648-1, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

VIKING MEADOWS 2ND ADDITION
East Bethel, MN

LANDSCAPE PLAN

L1 of 4

Save Date: 10/08/25 F:\jobs\10241 - 10260\10242-03 - viking meadows\cad c3d\landscape\2nd addition\10242-03_landscape_2nd.dwg

#10242-03

1 L3 LANDSCAPE PLAN ENLARGEMENT

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 08/25/25 License #: 56346

Drawn: RJR
Designed: RJR
Date: 08/25/25

Revisions:
1. 10/08/25 - Per City Comments.

EAST BETHEL 648-1, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

VIKING MEADOWS 2ND ADDITION
East Bethel, MN

LANDSCAPE PLAN

L2 of 4

Save Date: 10/08/25 | F:\jobs\10241 - 10260\10242-03 - viking meadows\cad c3d\landscape\2nd addition\10242-03_landscape_2nd.dwg

#10242-03

1 L4 LANDSCAPE PLAN ENLARGEMENT

CARLSON ENGINEERING
ENGINEERING
SURVEYING
PLANNING
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 08/25/25 License #: 56346

Drawn: RJR
Designed: RJR
Date: 08/25/25

Revisions:
1. 10/08/25 - Per City Comments.

EAST BETHEL 648-1, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

VIKING MEADOWS 2ND ADDITION
East Bethel, MN

LANDSCAPE PLAN

L3 of 4

Save Date: 10/08/25 | F:\Jobs\10241 - 10260\10242-03 - viking meadows\cad c3d\landscape\2nd addition\10242-03_landscape_2nd.dwg

#10242-03

LANDSCAPE SPECIFICATIONS

1. TREE PROTECTION. ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6' STEEL FENCE POSTS SPACED 6' O.C. MAX.

2. EROSION CONTROL. REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPS, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPS MUST BE IMPLEMENTED WITHIN 7 DAYS USING RAPID STABILIZATION METHOD 3.

3. CLEARING AND GRUBBING. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.

4. SOIL PREPARATION. REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD PRIOR TO INSTALLATION OF ANY IRRIGATION, SEEDING, PLANTING, SODDING, ETC.

5. TOPSOIL MATERIAL. ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.

6. SEEDING AND TURF ESTABLISHMENT. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWED AT THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL CATEGORY 20 – STRAW EROSION CONTROL BLANKET WITH NATURAL NETTING ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY DISC-ANCHORED TYPE 3 MULCH (MCIA CERTIFIED WEED FREE GRAIN STRAW) AT A RATE OF 2 TONS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.

7. PLANT MATERIAL. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

8. PLANT MATERIAL SUBSTITUTIONS. ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.

9. PLANT INSTALLATION AND ESTABLISHMENT. REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.

10. MULCH MATERIAL. DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF 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.

11. 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.

12. 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.

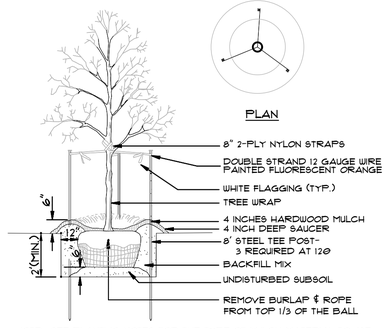
13. NATIVE PLANT ESTABLISHMENT. THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE 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.

14. 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.

15. 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 2ND ADDITION

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	8	Acer rubrum `Northwood`	Northwoods Red Maple	2.5" Cal.	B&B
	FM	8	Acer x freemanii `Sienna`	Sienna Glen Maple	2.5" Cal.	B&B
	RB	10	Betula nigra Clump Form, 2.5" Cal Equivalent	River Birch Multi-Trunk	10` Ht.	B&B
	HB	12	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B
	WO	8	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
	BL	23	Tilia americana `Boulevard`	Boulevard Linden	2.5" Cal.	B&B
	AE	17	Ulmus americana `Princeton`	American Elm	2.5" Cal.	B&B
CONIFEROUS TREES						
	BF	11	Abies balsamea	Balsam Fir	6` Ht.	B&B
	BH	8	Picea glauca densata	Black Hills Spruce	6` Ht.	B&B
	WP	16	Pinus strobus	White Pine	6` Ht.	B&B
ORNAMENTAL TREES						
	SB	2	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7` Ht.	B&B
	CA	4	Malus x `Prairifire` Red Flowers	Prairifire Crabapple	1.5" Cal.	B&B



NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

1. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

2. TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.

3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.

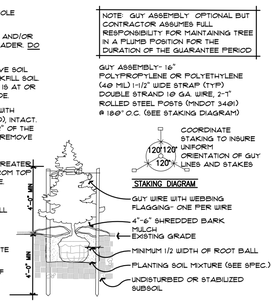
4. PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. BACKFILL WITHIN APPROXIMATELY 12" OF THE TOP OF ROOTBALL, WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWINE.
5. PLUMB AND BACKFILL WITH BACKFILL SOIL.
6. WATER TO SETTLE PLANTS AND FILL VOIDS.

7. WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.

8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

NOTE: GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD

GUY ASSEMBLY- 16" POLYPROPYLENE OR POLYETHYLENE (40 MIL) 1-1/2" WIDE STRAP (TYP) DOUBLE STRAND 10 GA. WIRE, 2-1" ROLLED STEEL POSTS (MNDOT 3401) @ 180° O.C. (SEE STAKING DIAGRAM)



B CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE

CARLSON ENGINEERING
ENGINEERING
SURVEYING
PLANNING
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 08/25/25 License #: 56346

Drawn: RJR
Designed: RJR
Date: 08/25/25

Revisions:
1. 10/08/25 - Per City Comments.

EAST BETHEL 648-1, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

VIKING MEADOWS 2ND ADDITION
East Bethel, MN

LANDSCAPE PLAN

L4 of 4

Save Date: 10/08/25 f:\jobs\10241 - 10260\10242-03 - viking meadows\cad c3d\landscape\2nd addition\10242-03_landscape_2nd.dwg

#10242-03

Hakanson Anderson

Main Office:
3601 Thurston Avenue, Anoka, MN 55303
Phone: 763-427-5860
www.haa-inc.com

September 30, 2025

Grace Gerard, City Planner
City of East Bethel
2241 221st Avenue NE
East Bethel, MN 55011

RE: Vikings Meadows Second Addition Plan Review

Dear Grace:

As requested, we have reviewed the Viking Meadows Second Addition plan submittal prepared by Carlson McCain, dated August 25, 2025. The submittal includes:

- Viking Meadows 2nd Addition Street and Utility Construction Plans (20 Sheets Total)
- Draft Final Plat (4 Sheets Total)

We offer the following comments:

1. Which outlots is the developer requesting the city to take ownership of? Separate deeds will need to be prepared and executed for the outlots. The developer will need to record the deeds with the Final Plat.
2. The erosion control plan submitted includes the plan from the mass grading. Provide a plan for the Second Addition.
3. Label the 10-foot-wide Vehicle Maintenance Access on the plan views.
4. Add match lines and sheet references to the plan views.
5. The legend doesn't match the plan view. Example existing and proposed sanitary manhole symbols.
6. Update the lot tabulation and include it with the Second Addition plan set.
7. Add an additional street light on Goodhue Street between Viking Boulevard and Meadows Drive. Install street lights between the curb and sidewalk.
8. Fire hydrant locations shall be approved by the Fire Chief.
9. On City Standard Plate 301 change the chimney seal to Standard Plate No. 310.
10. It shall be noted that all trails and sidewalks that access City streets shall include truncated domes.
11. All R-4342 castings shall be set in a concrete collar.

12. On Sheet 13 show the existing signs that are in place at the intersections.

13. Label the lines on Sheets 5, 8 and 11 along Viking Boulevard. Centerline, right of way, etc. All the line types look the same.

14. Provide a Landscape Plan that conforms with the placement of trees that was approved for the 1st Addition.

15. This project will require a NPDES construction permit, a MPCA Sewer Extension Permit, a Minnesota Department of Health Water Main Permit, and a Department of Natural Resources Water Appropriations Permit. Submit copies of the permits prior to the start of construction.

16. Applicant shall notify the small utilities for relocation of existing utilities and the construction of new utilities. Applicant shall coordinate the installation of utility conduit crossings to avoid boring under the City Streets.

17. Provide final approval from Anoka County for the proposed new access on Viking Boulevard along with approval of the construction plans for the turn lane. It is note clear what curb and median thickness is proposed for the right in right out island.

If you have any questions, please call me at 763-852-0485.

Sincerely,
Hakanson Anderson

Craig J. Jochum, City Engineer

Hakanson Anderson

City of East Bethel
City Council Meeting
Agenda Item Information

Date: October 13th, 2025

Agenda Item Number: 8.0 G.1

Agenda Item: Facility Needs Study Submittals

Background Information:

At the August 11th City Council Meeting, Council approved and directed Staff to start the process of soliciting Requests for Proposals (RFP) for a facility needs study. The study would provide an idea of cost and depending on estimates, Council could decide to move forward or attempt to do a needs study in house. As a reminder, this would provide a road map going forward. As population increases and facilities age, this study will determine deferred maintenance and possible future capital improvement needs. This roadmap will allow staff to plan for upcoming expenses to existing facilities and determine if levy dollars are necessary to bank for future projects.

A summary of the firms and costs associated with each respective proposal is below:

Organization	Cost
ICS Wold	$ 14,500
Bray Architects	$ 16,500
ISG	$ 23,500
TKDA	$25,800 or alternate $9,900
BKV	$ 28,750
OPN Architects	$ 29,500
Meyer Group Architecture	$ 30,000
MSA Professional Services	$ 38,000
Brunton	$ 39,500
AWH Architects	$ 41,200
EAPC	$ 54,200
Precision	$ 132,600
Stone Group Architects	$ 180,850

Recommendation: City Council should review the submittals, weigh the costs and determine if appropriate to proceed with one of the submitting engineering firms to conduct the study.

Attachments: The thirteen proposals received are available to view on the City website at: https://www.ci.east-bethel.mn.us/Archive.aspx?ADID=1175 *(Please note that this is a very large document and may take a moment to load.)*

City Council Action:

Motion by: _____ Second by: _____

Vote Yes: _____ Vote No: _____