MEMORANDUM
Comfort Lake-Forest Lake Watershed District

Date: November 16, 2026
To: CLFLWD Board of Managers
From: Mike Kinney, District Administrator
Subject: BLSNA Parking Lot Design Review

Bone Lake Management District

Background/Discussion:
Historically, all District projects have been designed and implemented by the District Engineer – currently Emmons and Oliver Resources (EOR). The engineer holds all project liability, with the District incurring the costs associated with design and oversight of the project. This limits the liability exposure of the District but also limits the District's leveraging of staff knowledge and expertise and stretches District budgets.

Part of the Bone Lake South Nature Area (BLSNA) restoration grant includes funding for development of an access and parking lot area. As the parking lot design is relatively straight forward with few liability concerns, a District staff member with engineering credentials has developed the access/parking lot design. EOR has provided an initial review, and these comments and recommendations have been incorporated into the subsequent design version (included with this memo).

The main project liability, or risk, would be the improper construction of the parking lot that would result in a reduced parking lot surface lifespan -requiring additional gravel additions and grading in future years. This risk is considered minimal as staff have used industry standards and specifications in the design as well as consulting with local construction firms. Several experienced contractors have shown interest in installing the project as a field-fit project. As such, they would be working closely with staff to adjust the project as needed to ensure project success. Additional design reviews will be provided by the City of Scandia and MPCA when project permits are obtained.

The BLSNA parking lot project is fully grant funded by the Outdoor Heritage Funds dedicated to property restoration, and any savings on the parking lot will be applied to restoration efforts on the property. Staff obtained an initial engineering scope from EOR for the design of the parking lot that included an engineering budget of over $8,000 – this is approximately a fourth or more of the estimated construction cost.

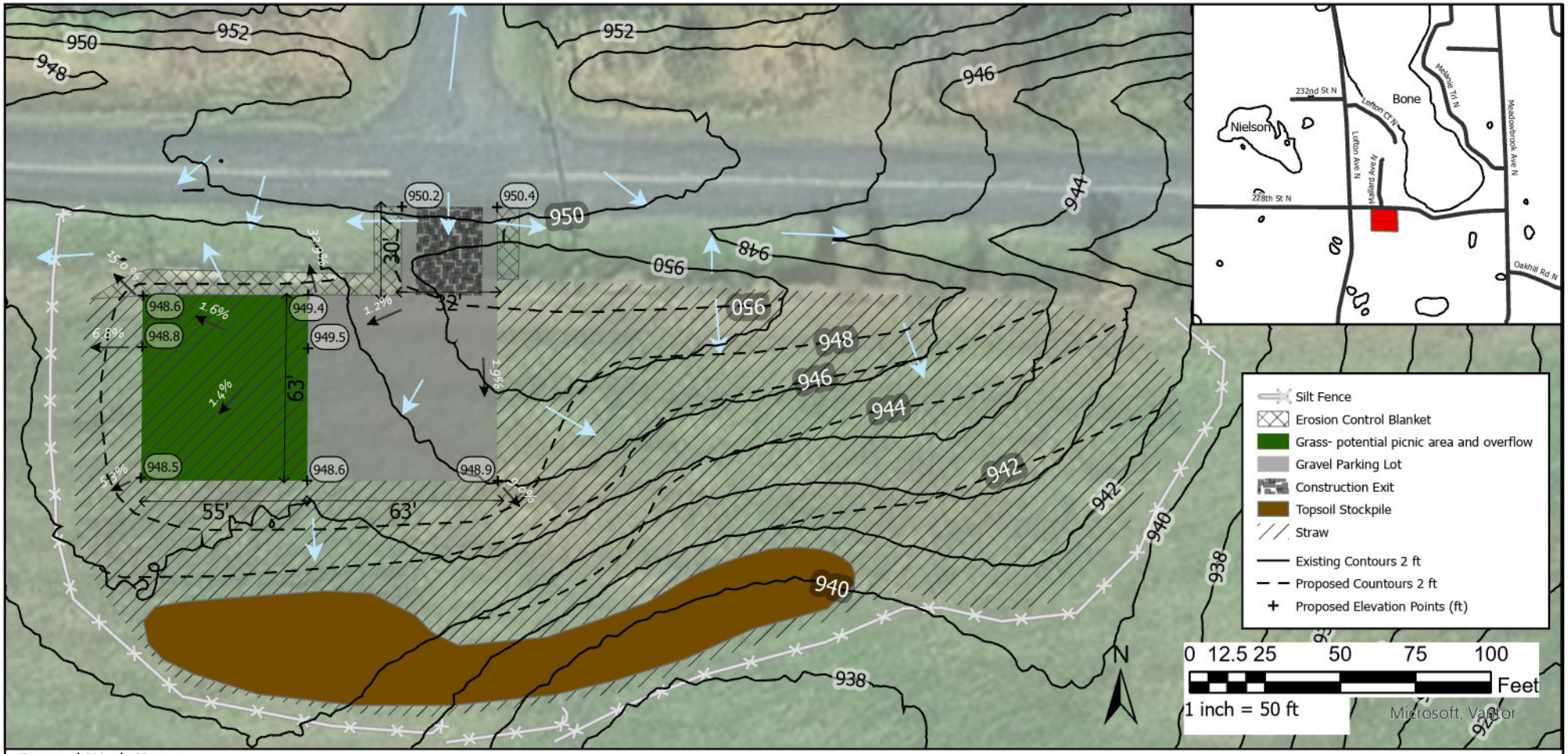
Considering the cost savings, engineering experience of staff, and relatively low liability/risk of this straightforward parking lot project, staff recommend proceeding with the current staff developed design through the permitting and implementation phases. If desired, a second

and final review could be obtained from EOR upon request – though staff do not feel any substantive changes would be a result of such an additional review.

Recommended Motion:
Manager _____ moves to direct District staff to proceed with the Bone Lake South Nature Area parking lot as designed by staff through the City and State permitting and implementation phases.

Alternate Motion: Manager _____ moves to require additional review by EOR of the Bone Lake South Nature Area parking lot before proceeding. Seconded by Manager _____.

Attached:
BLSNA Parking Lot Design



General Work Notes

1. Silt fence must be installed prior to work commencing
2. All disturbed portions of the site must be stabilized with temporary or permanent cover within 14 days after construction activity has temporarily or permanently ceased, or within 24 hours if that portion of the site is within 200 feet of- and draining to a waterbody.
3. Topsoil will be removed, stockpiled on site no more than 6 ft. high, and spread after rough grading. See specification sheet for stabilization details.
4. The driveway elevation is to be flush with the elevation of the existing road, and sloping south.
5. A grading permit from the City of Wyoming and an NPDES permit will be obtained before work begins.
6. Contractor shall contact Gopher state one call within two working days prior to excavation/construction for utility locations. Twin cities metro area: 651-454-0002 or toll-free: 1-800-252-11

811 SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.

Call 811 Gopher State One Call to confirm there are no public underground facilities before commencing work.

Grading and Erosion and Sediment Control Plan

Bone Lake South Nature Area Parking Lot

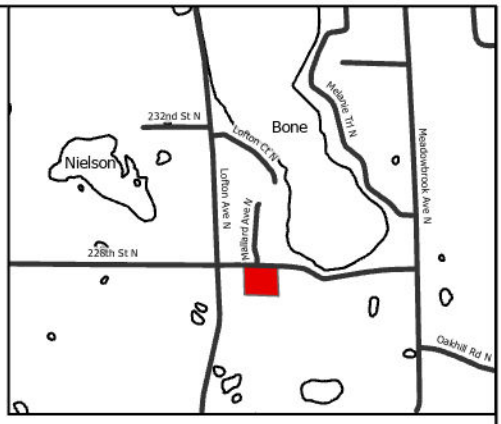
Project Location:
Parcel 0803220410002
South of the intersection of Mallard Ave N and 228th St N
City of Scandia, Washington County, MN

Prepared by:
Victoria D'Amico, Water Resources Engineering Technician
651-313-8821 victoria.damico@clflwd.org

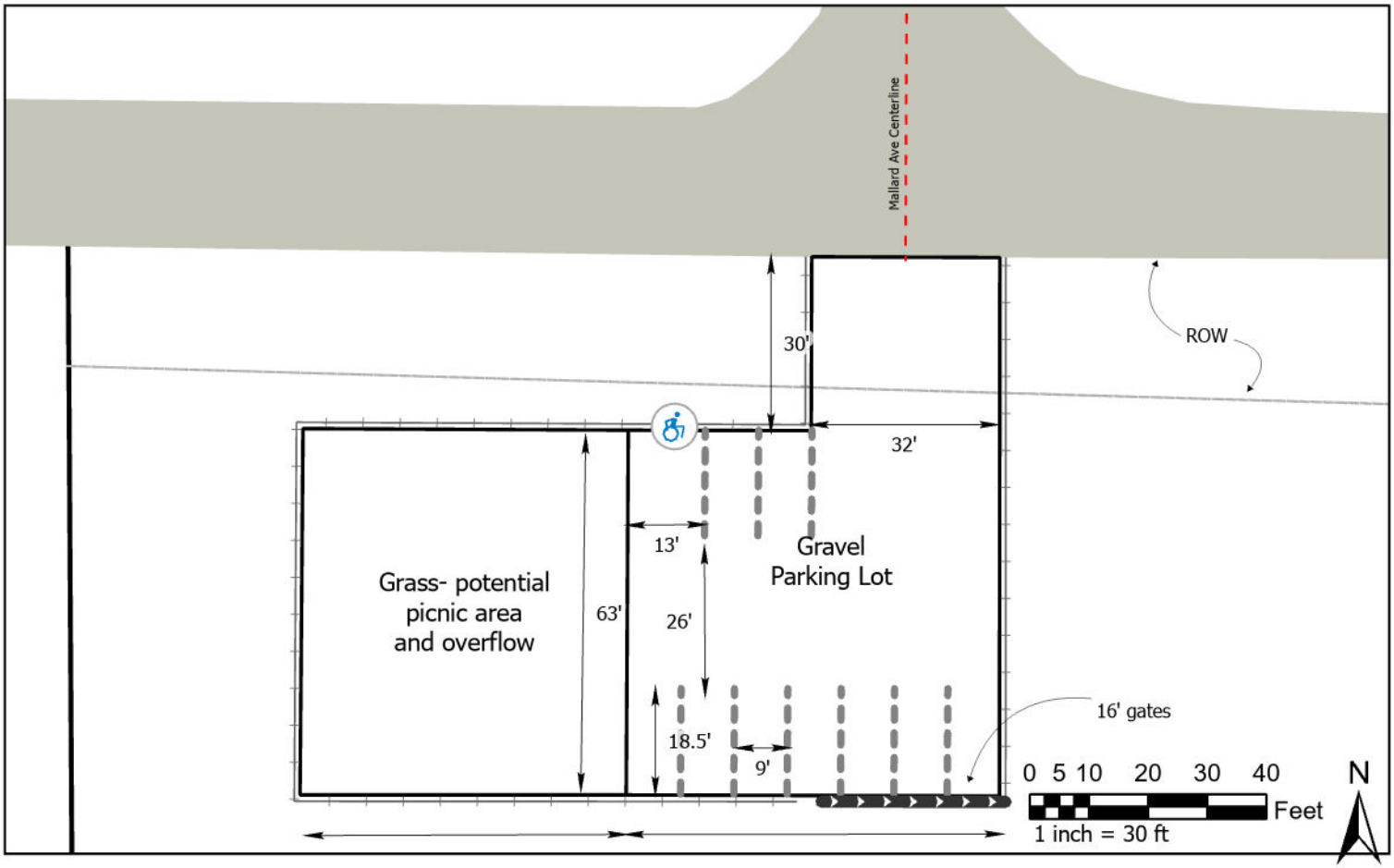
Prepared: Oct. 13, 2026

Revised: Nov. 16, 2026

	SF	Acres	
Site Parcel Area	3,217,585	73.9	
Total Disturbance	47,002	1.1	
Existing Impervious	0	0	0%
Proposed Impervious	4,815	0.1	1.5%



A culvert is not proposed as the driveway sits on top of a peak in topology where water flows to the eastern and western ditch.



Parking Notes

1. Stalls will not be marked, but are spaced to show roughly 10 vehicles fit at 90 degrees based on City ordinance 153.400.080 Subd. 2.E. The driveway is centered to Mallard Ave N. and perpendicular to 228th St N.

2. One accessible space, 13', will be marked with signage in compliance with ADA guidelines 208.2 and 502.

3. Fencing and gate will be installed at a later date.

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Parking Lot Layout

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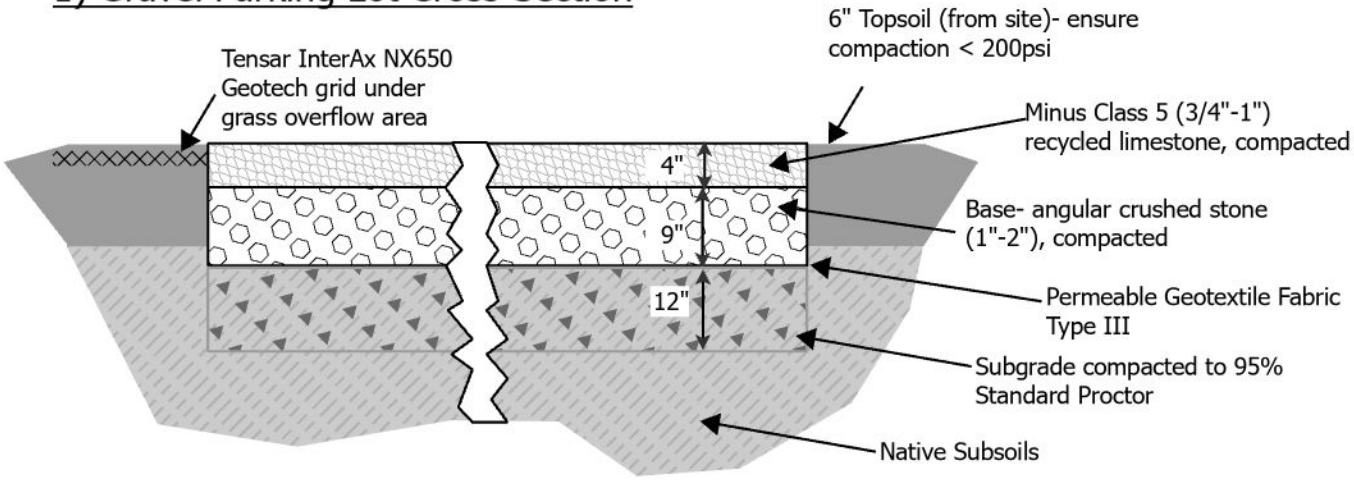
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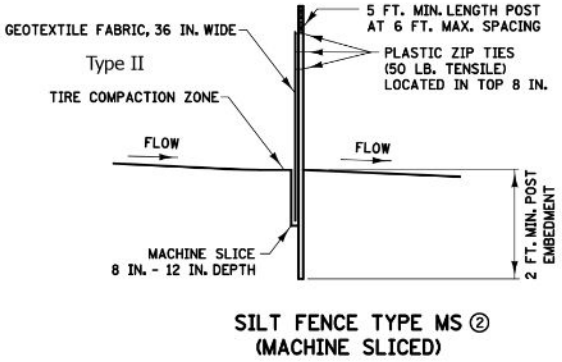
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CLFLWD WATERSHED DISTRICT

1) Gravel Parking Lot Cross-Section



2) Silt Fence



SILT FENCE TYPE MS ②
(MACHINE SLICED)

3) Permanent Stabilization

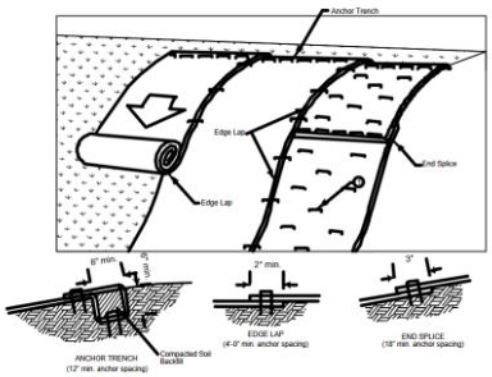


TABLE 1

Max. slope	Min. anchors
≤ 3:1	1.5/yd²
2:1	2/yd²
1:1	2.5/yd²

NOTES:

1. SECURE BLANKET TO GROUND ACCORDING TO MANUFACTURER'S RECOMMENDED ANCHORING PATTERN AND MINIMUM SHOWN IN TABLE 1.
2. SPACE TOP ROW OF STAPLES AT 18 INCH, BOTTOM ROW AT 36 INCH CENTERS, AND ALL OTHERS AT 24 INCH CENTERS. APPROXIMATELY 30 STAPLES REQUIRED PER SQUARE (100 SQ. FT.) OF EROSION CONTROL MAT.
3. WHERE EROSIVE GULLIES HAVE DEVELOPED IN BACKSLOPE, FILL WITH SOIL AND COMPACT PRIOR TO PLACEMENT OF EROSION CONTROL MAT.
4. 4 FEET MINIMUM TO 8 FEET MAXIMUM OR AS SPECIFIED. PLACE STAPLES THE SAME AS FOR SPECIAL DITCH CONTROL.
5. 4 FEET UNLESS SPECIFIED OTHERWISE FOR FORESLOPE PROTECTION.
6. IF EROSIVE RILL HAS DEVELOPED ADJACENT TO SHOULDER MATERIAL, FILL WITH SUITABLE SOIL AND COMPACT PRIOR TO PLACEMENT OF MAT.

Seeding

-Grass Overflow Area: Native bee lawn mix- - Twin City Seed Co. or equivalent

-Remaining disturbed area: MNDOT 35-241 Mesic Prairie General Seed mix

4) Schedule of Quantities Table

Item No	Item	Unit	Quantity
1	Silt Fence	LF	627
2	Erosion Control Blanket	Acre	0.026
3	Straw	Acre	0.89
4	Rock Construction Exit	EA	1
5	MNDOT 35-241 Mesic Prairie General Seed mix (36.5 lb/acre)	LB	36.5
6	Native Bee Lawn Seed Mixture- Twin City Seed Co. or equivalent (215 lb/acre)	LB	21.5
7	Tensar InterAx NX650 Geotech grid- roll	EA	1
8	Permeable Geotextile Fabric Type III	SF	4929
9	Minus Class 5 (3/4"-1") recycled limestone	CY	60
10	Angular crushed stone (1"-2")	CY	134
11	Handicap Sign*	EA	1
12	Fencing*	LF	360
13	15' Gates*	EA	2
14	Excavation and install	ea	1

*Will be installed in a second phase. Specifications to be determined at a later date

Specifications

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