



# Request for Action

<b>To</b> Parks and Recreation Commission		<b>Item Number</b> 7.1
<b>Agenda Section</b> Action Item	<b>Meeting Date</b> August 10, 2022	<b>Prepared by</b> Michael Hecker, Parks and Recreation Director
<b>Item Description</b> Olson Acres – Park Dedication		<b>Reviewed by</b> Chris Leeseberg, Senior Planner
		<b>Reviewed by</b>

## Action Requested

Recommend, by motion, park dedication for Olson Acres be paid, at the applicable rate, for one dwelling unit.

## Background/Discussion

The subject property is 9.08 acres in size, zoned R1a, and located at the southwest intersection of 212<sup>th</sup> Avenue and Meadowvale Road (14288 212<sup>th</sup> Ave). The proposed plat consists of 2 lots. Lot 1, Block 1 (3.89 acres) will contain the existing house and the Lot 2, Block 1 (2.76 acres) will be a developable lot, which is eligible for park dedication. Right-of-way is also being platted for both 212<sup>th</sup> Avenue and Meadowvale Road.

## Parks and Recreation Master Plan

The Neighborhood Parks Service Area text in Chapter 5 of the master plan states, *recreation facilities should be developed when 300 or more households within cluster developments or on lots less than 2 acres are located within 1.5 miles of the park.*

The subject property does not meet this criterion; therefore, staff recommends dedication be paid in the form of cash.

## Parks and Recreation Trail Master Plan

The Parks and Recreation Trail Master Plan indicates a proposed trail on the opposite side of the road in front of Olson Acres. There is no need for trail on the proposed plat.

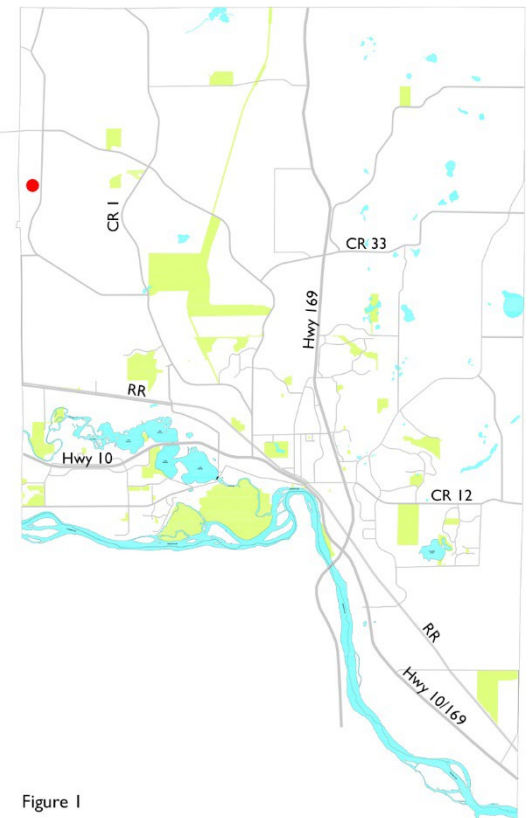


Figure 1

## Financial Impact

None

## Mission/Policy/Goal

- Responsibly grow

## The Elk River Vision

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



Updated: August 2020

## **Attachments**

- Location Map
- Preliminary Plat
- Master Trail Plan (partial)



Jeff and Darlene Olson  
Preliminary and Final Plat

Case No: P 22-08



# Preliminary Plat of OLSON ACRES

**CITY OF ELK RIVER  
SHERBURNE COUNTY, MN**

Bearings are based on the Sherburne County coordinate system (NAD83 86adj.). For the purpose of this survey, the North line of the NW 1/4 of the NW 1/4 of Sec. 18, Twp. 33, Rng. 26, is assumed to bear North 88 degrees 21 minutes 06 Seconds East.

- Denotes found iron monument
- Denotes 1/2 inch x 1 1/4 inch iron monument with a plastic plug stamped R.L.S. 47466 to be set within one year of platting date
- ⊙ Denotes found cast iron monument

**REFERENCE BENCHMARK:**  
MNDOT Geodetic Monument "33-10"  
Elevation = 982.24 feet (NAVD88)

**PROJECT BENCHMARK:**  
Top of well 25.37 feet NE'ly of Existing House No. 14288  
Elevation = 953.42 feet (NAVD88)

**OWNER/DEVELOPER:**  
Jeff Olson  
14288 212th Ave. NW  
Elk River, MN 55330  
763-242-6182

**SURVEYORS & ENGINEERS:**  
Bogart, Pederson & Associates, Inc.  
13076 First Street  
Becker, MN 55308-9322  
763-262-8822

**TOTAL AREA:** 9.087 Acres

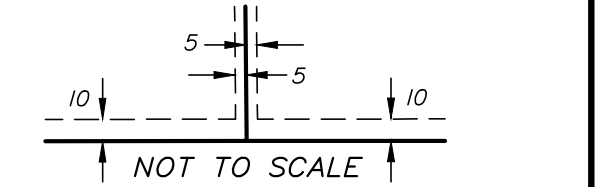
**EXISTING ZONING:** R-1a Single Family Residential

**PROPOSED ZONING:** R-1a Single Family Residential

**MINIMUMS:**  
160 feet Width  
2.5 acres

**NOTES BUILDING SETBACKS:**  
35' Front  
30' Rear  
20' Side  
45' Wetland  
(25' buffer & 20' setback)

Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining right of way line, also being 5 feet in width and adjoining lot lines, unless otherwise indicated, as shown on the plat.

**DATE:** 7/19/22  
**FIELD DATE:** June 2nd, 2021  
**BK/PG:** 71.95/pg. 56  
**DRAWN BY:** CK  
**CHECKED BY:** CEG/CAW  
**DWG FILE:** 21-0523Prelim  
**FILE NO:** 21-0523.00

**REVISIONS:**


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

Signed: \_\_\_\_\_  
Craig A. Wensmann  
Date: 7/20/22 Lic. No. 47466

**BOGART, PEDERSON & ASSOCIATES, INC.**  
LAND SURVEYING  
CIVIL ENGINEERING  
MAPPING  
13076 FIRST STREET, BECKER, MN 55308-9322  
TEL: 763-262-8822 FAX: 763-262-8844

**PRELIMINARY PLAT**  
for  
Jeff Olson  
OLSON ACRES  
City of Elk River  
Sherburne County, MN

**Existing Description:**

*(Warranty Deed Doc. No. 808000)*  
That part of the West 118.08 feet of the East 618.08 feet of the Northwest Quarter of the Northwest Quarter of Section 18, Township 33, Range 26, Sherburne County, Minnesota, which lies South of the following described line: Beginning at a point on the East line of said Northwest Quarter of the Northwest Quarter that is 750.75 feet South of the Northeast corner of said Northwest Quarter of the Northwest Quarter; thence West parallel with the North line of said Northwest Quarter of the Northwest Quarter, a distance of 297.00 feet; thence northwesterly at an angle to the right 45 degrees 00 minutes 00 seconds a distance of 420.01 feet to an intersection with the South line of the North 453.75 feet; thence west, parallel with the North line of said Northwest Quarter of the Northwest Quarter a distance of 25.44 feet to an intersection with the West line of said East 618.08 feet and there terminating.

AND

*(Warranty Deed Doc. No. 171541)*

That part of the Northwest Quarter of the Northwest Quarter of Section 18, Township 33, Range 26, Sherburne County, Minnesota described as follows:

Beginning at a point on the East line of said Northwest Quarter of Northwest Quarter that is 750.75 feet South of the Northeast corner thereof; thence West parallel with the North line of said Northwest Quarter of Northwest Quarter a distance of 297 feet; thence angle right 45 Degrees (Northwesterly) to an intersection with a line parallel with and 500 feet West of the East line of said Northwest Quarter of Northwest Quarter; thence South parallel with said East line to an intersection with the South line of said Northwest Quarter of Northwest Quarter; thence East along said South line to the Southeast corner of said Northwest Quarter of Northwest Quarter; thence North along said East line to the point of beginning; according to the United States Government Survey thereof and situated in Sherburne County, Minnesota.

**SOILS CHART**

Map symbol & soil name	Hydrologic group	Water table depth (in)
1256: Cantlin loamy fine sand, 0 to 3 percent slopes	A	42
1109: Isanti loamy fine sand, 0 to 2 percent slopes	A/D	6
540: Seelyville muck 0 to 1 percent slopes	A/D	0
565: Eckvill loamy fine sand, 0 to 2 percent slopes	A/D	18

\* Data from USDA Web Soil Survey

**Survey Notes:**

- This survey was performed without the benefit of a title report. No search for easements or restrictions was made by the surveyor.
- Contours were created by using MNDNR MN/topo (NAVD 88).
- Subject property is not within a flood plain district as mapped by FEMA or part of the shoreland district.
- A level 2 wetland delineation was performed by Matthew Blesi, BWSR Cert. No. 5092, of Bogart, Pederson & Associates, Inc. on 10/19/21.

**SCHEDULE OF DRY BUILDABLE AREAS FOR LOTS**

Block	Lot	Total Lot Area (Ac)	Buildable Area (Ac)*
1	1	3.89	N/A
1	2	2.76	0.42%

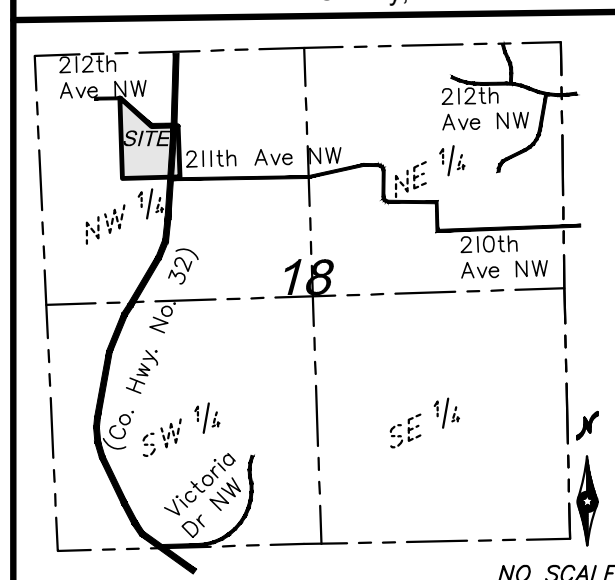
\*Note: For the purpose of this plat, buildable areas means gross land area less unbuildable land area that includes floodways, hydric and restrictive soils, land slopes over 33%, wetlands and area that cannot accommodate septic systems

**SOIL BORING LOGS** Matthew J. Blesi - MPCA Cert. No. C4952

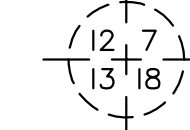
Soil Boring #	Elevation	Mottling	Elev. of Mottled Soil
Soil Boring 1	948.2	27"	946.0
Soil Boring 2	948.0	24"	946.0
Soil Boring 3	947.5	12"	946.5
Soil Boring 4	947.5	12"	946.5

\* See separate septic system suitability concept

**VICINITY MAP**  
Sec. 18, Twp. 33, Rng. 26  
Sherburne County, MN



Northwest Corner of Sec. 18, Twp. 33, Rng. 26 Sherburne County, MN Cast Iron Monument



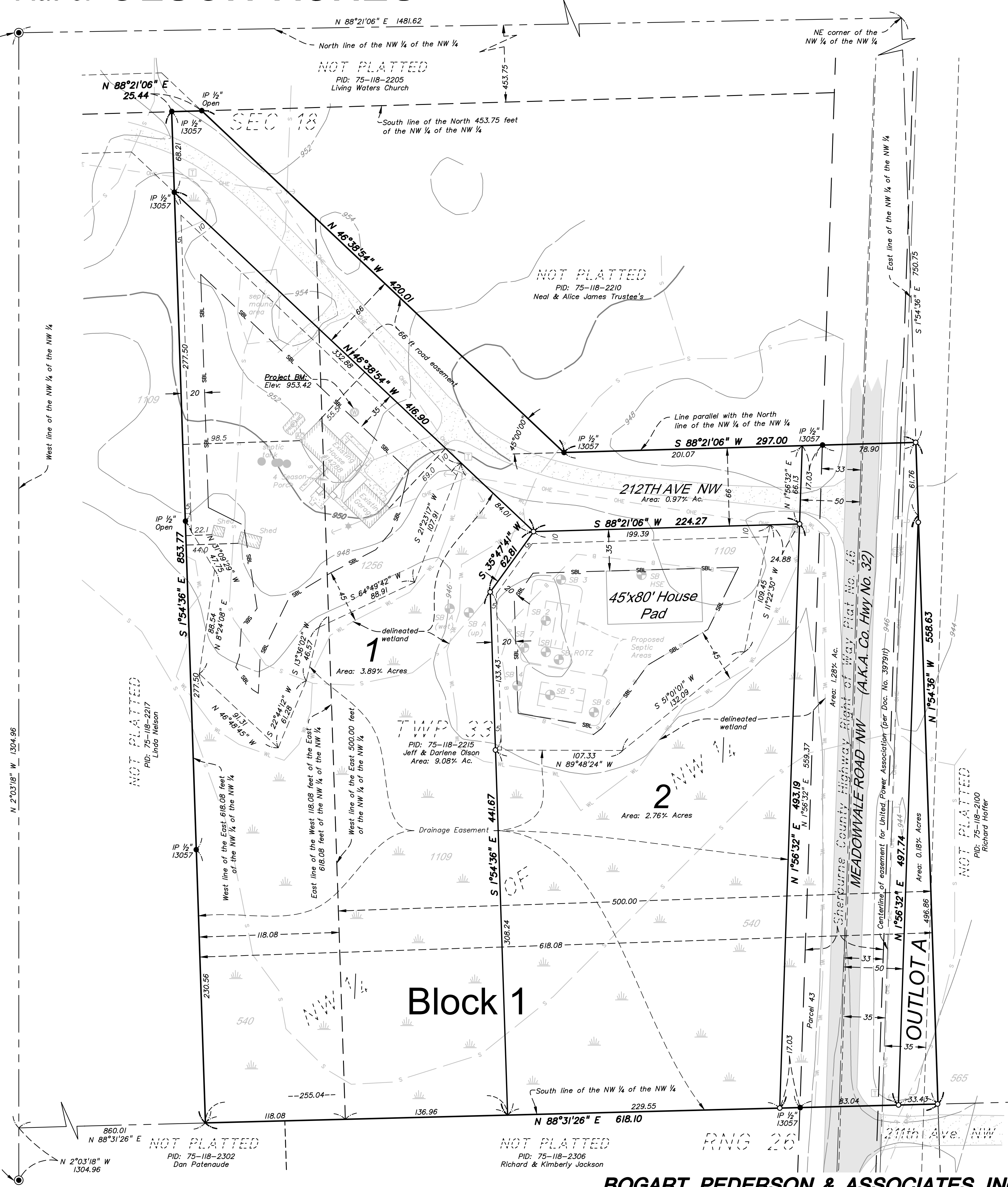
SCALE: 1" = 50'

I hereby certify that a boundary survey has been completed for the preliminary plat of OLSON ACRES, Sherburne County, Minnesota.

Signed: *Craig A. Wensmann*  
Craig A. Wensmann  
Date: 7/25/22 Lic. No. 47466

**LEGEND:**

- Denotes septic cleanout
- Denotes septic manhole
- ⊙ Denotes power pole
- Denotes guy wire
- ⊙ Denotes telephone pedestal
- Denotes soil boring
- Denotes light pole
- Denotes well
- ⊙ Denotes air conditioning
- ⊙ Denotes propane tank
- ⊙ Denotes delineated wetland interior
- ⊙ Denotes Lynn Caswell, LS
- ⊙ Denotes bituminous surface
- ⊙ Denotes concrete surface
- ⊙ Denotes gravel surface
- OHE — Denotes overhead electric
- ES — Denotes easement
- RW — Denotes right of way
- MC — Denotes major contour
- MI — Denotes minor contour
- AD — Denotes existing adjoiners
- WL — Denotes edge of delineated wetland
- SBL — Denotes building setback line
- S — Denotes soil type boundary
- B — Denotes buildability line



West Quarter Corner of Sec. 18, Twp. 33, Rng. 26 Sherburne County, MN Cast Iron Monument

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

