



Planning Commission

Tuesday, April 23, 2024

6:30 PM

Elk River City Hall

Regular Meeting & Work Session Agenda

- Regular meeting in Council Chambers
 - Work Session meeting in Council Chambers
-

1. CALL MEETING TO ORDER

2. CONSIDER AGENDA

3. CONSIDER MINUTES

3.1 Planning Commission Minutes 03-26-2024

4. PUBLIC HEARINGS

An opportunity for the public to express their opinions and raise questions pertaining to the agenda item. All comments become part of the official public record. For this reason, all comments must be made at the podium so they can be heard and recorded. Comments may also be provided in writing. There will not be deliberations, discussions, or answers to questions until the hearing is closed. It is important to be courteous and allow each presenter to comment before adding additional testimony.

4.1 Conditional Use Permit: PUD Amendment for Taco Bell Signage

4.2 Preliminary Plat: Natures Edge Business Center Fifth Addition

4.3 Ordinance Amendment: Spectrum Schools PUD

4.4 Ordinance Amendment: Bradford Park PUD

5. GENERAL BUSINESS

Items in which the information is presented by city staff or consultants, then deliberation and action occur. General Business items are not opportunities to receive or provide public input. However, the presiding officer may, at its sole discretion, solicit public feedback.

6. COUNCIL LIAISON UPDATES

7. MOTION TO ADJOURN REGULAR MEETING

8. WORK SESSION – UPPER TOWN CONFERENCE ROOM

Work Sessions are less formal meetings to encourage dialog. Official action or votes are not typically taken. At the conclusion of a discussion, a simple consensus provides staff direction for execution of the item. This portion of the agenda is audio recorded but not video recorded or broadcast. Work Sessions are open to the public; however, visitors who wish to provide input must be invited by the presiding officer, assume a seat at the discussion table and provide their full name and address for the official record.

8.1 Concept Review: Rueter Walton - Proposed Apartments

9. MOTION TO ADJOURN



**Meeting of the Elk River Planning Commission
Held at the Elk River City Hall
Tuesday, March 26, 2024**

Members Present: Chair Jill Larson-Vito, Commissioners Perry Beise, Eric Johnson, Tony Mauren, and Rob Rydberg

Members Absent: Commissioner Dennis Booth

Council Liaison: Councilmember Matt Westgaard

Staff Present: Community Development Director Zack Carlton, Senior Planner Chris Leeseberg, and Sr. Administrative Assistant/Recording Secretary Jennifer Green

1. Call Meeting to Order

Pursuant to due call and notice thereof, the meeting of the Elk River Planning Commission was called to order at 6:46 p.m. by Chair Larson-Vito.

2. Consider Agenda

Moved by Commissioner Beise and seconded by Commissioner Mauren to approve the March 26, 2024, Planning Commission agenda as presented.

Motion carried 5-0.

3. Consider Minutes

Moved by Commissioner Johnson seconded by Commissioner Beise to approve the February 27, 2024, Planning Commission minutes as presented.

Motion carried 5-0.

4. Election of Officers

- **Chair**
- **Vice Chair**

The Planning Commissioner discussed the officer positions.

Moved by Commissioner Johnson seconded by Commissioner Mauren to appoint Perry Beise as Planning Commission Chair effective April 2024 for a term ending March 2025.

Motion carried 5-0.

Moved by Commissioner Rydberg seconded by Commissioner Beise to appoint Jill Larson-Vito as Planning Commission Vice-Chair effective April 2024 for a term ending March 2025.

Motion carried 5-0.

5.1 Ken Beaudry

- **Ordinance Amendment – Lot Line Changes and Platting Small Parcels, Case No. OA 23-07**

Mr. Carlton presented the staff report.

Commissioner Mauren asked if Mr. Carlton felt this amendment would be an improvement to the process and good for the city and applicants.

Mr. Carlton stated it's a good solution for the applicant's unique situation and it works with the county's regulations. He noted with the recent growth in the city, there are some remnant parcels with legal descriptions containing metes and bounds; as the city grows, these situations may be seen more often. He stated that by adding this to our ordinance, the city provides an exemption to the platting process for certain situations. He didn't feel the city would see this happen very often.

Chair Larson-Vito opened the public hearing.

There being no one present to speak on this item, Chair Larson-Vito closed the public hearing.

Moved by Commissioner Rydberg seconded by Commissioner Johnson to recommend approval of the request by Ken Beaudry for an Ordinance Amendment adding language to Chapter 30-352, Platting Required; Exceptions, as outlined in the staff report.

Motion carried 5-0.

6.1 City of Elk River

- **Ordinance Amendment – Commercial Signage Along US Highway 169, Case No. OA 23-07**

Mr. Carlton presented the staff report.

Mr. Leeseberg presented pictorial slides from the neighborhoods along the Highway 169 corridor to provide the Commission with examples of the light pollution from various light sources.

Commissioner Mauren asked about the rationale behind the noted exemptions in the ordinance.

Mr. Carlton stated their rationale began with what other cities have done along with the transportation analysis suggesting a 40' height limit. He stated in this corridor he recognized the residential neighborhoods nearby and felt this was more appropriate. He stated they also didn't want to create situations where current signage would be legal non-conforming.

The Planning Commission complimented staff on the work they put into this amendment.

Moved by Commissioner Rydberg and seconded by Commissioner Johnson to recommend approval of the Ordinance Amendment for Commercial Signage along US Highway 169 as outlined in the staff report.

Motion carried 5-0.

Mr. Carlton indicated to the Planning Commission that staff would be rolling out new agenda management software with the April meeting. He noted packets would be electronic and viewed on Chromebooks with no delivery of paper copies.

Mr. Carlton indicated they would have a discussion on bylaws next month.

7. Council Liaison Updates

Councilmember Westgaard updated the commission on recent council decisions.

8. Motion to Adjourn Regular Meeting

Moved by Commissioner Beise and seconded by Commissioner Johnson to adjourn the regular meeting of the Planning Commission.

Motion carried 5-0.

The meeting was adjourned at 7:17 p.m.

Minutes prepared by Jennifer Green.

Jill Larson-Vito, Chair

Tina Allard, City Clerk



Request for Action

To
Planning Commission

Item Number
4.1

Meeting Date
April 23, 2024

Prepared By
Chris Leeseberg, Senior Planner

Item Description
Conditional Use Permit: PUD Amendment for Taco
Bell Signage

Reviewed by:
Zack Carlton

Action Requested

Recommend, by motion, approval of a PUD amendment limiting the freestanding sign height consistent with the C-3 (Highway Commercial) sign ordinance.

Background/Discussion

The property is zoned Planned Unit Development (PUD) where changes to size regulations (“variances”) require a Conditional Use Permit (CUP) to amend the PUD agreement. The applicant is seeking a CUP to allow signage consistent with the C-3 (Highway Commercial) sign ordinance.

On April 15, 2024, the City Council approved an amendment to Section 30-871 essentially capping sign heights to 40-feet above the nearest point grade of the main line of Highway 169. The ordinance also accounts for grade changes along Highway 169.

Many commercial properties along Highway 169 that would benefit from this amendment are in PUD districts and the city cannot initiate an amendment to those standards. Landowners within each PUD will need to request an amendment to their sign regulations, as this applicant has done.

Applicable Regulations

In approving a Conditional Use Permit, the council may impose such specific conditions with regard to the development or operation of the proposed use as it considers necessary to satisfy the seven standards set forth in Section 30-654 and the requirements contained in this article and to promote compatibility with and minimize any potentially adverse effects upon adjacent properties, the neighborhood or the city.

The issuance of a Conditional Use Permit can be ordered only if the use at the proposed location:

1. Will not endanger, injure or detrimentally affect the use and enjoyment of other property in the immediate vicinity or the public health, safety, morals, comfort, convenience or general welfare of the neighborhood or the city.

Allowing an increased sign height will not endanger, injure or detrimentally affect the use and enjoyment of other property in the immediate vicinity or the public health, safety, morals, comfort, convenience, or general welfare of the neighborhood or the city.

Staff do not see a need to impose specific conditions to satisfy this standard.

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2. *Will be consistent with the comprehensive plan.*

The property is guided as Highway Business. The highway business category primarily consists of a mix of auto-oriented retail and service businesses, restaurants, and community and regional-scale shopping centers. Highway business uses are located along Highway 169 and Highway 10 and have high visibility from these corridors. The use is consistent with the Comprehensive Plan.

Staff do not see a need to impose specific conditions to satisfy this standard.

3. *Will not impede the normal and orderly development and improvement of surrounding vacant property.*

The surrounding area is fully developed. The use will not impede the normal and orderly development and improvement of surrounding vacant property.

Staff do not see a need to impose specific conditions to satisfy this standard.

4. *Will be served adequately by and will not adversely affect essential public facilities and services including streets, police and fire protection, drainage, refuse disposal, water and sewer systems, parks and schools; and will not, in particular, create traffic congestion or interference with traffic on adjacent and neighboring public thoroughfares.*

The use will be served adequately by and will not adversely affect essential public facilities and services including streets, police and fire protection, drainage, refuse disposal, water and sewer systems, parks and schools; and will not, in particular, create traffic congestion or interference with traffic on adjacent and neighboring public thoroughfares.

Staff do not see a need to impose specific conditions to satisfy this standard.

5. *Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons or property because of excessive traffic, noise, smoke, fumes, glare, odors, dust or vibrations.*

The use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons or property because of excessive traffic, noise, smoke, fumes, glare, odors, dust, or vibrations.

Staff do not see a need to impose specific conditions to satisfy this standard.

6. *Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.*

The proposed signage will be installed in a location that has previously been developed. The use will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Staff do not see a need to impose specific conditions to satisfy this standard.

7. *Will fully comply with all other requirements of this Code, including any applicable requirements and standards for the issuance of a license or permit to establish and operate the proposed use in the city.*

The use will fully comply with all other requirements of this Code, including any applicable requirements and standards for the issuance of a license or permit to establish and operate the proposed use in the city.

Staff do not see a need to impose specific conditions to satisfy this standard.

If denial of such a permit should occur, it shall accompany recommendations or determinations by findings or a report stating how the proposed use does not comply with the standards set forth in Section 30-654.

Financial Impact

None

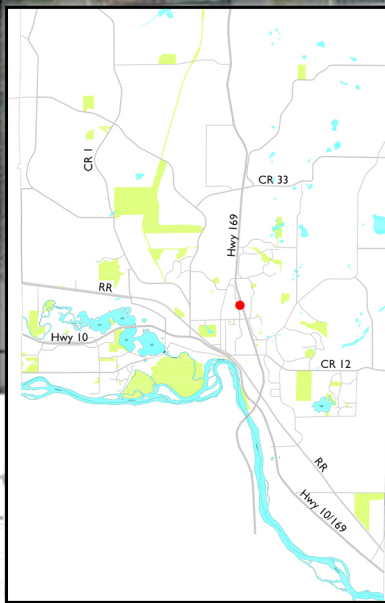
Mission/Policy/Goal

Meet changing needs - Agile

Attachments

1. Applicant's Narrative
2. Location Map
3. Sign Plans

Requesting an Amendment to the Planned Unit Development for Site and Building sign allowances to follow the "C-3 Highway Commercial District" standards as outlined in the City Code.

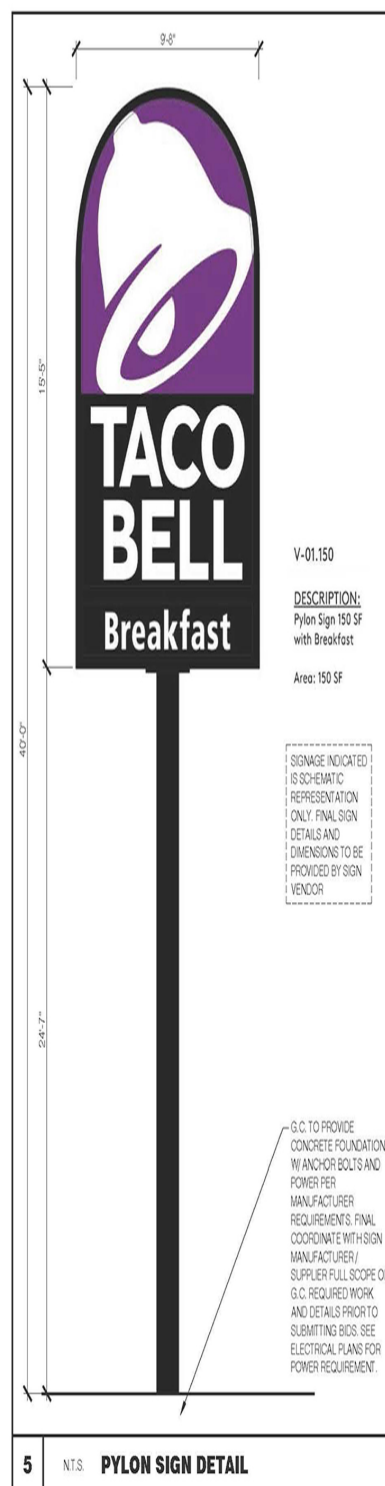


Taco Bell
Conditional Use Permit

Case No: CU 24-05



3 N.T.S. **PROPOSED PYLON SIGN VIEW FROM SOUTHBOUND HIGHWAY 169**





Request for Action

To
Planning Commission

Item Number
4.2

Meeting Date
April 23, 2024

Prepared By
Zack Carlton, Community Development Director

Item Description
Preliminary Plat: Natures Edge Business Center Fifth Addition

Reviewed by:
Chris Leeseberg

Action Requested

Recommend, by motion, approval of the Preliminary Plat of Natures Edge Business Center Fifth Addition with the condition that the closing for the purchase of city-owned property occurs in conjunction with the recording of the plat.

Background/Discussion

The applicant, Heritage Millwork, is proposing to plat the city-owned property, Outlot B, in the Natures Edge Business Center Fourth Addition subdivision. The applicant has been working with city staff and the City Council to acquire a portion of the parcel to support development of their light manufacturing operation.

The plat creates two lots, the first of which is a 14.06-acre parcel which will be the site of the proposed light manufacturing operation, and the second will be re-platted as an outlot to support future development. Both lots will be served by city sewer and water and meet all minimum design criteria for a buildable lot in the city's business park zoning district.

The buildable lot will be sold by the city to the applicant. The city will retain ownership of the outlot and continue to market the property for additional business park uses.

The proposed use of the site is a permitted use and will be reviewed under the city's administrative site plan review process. The use does not require a conditional use permit or any additional land use action from the Planning Commission or City Council.

Applicable Regulations

Preliminary Plat

City ordinance Section 30-375 outlines the required findings for approval of a Preliminary Plat.

1. The proposed subdivision is consistent with the zoning regulations (article VI of this chapter) and conforms in all respects with all requirements of this Code, including the zoning regulations and this article.

The property is zoned Business Park, and the proposed parcels meet all dimensional requirements. The buildable lot is developable in its current form, but the outlot will need to be re-platted in the future. The proposed subdivision is consistent with all zoning regulations.

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2. *The proposed subdivision is consistent with all applicable general and specialized city, county, and regional plans, including, but not limited to, the city's comprehensive development plan.*

The property is guided for business park uses and makes adequate provisions for protection of the regional stormwater features. The subdivision is also consistent with all applicable plans.

3. *The physical characteristics of the site, including but not limited to topography, soils, vegetation, susceptibility to erosion and siltation, susceptibility to flooding, and drainage are suitable for the type and density of development and uses contemplated.*

The physical characteristics of the site are suitable for the type and density of development and uses contemplated.

4. *The proposed subdivision makes adequate provision for water supply, storm drainage, sewage transportation, erosion control and all other services, facilities and improvements otherwise required in this article.*

The parcels being platted are served by city utilities, but development may not occur until the proposed light manufacturing use has been approved through the city's site plan review process. Infrastructure and service impacts will be reviewed as part of that process.

5. *The proposed subdivision will not cause substantial environmental damage.*

The subdivision will not cause substantial environmental damage.

6. *The proposed subdivision will not conflict with easements of record or with easements established by judgment of a court.*

The proposed subdivision will not conflict with easements of record or with easements established by judgment of a court.

7. *The proposed subdivision will not have an undue and adverse impact on the reasonable development of neighboring land.*

Neighboring properties contain large lot industrial and commercial uses. The proposed subdivision will not adversely impact the reasonable development of neighboring lands.

8. *The proposed subdivision is not premature. A subdivision is premature if any of the following exists:*

1. *Lack of adequate stormwater drainage.*
2. *Lack of adequate roads.*
3. *Lack of adequate sanitary sewer systems.*
4. *Lack of adequate off-site public improvements or support systems.*

The subdivision is not premature as the above conditions have been provided for.

Financial Impact

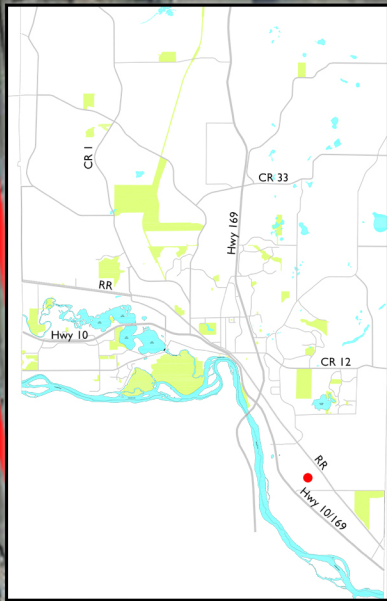
Sale of the parcel will reimburse the city's development costs for the public infrastructure within the subdivision.

Mission/Policy/Goal

Supports the growth and development of the business community.

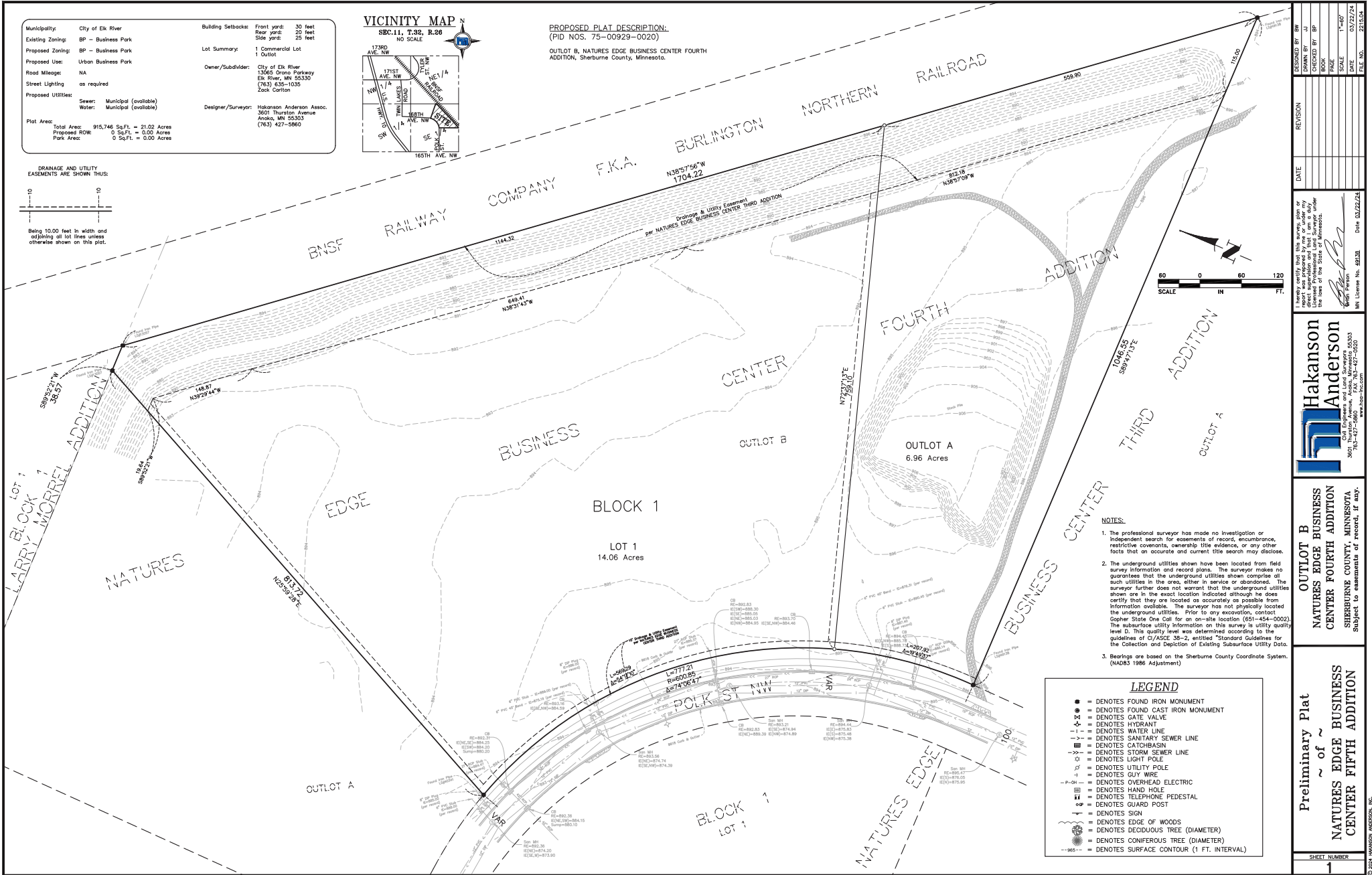
Attachments

1. Location Map
2. Preliminary Plat
3. Preliminary Site Plan



Heritage Millwork
Preliminary & Final Plat

Case No: P 24-02
P24-03



Municipality: City of Elk River
Existing Zoning: BP - Business Park
Proposed Zoning: BP - Business Park
Proposed Use: Urban Business Park
Road Mileage: NA
Street Lighting: as required
Proposed Utilities:
Sewer: Municipal (available)
Water: Municipal (available)

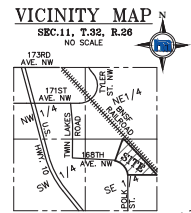
Building Setbacks: Front yard: 30 feet
Rear yard: 20 feet
Side yard: 25 feet

Lot Summary: 1 Commercial Lot
1 Outlot

Owner/Subdivider: City of Elk River
13048 Grand Parkway
Elk River, MN 55330
(763) 835-1035
Zack Carlton

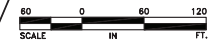
Designer/Surveyor: Hakanson Anderson Assoc.
3601 Thurston Avenue
Anoka, MN 55303
(763) 427-5960

Plot Area:
Total Area: 915,746 Sq.Ft. = 21.02 Acres
Proposed ROW: 0 Sq.Ft. = 0.00 Acres
Park Area: 0 Sq.Ft. = 0.00 Acres



PROPOSED PLAT DESCRIPTION:
(PID NOS. 75-00929-0020)

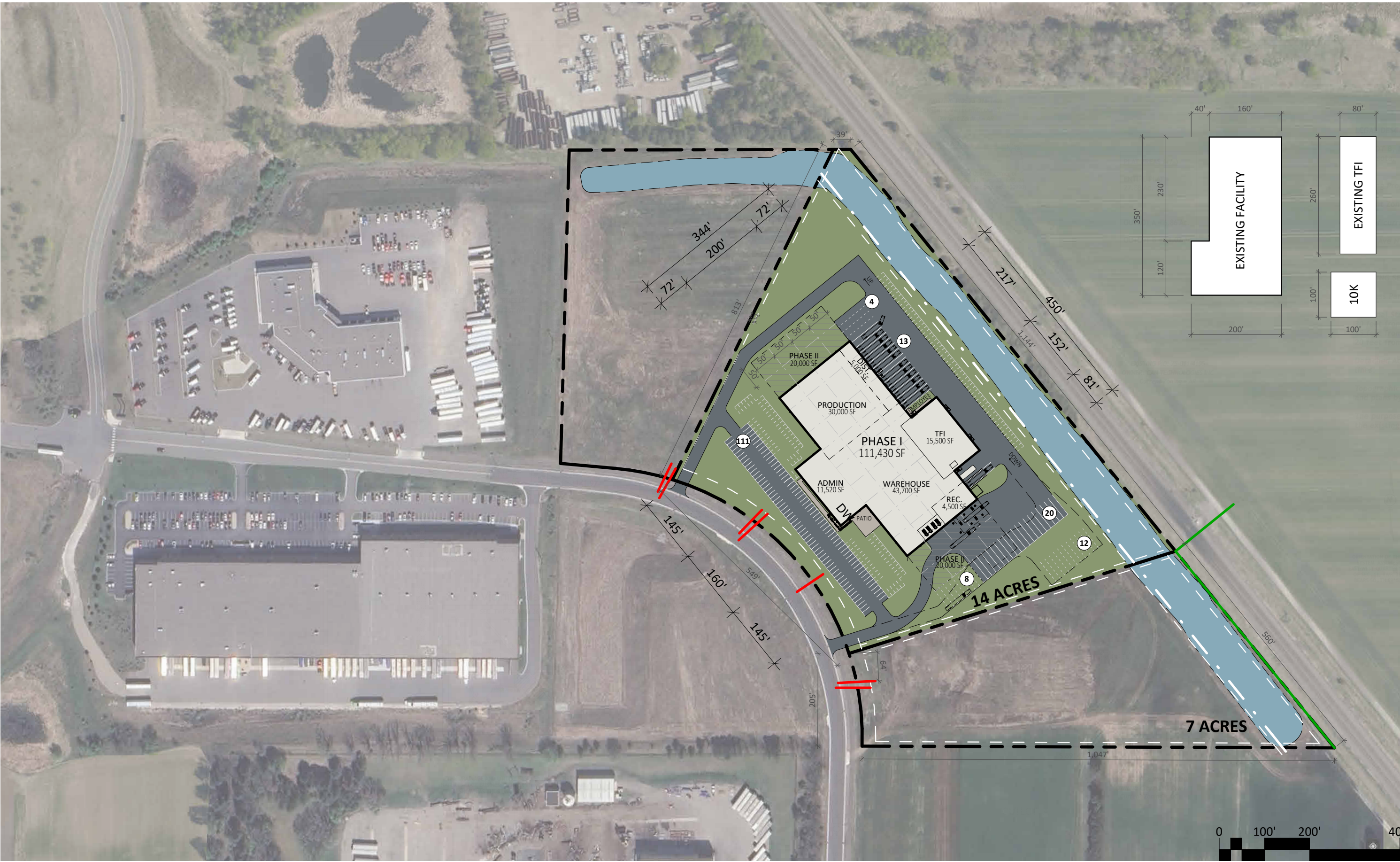
OUTLOT B, NATURES EDGE BUSINESS CENTER FOURTH
ADDITION, Sherburne County, Minnesota.



- NOTES:
1. The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
 2. The underground utilities shown have been located from field survey information and record plans. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Prior to any excavation, contact Gopher State One Call for an on-site location (651-454-0002). The subsurface utility information on this survey is utility quality level D. This quality level was determined according to the guidelines of C/AACE 30-2, entitled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data."
 3. Bearings are based on the Sherburne County Coordinate System. (NAD83 1986 Adjustment)

- LEGEND
- = DENOTES FOUND IRON MONUMENT
 - = DENOTES FOUND CAST IRON MONUMENT
 - = DENOTES GATE VALVE
 - = DENOTES HYDRANT
 - |-|- = DENOTES WATER LINE
 - |-|- = DENOTES SANITARY SEWER LINE
 - |-|- = DENOTES CATCHBASIN
 - |-|- = DENOTES STORM SEWER LINE
 - = DENOTES LIGHT POLE
 - = DENOTES UTILITY POLE
 - |-|- = DENOTES GUY WIRE
 - |-|- = DENOTES OVERHEAD ELECTRIC
 - = DENOTES HAND HOLE
 - = DENOTES TELEPHONE PEDESTAL
 - = DENOTES GUARD POST
 - = DENOTES SIGN
 - = DENOTES EDGE OF WOODS
 - = DENOTES DECIDUOUS TREE (DIAMETER)
 - = DENOTES CONIFEROUS TREE (DIAMETER)
 - |-|- = DENOTES SURFACE CONTOUR (1 FT. INTERVAL)

DESIGNED BY: RW	REVISION	DATE	 Hakanson Anderson 3601 Thurston Avenue Anoka, MN 55303 763-427-5960 www.hakanson.com	OUTLOT B NATURES EDGE BUSINESS CENTER FOURTH ADDITION SHERBURNE COUNTY, MINNESOTA Subject to easements of record, if any.	Preliminary Plat of NATURES EDGE BUSINESS CENTER FIFTH ADDITION
DRAWN BY: JH	DATE	DATE			
CHECKED BY: BP	DATE	DATE			
BOOK	DATE	DATE			
PAGE	DATE	DATE			
SCALE	DATE	DATE			
DATE	DATE	DATE			
FILE NO.	DATE	DATE			





Request for Action

To
Planning Commission

Item Number
4.3

Meeting Date
April 23, 2024

Prepared By
Zack Carlton, Community Development Director

Item Description
Ordinance Amendment: Spectrum Schools PUD

Reviewed by:
Chris Leeseberg

Action Requested

Recommend, by motion, approval of the proposed ordinance amendment establishing the PUD district and standards for Spectrum Schools.

Background/Discussion

On March 4, 2023, the Elk River City Council approved a zone change and CUP authorizing the establishment of a Planned Unit Development (PUD) for Spectrum Schools. City code now states that PUDs should be established with an ordinance rather than through the CUP process. This change was made to improve the availability of PUD information for property owners or developers working within the PUD, and to ease future amendments to the PUD district.

While this PUD development was approved under the previous guidance, requiring a PUD agreement rather than an ordinance, city staff initiated the ordinance amendment process to codify the PUD standards in accordance with the current process. As development of the site has not yet begun, the transition to an ordinance puts the project in a better long term position for developers, and the land owner as they seek to build out their school uses.

The proposed PUD ordinance incorporates the plans and development standards discussed during the Planning Commission and City Council meetings, including the conditions of approval from the City Council. The City Council packet is also attached for reference.

Financial Impact
None

Mission/Policy/Goal

Supports the growth and development of the business community.
Agile, adapting to the changing needs of the community.

Attachments

1. City Council Packet 3-4-2024
2. Spectrum School PUD Ordinance

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Request for Action

To Mayor and City Council		Item Number 7.2
Agenda Section Public Hearings	Meeting Date March 4, 2024	Prepared by Zack Carlton, Community Development Director
Item Description Spectrum Schools Planned Unit Development (PUD): 17796 & 17823 Industrial Cir NW - Zone Change from I-1 and BP to PUD - Conditional Use Permit to establish the PUD		Reviewed by Chris Leeseberg, Senior Planner
		Reviewed by Cal Portner, City Administrator

Action Requested

Adopt, by motion, an ordinance changing the zoning of certain parcels from I-1 and BP to Planned Unit Development (PUD), with the following conditions:

1. City Council approval of the preliminary and final plat of Elk River SBC Addition.
2. The plat must be recorded prior to recording the ordinance amending the zoning to PUD.
3. A PUD agreement shall be approved by the City Council prior to recording the Zone Change.

Approve, by motion, the Conditional Use Permit establishing a PUD, with the following conditions to satisfy the standards set forth in Section 30-654:

1. Capacity of the school, combination of all three facilities (17796 Industrial Circle, 11044 Industrial Circle, and 17823 Industrial Circle) within the industrial park, shall not exceed 1,000 students.
2. No school-related parking shall be permitted on the adjacent public street.
3. Due to the industrial nature of the neighborhood, the school recognizes that noise, odors, truck traffic, and other undesirable effects may be present.
4. The City Council shall approve a PUD agreement prior to releasing any building permits within the district.
5. The city may require parking and traffic analysis for any future improvements within the district to ensure compatibility with surrounding uses.
6. Building design, materials, and setbacks must match the requirements of the Business Park district.



Figure 1

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Updated: January 2023

Background/Discussion

The applicant, Spectrum Schools, has requested approval of a zone change and CUP to create a Planned Unit Development (PUD) district to support additional development of their educational facilities. Spectrum schools received their last city approval in 2017, which permitted construction of the middle school building at 17823 Industrial Circle. After that approval, the City Council directed staff to remove educational uses as an allowed use in the Business Park zoning district, and all three Spectrum Facilities are now considered legal non-conforming uses. The school has continued to operate under the legal non-conforming status but has recently been reviewing possible changes to their middle and high school buildings to support their academic and sports programming.

The request does not include an increase in the number of students (1,000 students in grades 6 to 12), which was permitted with their last approval in 2017. Their proposal to establish a PUD would only support the construction of additional facilities on the current middle and high school properties. The 6th grade building, which is part of a larger industrial condo building, would not be included in the PUD district and would continue to operate as a legal non-conforming use.

Approval of the PUD district will provide spectrum with an opportunity to grow within the current property boundaries of the middle school building (17823 Industrial Circle), and the new high school parcel created with the plat of Elk River SBC Addition. Once the PUD has been approved and recorded, future building or site additions, not supporting additional students, will require an administrative site plan review and a building permit.

Planning Commission

The Planning commission held a public hearing on February 27, 2024, to review the requested zone change and PUD. No one spoke during the hearing, and the city has not received any comments for or against the proposal.

The Planning Commission discussed the addition of a sixth condition requiring future development within the PUD to follow the Business Park design standards, ensuring visual consistency with the surrounding uses. With the additional condition, the Commission unanimously recommended approval.

Financial Impact

None

Mission/Policy/Goal

- Meet changing needs - Agile
- Support the educational goals of the community
- Ethical, efficient, and responsible

Attachments

- Planning Commission Packet dated February 27, 2024
- Zone Change Exhibit
- Ordinance Amendment
- Conditional Use Permit



Request for Action

To Planning Commission		Item Number 5.2
Agenda Section Public Hearings	Meeting Date February 27, 2024	Prepared by Zack Carlton, Community Development Director
Item Description Spectrum High School, 17796 Industrial Blvd. NW - Zone Change from I-1 and BP to PUD, Case No. ZC 23-08 - Conditional Use Permit for a Planned Unit Development (PUD), Case No. CU 23-24		Reviewed by Chris Leeseberg, Senior Planner
		Reviewed by

Action Requested

Recommend, by motion, approval of the proposed zone change from I-1 and BP to Planned Unit Development (PUD), with the following conditions:

1. City Council approval of the preliminary and final plat of Elk River SBC Addition.
2. The plat must be recorded prior to recording the zone change to PUD.
3. A PUD agreement shall be approved by the City Council prior to recording the Zone Change.

Recommend, by motion, approval of the Conditional Use Permit, establishing a PUD, with the following conditions to satisfy the standards set forth in Section 30-654:

1. Capacity of the school, combination of all three facilities (17796 Industrial Circle, 11044 Industrial Circle, and 17823 Industrial Circle) within the industrial park, shall not exceed 1,000 students.
2. No school-related parking shall be permitted on the adjacent public street.
3. Due to the industrial nature of the neighborhood, the school recognizes that noise, odors, truck traffic, and other undesirable effects may be present.
4. The City Council shall approve a PUD agreement prior to releasing any building permits within the district.
5. The city may require parking and traffic analysis for any future improvements within the district to ensure compatibility with surrounding uses.



Figure 1

Background/Discussion

The applicant, Spectrum Schools, has requested approval of a zone change and CUP to create a Planned Unit Development (PUD) district to support additional development of their facilities. Spectrum schools received their

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Updated: January 2023

last city approval in 2017, which permitted construction of the middle school building at 17823 Industrial Circle. After that approval, the City Council directed staff to remove educational uses as an allowed use in the Business Park zoning district, and all three Spectrum Facilities along Industrial Circle have been considered legal non-conforming uses since that change. The school has continued to operate under the legal non-conforming status but has recently been reviewing possible changes to their middle and high school buildings to support their academic and sports programming.

The request does not include an increase in the number of students (1,000 students in grades 6 to 12), which was permitted with their last approval in 2017. Their proposal to establish a PUD would only support the construction of additional facilities on the current middle and high school properties. The 6th grade building, which is part of a larger industrial condo building, would not be included in the PUD district and would continue to operate as a legal non-conforming use.

Approval of the PUD district will provide spectrum with an opportunity to grow within the current property boundaries of the middle school building (17823 Industrial Circle), and the new high school parcel created with the plat of Elk River SBC Addition. Once the PUD has been approved and recorded, future building or site additions, not supporting additional students, will require an administrative site plan review and a building permit.

PUD Concept Plans

The current PUD concept plans include an addition of an approximately 36,000 SF field house and a 13,000 SF classroom addition to the middle school building, remodeling of the existing high school gymnasium, a recreation field and parking expansion west of the high school, and a maintenance and storage garage. The submitted concept plans show a general layout and location of the uses, but the final plans may differ from these concepts and will require subsequent review and approval by city staff.

Building materials, design choices, parking standards, and setbacks must match the requirements of the Business Park district to ensure continuity with the surrounding industrial properties.

Staff reserve the right to require parking and traffic analysis for any future additions to verify traffic from the school will not detrimentally impact the operation of the surrounding industrial uses.

Applicable Regulations

Zone Change

In reviewing a proposed amendment, consideration shall be given to existing conditions within the area directly and indirectly affected by the proposal, the conservation of property values, the use to which the property affected is being devoted at the time, and relevant provisions, if any, in the land use plan.

The current middle and high school parcels are zoned BP (Business Park). The outlot west of the high school parcel, a portion of which is included in the proposed plat of Elk River SBC Addition is zoned I-1 (Light Industrial). The requested rezoning includes the existing middle school parcel and the proposed high school parcel. The rezoning to PUD must occur after approval of the Elk River SBC Addition plat.

The proposed uses on these parcels would not change, but the request supports expansion of existing uses on the same sites they currently have approval to operate. The student count will not change, and the overall impact to the surrounding parcels will be minimal.

Conditional Use Permit/PUD

City ordinances outline the process for reviewing a proposed PUD project and include a series of standards that the proposal should be evaluated against. Sec 30-1564 outlines these standards as follows:

1. *Land will be zoned into the PUD zoning district only upon approval of a concept plan for the PUD, pursuant to the procedure set forth in this section. A PUD will be authorized on land in a PUD zoning district only upon issuance of a conditional use permit, pursuant to the procedure set forth in this section.*
The applicant has submitted PUD concept plans as part of their application package. The plans include a variety of building and site improvements to support the existing educational use, including an approximately 36,000 SF field house and a 13,000 SF classroom addition to the middle school building, remodeling of the existing high school gymnasium, a recreation field and parking expansion west of the high school, and a maintenance and storage garage.
2. *The uses allowed in a PUD shall be limited to land uses consistent with the city's comprehensive plan and land use map, and to those uses identified in the concept plan for the PUD zoning district and the conditional use permit for the PUD.*
The Comprehensive Plan guides the existing middle school parcel (75-00659-0210) and high school parcel (75-00659-0115) for public/semi-public uses. This land use category supports educational uses, and all uses within the district support an existing educational use.
3. *The area of land to be included in a PUD shall be in uniform control of the applicant.*
The applicant owns all of the parcels included within the requested PUD district.
4. *A PUD shall be designed to form a desirable unified environment within its proposed boundaries, including uniform design elements, landscaping, lighting and signage.*
Proposed improvements within the district will support the existing educational uses on the parcels. Building additions within the district will be required to follow the Business Park design standards to ensure uniformity with the existing buildings that have been designed under those standards as well as consistency with the surrounding industrial uses.
5. *A PUD shall not cause undesirable impacts on adjacent lands and land uses. In particular, uses on the PUD perimeter shall be compatible with adjacent uses outside the PUD.*
Spectrum has operated on both parcels since their last approval in 2017. The PUD would permit expansion of the buildings but would not substantially change the characteristics of the use. The operation of the school has generally been compatible with adjacent land uses. The proposed uses are compatible with adjacent uses outside of the PUD.
6. *A PUD shall be served by adequate transportation, water, sanitary sewer and drainage systems.*
The project area will be served by public services and detailed plans will be reviewed with each phase of the project. The PUD agreement will require all future improvements to receive administrative site plan and building permit approval to ensure state and local standards are met.
7. *A PUD shall not adversely affect existing or proposed parks, schools, streets or other public facilities.*
The PUD will support an existing school operation and allow the school to better support their students. The use has existed on these sites for several years, and the PUD will not adversely affect existing or proposed public facilities.
8. *The council may establish varied and reasonable lot area, frontage, side yard, and setback requirements for a PUD and may authorize a density which it determines to be appropriate under the circumstances. Any permitted density shall be consistent with the city's comprehensive plan and not adversely affect the public health, safety and welfare.*
Approval of a PUD agreement, outlining the performance standards and approval process for the current project and future development within the concept plan, is included as a condition of approval. The review and approval of that agreement will take place during a subsequent City Council meeting.

9. *More than one principal building may be constructed on a lot within a PUD if authorized by the council. Unless otherwise permitted by the council, a PUD shall comply with the schedules of dimensional regulations set forth in this article, except that individual lots shall have no less than 80 percent of the minimum area for similar uses.*
The project does not conflict with standards described in city code.

Financial Impact

None

Mission/Policy/Goal

- Meet changing needs - Agile
- Support the educational goals of the community
- Ethical, efficient, and responsible

Attachments

- Location Map
- Applicant's Narrative
- Site Plans



Spectrum High School

Zone Change & Conditional Use Permit

Case No: ZC 23-08
CU 23-24

ZONING CHANGE APPLICATION

Description of Project Narrative

Type written narrative explaining your request in detail should include, but not limited to, all the following applicable information:

- ***Detailed description/scope of project. What is being proposed?***

Project proposed includes an addition of an approx. 36,000 s.f. fieldhouse first floor (plus approx. 24,000 s.f. second floor) and remodeling of the existing 9,585 s.f. high school gymnasium into an auditorium/performing arts center.

- ***What are the reasons/purposes for the proposed Zone Change?***

Spectrum High School received their last approval in 2017 authorizing the operation of the 7th/8th grade center, an educational use in a Business Park district.

Shortly after, the City Council adopted an ordinance amendment removing institutional uses – education – from Business Park Districts. This change caused reclassification of Spectrum High school’s education use to a “legal non-conforming use”. This restricted Spectrum High School from further expansion into the Business Park district, while allowing the school to continue operating in the same capacity for which it had been approved in its current locations. Changing only Spectrum High School’s parcels to a PUD avoids having to restore education use in a Business park.

The purpose is to more closely align the zoning of the multiple properties to the approved and current use of the properties for educational use. This will allow current and future projects to be completed within the accepted zoning use instead of the current industrial park.

- ***What has changed to warrant the Zone Change?***

- ☐ ***How is the request consistent with City of Elk River Comprehensive Plan?***

The zoning change allows current and future projects to be completed within the accepted zoning use instead of the ordinance controlling use within the current industrial park. The zoning change allows the City of Elk River Planning Department and City Council to continue its intent to disallow educational use within the business park (non-PUD sites) while also working with Spectrum High School to fulfill the intended goal numbers on property already owned by the school/building company.

- ☐ ***How compatible is it with surrounding properties?***

Spectrum High School has existed at this location since 2011. They have expanded at two adjacent sites; the 6th grade center in 2014 and the 7th and 8th Grade in 2018. The school has done everything within their control to reduce any neighborhood concerns such as traffic, bus routes, drop off and pick up procedures, and parking lot expansion. These measures have greatly reduced impact on other business functions. Spectrum reports positive relationships with neighboring businesses.

- ☐ ***What are the benefits to the City?***

Rezoning Spectrum properties from the current Industrial Park to a PUD takes away the precedent allowing educational use in an industrial park. The city limits the growth of the school (currently located in the business park) to these PUD properties and is able to anticipate future expectations.

CONDITIONAL USE PERMIT APPLICATION

Application Requirements

Each of following applicable requirements (unless waived by staff) shall be submitted:

- ☐ Application Fee
- ☐ **Full legal description** of the subject property **in an editable Word format**
 - See attached narrative
- ☐ A typewritten narrative (see Description of Project Narrative)
 - See attached narrative
- ☐ Site, Utility, Grading/Drainage Plan
 - At time of design and permitting these will be addressed.
- ☐ Landscape Plan completed by registered landscape architect
 - At time of design and permitting these will be addressed.
- ☐ Drainage Calculations o The grading/drainage plan must be reflective of the final plan, including any revisions required by the Technical Evaluation Panel, if appropriate.
 - At time of design and permitting these will be addressed.
- ☐ Building Elevations, including one (1) color rendering o For townhome projects, calculations of material by elevation must be included.
 - Provided for only current proposed building addition.
- ☐ Floor Plans
 - Provided for only current proposed building addition.
- ☐ Wetland Delineation (if wetlands are present)
 - Does not apply
- ☐ Wetland Mitigation Plan (if wetlands are impacted) o The wetland delineation and mitigation must be reviewed by the Technical Evaluation Panel and revisions made prior to review by the Planning Commission.
 - Does not apply
- ☐ EAW/EIS Requirements o The EAW/EIS process must be in concert with any application process. The Planning Commission must comment on an EAW/EIS along with an application.
 - At time of design and permitting, these will be addressed.

Description of Project Narrative

☐ Detailed description/scope of project.

☐ What is being proposed?

Project proposed includes an addition of an approx. 36,000 s.f. fieldhouse first floor (plus approx. 24,000 s.f. second floor) and remodeling of the existing 9,585 s.f. high school gymnasium into an auditorium/performing arts center.

☐ How is the request consistent with City of Elk River Comprehensive Plan?

The zoning change allows current and future projects to be completed within the accepted zoning use instead of the ordinance controlling use within the current industrial park. The zoning change allows the City of Elk River Planning Department and City Council to continue the intent to disallow educational use within the business park (non-PUD sites) while also working with Spectrum High School to fulfill the intended goal numbers on property already owned by the school/building company.

☐ Hours of Operation 7:00 a.m.- 3:30 p.m.

☐ Number of Employees Staff - 103 full-time and 90 part-time Students – approximately 1,000 at full capacity

☐ Number of parking stalls High School - Existing: 264 Sixth Grade (condominium) Existing: 65 7/8 Grade Center Existing: 57 Donated property -Physical education field (future) 100-113 parking

potential

☐ Is there proposed screening of the site?

No

☐ Proposed building materials

☐ How do they comply with applicable design standards?

- Materials to be matching Precast Panels to existing building(s)
- Materials comply with applicable design standards and are the most compatible with the existing building architecture being added onto. Design and construction is consistent with other building in the immediate area.

☐ Signage – (at time of installation, a separate permit is required for each sign)

☐ How many?

Unknown at this time. A separate design and permit process will be followed if signage added.

☐ Proposed sizes?

Unknown at this time. A separate design and permit process will be followed if signage added.

☐ Locations?

Unknown at this time. A separate design and permit process will be followed if signage added

☐ What type?

Unknown at this time. A separate design and permit process will be followed if signage added.

☐ Is there outdoor storage? ☐ What is being stored?

- Outdoor trash and storage exists from prior projects. No change is proposed – no change in use or population?

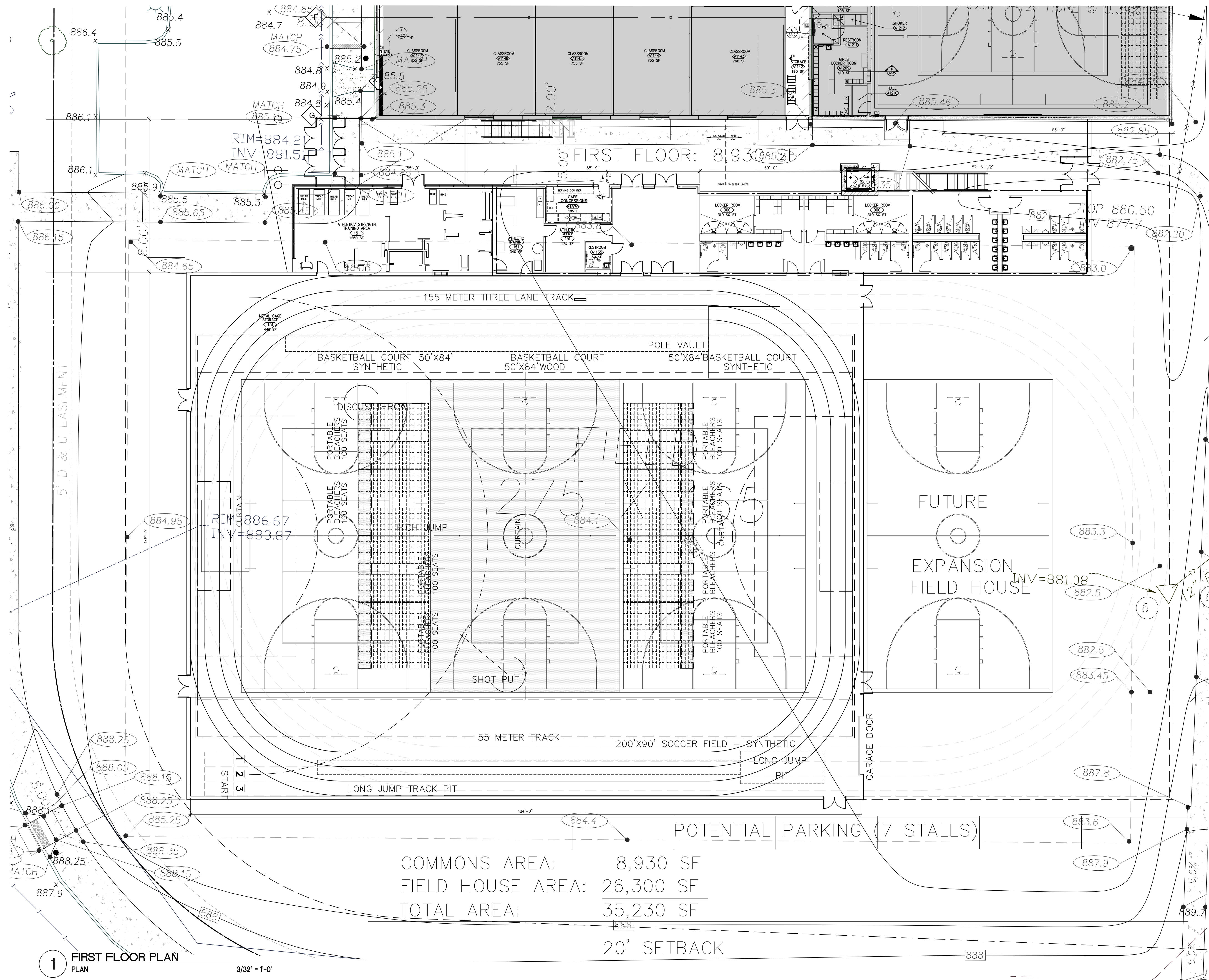
- The future High School addition includes maintenance storage and garage to be located in the current trash area. Space would be provided in the layout of the storage addition to accommodate trash. A separate design and permit process will be followed if this future addition occurs.

☐ ***How much?***

Existing meets schools needs and current city requirements– no changes proposed.

☐ ***Proposed screening?***

Existing meets current city requirements– no changes proposed.



1 FIRST FLOOR PLAN
PLAN

3/32" = 1'-0"



SPECTRUM HIGH SCHOOL
17823 Industrial Circle NE
Elk River, Minnesota 55330

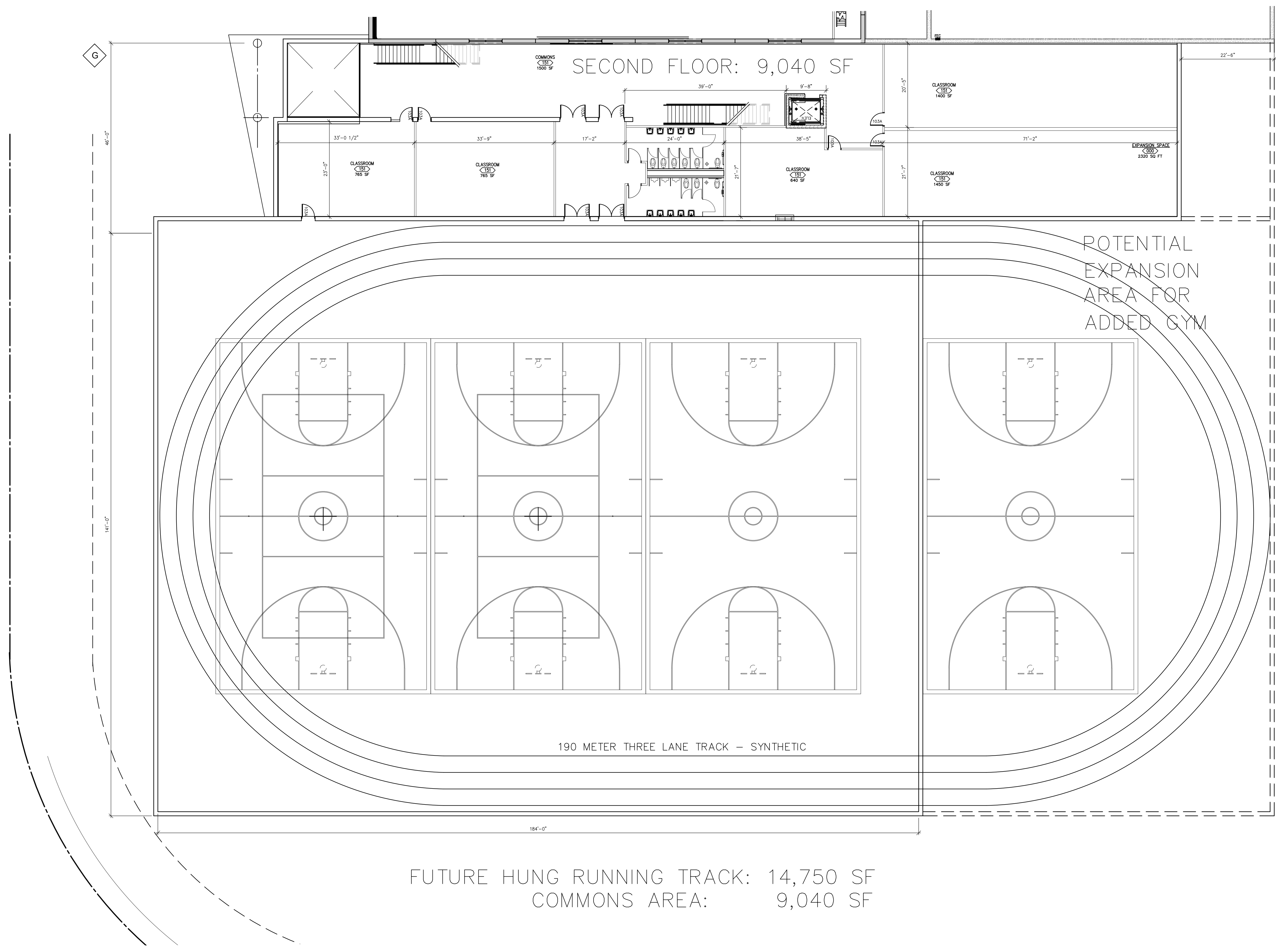
202300-011
PRELIMINARY 08/21/2023
PRELIM QTY DISCUSS 09/24/2023

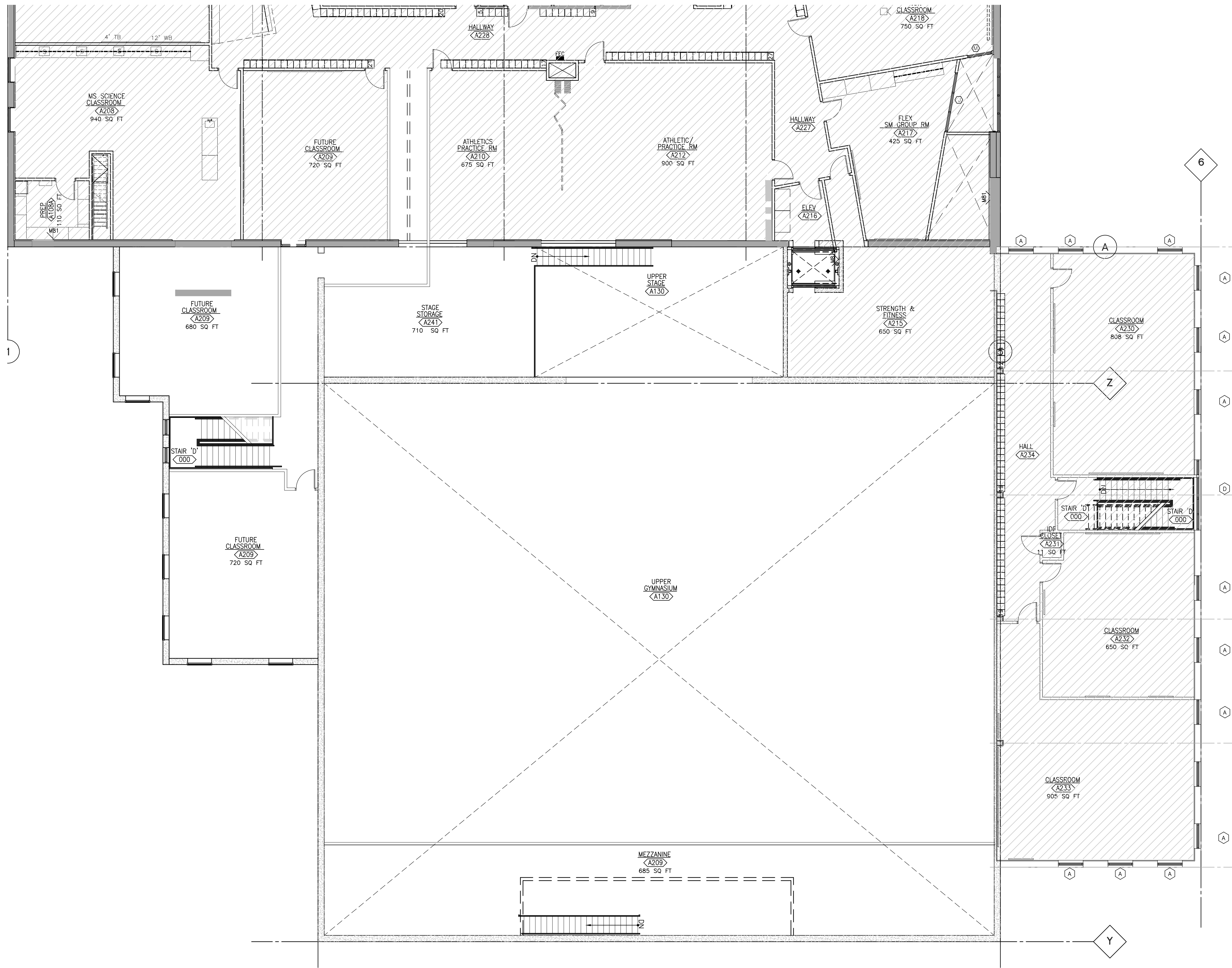
7TH AND 8TH GRADE CENTER
FIRST FLOOR - OPTION L

A2.0

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.
Date 07/26/2023 Reg. No. 21839
Architects Inc.

1 SECOND FLOOR
PLAN
3/32" = 1'-0"





1 SECOND FLOOR
PLAN
1/8" = 1'-0"

SPECTRUM HIGH SCHOOL
17823 Industrial Circle NE
Elk River, Minnesota 55330

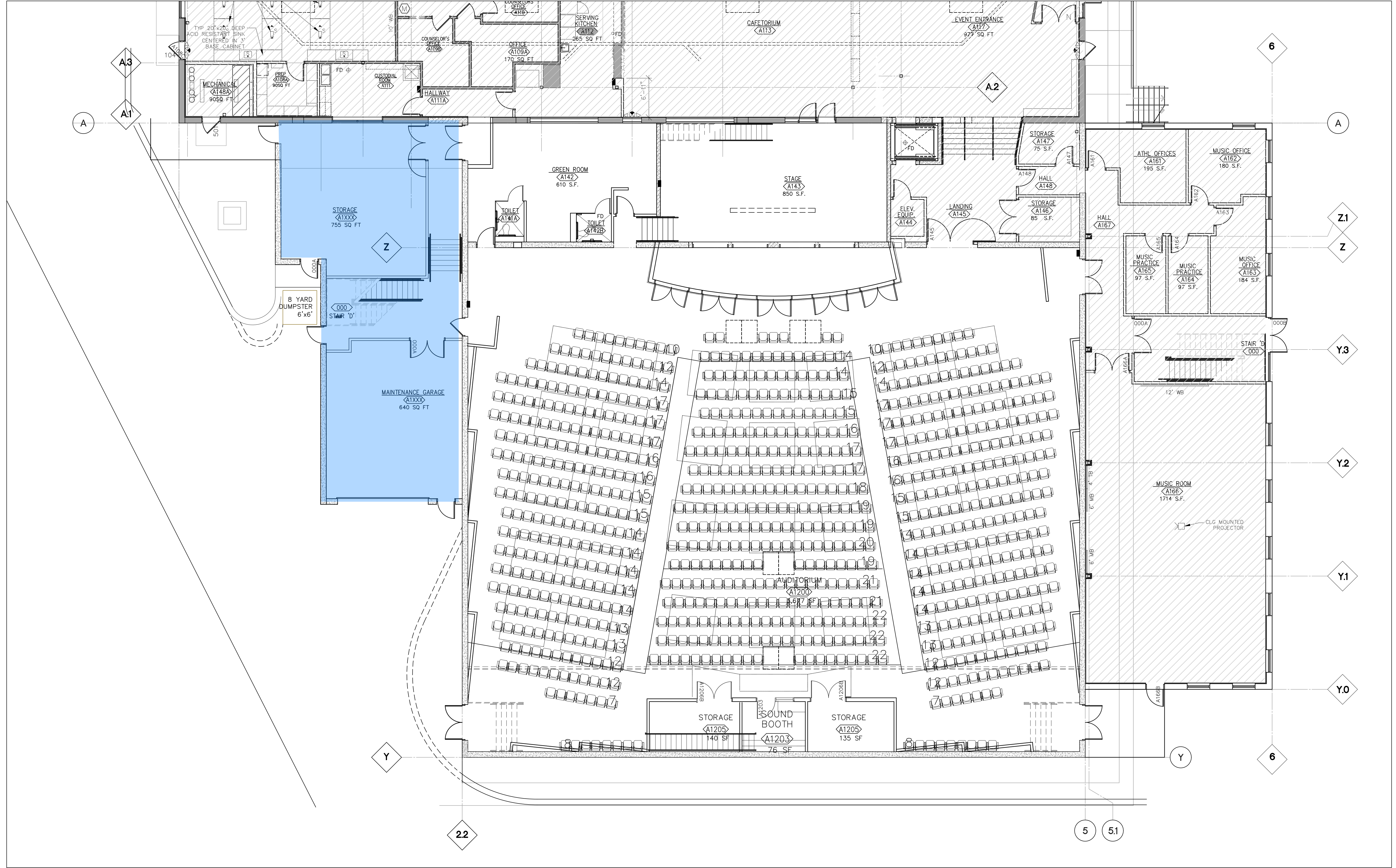
201700-01
PRELIMINARY 07/07/2023

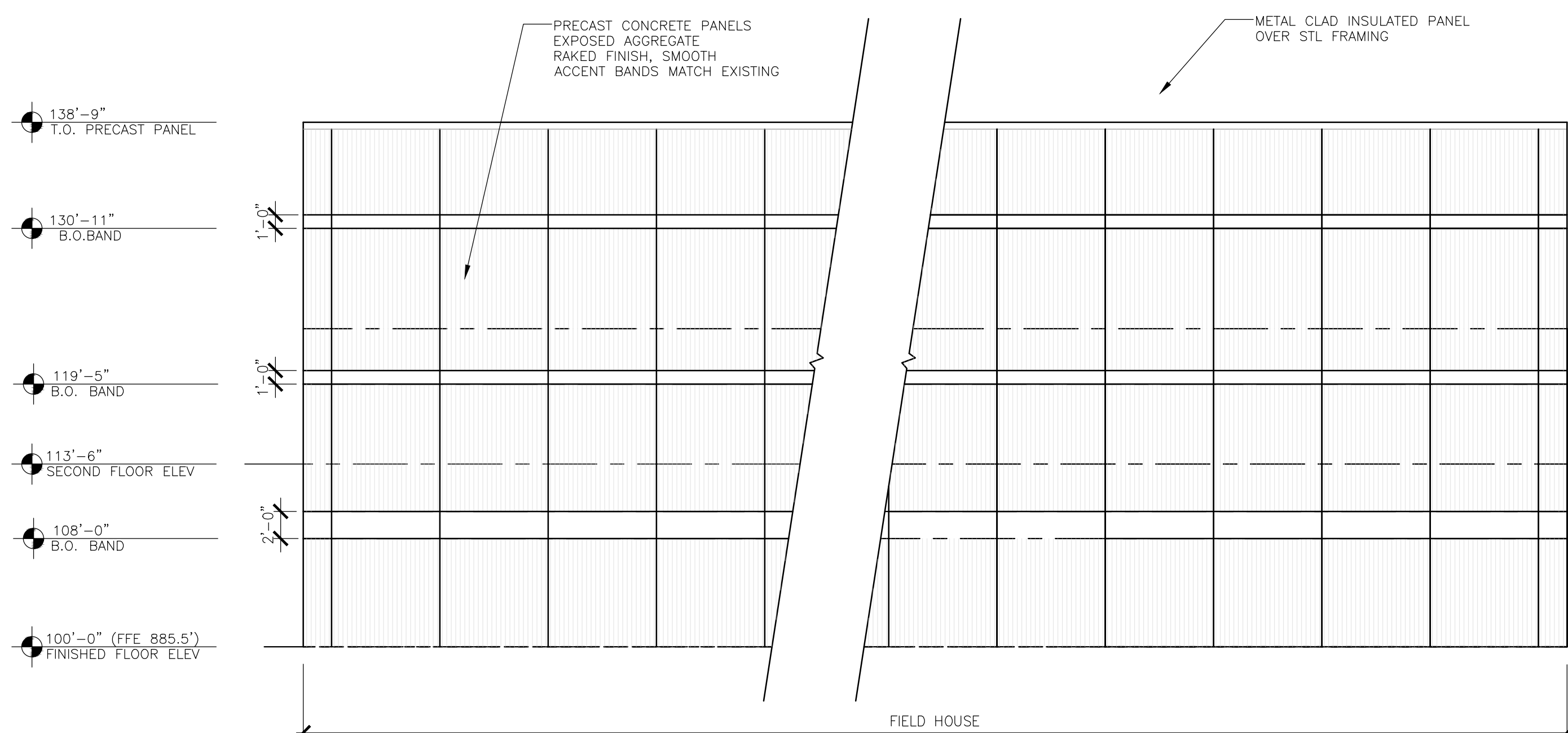
HIGH SCHOOL
SECOND FLOOR WEST

A2.1

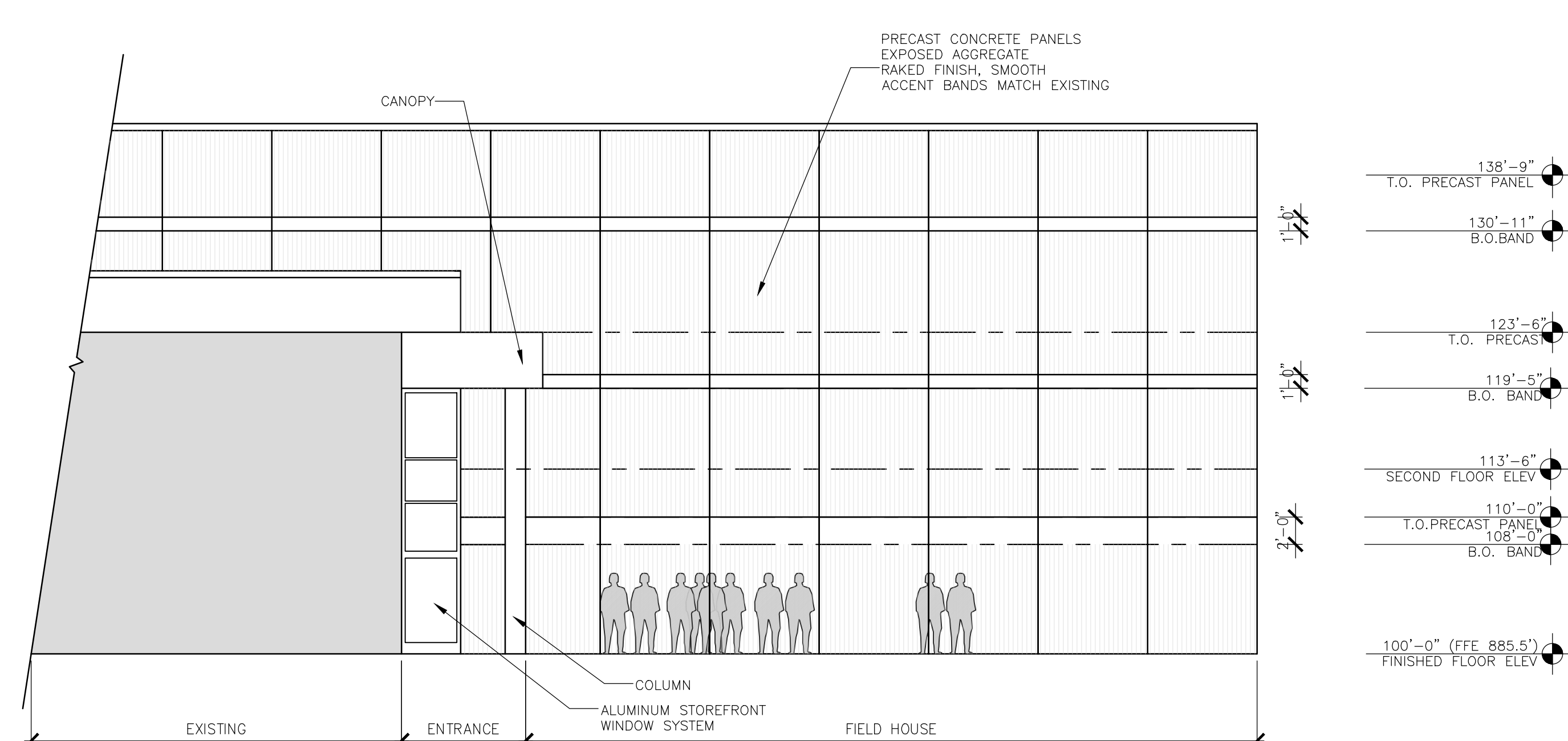
I hereby certify that this plan, specification, or contract document was prepared by me or under my direct supervision and that I am a duly Licensed Professional Architect under the laws of the State of Minnesota.
J. VandenBroucke
Date 07/07/2023 Reg. No. 21039



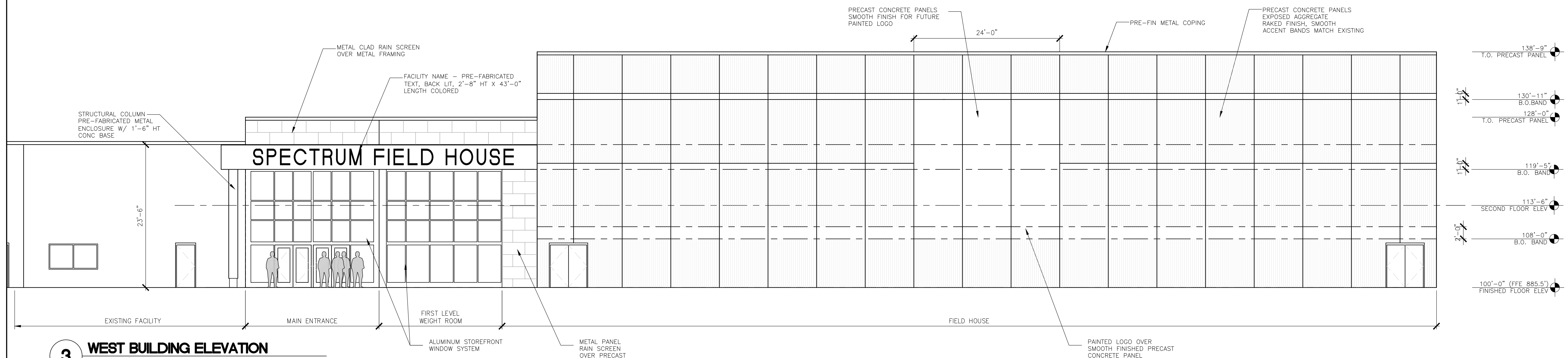




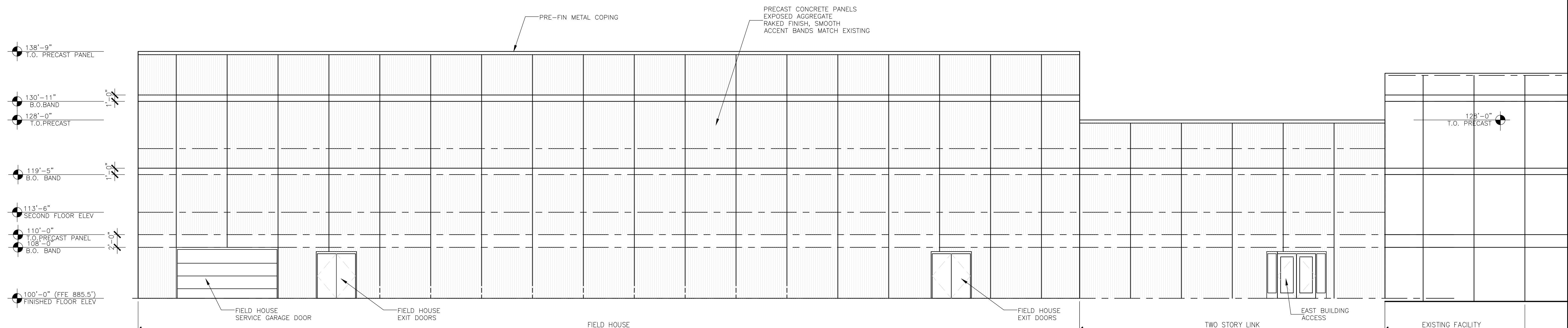
1 SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



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



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



4 EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

BLOCH
ENGINEERING

BLOCH ENGINEERING, PLLC
blochengineering.com

32210 XEON ST NW
CAMBRIDGE, MN 55008

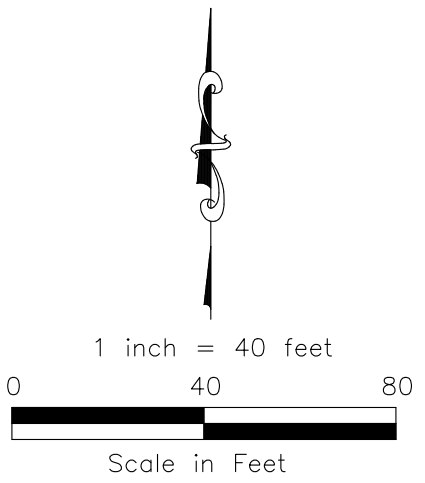
krystle@blochengineering.com

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.

08	KRYSTLE L. BLOCH	49893	LIC. NO.
	7-21-2023		
	DATE		

SPECTRUM HIGH SCHOOL
17796 INDUSTRIAL CIRCLE NW
ELK RIVER, MN

OWNER: SPECTRUM SCHOOLS

[illegible]

Page 36 of 20

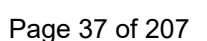
BLOCH
ENGINEERING

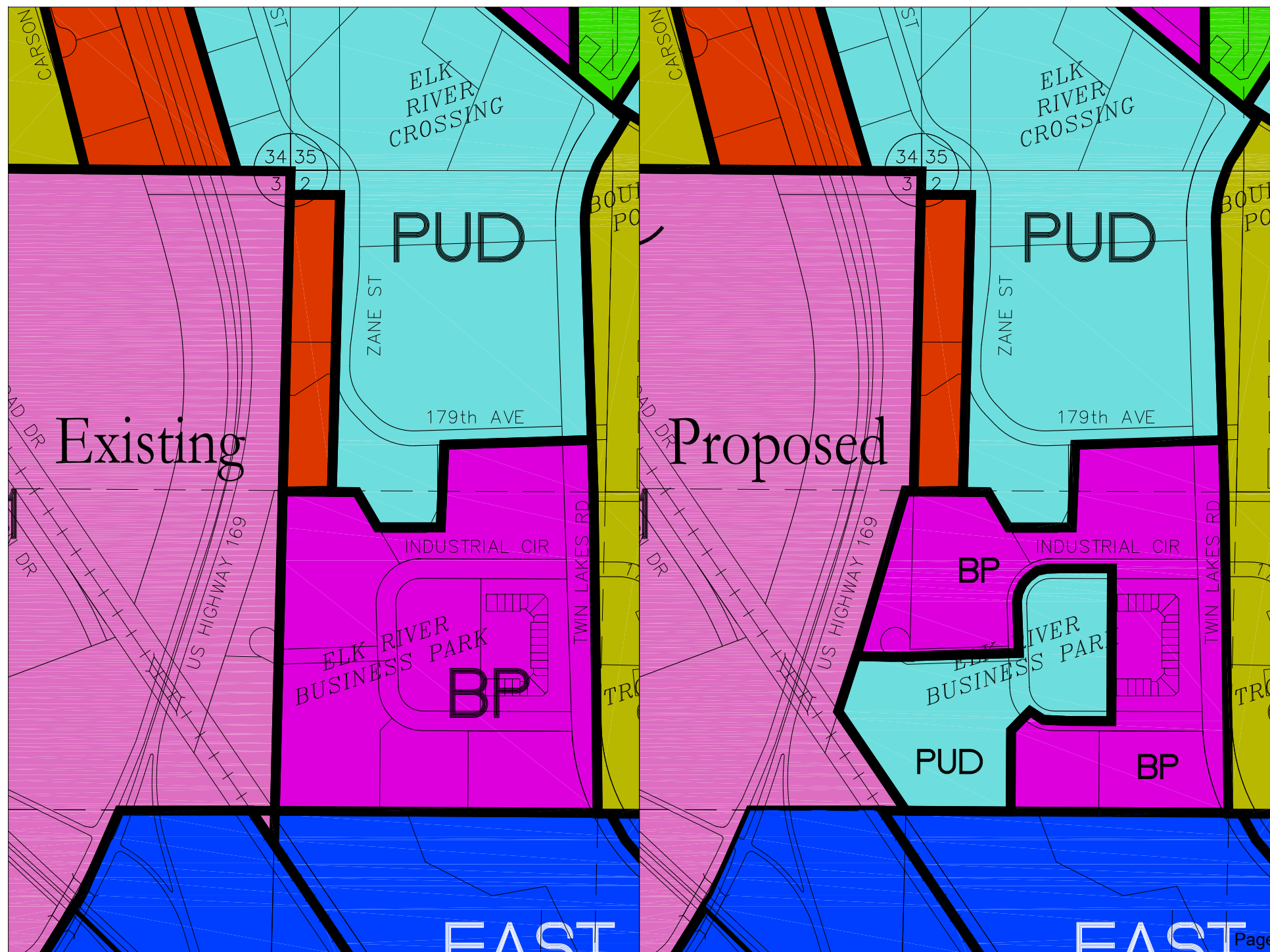
32210 XEON ST NW
CAMBRIDGE, MN 55008

I HEREBY CERTIFY THAT THIS DESIGN 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.

 KRISTLE L. BLOCH

OWNER: SPECTRUM SCHOOLS

[illegible]





Ordinance 24 - ____

An Ordinance Amending the Zoning Map of the City of Elk River, Minnesota, Rezoning Certain Property from Light Industrial (I-I) and Business Park (BP) to Planned Unit Development (PUD)

The City Council of the City of Elk River does hereby ordain as follows:

SECTION 1. That the duly adopted Zoning Map of the City of Elk River is hereby amended to rezone the property described in Exhibit A to Planned Unit Development (PUD).

SECTION 2. That the rezoning approved by this Ordinance is based on the following findings:

- 1. The rezoning is consistent with the City of Elk River Land Use Plan adopted, and updated, as part of the City of Elk River Comprehensive Plan.**

SECTION 3. That this ordinance shall take effect upon satisfaction of the conditions noted in Exhibit B and be published as provided by law.

Passed and adopted by the City Council of the City of Elk River this 4th day of March, 2024.

John J. Dietz, Mayor

ATTEST:

Tina Allard, City Clerk

Exhibit A

Lot 2, Block 2, Elk River Business Park, Sherburne County, Minnesota

AND

Lot 1, Block 1, Elk River SBC Addition, Sherburne County, Minnesota

Exhibit B

1. City Council approval of the preliminary and final plat of Elk River SBC Addition.
2. The plat must be recorded prior to recording the ordinance amending the zoning to PUD.
3. A PUD agreement shall be approved by the City Council prior to recording the Zone Change.

CITY OF ELK RIVER
SHERBURNE COUNTY

CONDITIONAL USE PERMIT
Case No. CU 23-24

Permit. Subject to the terms and conditions set forth herein, the City of Elk River hereby grants a Conditional Use Permit (“Permit”) requested by **Spectrum High School** for the following use:

Conditional Use Permit for a Planned Unit Development at 17796 Industrial Circle NW, Elk River

Property. The Permit is for the following described property (“Subject Property”) in the City of Elk River, Sherburne County, Minnesota:

Lot 2, Block 2, Elk River Business Park, Sherburne County, Minnesota

AND

Lot 1, Block 1, Elk River SBC Addition, Sherburne County, Minnesota

Owner. Owner of the Subject Property at time of the approval of the Permit:

Spectrum Building Company, owner

Conditions. The Permit is issued with the following conditions to satisfy the standards set forth in Section 30-654:

1. **Capacity of the school, combination of all three facilities (17796 Industrial Circle, 11044 Industrial Circle, and 17823 Industrial Circle) within the industrial park, shall not exceed 1,000 students.**
2. **No school-related parking shall be permitted on the adjacent public street.**
3. **Due to the industrial nature of the neighborhood, the school recognizes that noise, odors, truck traffic, and other undesirable effects may be present.**
4. **The City Council shall approve a PUD agreement prior to releasing any building permits within the district.**

5. The city may require parking and traffic analysis for any future improvements within the district to ensure compatibility with surrounding uses.
6. Building design, materials, and setbacks must match the requirements of the Business Park district.

Termination of Permit. The Permit shall remain in effect only for so long as the conditions set for the herein are complied with. The City may revoke the Permit following a public hearing for violation of the terms and/or conditions set forth in the Permit.

Lapse. If within two (2) years of the issuance of the Permit the proposed work described in a conditional use permit has not been substantially completed, the permit shall expire and become void, except that the council may, following recommendation of the planning commission, extend the permit for an additional period determined by the council on the receipt of a request for a permit extension prior to its expiration. A conditional use permit authorizes only the use specified in the permit and shall expire if, for any reason, the authorized use ceases for more than six (6) months.

Criminal Penalty. Both the owner and any occupant of the Subject Property are responsible for compliance with the permit. Violation of the terms of the Permit is a criminal misdemeanor.

Recording. The Permit shall be recorded against the title to Subject Property.

Dated: _____, 2024.

CITY OF ELK RIVER

By: _____
Mayor John J. Dietz

By: _____
City Clerk Tina Allard

STATE OF MINNESOTA)
) ss.
COUNTY OF SHERBURNE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by John J. Dietz and Tina Allard, respectively, the Mayor and City Clerk of the City of Elk River, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by the City Council.

Notary Public

DRAFTED BY:
City of Elk River
13065 Orono Parkway NW
Elk River, MN 55330
Phone: 763-635-1032

DRAFT

Sec 30-xxx. Spectrum School PUD

- A. Legal Description. The following described property located within the City of Elk River, Sherburne County, Minnesota is hereby zoned PUD, Planned Unit Development:

Lot 2, Block 2, ELK RIVER BUSINESS PARK, Sherburne County, Minnesota

Lot 1, Block 1, ELK RIVER SBC ADDITION, Sherburne County, Minnesota

- B. PUD Development Standards. The property shall be subject to the following standards.

(1) Uses

a. Permitted Uses

1. Educational Institutions

b. Accessory Uses

1. Parking lots
2. Structures, accessory.
3. Towers (less than 60 feet in height).
4. Signs consistent with the Business Park zoning district.
5. Private recreational facilities subordinate to the principal use.

(2) Lot Size

- a. The PUD permits lot sizes consistent with the Business Park zoning district.

(3) Setbacks

- a. All building setbacks shall be consistent with the Business Park zoning district.
- b. All other setbacks shall be consistent with the relevant section of the city code.

(4) Additional Design Standards:

- a. All development shall be consistent with the Business Park zoning district design standards.

- (5) Any requirement not specifically described within this section shall remain consistent with the City of Elk River Code of Ordinances.

- C. Development Plans. The PUD shall be developed in accordance with the following plans, as amended from time to time, on file at city hall.

Plan A – Site plans included reviewed by the Elk River City Council and included in their packet on March 4, 2023, and subject to all conditions of approval.



Request for Action

To
Planning Commission

Item Number
4.4

Meeting Date
April 23, 2024

Prepared By
Zack Carlton, Community Development Director

Item Description
Ordinance Amendment: Bradford Park PUD

Reviewed by:
Chris Leeseberg

Action Requested

Recommend, by motion, adoption of the proposed ordinance amendment establishing and outlining the development standards for the Bradford Park PUD.

Background/Discussion

The City Council approved the plat and PUD for the Bradford Park subdivision last year, prior to the ordinance change amending the city code related to PUDs. City code now states that PUDs should be established with an ordinance rather than through the CUP process. This change was made to improve the availability of PUD information for residents or developers working within the PUD, and to ease future amendments to the PUD district.

While this subdivision was approved under the previous guidance, requiring a PUD agreement rather than an ordinance, city staff initiated the ordinance amendment process to codify the PUD standards in accordance with the current process. As development of the site has not yet begun, the transition to an ordinance puts the project in a better long term position for developers, and especially residents, as they begin to establish themselves in the city.

The proposed PUD ordinance incorporates the plans and development standards discussed during the Planning Commission and City Council meetings, including the conditions of approval from the City Council. The City Council packet is also attached for reference.

Financial Impact
None

Mission/Policy/Goal

Simplify city ordinances and policies.

Support the growth and development of the residential community.

Attachments

1. City Council Packet 7-17-2023
2. Bradford Park PUD Ordinance

The Elk River Vision

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





Request for Action

To Mayor and City Council		Item Number 7.9
Agenda Section Public Hearings	Meeting Date July 17, 2023	Prepared by Zack Carlton, Community Development Director
Item Description Lennar's Bradford Park Subdivision– Property IDs 75-136-1300, 2400, 3100, 3200, 4200, & 4300 a. Zone Change: R1d (Single-Family) to PUD (Planned Unit Development) b. Conditional Use Permit: Establish a Residential PUD for Bradford Park c. Preliminary Plat: Bradford Park	Reviewed by Chris Leeseberg, Senior Planner	
	Reviewed by Cal Portner, City Administrator	

Action Requested

Adopt, by motion, an ordinance rezoning the subject properties from R-1d (single-family residential) to Planned Unit Development (PUD), subject to the condition that Council approves a PUD agreement outlining the standards of the subdivision.

Approve, by motion, the Conditional Use Permit establishing a residential Planned Unit Development (PUD), with the following conditions:

1. A PUD Agreement shall be developed and signed by both parties prior to releasing a final plat for recording.
2. Streets and access must comply with MN State Fire Code Chapter 5 and Appendix D.
3. Staff approval of all site, utility, engineering, and landscaping plans.
4. Submit a phasing plan outlining the anticipated subdivision additions.
5. Hydrants must be spaced to ensure all portions of a residence are within 250 feet of a hydrant.
6. All watermain shall be looped. Dead-end watermain are not permitted.
7. The water main beneath Ivanhoe Parkway shall be continuous along the entire street to the connection beneath CR 40.
8. The water main beneath Ivanhoe Parkway should be increased from an 8" line to a 12", matching the existing pipe size in Miske Meadows.
9. The existing lift station must remain energized throughout the entire construction process.
10. State and local approval of all wetland permits related to the proposed wetland fill.



Figure 1

The Elk River Vision

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



11. An internal monotony code for home facades shall be developed and memorialized in the PUD agreement.
12. Construct trails and trail connections as recommended by the Park and Recreation Commission.
13. Mailboxes shall be clustered.
14. The front yard setback of 25 feet shall apply to both streets for all corner lots.
15. Driveways shall be limited to 20 feet wide at the property line.
16. All buildable lots shall include a drainage and utility easement for areas within the 45-foot wetland setback or within 45 feet of the OHW for stormwater ponds.
17. Grading for trails along the pond shall be designed to minimize impacts to existing grades and vegetation.
18. Grading for the trail north of Ivanhoe shall be updated to create a stable platform/bench for the trail. Slopes leading to and from the trail must be reduced to minimize erosion.
19. Landscape plans shall identify an overstory tree in the front yard of every parcel and no more than four of the same tree species shall be on adjacent lots.
20. Add a trail/sidewalk to the southside of Ivanhoe Parkway as it crosses the pond.
21. Complete the trail loop around the central pond as part of this approval of the Bradford Park development.
22. Complete the trail connection from the park trail to the sidewalk near lots 45 and 46.
23. Create a trail connection from the sidewalk near lot 194, between basins J and K, to the trail along the pond. This provides maintenance and pedestrian access.
24. Establish a trail connection through outlot C.
25. The street terminating near lots 38 and 39, shall end in a full cul-de-sac.
26. A sign noting "future through street" shall be posted at all temporary dead-end streets.
27. The cost to construct the central trail, as identified in the attached park and trail exhibit, shall be funded by the city through park dedication funds.
28. The cost to construct the 10-foot trail along Cleveland St NW (CR 40) shall be dedicated to the city and will be used to fund a city project constructing a larger trail project along the corridor.

Approve, by motion, the Preliminary Plat of Bradford Park subject to the following conditions:

1. Council approval of the Conditional Use Permit (CU 23-10) and Zone Change (ZC 23-05) supporting the plat.
2. The PUD agreement for Bradford Park must be recorded.
3. All recommendations from the Parks and Recreation Commission.

Background/Discussion

(Case File P 23-04) The applicant, US Home LLC, (Lennar) has submitted a proposal for a new residential subdivision to be named Bradford Park. The project area includes 250 acres of land immediately south of the Miske Meadows Subdivision, east of Trott Brook Farms, and west of Cleveland Ave (County Road 40). The applicant introduced the project in 2022 through the concept review process. The current application responds to many of the comments made during those meetings.

The proposal seeks approval of 314 single-family parcels ranging between 55 and 65 feet wide. The current development area is generally located north and west of the centrally located pond. The area south and east of the pond is not included in the current request for review and approval. However, the plans include a concept of what the area may look like under a future application. This concept plat shows a denser development style than the current request.

Park and Recreation Commission

The Park and Recreation Commission reviewed this project over the course of three public meetings. The discussions included trail locations and size, additional trail connections, land to be dedicated for park uses, moving lots to accommodate trail and park plans, and cost sharing of a trail.

After a robust conversation on these topics, the Commission made a number of recommendations that will shape the park and trail network. Their recommendations are as follows:

1. The proposed preliminary plat and subsequent final plats shall dedicate a total of 27.37 acres of land to the city for park purposes – there will be no cash dedication with this preliminary plat approval.
2. Move lots #180 through #184 further west within outlot H to create a more centralized access to the planned park at the south end of the pond feature.
3. The regional trail within the development (shown in blue in the attached park exhibit) shall be paid for with a cost sharing agreement between the city and developer using existing Park Dedication Funds.
4. A 10-foot-wide trail connection between the sidewalk on the south side of Road G and the regional trail connection between basins J and K. This trail connection will be paid for by the developer.
5. Approval of the trail layout depicted in the attached park and trail exhibit.
6. A developer funded trail along the west side of Cleveland Ave/CR 40 that will be constructed by the city as part of a larger trail project.

The final costs of the regional trail and the city's cost sharing obligation will not be finalized until the development agreement(s) which approve those public improvements are developed and approved by the City Council. The Park and Recreation Commission will also review all final plats and plan sets as the project is phased in.

Planning Commission and Public Hearing

During the public hearing, five residents spoke and asked questions regarding the project. Questions included impacts to wildlife, tree removals, traffic safety, and intersection designs. Wildlife and natural feature questions were addressed during the Environmental Assessment Worksheet (EAW) review process and included numerous comments from the DNR. Most trees on the property will be removed over the course of development, but this will happen in phases over a period of years. Trees will be added as part of the development process, but it will not replace the number of trees which will be removed. Wildlife will relocate during the phased removal and grading. State standards regarding protected species will be followed at all times.

A traffic analysis was included with the EAW. This was reviewed by city staff and amended based on staff feedback. The analysis identified a need for improvements to the planned intersection with Cleveland Ave and the developer will work with the county on the designs for the turn and bypass lanes.

Additional public comments regarding the overall density of the project were expressed during the comment period. Staff has also met with a resident, Jim Sweazy, who is bordered by the project on three sides. Mr. Sweazy has submitted two comment letters, both of which are included in this staff report. The density concerns question the lot sizes proposed with this project, current plans show lots as small as 55-feet wide, and their placement near private properties. It is important to note that the areas of highest density, attached townhomes, shown during the concept review are not included in the current request for approval. This includes the areas abutting Mr. Sweazy's property.

The Planning Commission discussed the density and overall design of the project. They shared the resident concerns regarding locating density close to private properties and asked how this proposal compares to staff and commission discussions regarding planned ordinance updates to our residential districts. The proposal is

similar in scope regarding lot sizes and ratios but does not distribute the housing types as had been discussed during those conversations. However, the Commission recognized that the proposed plans were generally consistent with the concept plans reviewed in 2022 and were comfortable with the project as proposed. The Commission also made it clear to the developer/applicant that when the phase two preliminary plat request is submitted there will need to be a reduction in the proposed density around the neighboring property lines.

The Planning Commission unanimously recommended approval of all three requests.

Financial Impact

None

Mission/Policy/Goal

Supports the growth and development of the residential and business communities

Attachments

- Planning Commission Packet dated May 23, 2023
- Park and Trail Exhibit
- Public Comment Letters
- Updated Plans Received June 23, 2023
- Development Phasing Plan
- Applicant's Response Letter to Recommended Conditions
- Zone Change Ordinance



Request for Action

To Planning Commission		Item Number 4.4
Agenda Section Public Hearings	Meeting Date May 23, 2023	Prepared by Zack Carlton, Community Development Director
Item Description US Home LLC & Rick Foster – Property IDs 75-136-1300, 2400, 3100, 3200, 4200, & 4300 - Zone Change from R1d (Single-Family) to PUD (Planned Unit Development), Case No. ZC 23-05 - Conditional Use Permit Establishing a PUD for Bradford Park Subdivision, Case No. CU 23-10. - Preliminary Plat of the Bradford Park subdivision, Case No. P 21-08		Reviewed by Chris Leeseberg, Senior Planner
		Reviewed by

Action Requested

Recommend, by motion, approval of a Zone Change that rezones the subject property from R-1d to Planned Unit Development (PUD), subject to the condition that Council approves a PUD agreement outlining the standards of the subdivision.

Recommend, by motion, approval of the Conditional Use Permit establishing a residential Planned Unit Development (PUD), with the following conditions:

1. A PUD Agreement shall be developed and signed by both parties prior to releasing a final plat for recording.
2. Streets and access must comply with MN State Fire Code Chapter 5 and Appendix D.
3. Staff approval of all site, utility, engineering, and landscaping plans.
4. Submit a phasing plan outlining the anticipated subdivision additions.
5. Hydrants must be spaced to ensure all portions of a residence are within 250 feet of a hydrant.
6. All watermain shall be looped. Dead-end watermain are not permitted.
7. The water main beneath Ivanhoe Parkway shall be continuous along the entire street to the connection beneath CR 40.



Figure 1

The Elk River Vision

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



8. The water main beneath Ivanhoe Parkway should be increased from an 8" line to a 12", matching the existing pipe size in Miske Meadows.
9. The existing lift station must remain energized throughout the entire construction process.
10. State and local approval of all wetland permits related to the proposed wetland fill.
11. An internal monotony code for home facades shall be developed and memorialized in the PUD agreement.
12. Construct trails and trail connections as recommended by the Park and Recreation Commission.
13. Mailboxes shall be clustered.
14. The front yard setback of 25 feet shall apply to both streets for all corner lots.
15. Driveways shall be limited to 18 feet wide at the property line.
16. All buildable lots shall include a drainage and utility easement for areas within the 45-foot wetland setback or within 45 feet of the OHW for stormwater ponds.
17. Grading for trails along the pond shall be designed to minimize impacts to existing grades and vegetation.
18. Grading for the trail north of Ivanhoe shall be updated to create a stable platform/bench for the trail. Slopes leading to and from the trail must be reduced to minimize erosion.
19. Landscape plans shall identify an overstory tree in the front yard of every parcel and no more than four of the same tree species shall be on adjacent lots.
20. Add a trail/sidewalk to the southside of Ivanhoe Parkway as it crosses the pond.
21. Complete the trail loop around the central pond as part of this approval of the Bradford Park development.
22. Complete the trail connection from the park trail to the sidewalk near lots 45 and 46.
23. Create a trail connection from the sidewalk near lot 194, between basins J and K, to the trail along the pond. This provides maintenance and pedestrian access.
24. Establish a trail connection through outlot C.
25. The street terminating near lots 38 and 39, shall end in a full cul-de-sac.
26. A sign noting "future through street" shall be posted at all temporary dead-end streets.

Recommend, by motion, approval of the Preliminary Plat of Bradford Park subject to the following conditions:

1. Council approval of the Conditional Use Permit (CU 23-10) and Zone Change (ZC 23-05) supporting the plat.
2. The PUD agreement for Bradford Park must be recorded.

Background/Discussion

The applicant, US Home LLC, (Lennar) has submitted a proposal for a new residential subdivision to be named Bradford Park. The project area includes 250 acres of land immediately south of the Miske Meadows Subdivision, east of Trott Brook Farms, and west of Cleveland Ave (County Road 40). The applicant introduced the project in 2022 through the concept review process. The current application responds to many of the comments made during those meetings.

The proposal seeks approval of 314 single-family parcels ranging between 55 and 65 feet wide. The current development area is generally located north and west of the centrally located pond. The area south and east of the pond is not included in the current request for review and approval. However, the plans include a concept of what the area may look like under a future application. This concept plat shows a denser development style than the current request.

Comprehensive Plan

The Comprehensive Plan guides the project area for Mixed-Residential Neighborhood Uses. This designation consists of neighborhoods with multiple housing types, including detached single-family, townhomes, villas (patio homes) etc. The current proposal consists of two different detached single-family lot sizes, and the ghost plats along with the previously reviewed concept proposal includes attached townhome products, increasing the diversity of home styles in the subdivision. With the additional lot styles, the project generally complies with the Comprehensive Plan guidance.

Streets and Trails

The subdivision includes three connections to the Miske Meadows subdivision along the northern property line. These connections will create a seamless transition between the subdivisions, improving access and mobility for future residents of both projects. The street connections meet Twin Lakes Parkway which connects east-west between Cleveland Ave to the east and Twin Lakes Road to the west. The current application proposes to make the connection to Cleveland Ave, along with left and right turn lanes as required by Sherburne County. Finally, there is a planned roadway stub in the southwest corner that will connect to an existing stub in Trott Brook Farms.

As the proposed streets comply with city standards, parking will be permitted on both sides of the street. The applicant has submitted a parking analysis demonstrating sufficient on-street parking, beyond what is provided on the driveways.

All proposed city streets include a sidewalk along at least one side of the street, with Ivanhoe Parkway having a sidewalk on both sides of the street, carrying the standard from Miske Meadows to the north. In addition to the sidewalks, there is a network of trails throughout the development. Trails include a connection to an existing trail in the southwest corner, completing a current dead-end trail in the Trott Brook Farms subdivision. Additional mid-block trail connections are recommended to improve pedestrian mobility between blocks. Finally, the main trail feature is the trail that will circle the pond in the center of the project. This trail includes connections to city sidewalks and the planned city park.

Parcel Design and Layout

The proposed lot widths of 55 feet and 65 feet are both below the city standard of an 80-foot-wide single-family lot, leading to the applicant requesting a PUD to facilitate review and approval. The city has approved a number of projects with 65-foot lots, Miske Meadows and Twin Lakes Estates as nearby examples, but we do not have a subdivision with single-family lots at 55-feet wide.

Concerns with smaller lots noted during the concept review include parking and distance between structures. The parking analysis provided by the applicant shows ample on street parking, but staff recommends limiting driveway widths at the property line to 18-feet to maximize on street parking.

Proposed setbacks are as follows:

Front Yard	25 feet (30 feet is the R-1c standard) Corner lots reduced to 20 feet on non-address street (standard maintains front yard setback along both city streets)
Side Yard	7.5 feet (5 and 10 feet are standard)
Rear Yard	20 feet (20 feet is the standard)

These setbacks are generally consistent with similar projects, but staff recommends keeping the corner lot setback consistent with the front yard setback. The change to the side yard setback maintains the same 15-foot minimum setback that existing single-family districts currently require.

To avoid multiple similar homes being constructed near one another, staff recommends requiring a change to the façade and color frequently throughout the development. The applicant has described this as an internal monotony code and will be developed in partnership with the developer and memorialized in the PUD agreement.

Engineering and Utilities

The engineering plans continue to be reviewed for consistency with city standards, and for concerns related to future public ownership of public improvements. Grading concerns will be discussed with the developer, grading for the trail in outlot E for example, and staff approval of all grading and development plans is included as a condition of approval.

The subdivision is located within the urban service area and all parcels will be served by city sewer and water. In addition to sewer and water, stormwater infrastructure includes a network of stormwater basins and pipes to ensure the project complies with state and local requirements. Upon acceptance of the public improvements, staff will also require the outlots with completed stormwater features be deeded to the city.

Landscaping

The provided landscape plan includes a variety of overstory, evergreen and ornamental trees planted throughout the development. Ordinance requires two trees per residential lot, one of which must be an overstory (shade) tree. The shade tree is required to be in the front yard, and plans will need to be updated to reflect this requirement. Additionally, staff recommend improving the variation of the trees planted along the city street to minimize future disease/insect concerns. Plans should show that no more than 4 of the same species will be planted along abutting lots or across the street. Similar to the internal monotony code applied to home designs and facades.

Applicable Regulations

Zone Change

In reviewing a proposed amendment, consideration shall be given to existing conditions within the area directly and indirectly affected by the proposal, the conservation of property values, the use to which the property affected is being devoted at the time, and relevant provisions, if any, in the land use plan.

The land use plan guides the property for mixed-residential neighborhoods, supporting the proposed use. The zone change allows the applicant to develop at a higher density than what the current zoning ordinance permits. The subdivisions to the north and west were developed under a PUD, specifically permitting smaller lot sizes. As the proposal complies with the Comprehensive Plan and is consistent with nearby properties, the zone change to PUD is recommended for approval.

Conditional Use Permit/PUD

The issuance of a Conditional Use Permit can be ordered only if the use at the proposed location:

1. *Will not endanger, injure or detrimentally affect the use and enjoyment of other property in the immediate vicinity or the public health, safety, morals, comfort, convenience or general welfare of the neighborhood or the city.*

The current project is similar in layout and design as the residential developments to the north and west of the project area. The project area is bordered on the east by County Road 40, with large lot residential across the street. Finally, the south side of the project abuts a large wetland complex with the Spectrum athletic complex beyond that.

The subdivision will not endanger or detrimentally affect the use and enjoyment of other properties in the immediate vicinity as the project continues a similar development pattern as what has been established for this area.

2. *Will be consistent with the Comprehensive Plan.*

The property is guided for mixed-residential use where residential uses are permitted. The proposed use is consistent with the comprehensive plan.

3. *Will not impede the normal and orderly development and improvement of surrounding vacant property.*

There are two developable parcels that abut the project area. The developer has provided ghost plats demonstrating how the parcels can be developed and adequate connections, both street and utility, to those parcels are provided with this subdivision.

4. *Will be served adequately by and will not adversely affect essential public facilities and services including streets, police and fire protection, drainage, refuse disposal, water and sewer systems, parks and schools; and will not, in particular, create traffic congestion or interference with traffic on adjacent and neighboring public thoroughfares.*

As part of the pre-development review the applicant completed a mandatory environmental review (EAW) which did not identify any significant impacts to essential public facilities. The EAW included a traffic analysis and while traffic on the surrounding network will increase as a result of this project, the existing network is not adversely affected. The improvements completed by Sherburne County along CSAH 12 and Twin Lakes Road have improved safety and mobility to support the growth in the area.

There is a new fire station one-half mile north of the development and all sewer and water infrastructure will meet city standards subject to the proposed conditions.

The project also includes a 5.5 acre park that will be dedicated to the city for future park needs in the area and the trails outlined above along with the additional trails recommended in the conditions of approval will create a robust addition to the city's park and trail system.

5. *Will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons or property because of excessive traffic, noise, smoke, fumes, glare, odors, dust or vibrations.*

The traffic and parking analysis show that the project will not push public infrastructure beyond design capacities. Construction of the project will create noise, dust, and vibrations, but nothing that should be considered detrimental to any persons or property.

6. *Will not result in the destruction, loss, or damage of a natural, scenic or historic feature of major importance.*

The project proposes to fill a handful of existing wetlands. The impacts have been reviewed by state and local agencies prior to submitting the application, and final approval of the plat and CUP will be subject to compliance with all wetland impact standards.

Additionally, included conditions regarding grading for trail features around the pond are intended to preserve natural and scenic features where feasible. Staff will work closely with the developer when those phases are ready for construction.

7. *Will fully comply with all other requirements of this Code, including any applicable requirements and standards for the issuance of a license or permit to establish and operate the proposed use in the city.*

The conditions included in the recommendation for approval ensure the subdivision will fully comply with all requirements of this code.

Additionally, Sec 30-1564 describes the standards for establishment of a PUD district.

1. *Land will be zoned into the PUD zoning district only upon approval of a concept plan for the PUD, pursuant to the procedure set forth in this section. A PUD will be authorized on land in a PUD zoning district only upon issuance of a conditional use permit, pursuant to the procedure set forth in this section.*

A Conditional Use Permit will be issued in accordance with the above standards.

2. *The uses allowed in a PUD shall be limited to land uses consistent with the city's comprehensive plan and land use map, and to those uses identified in the concept plan for the PUD zoning district and the conditional use permit for the PUD.*

The Comprehensive Plan and land use map guide this area for mixed-residential uses, which includes recommendations for deviations from the current minimum lot sizes to improve housing diversity in new developments.

3. *The area of land to be included in a PUD shall be in uniform control of the applicant.*

The applicant will be in control of all parcels prior to recording the CUP and plat.

4. *A PUD shall be designed to form a desirable unified environment within its proposed boundaries, including uniform design elements, landscaping, lighting and signage.*

The PUD is designed as one project with uniform design elements throughout the project area. Future plans are shown, conceptually, on the overall site plans and have been considered as part of this review.

5. *A PUD shall not cause undesirable impacts on adjacent lands and land uses. In particular, uses on the PUD perimeter shall be compatible with adjacent uses outside the PUD.*

Nearby land uses include single-family residential neighborhoods developed with similar standards to the proposed project. All parcels are consistent with the Comprehensive Plan. The PUD will not cause undesirable impacts on adjacent lands and land uses.

6. *A PUD shall be served by adequate transportation, water, sanitary sewer and drainage systems.*

The project area will be served by public services and will not adversely impact transportation networks within the area.

7. *A PUD shall not adversely affect existing or proposed parks, schools, streets or other public facilities.*
Existing public facilities are not impacted by the proposed project and additional park facilities are included in the project.
8. *The council may establish varied and reasonable lot area, frontage, side yard, and setback requirements for a PUD and may authorize a density which it determines to be appropriate under the circumstances. Any permitted density shall be consistent with the city's comprehensive plan and not adversely affect the public health, safety and welfare.*
The proposal is consistent with densities described in the comprehensive plan, setbacks from public rights-of-way, and design standards for similar developments within city code.
9. *More than one principal building may be constructed on a lot within a PUD if authorized by the council. Unless otherwise permitted by the council, a PUD shall comply with the schedules of dimensional regulations set forth in this article, except that individual lots shall have no less than 80 percent of the minimum area for similar uses.*
The project does not conflict with standards described in city code.

Preliminary Plat

City ordinance section 30-375 outlines the required findings for approval of a Preliminary Plat.

1. *The proposed subdivision is consistent with the zoning regulations (article VI of this chapter) and conforms in all respects with all requirements of this Code, including the zoning regulations and this article.*
The proposed subdivision requires approval of a rezoning application to PUD along with a CUP that establishes the PUD. These changes will allow the development to deviate from strict interpretation of specific standards outlined in the ordinance. The deviations reviewed for this project generally relate to lot sizes and setbacks.

Provided the zoning is amended to PUD, and recommended conditions are included, the proposed subdivision is consistent with all zoning regulations.
2. *The proposed subdivision is consistent with all applicable general and specialized city, county, and regional plans, including, but not limited to, the city's comprehensive development plan.*
The subdivision is consistent with all applicable plans.
3. *The physical characteristics of the site, including but not limited to topography, soils, vegetation, susceptibility to erosion and siltation, susceptibility to flooding, and drainage are suitable for the type and density of development and uses contemplated.*
The physical characteristics of the site support the proposed use. The wetland impacts will be reviewed by the city and state through the established review process. Stormwater features, including a network of pipes and basins, will ensure water leaving the site, and flowing on to adjacent properties, is generally consistent with present day metrics.
4. *The proposed subdivision makes adequate provision for water supply, storm drainage, sewage transportation, erosion control and all other services, facilities and improvements otherwise required in this article.*
The subdivision includes public utilities and stormwater infrastructure that meets city requirements. Additional permits required to comply with erosion control standards are a required and must be secured prior to building permit issuance.

5. *The proposed subdivision will not cause substantial environmental damage.*

The wetland impacts have been and continue to be under review. Approval of those impacts is included as a condition of approval. The development is also required to comply with setback standards outlined in the ordinance as they relate to wetlands and stormwater ponds.

6. *The proposed subdivision will not conflict with easements of record or with easements established by judgment of a court.*

There are no conflicts with easements of record.

7. *The proposed subdivision will not have an undue and adverse impact on the reasonable development of neighboring land.*

The proposed subdivision will not impact reasonable development of neighboring land.

8. *The proposed subdivision is not premature. A subdivision is premature if any of the following exists:*

a. *Lack of adequate stormwater drainage.*

b. *Lack of adequate roads.*

c. *Lack of adequate sanitary sewer systems.*

d. *Lack of adequate off-site public improvements or support systems.*

The subdivision is not premature as the above conditions have been provided for.

In reviewing the standards for approval of a Zone Change, Conditional Use Permit, Planned Unit Development, and Preliminary Plat, the proposed project meets the standards, and is recommended for approval with the outlined conditions.

Financial Impact

None

Mission/Policy/Goal

Supports the growth and development of the residential and business communities

Council Meeting

If acted on, this item will go to the June 20, 2023, City Council meeting.

Attachments

- Location Map
- Applicant's Narrative
- Site Plans and Preliminary Plat
- Ghost Plats



US Home LLC/Rick Foster
Zone Change, Conditional Use Permit, Plat

Case No: ZC 23-05
CU 23-10
P 23-04



Mr. Zack Carlton, AICP
Planning Director
City of Elk River, MN

April 24, 2023

Dear Zack,

Lennar is pleased to submit this application requesting a zone change, PUD, preliminary plat, and phase 1 grading permit for Bradford Park, located at the intersection of Twin Lakes Parkway and Cleveland Street/CSAH HWY 40. A detailed description of the neighborhood is below.

General description & Background

The City of Elk River reviewed a concept plan with 409 single family homes and 128 townhomes in summer of 2022. The townhomes are all located on the eastern portion of the site, adjacent to Cleveland Street. During winter of 2022/2023 Lennar and the City completed an EAW that analyzed environmental impacts for up to 613 single family homes. This preliminary plat and PUD application are the next steps in securing land entitlements to begin development work in 2023.

Bradford Park is proposed as a residential neighborhood that will incorporate a mixture of housing types to achieve lifecycle housing for various life stages and income levels. By offering home choices that target various demographics (young families, single adults, divorcees, empty-nesters or retirees), a true “aging in place” community can be achieved. The community includes 4 different single-family products with varying garage sizes, bedrooms, bathrooms, and square footages.

It should be noted that only the 55’ and 65’ single-family detached homesites in the western portion of the neighborhood are being preliminary platted at this time. The townhomes and smaller single-family homes will be confirmed and platted in future phases. A brief description of the proposed single-family homes on the west side of the community is below:

Lot width: 55’ and 65’

Unit Width: 28’ to 50’

Basement foundations: Walkout, Lookout, Full Basement or Slab on grade

Square footages: Approximately 1,500 – 3,500 square feet

Garages: 2 or 3 stall

Beds/Baths: 3+ beds, 2+ baths

Additional Options: Screened porches, decks, morning rooms

Exterior architectural materials consist primarily of vinyl siding with composite stone accents. These materials are designed to withstand the elements and incorporate decorative features on the elevations such as different textures or colors, window trim and/or grids, shutters, pilasters, gables and brackets,

and porch railings. All color packages are varied to avoid monotony and bring visual interest and unity to the streetscape.

Open Space Dedication & Amenities

Bradford Park provides a unique opportunity to locate and preserve natural amenities centrally within the neighborhood while fostering connections with surrounding areas.

The central focal point of the entire community is a loop trail centered on large ponds created by prior mining activities. The trails will be utilized by Elk River residents for walking, skating, or biking. Sidewalk and trail connections are provided to Miske Meadows to the north, Cleveland Street to the northeast, and Trott Brook to the southwest. The waterfront trail loop also features several areas that can be programmed by the City as “miniparks” with further enhancements such as benches, lights, picnic tables, outdoor workout equipment, or just left as passive open spaces to enjoy the waterfront views, aquatic wildlife, and vegetation. These areas range in size from roughly 10,000 square feet to 25,000 square feet. Several of the minipark areas are anticipated to be true vista points due to the varied elevations and proximity to the water. The minipark areas along the eastern mining ponds could be oriented in a south/west facing direction, maximizing viewsheds corridors of the waterfront, especially at and sunset.

The City may also choose to program the ponding areas with aquatic amenities such as paddle boating, kayaking, or paddle boarding.

Based on park and open space dedication requirements, Bradford Park will be required to have approximately 39 acres of dedicated open space. As proposed, Bradford Park will dedicate about 97 acres of preserved and programmable open space on-site. This includes 5.6 acres for a city park, approximately 29 acres of additional upland that incorporate almost 2 miles of paved trails, the waterfront/mining pond area, and the south-central wetland complex that can be established as a natural preserve area (primarily within Outlot J).

This multitude of unique site features, coupled with an integrated trail network, provides an abundance of programmable or passive open space opportunities on land or water, and will make Bradford Park a sought-after destination in Elk River for years to come.

Environmental and Wetland preservation

To evaluate environmental impacts, an EAW was prepared and circulated to the Minnesota Environmental Quality Board and was approved by City Council in March of 2023. The EAW analyzed approximately 14 environmental topics to identify potential adverse environmental impacts. The EAW concluded that no significant impacts would occur as a result of development of this neighborhood, and responses to comments were provided by the City in the Findings of Fact.

The entire site totals approximately 253 gross acres. However, only 121.5 acres will be developed for streets and homesites. This means that over 50% of the site will remain green space. Further, there are approximately 53 acres of wetlands on-site, of which 2.71 acres will be impacted, meaning roughly 95% of the wetlands on-site will be preserved.

Landscaping

Landscaping is an important feature in any community design. It softens the hard edges of the built environment while providing shade and visual aesthetics. The master landscape plan for the western portion of this community proposes well over 700 trees in this portion of the community along streets, on homesites, within outlots, and serving as screening in various areas.

Schedule & Conclusion

With the submittal of this Preliminary Plat and PUD, Lennar is excited to work with Elk River to secure entitlements and begin earthwork in summer of 2023. Lennar anticipates moving forward with a Final Plat, as well as some utility and streetwork in the northwest portion of the site in early fall of 2023. It is our understanding that Twin Lakes Parkway will be completed in the summer of 2023, right around the time site grading could begin.

We truly believe that Bradford Park will be a residential community that both the City of Elk River and Lennar can be proud of, and we are excited to deliver a new Lennar community in Elk River. We thank City staff and officials for their project input and support, and look forward to creating Bradford Park.

Please feel free to contact me with questions.

Respectfully submitted,



Paul J. Tabone
Land Entitlement Mgr
Lennar Minnesota

LENNAR HOMES BRADFORD PARK DEVELOPMENT

ELK RIVER, MINNESOTA

PRELIMINARY PLAT

ISG PROJECT # 22-26553



LEGEND

EXISTING	
	CITY LIMITS
	SECTION LINE
	QUARTER SECTION LINE
	RIGHT OF WAY LINE
	PROPERTY / LOT LINE
	EASEMENT LINE
	ACCESS CONTROL
	WATER EDGE
	WETLAND BOUNDARY
	WETLAND / MARSH
	FENCE LINE
	CULVERT
	STORM SEWER
	SANITARY SEWER
	SANITARY SEWER FORCEMAIN
	WATER
	GAS
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	UNDERGROUND TV
	OVERHEAD UTILITY
	UNDERGROUND UTILITY
	UNDERGROUND FIBER OPTIC
	CONTOUR (MAJOR)
	CONTOUR (MINOR)
	DECIDUOUS TREE
	CONIFEROUS TREE
	TREE LINE
	MANHOLE/STRUCTURE
	CATCH BASIN
	HYDRANT
	VALVE
	CURB STOP
	POWER POLE
	UTILITY PEDESTAL / CABINET
PROPOSED	
	LOT LINE
	RIGHT OF WAY
	EASEMENT
	CULVERT
	STORM SEWER
	STORM SEWER (PIPE WIDTH)
	SANITARY SEWER
	SANITARY SEWER (PIPE WIDTH)
	WATER
	GAS
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	UNDERGROUND TV
	CONTOUR
	MANHOLE (STORM, SANITARY)
	CATCH BASIN
	HYDRANT
	VALVE



LOCATION MAP

SCALE IN FEET
0 200 400

ABBREVIATIONS:

AC	ACR	CONCRETE METAL PIPE	RC	FEET DEPARTMENT CONNECTION	HC	HORIZONTAL	LSO	LOWEST STRUCTURAL FINISH	PP	POLYPROPYLENE	TV	SQUARE YARD	
ADA	AMERICAN WITH DISABILITIES ACT	CO	CLEANOUT	RD	ROAD	HO	HIGH	MAE	MASS PER SQUARE INCH	PS	POUNDS PER SQUARE INCH	TIC	TOP OF CURB
ADD	ADDITIONAL	CONC	CONCRETE	FE	FINISHED FLOOR ELEVATION	HL	HIGH WATER LEVEL	MB	MAIL BOX	PVC	POLYVINYL CHLORIDE	TIL	TELEPHONE
AB	ABOVE FLOOR FINISH	CONT	CONSTRUCTION	FFM	FEET PER MINUTE	HR	HIGHWAY	MCH	MECHANICAL	PMT	PAVEMENT	TEMP	TEMPORARY
AGE	AGEGRATE	CONT	CONCRETE	IPS	FEET PER SECOND	HO	HIGHWAY	MH	MANHOLE	QTY	QUANTITY	THU	THROUGH
APPROX	APPROXIMATE	CY	CUBIC YARD	FT	FOOT, FEET	I	INVERT	MIN	MINIMUM	RAD	RADIUS	TNP	TOP NOT OF THE TYPICAL
ARCH	ARCHITECT, ARCHITECTURAL	CEG	CURB AND GUTTER	FTG	FOOTING	IS	INVERT DIAMETER	MSC	MISCELLANEOUS	RCD	RURFORD CONCRETE PIPE	TRANS	TRANSFORMER
AS	ASBESTOS FLOOR ELEVATION	DMO	DIMENSION	GA	GALVANIZED	IN	INCH	NH	NUT AND BOLT	NO	NOISE	TV	TELEVISION
BT	BITUMINOUS	DN	DIMENSION	GA	GALVANIZED	IN	INCH	NH	NUT AND BOLT	NO	NOISE	TV	TELEVISION
CAO	COMPUTER AIDED DESIGN	DN	DIMENSION	GA	GALVANIZED	IN	INCH	NH	NUT AND BOLT	NO	NOISE	TV	TELEVISION
CS	CATCH BASIN	DS	DOWNSPOUT	GC	GENERAL CONTRACTOR	IPS	INCH PER SECOND	OC	ON CENTER	ROW	RIGHT OF WAY	TYP	TYPICAL
CFS	CUBIC FEET PER SECOND	EA	EACH	GFE	GARAGE FLOOR ELEVATION	JBOX	JUNCTION BOX	OCW	ON CENTER EACH WAY	S/W	RIGHT OF WAY	UT	UTILITY UNDERGROUND
CF	CUBIC FOOT	ELEC	ELECTRICAL	GL	GUTTER LINE	JT	JUNCTION	OH	OVERHEAD	SAN	SANITARY	WCP	WETTED CLAY PIPE
D	DASH	ELEV	ELEVATION	GPM	GALLONS PER MINUTE	LF	LINEAL FEET	ONG	OVERLAP	SCH	SCHEDULE	W/O	WITHOUT
CP	CURB STOP	EQ	EQUAL	GV	GATE VALVE	LTS	LOWEST FLOOR ELEVATION	OZ	OUNCE	SQ	SQUARE FOOT	W/	WITH
CPC	CURB IN PLACE CONCRETE	EQ	EQUAL	HQ	HIGH DENSITY POLYETHYLENE	UN	UNDER	PER	PERIODIC	SPEC	SPECIFICATION	YD	YARD
CL	CONCRETE JOINT	EQ	EQUAL	HN	HANDHOLE	US	UNDER	PL	PROPERTY LINE	SQ	SQUARE	YD	YARD

PROJECT INDEX:

OWNER:

LENNAR HOMES
16305 36TH AVENUE NORTH
PLYMOUTH, MN 55446

PROJECT ADDRESS / LOCATION:

S36 T33N R26W

SHERBURNE COUNTRY
ELK RIVER, MINNESOTA

MANAGING OFFICE:

BLOOMINGTON OFFICE
7900 INTERNATIONAL DRIVE
SUITE 550
MINNEAPOLIS, MN 55425
PHONE: 952.426.0699

PROJECT MANAGER: WHITNEY BEHNY
EMAIL: WHITNEY.BEHNY@ISG.MN



SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF ELK RIVER REQUIREMENTS AND MINNISTOTA STANDARD SPECIFICATIONS FOR CONSTRUCTION 2008 EDITION, AND THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA 2018, UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1983 ADJUSTMENT (NAD83/1983) ON THE SHERBURNE COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.
ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
RTN GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

B.M. ELEVATION=950.10
17+50 SW QUADRANT AT THE
INTERSECTION OF TWIN LAKES PKWY
AND 188TH AVE NW

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN MARCH 2022 BY ISG.

SHEET INDEX

1	TITLE SHEET
2	OVERALL SITE PLAN
3-6	SITE DETAILS
6-12	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
13	SWPPP DETAILS
14-20	EXISTING SITE & REMOVALS PLAN
21	OVERALL PRELIMINARY PLAT
24-31	PRELIMINARY PLAT
32-37	SITE PLAN
38-43	UTILITY PLAN
44-49	GRADING PLAN
50-56	PLANTING PLAN
57	PLANTING SCHEDULES & DETAILS
58	PLANTING SCHEDULES

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WHITNEY M.S. BEHNY

DATE: 00/00/0000 L/C NO.: 60768

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PROJECT

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 22-26553

FILE NAME: 26553 - 1 TITLE (PLAT)

DRAWN BY: TTK

DESIGNED BY: TTK

REVIEWED BY: WB

ORIGINAL ISSUE DATE: 2022-10-26

CLIENT PROJECT NO. -

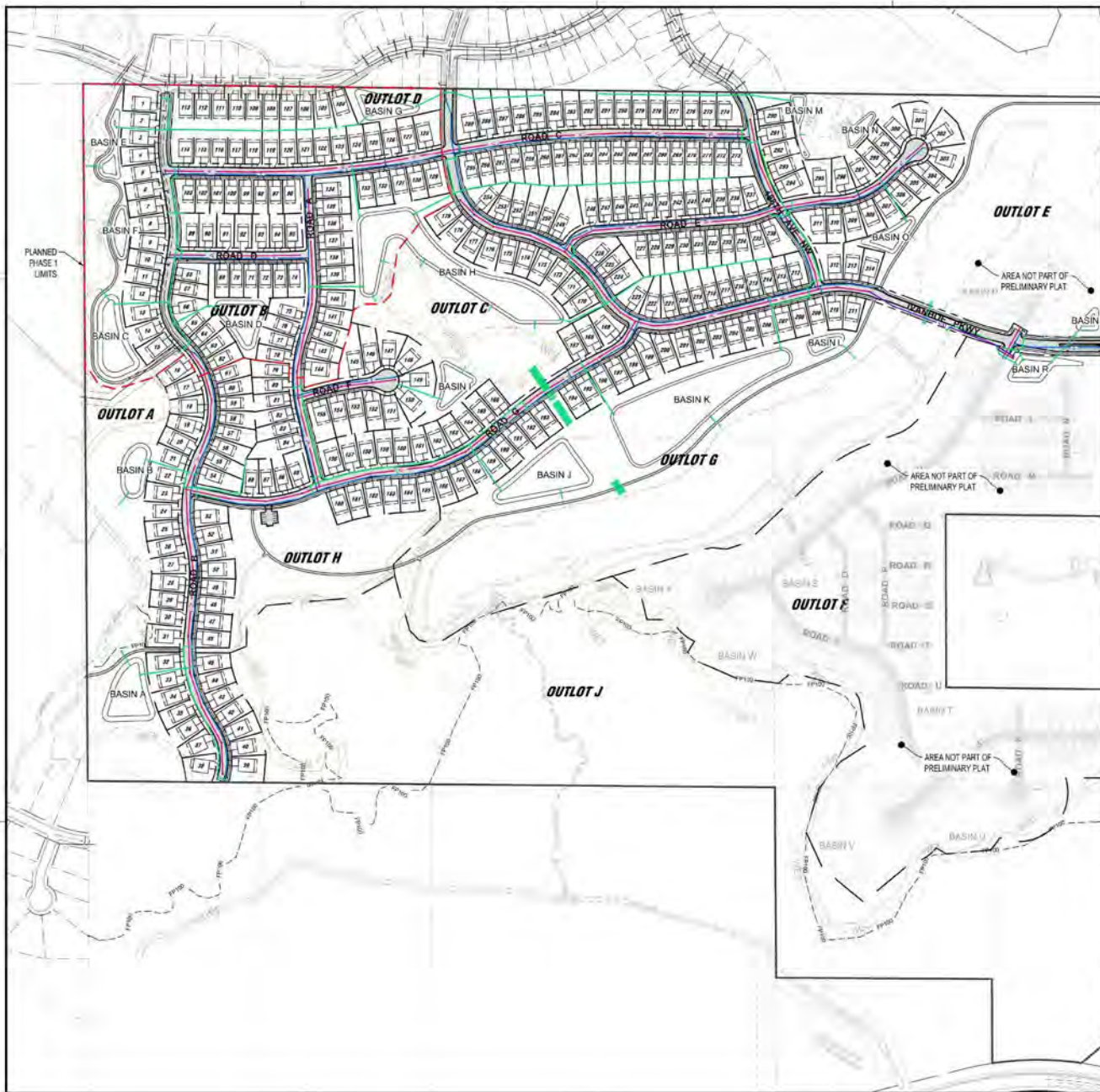
TITLE SHEET

SHEET

1

OF 58

PRELIMINARY NOT FOR CONSTRUCTION



SITE DATA	
ZONING:	FUD-PLANNED UNIT DEVELOPMENT
2040 LAND USE:	LOW DENSITY RESIDENTIAL
GROSS AREA:	11,008,811 SQ. FT. (252.73 AC.)
GROSS SITE DENSITY:	539/250,750 = 2.15 DUA
WETLAND AREA:	2,357,122 SQ. FT. (53.75 AC.)
WETLAND IMPACTS:	117,946 SQ. FT. (2.71 AC.)
NET WETLAND AREA:	2,179,171 SQ. FT. (50.03 AC.)
NET AREA:	8,711,729 SQ. FT. (199.30 AC.)
NET SITE DENSITY:	135/200,000 = 2.88 DUA
PROPOSED ROW:	1,031,236 SQ. FT. (23.61 AC.)
ROAD EASEMENT:	121,620 SQ. FT. (2.79 AC.)
OUTLOT AREA:	5,845,432 SQ. FT. (134.9 AC.)
*"LOTS AREA":	5,849,668 SQ. FT. (134.97 AC.)
IMPERVIOUS %:	21.8% COVERAGE
TRAILS:	9,629 LF

*NET AREA = GROSS AREA - WETLAND AREA
*LOTS AREA = GROSS AREA - PROPOSED ROW - ROAD EASEMENT - OUTLOT AREA
NOTE: DENSITY IN THE CALCULATIONS ABOVE IS INCLUDING THE ENTIRE SITE INCLUDING THE GHOST PLAT AREAS.

DEVELOPMENT REGULATIONS (PUD)	
SINGLE FAMILY LOTS	
FRONT SETBACK	25'-0"
SIDE SETBACK	7'-6"
REAR SETBACK	20'-0"
CORNER SETBACK	20'-0"

SITE SUMMARY				
LOT TYPES	UNIT COUNT	TYPICAL LOT WIDTH	TYPICAL LOT DEPTH	TYPICAL LOT AREA
MIN. 55' SINGLE FAMILY LOTS	112	55	130	7,150 SF
MIN. 65' SINGLE FAMILY LOTS	202	65	130	8,450 SF
TOTAL UNITS	314			

GHOST PLAT SUMMARY				
LOT TYPES	UNIT COUNT	TYPICAL LOT WIDTH	TYPICAL LOT DEPTH	TYPICAL LOT AREA
MIN. 45' SINGLE FAMILY LOTS	40	45	130	5,850 SF
MIN. 55' SINGLE FAMILY LOTS	61	55	130	7,150 SF
OWA TOWNHOME LOTS	48	32	46.33	1,482.5 SF
LIBERTY TOWNHOME LOTS	74	25	10	1,750 SF
TOTAL UNITS	221			



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WHITNEY M.S. BEHNY
DATE: XXXXX/XXXX/XXXX L.C. NO.: 60768

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PROJECT

LENNAR HOMES
BRADFORD PARK DEVELOPMENT

ELK RIVER MINNESOTA

REVISION SCHEDULE		
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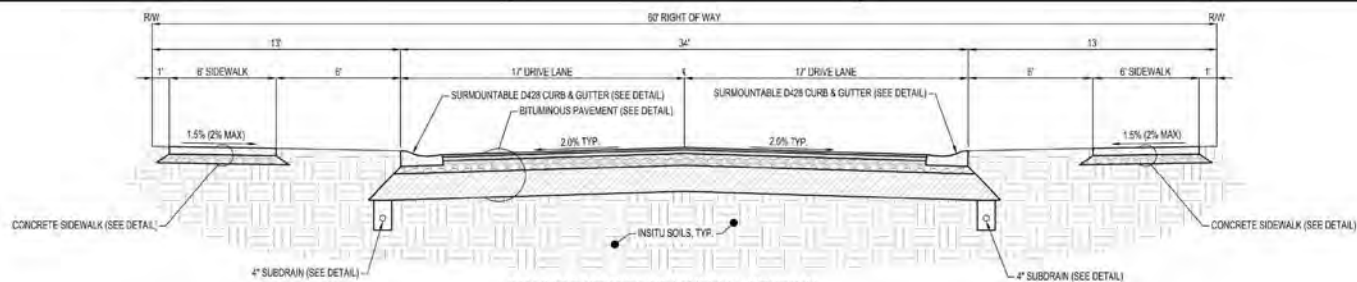
PROJECT NO.: 22-26553
FILE NAME: 26553 - 2 OVERALL (PPLAT)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2022-10-26
CLIENT PROJECT NO.:

TITLE:
OVERALL SITE PLAN

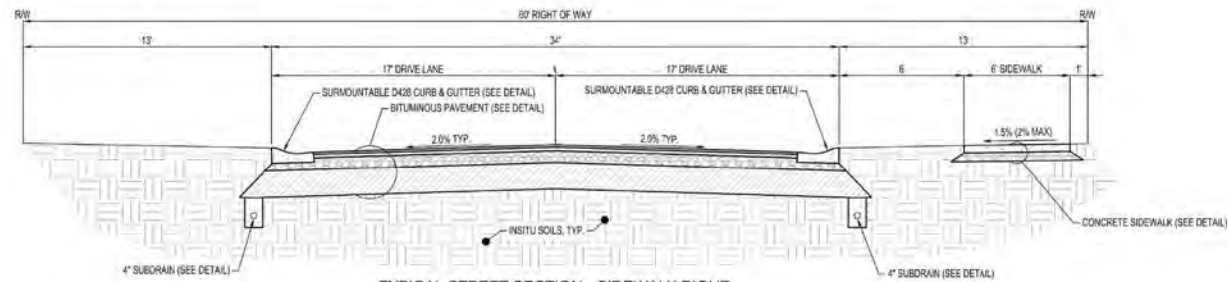
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2 OF 58



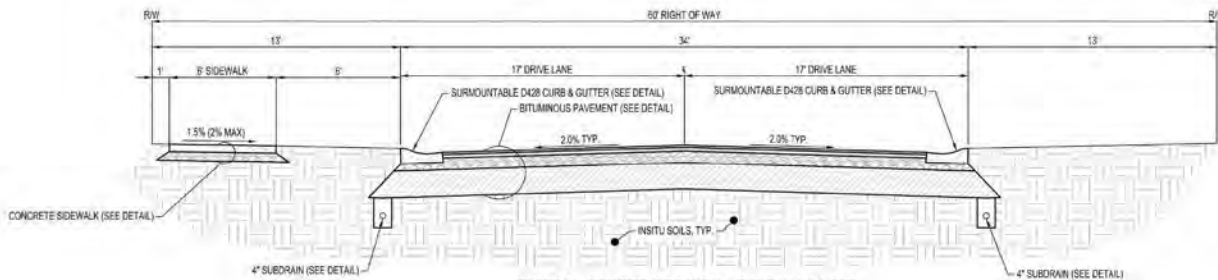
PRELIMINARY NOT FOR CONSTRUCTION



IVANHOE STREET NW TYPICAL SECTION
NTS



TYPICAL STREET SECTION - SIDEWALK RIGHT
NTS



TYPICAL STREET SECTION - SIDEWALK LEFT
NTS



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BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

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DATE	DESCRIPTION	BY

PROJECT NO.: 22-26553
FILE NAME: 26553 - 3 DETAILS (PLAT)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2022-10-26
CLIENT PROJECT NO.: -

TITLE:
SITE DETAILS

SHEET
3 OF 58

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BRADFORD PARK
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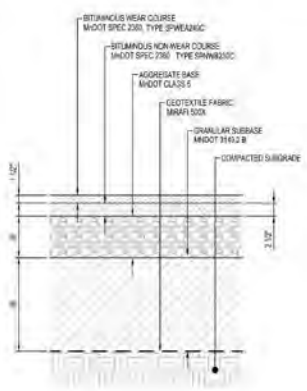
ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

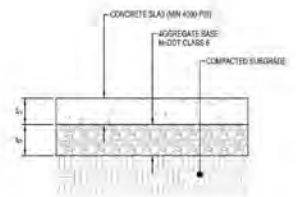
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FILE NAME 26553 - 3 DETAILS (PLAT)
DRAWN BY TTK
DESIGNED BY TTK
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CLIENT PROJECT NO. *

TITLE
SITE DETAILS

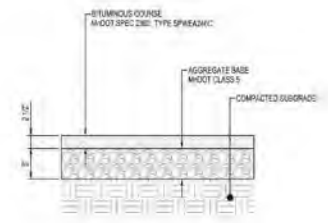
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4 OF 58



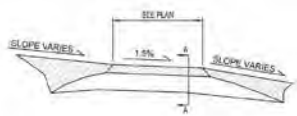
BITUMINOUS PAVEMENT
NTS ST117



CONCRETE SIDEWALK
NTS ST165



SECTION A-A



TYPICAL TRAIL SECTION
NTS ST950



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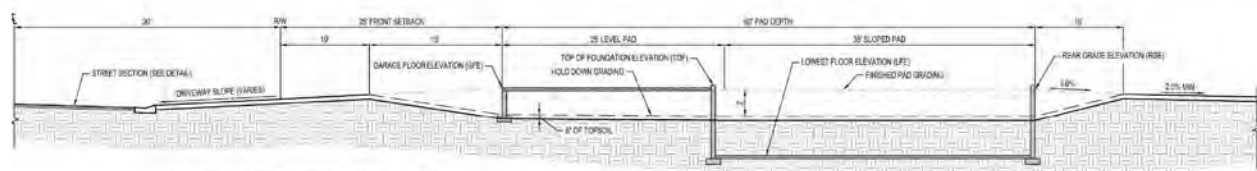
ELK RIVER MINNESOTA

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PROJECT NO. 22-26553
FILE NAME 26553 - 3 DETAILS (PLAT)
DRAWN BY TTK
DESIGNED BY TTK
REVIEWED BY WB
ORIGINAL ISSUE DATE 2022-10-26
CLIENT PROJECT NO. -

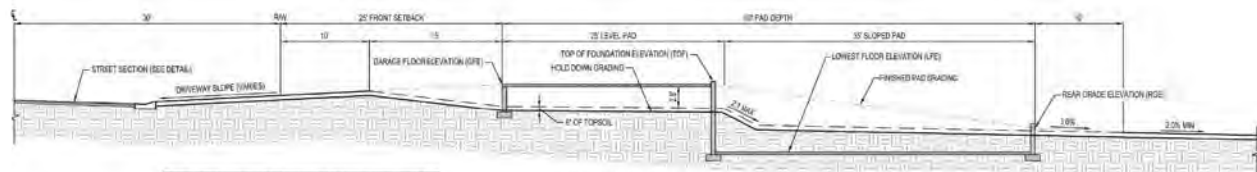
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SITE DETAILS

SHEET
5 OF 58



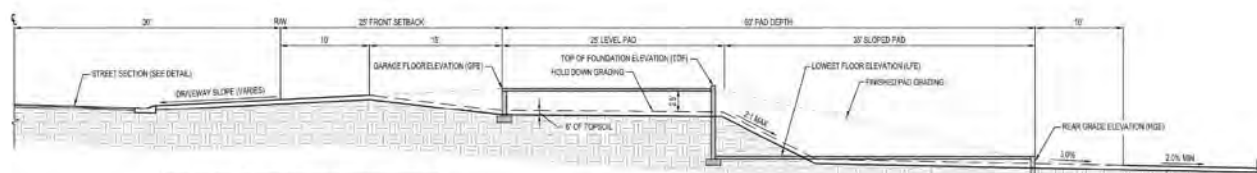
NOTE: THIS DETAIL IS TO SHOW LOT HOLD DOWN CONSTRUCTION.
SEE INDIVIDUAL HOUSE PLANS FOR MORE DETAILED
MEASUREMENTS.

SINGLE FAMILY FULL BASEMENT (FB)
3' 0" HOLD DOWN
NTS



NOTE: THIS DETAIL IS TO SHOW LOT HOLD DOWN CONSTRUCTION.
SEE INDIVIDUAL HOUSE PLANS FOR MORE DETAILED
MEASUREMENTS.

SINGLE FAMILY LOOKOUT (LO)
2' 5" HOLD DOWN
NTS



NOTE: THIS DETAIL IS TO SHOW LOT HOLD DOWN CONSTRUCTION.
SEE INDIVIDUAL HOUSE PLANS FOR MORE DETAILED
MEASUREMENTS.

SINGLE FAMILY WALKOUT (WO)
2' 5" HOLD DOWN
NTS

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PROJECT

LENNAR HOMES
BRADFORD PARK
DEVELOPMENT

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 22-26553
FILE NAME 26553 - 3 DETAILS (PLAT)
DRAWN BY TTK
DESIGNED BY TTK
REVIEWED BY WB
ORIGINAL ISSUE DATE 2022-10-28
CLIENT PROJECT NO. -

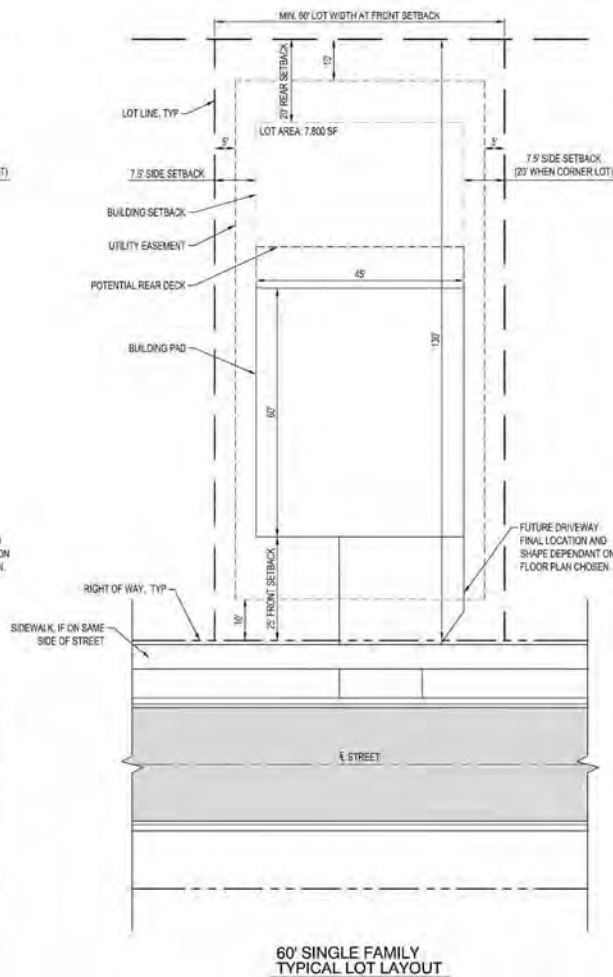
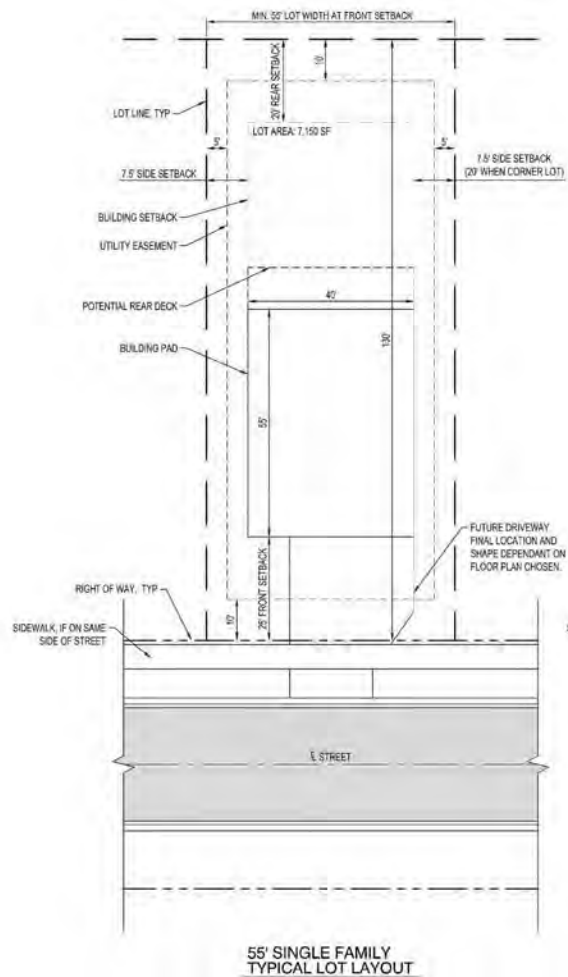
TITLE

SITE DETAILS

SHEET

6

OF 58



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PROJECT	
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LENNAR HOMES
BRADFORD PARK
DEVELOPMENT

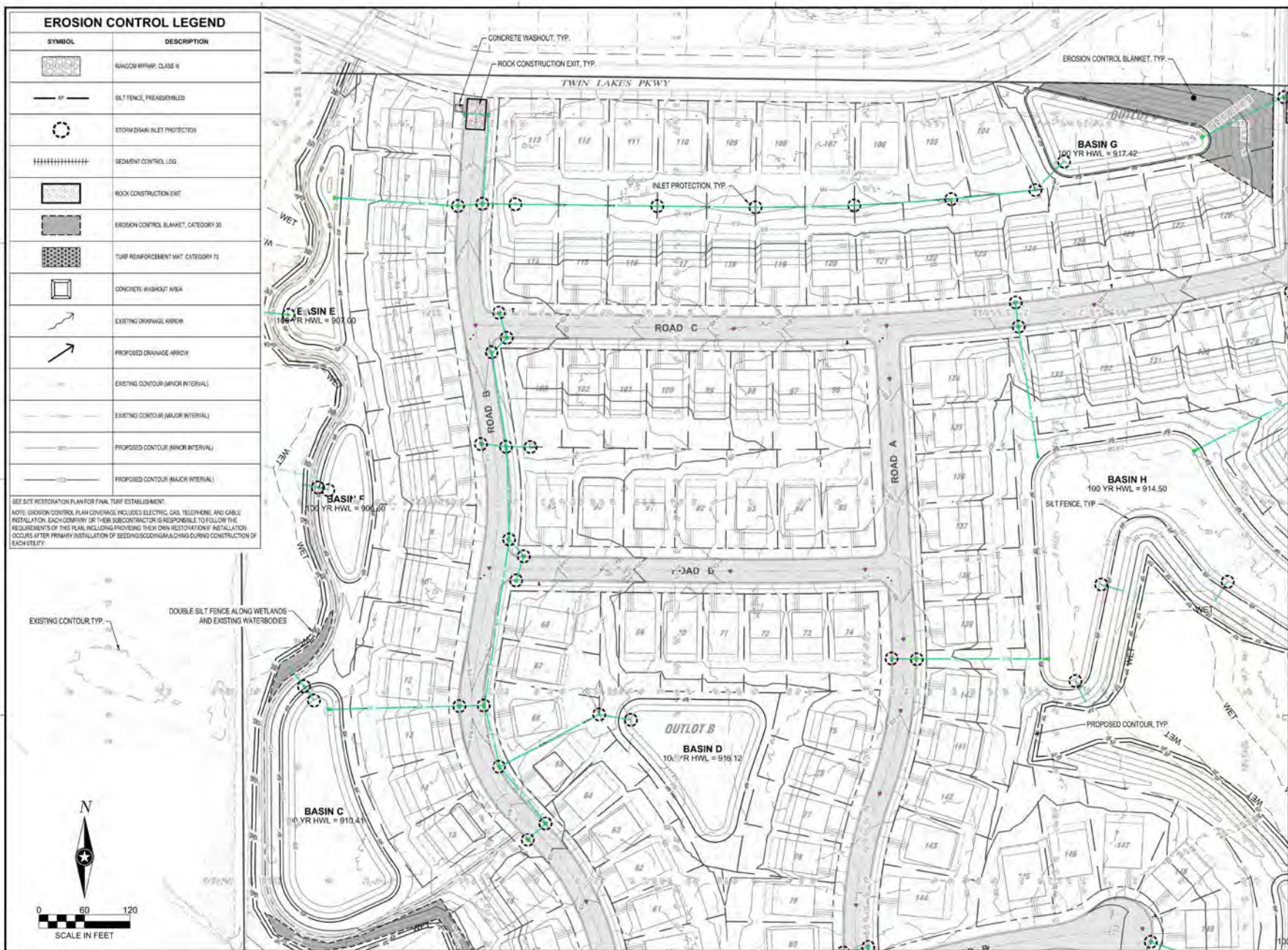
ELK RIVER MINNESOTA

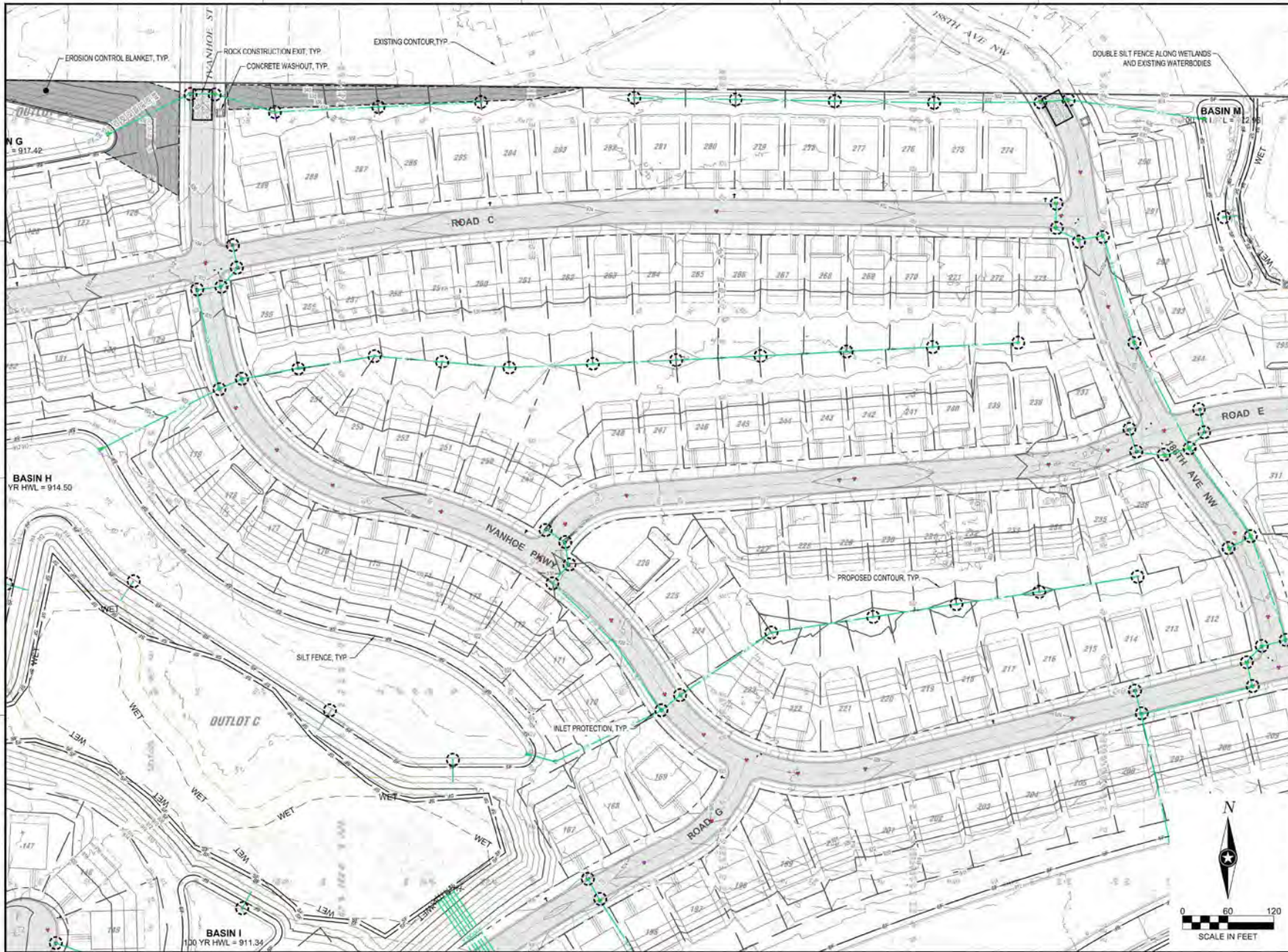
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PROJECT NO.	22-26553
FILE NAME	26553 - 4 SWPPP (PLAT)
DRAWN BY	TTK
DESIGNED BY	TTK
REVIEWED BY	WB
ORIGINAL ISSUE DATE	2022-10-26
CLIENT PROJECT NO.	

TITLE
**STORMWATER
POLLUTION
PREVENTION PLAN
(SWPPP)**

SHEET **7** OF 58





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PROJECT

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

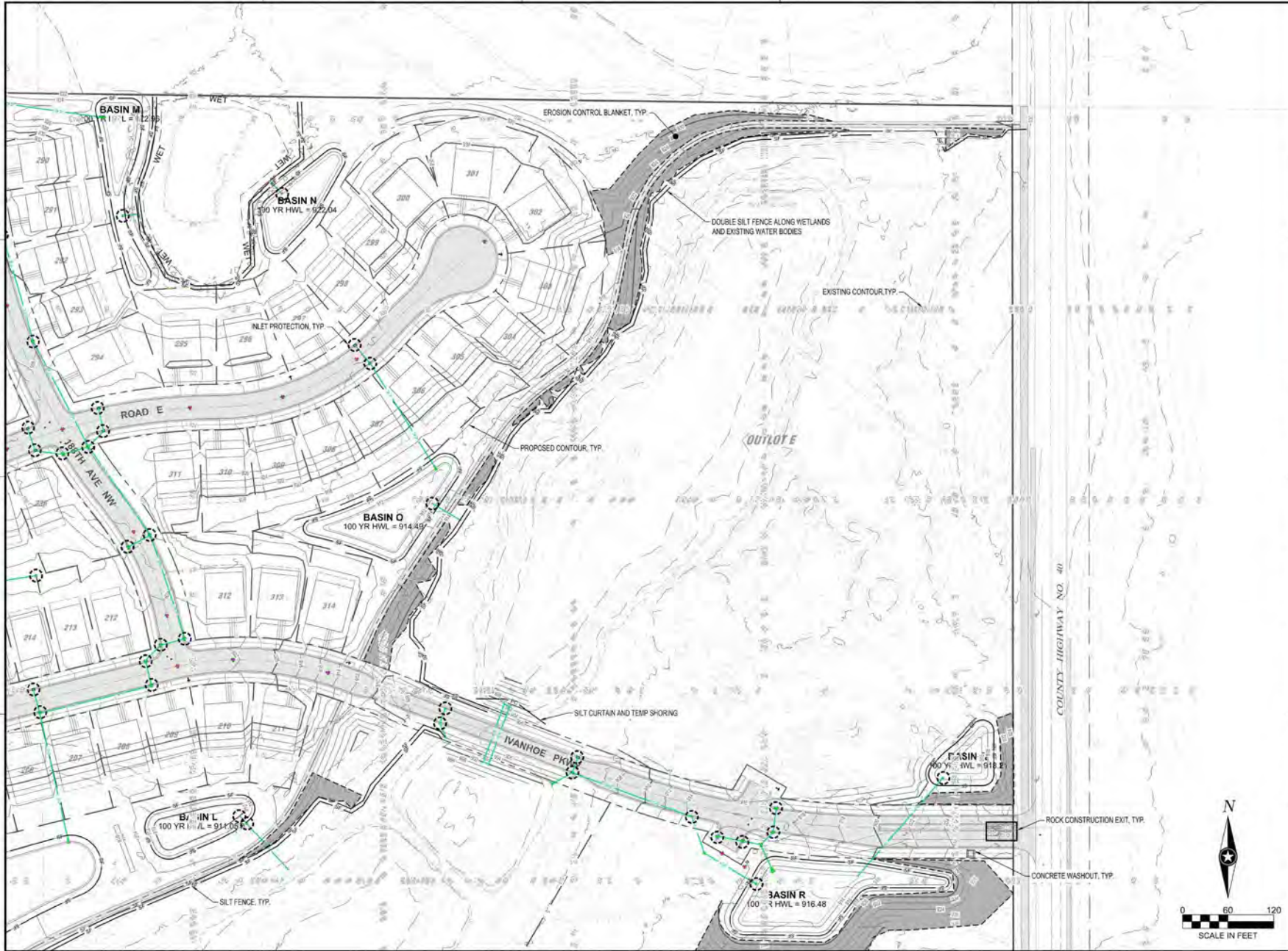
PROJECT NO. 22-26553
FILE NAME 26553 - 4 SWPPP (PLAT)
DRAWN BY TTK
DESIGNED BY TTK
REVIEWED BY WB
ORIGINAL ISSUE DATE 2022-10-28
CLIENT PROJECT NO. -

**TITLE
STORMWATER
POLLUTION
PREVENTION PLAN
(SWPPP)**

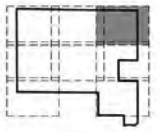
SHEET
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OF 58



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**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.: 22-26553
 FILE NAME: 26553 - 4 SWPPP (PLAT)
 DRAWN BY: TTK
 DESIGNED BY: TTK
 REVIEWED BY: WB
 ORIGINAL ISSUE DATE: 2022-10-26
 CLIENT PROJECT NO.: -

TITLE:
**STORMWATER
 POLLUTION
 PREVENTION PLAN
 (SWPPP)**

SHEET

9

OF 58



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PROJECT
**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

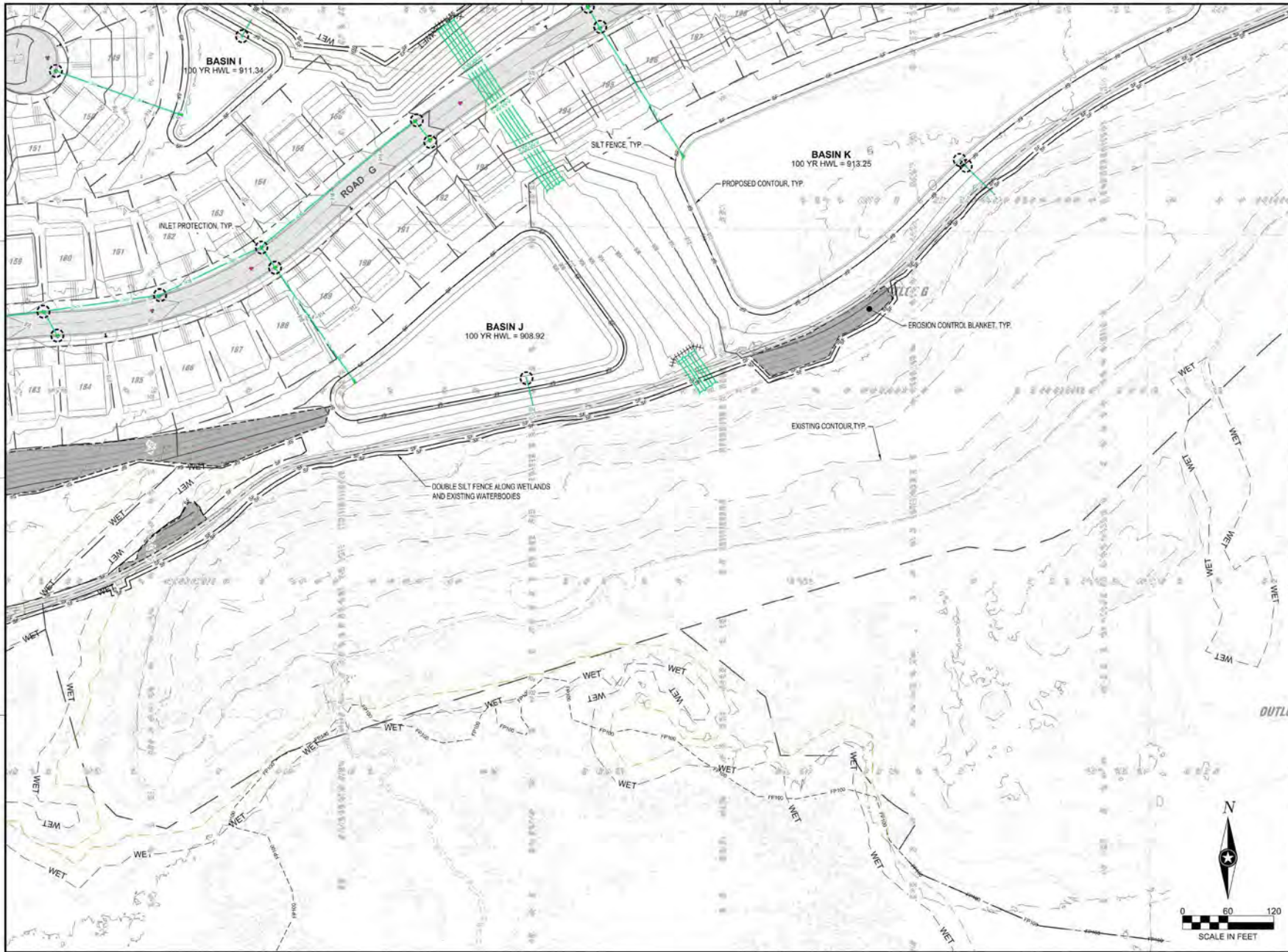
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.: 22-26553
FILE NAME: 26553 - 4 SWPPP (PLAT)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2022-10-20
CLIENT PROJECT NO.: -

TITLE
**STORMWATER
POLLUTION
PREVENTION PLAN
(SWPPP)**

SHEET
10 OF 58

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PROJECT

**LENNAR HOMES
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ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 22-26553
FILE NAME 26553 - 4 SWPPP (SPLAT)
DRAWN BY TTK
DESIGNED BY TTK
REVIEWED BY WB
ORIGINAL ISSUE DATE 2022-10-28
CLIENT PROJECT NO. -

TITLE
**STORMWATER
POLLUTION
PREVENTION PLAN
(SWPPP)**

SHEET
11 OF 58

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SHEET

12

OF 58



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DATE: 09/06/2022 LIC. NO.: 80768

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PROJECT

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DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

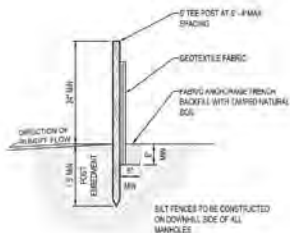
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DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WBI
ORIGINAL ISSUE DATE: 2022-10-20
CLIENT PROJECT NO: -

TITLE

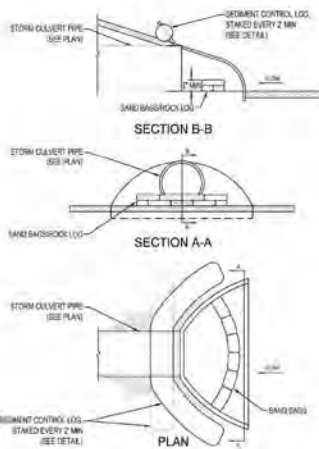
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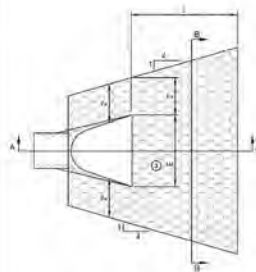
13 OF 58



SILT FENCE
NTS EC100



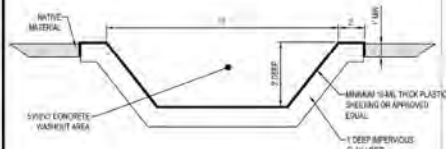
**CULVERT PIPE
DITCH CHECK**
NTS EC345



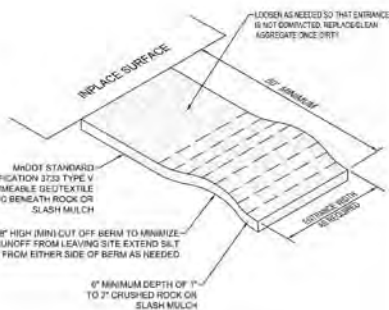
RIPRAP AT RCP OUTLET
NTS EC400

DIMENSIONS			
PIPE Ø (INCHES)	L (FEET)	PIPE Ø (INCHES)	L (FEET)
12	6	24	12
15	8	30	14
18	10	36	16
21	12	42	18
24	14	48	20

- NOTES:**
REQUIREMENTS FOR GEOTEXTILE TYPE, RIPRAP SIZE AND THICKNESS WILL BE DESIGNATED IN THE PLAN.
PIPE SIZES LARGER THAN THOSE SHOWN REQUIRE A SPECIAL DESIGN.
- FOR PIPES GREATER THAN OR EQUAL TO 36" USE 1/2"
 - GEOTEXTILE FILTER, MOIST SPEC. 3703, SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIPRAP. GRANULAR FILTER MATERIALS.
 - DIMENSION "L" IS GIVEN IN MOIST STANDARD PLATES 3740 AND 3741
 - GRANULAR FILTER, MOIST SPEC. 3801, MAY BE USED AS A CUSHION LAYER. PLACE FILTER PER SPEC. 3801. THE CUSHION LAYER IS INCIDENTAL.
 - GRANULAR IN TRENCH RIPRAP, SPEC. 3801, TO EXTEND UNDER THE ENTIRE OPEN PORTION OF RIPRAP. DEPTH OF MATERIAL UNDER RIPRAP SHALL MATCH RIPRAP DEPTH. WHEN USING RIPRAP, INCREASE RIPRAP QUANTITY ACCORDINGLY AND PLACE A 1" LAYER OF 1/2" CRUSHED ROCK UNDER THE RIPRAP TO ALLOW DRAINAGE FOR RIPRAP PLACEMENT. CRUSHED ROCK IS INCIDENTAL.

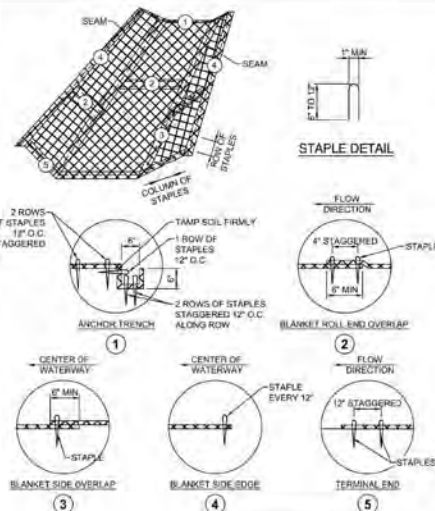


CONCRETE WASHOUT
NTS EC600



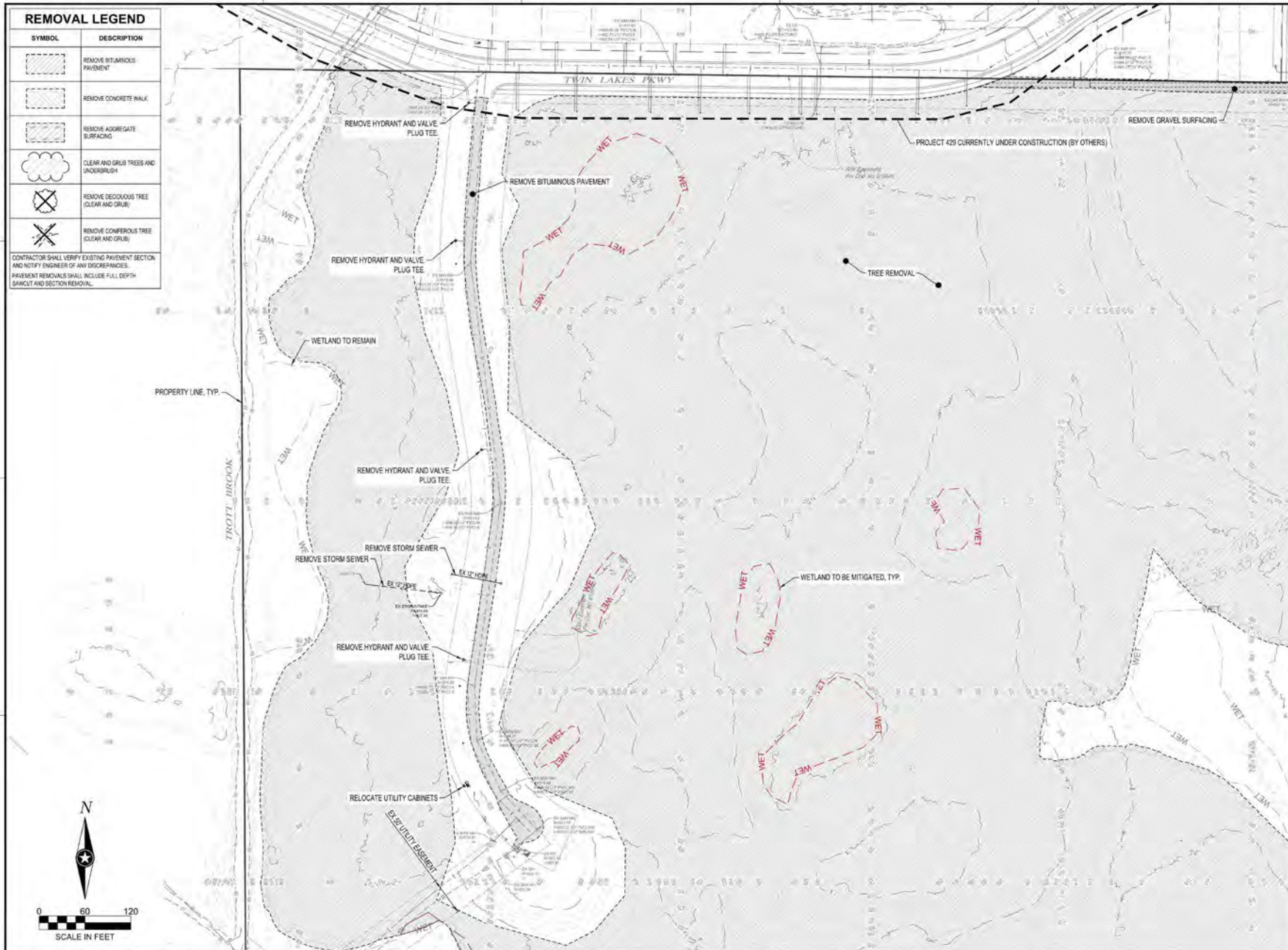
STABILIZED CONSTRUCTION EXIT
NTS EC600

- NOTES:**
CONTRACTOR SHALL INSTALL A SIGN INDICATING THE CONCRETE WASHOUT AREA.
CONTRACTOR SHALL MAINTAIN WASHOUT AREA TO REMOVAL MATERIALS BEYOND TYPICAL CAPACITY.
WASHOUT AREA SHALL NOT BE PLACED WITHIN 20' OF STORM DRAIN, OPEN DITCHES OR BODIES OF WATER.
CONTRACTOR SHALL INSPECT WASHOUT AREA TO PREVENT LEAKS AND OVER TOPPING.
WASHOUT AREA SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.



EROSION CONTROL BLANKET INSTALLATION
NTS EC700

- NOTES:**
INSTALL EROSION CONTROL BLANKET (ECB) OVER WATERWAYS AS SHOWN IN THE STORM WATER POLLUTION PREVENTION PLAN.
THE ECB SHALL CONFORM TO MOIST STANDARD SPECIFICATIONS SECTION 3801.
PROVIDE SOIL TACK TO INSTALL ECB, INCLUDING BEDDING AND FORTIFOLLO.
THE ECB SHALL BE PLACED IN FIRM CONTACT WITH THE SOIL AND NOT BE ALLOWED TO BRIDGE OVER SURFACE IRREGULARITIES. THE MAT SHALL NOT BE STRETCHED.
START LAYING THE MATS BY ROLLING CENTER MAT IN THE DIRECTION OF FLOW, CENTERED ON THE CENTERLINE OF WATERWAY. THESE SHALL NOT BE IN OVERLAP OF MATS AT THE CENTER OF THE WATERWAY.
THE ECB SHALL BE ANCHORED, OVERLAPPED, AND STAPLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. IF NO MANUFACTURER'S INSTRUCTIONS ARE AVAILABLE, INSTALL THE MAT AS FOLLOWS:
STAPLES SHALL BE 1/2" SHAPED, 0.125" DIAMETER (WIRE OR GREATER) (11 GAUGE). (SEE STAPLE DETAIL FOR DIMENSIONS).
1. BURY UPSTREAM END OF MAT IN A TRENCH 1' DEEP BY 1/2" DEEP AND STAPLED IN STAGGERED ROWS ACROSS THE WIDTH AS SHOWN IN DETAIL 1.
2. FOR JOINING ENDS OF ROLLS, OVERLAP END OF UP FLOW MAT A MINIMUM OF 1' OVER DOWN FLOW MAT (SHOWN IN DETAIL 2).
3. STAPLES SHALL BE 1' APART, AS SHOWN IN DETAIL 2.
4. MATS ON SIDE SLOPES SHALL OVERLAP A MINIMUM OF 1' OVER THE MAT (BELOW DOWN FLOW SLOPE). STAPLE OVERLAP AT 12" INTERVALS. (SEE DETAIL 3).
5. THE OUTER EDGE ALONG SIDES OF THE MAT SHALL BE STAPLED EVERY 12" (SEE DETAIL 4).
6. STAPLES ARE TO BE PLACED ALTERNATELY IN COLUMNS IN THE DIRECTION OF THE WATERWAY. 2 ROWS AND IN ROWS ACROSS THE WATERWAY. 3 ROWS THROUGHOUT THE AREA COVERED BY THE ECB.
7. DOWNSTREAM (TERMINAL) END OF BLANKET SHALL BE STAPLED WITH A DOUBLE ROW OF STAGGERED STAPLES 1' APART (SEE DETAIL 5).



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WHITNEY M.S. BEHNY

DATE: XX/XX/XXXX LIC. NO.: 60768

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PROJECT

LENNAR HOMES
BRADFORD PARK DEVELOPMENT

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.: 22-26553
FILE NAME: 26553 - S EXIST (PPLAT)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2022-10-26
CLIENT PROJECT NO.: -

EXISTING SITE & REMOVALS PLAN

SHEET
14 OF 58

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TITLE
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SHEET
15 OF 58

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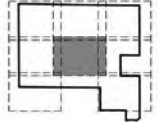
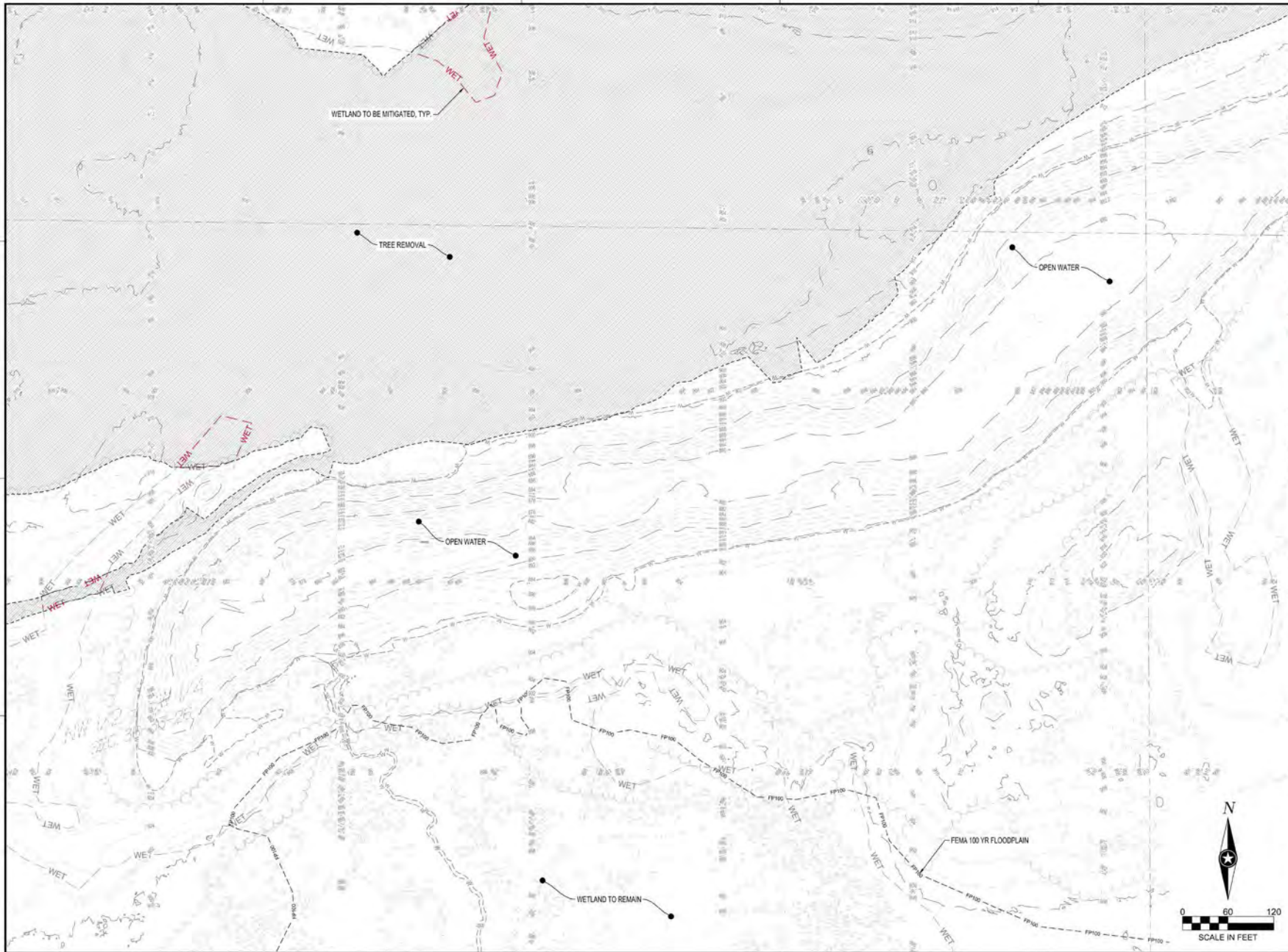
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**EXISTING SITE &
REMOVALS PLAN**

SHEET

17 OF 58

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FILE NAME: 26553 - 5 EXIST (PPLAT)

DRAWN BY: TTK

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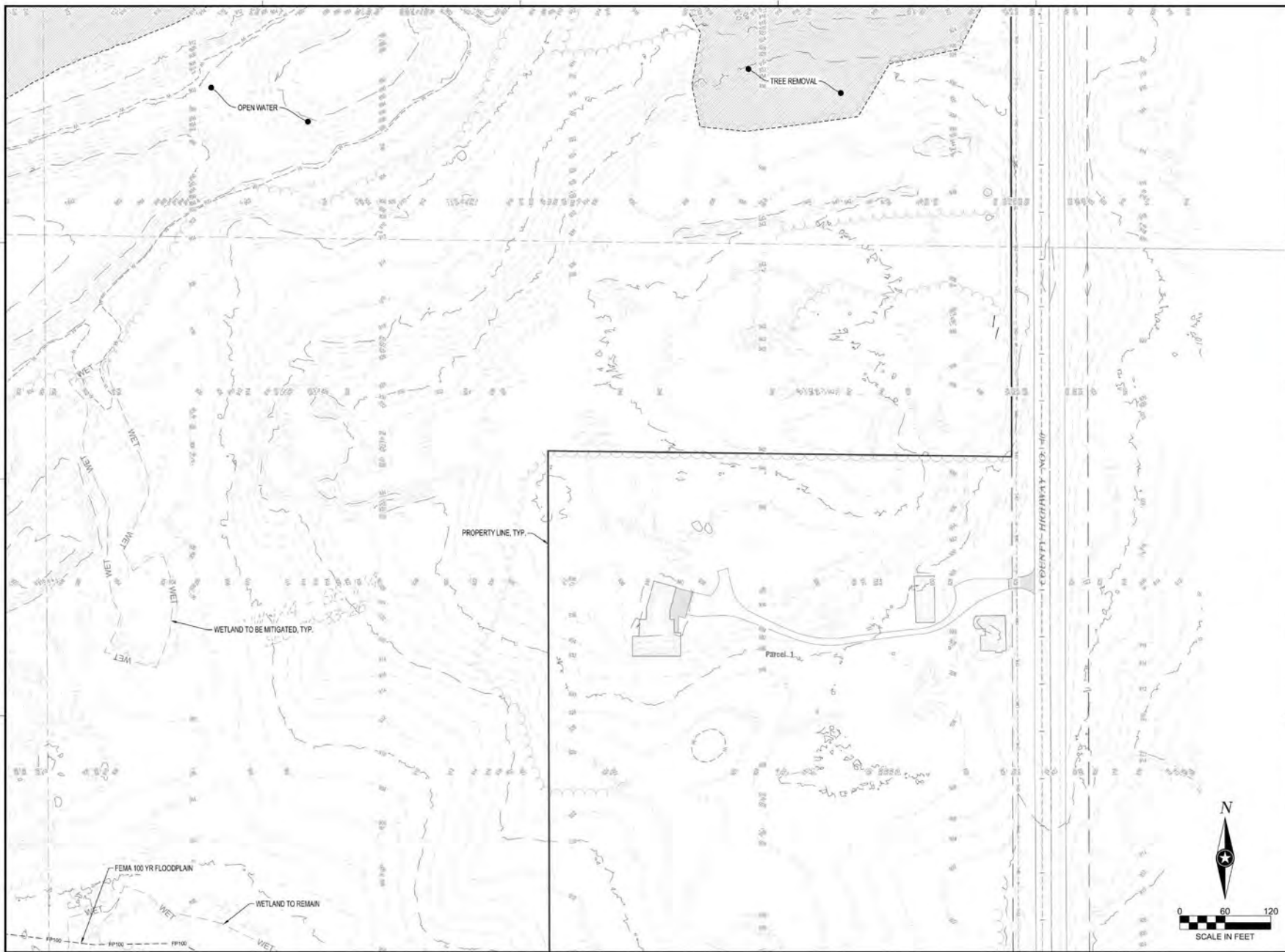
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0 60 120
SCALE IN FEET

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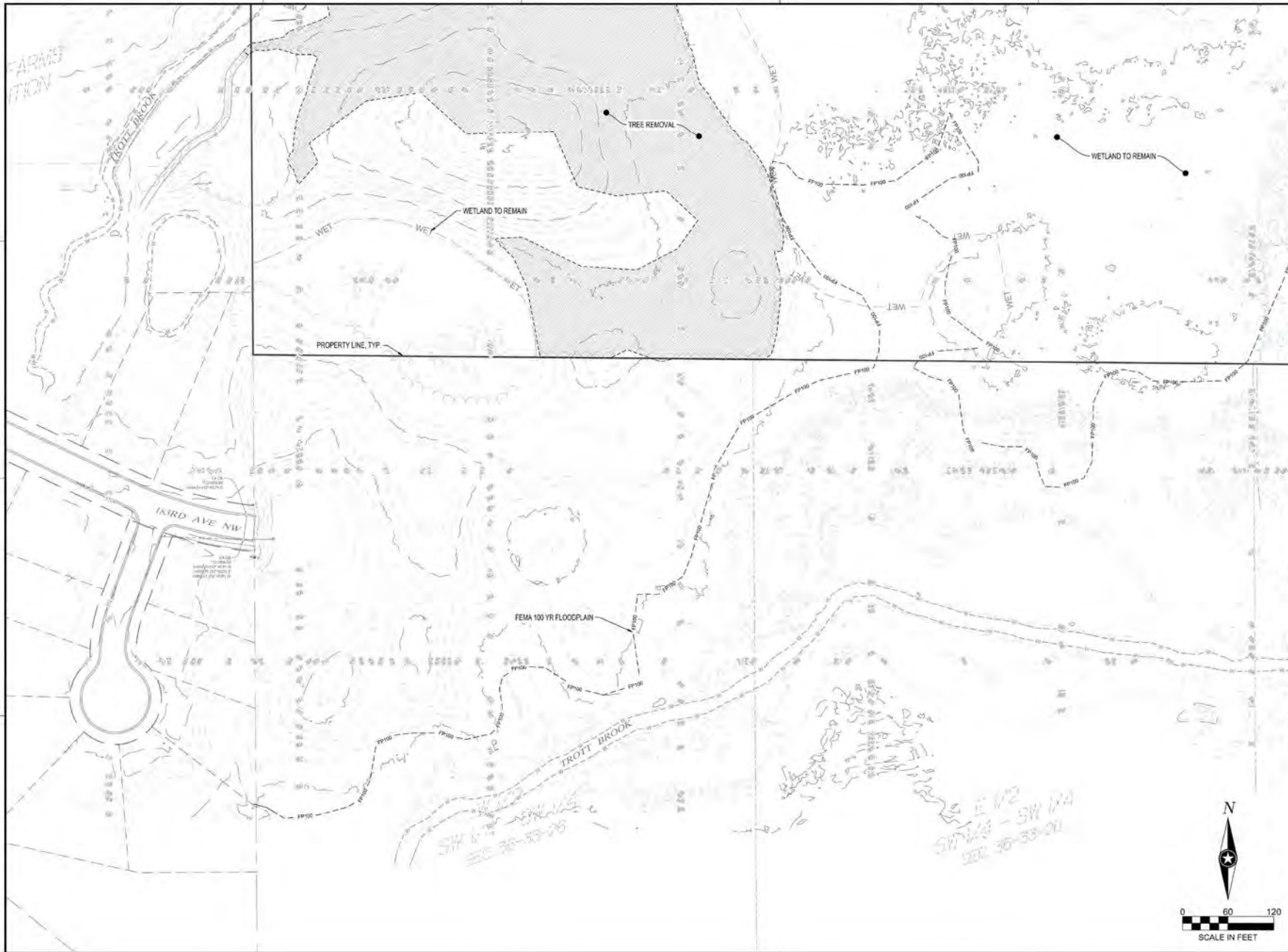
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DEVELOPMENT**

ELK RIVER MINNESOTA

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**EXISTING SITE &
REMOVALS PLAN**

SHEET
20 OF 58

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SEC. 36, TWP. 33, RGE. 26
Sherburne County, Minnesota



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BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

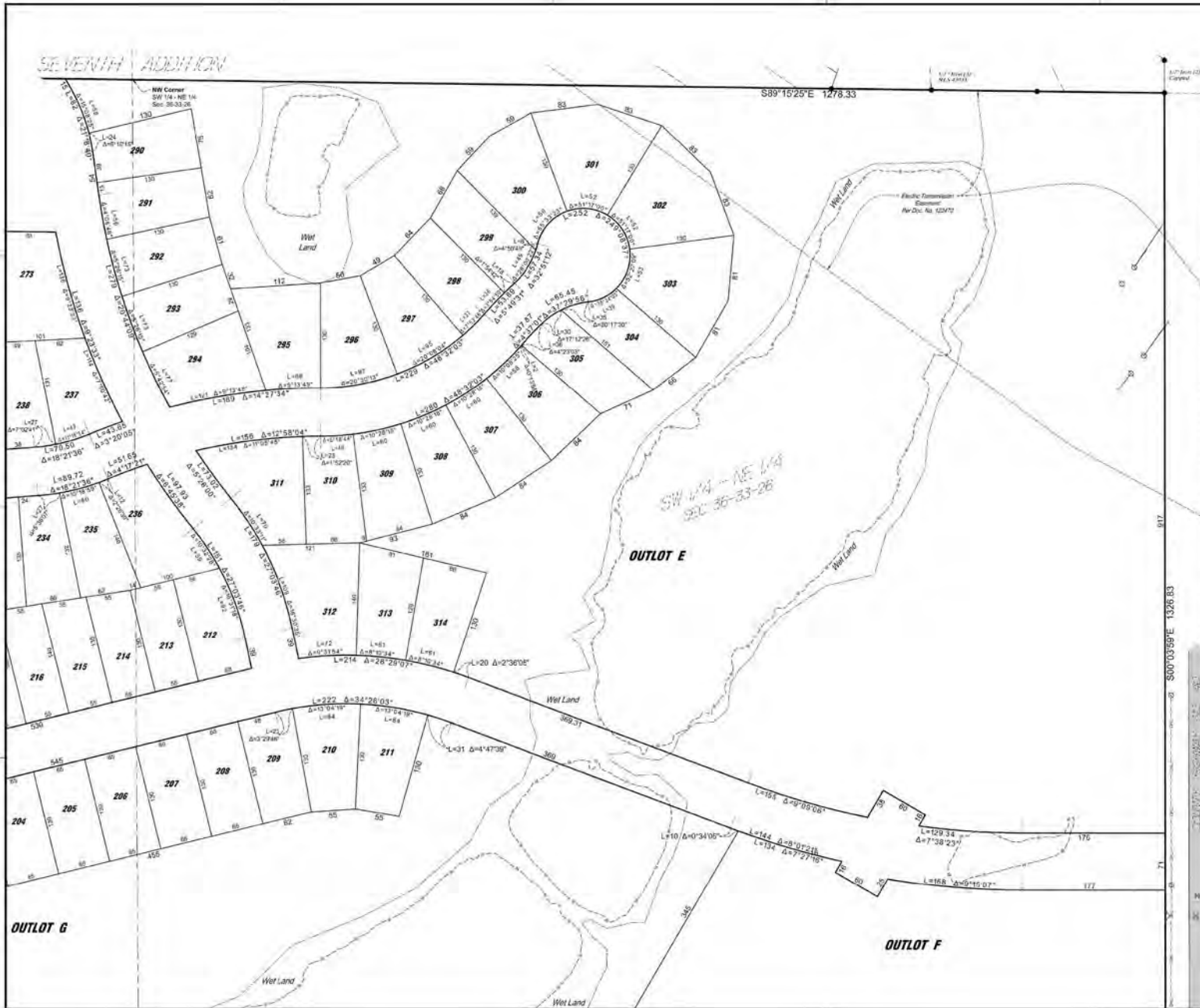
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TITLE:
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PLAT**

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25 OF 58

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BRADFORD PARK DEVELOPMENT

ELK RIVER MINNESOTA

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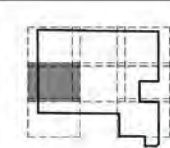
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CLIENT PROJECT NO.

TITLE
PRELIMINARY PLAT

SHEET
26 OF 58



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DEVELOPMENT**

ELK RIVER MINNESOTA

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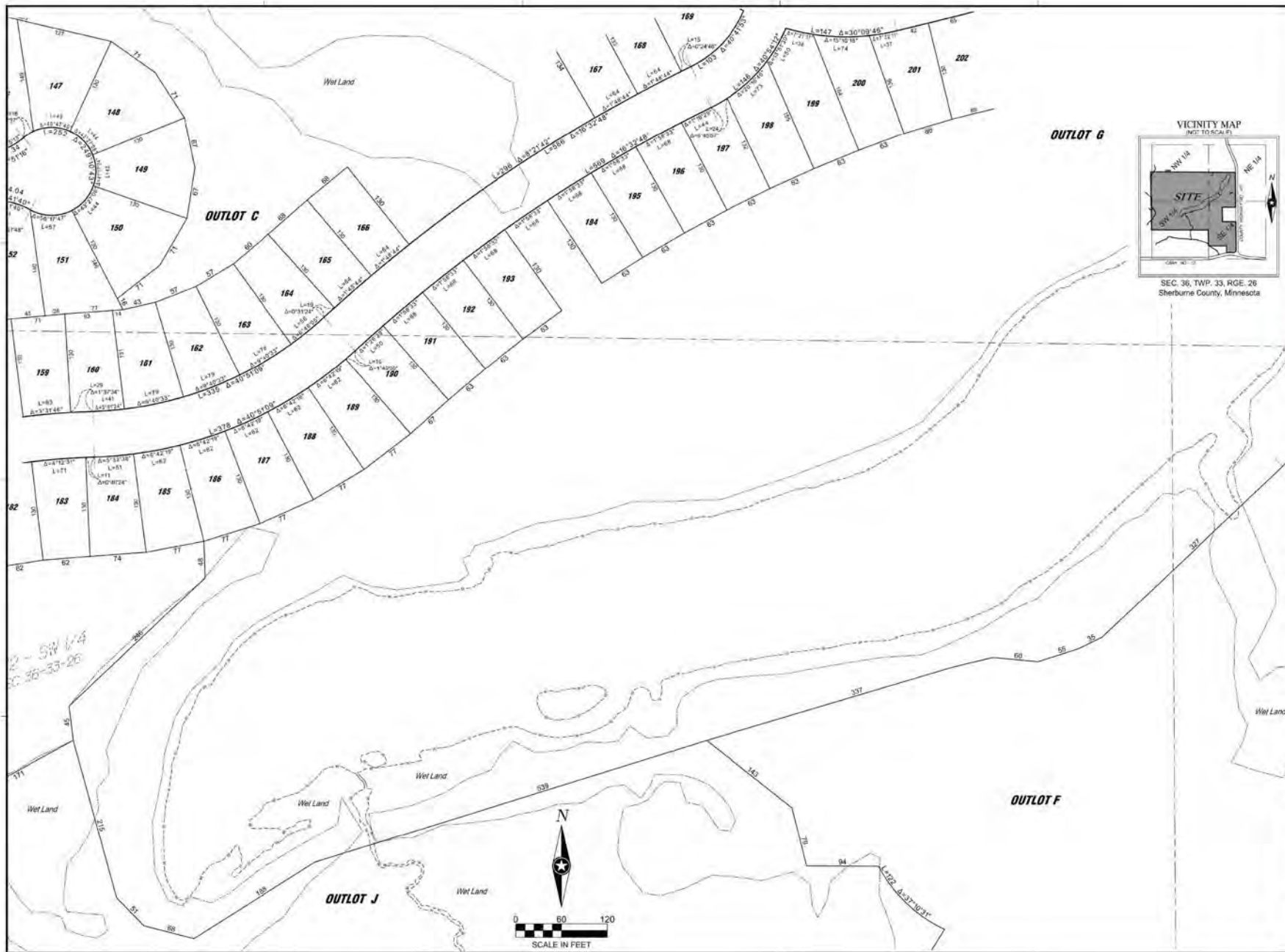
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PLAT**

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SEC. 36, TWP. 33, RGE. 26
Sherburne County, Minnesota



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PROJECT

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BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

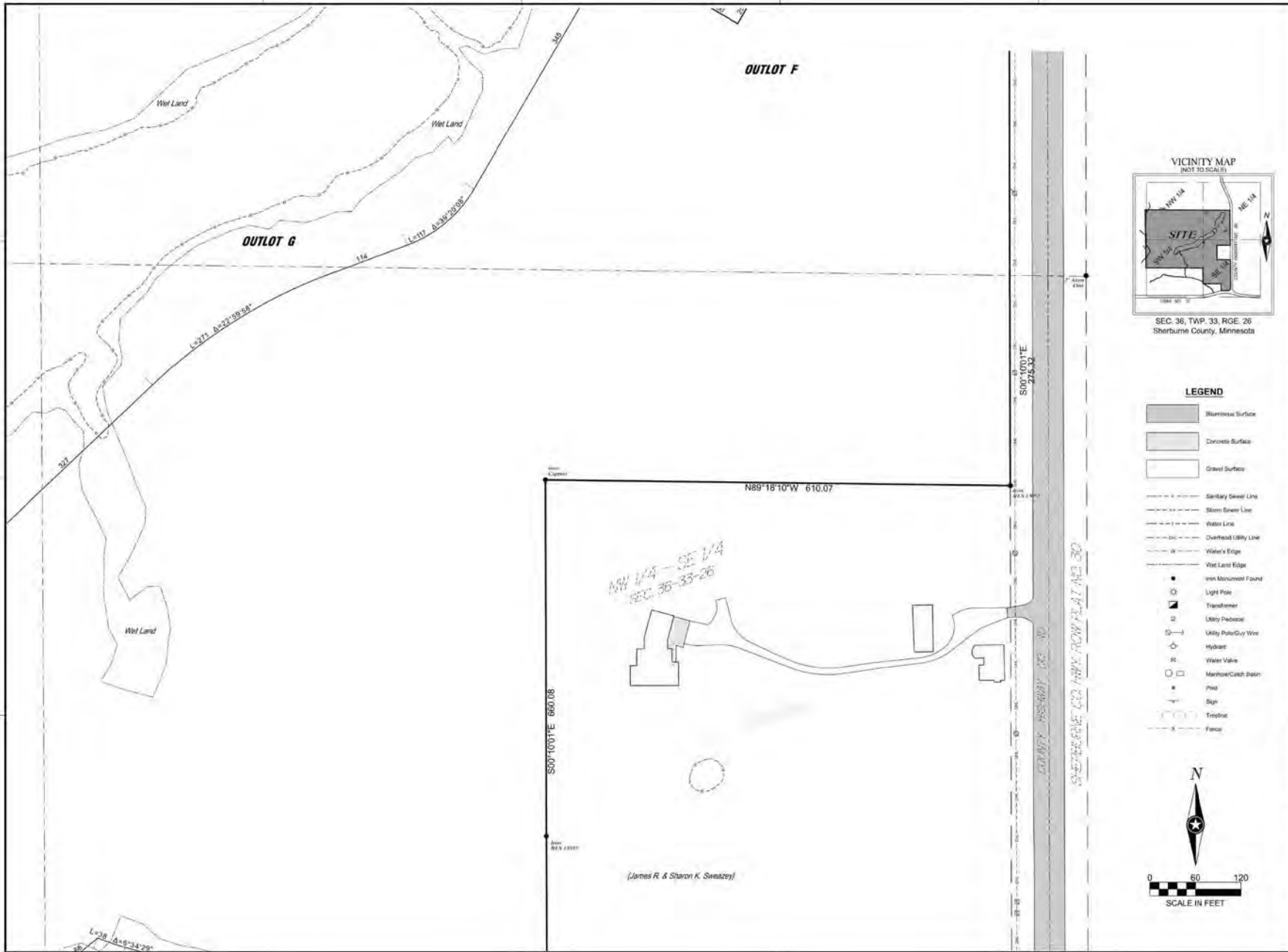
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 22-26553
FILE NAME 26553 PLAT
DRAWN BY KH
DESIGNED BY
REVIEWED BY
ORIGINAL ISSUE DATE 2022-10-26
CLIENT PROJECT NO. -

**PRELIMINARY
PLAT**

SHEET
28 OF 58

PRELIMINARY NOT FOR CONSTRUCTION



SEC. 36, TWP. 33, RGE. 26
Sherburne County, Minnesota

LEGEND

- Blumensau Surface
- Concrete Surface
- Gravel Surface
- Sanitary Sewer Line
- Storm Sewer Line
- Water Line
- Overhead Utility Line
- Water's Edge
- Wet Land Edge
- Iron Monument Found
- Light Pole
- Transformer
- Utility Pedestal
- Utility Pole/Guy Wire
- Hydrant
- Water Valve
- Manhole/Catch Basin
- Post
- Sign
- Trestle
- Fence



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PROJECT

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 22-26553
FILE NAME 26553 PLAT
DRAWN BY: M
DESIGNED BY: —
REVIEWED BY: —
ORIGINAL ISSUE DATE 2022-10-26
CLIENT PROJECT NO. —

TITLE
**PRELIMINARY
PLAT**

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29 OF 58

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LENNAR HOMES
BRADFORD PARK
DEVELOPMENT

ELK RIVER MINNESOTA

[illegible]

PROJECT NO.	22-26553
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FILE NAME	26553 PPLAT
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DRAWN BY	KH
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DESIGNED BY	
REVIEWED BY	

ORIGINAL ISSUE DATE 2022-10-30

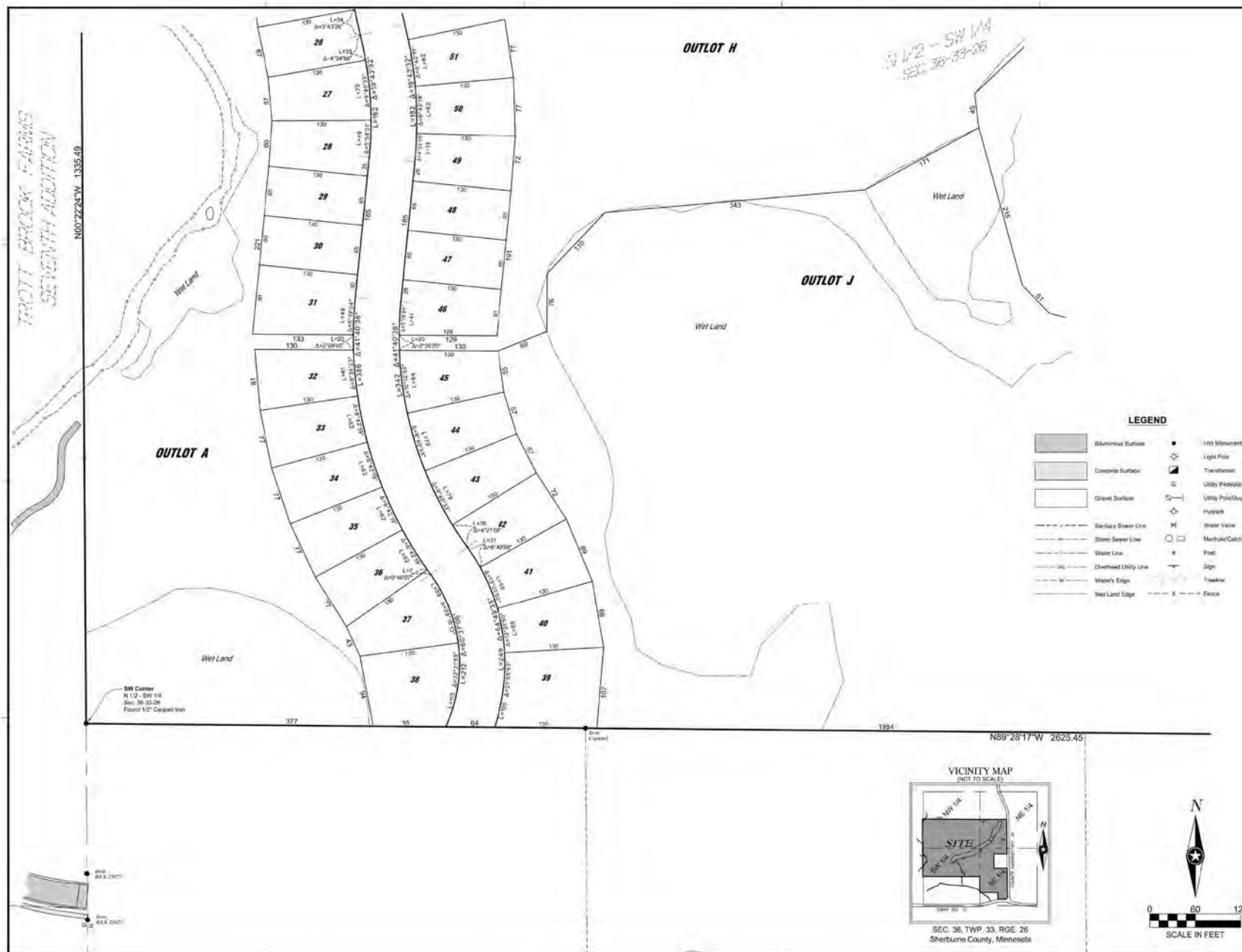
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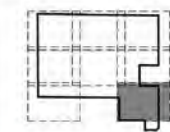
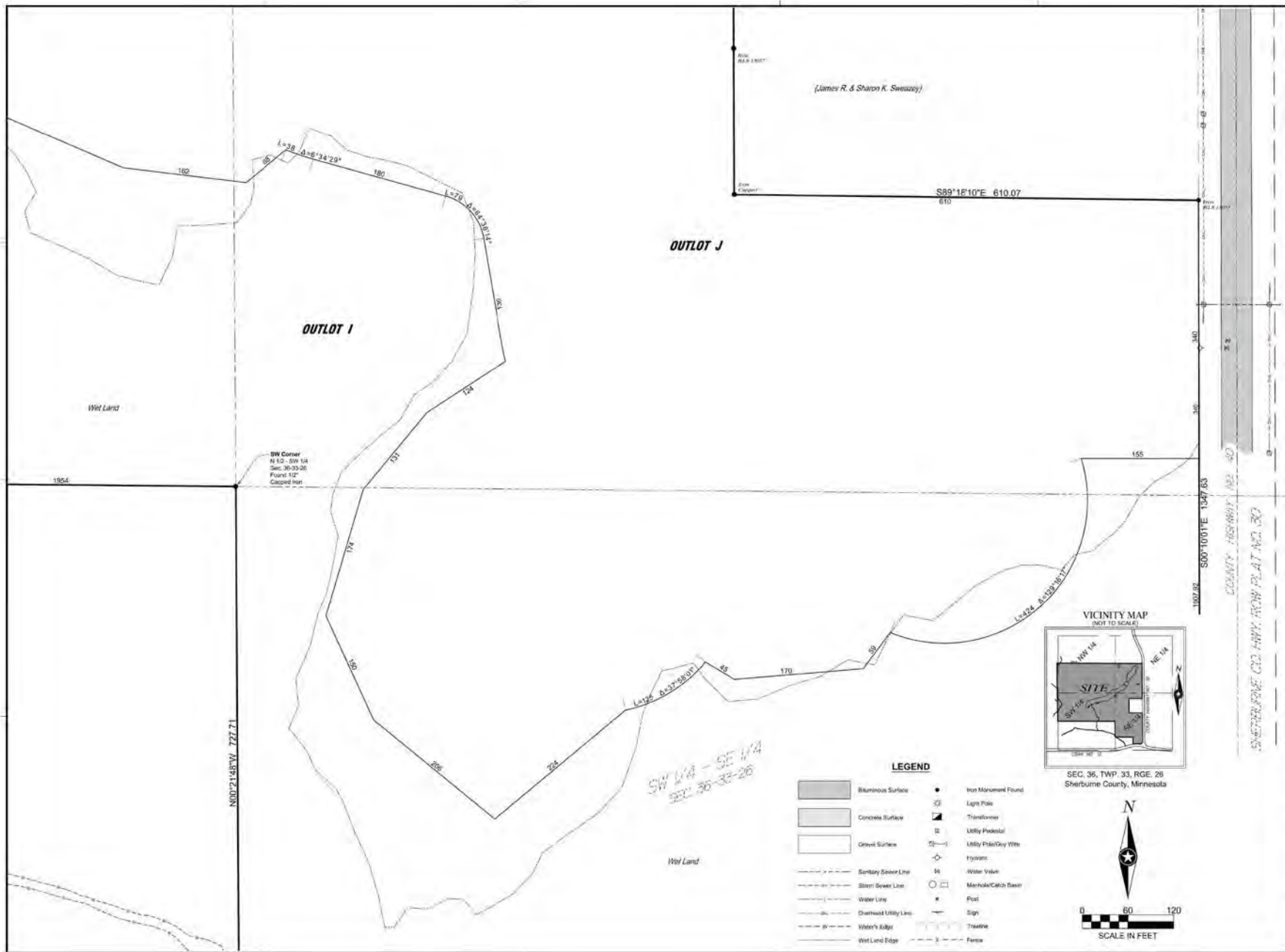
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OF 58





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MARK A. SCHWANZ
DATE: XXXX-XX-XX LIC. NO. 45817

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PROJECT

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 22-26553
FILE NAME 2653 PLAT
DRAWN BY: KH
DESIGNED BY: —
REVIEWED BY: —
ORIGINAL ISSUE DATE 2022-10-26
CLIENT PROJECT NO. —

TITLE:
**PRELIMINARY
PLAT**

SHEET
31 OF 58

PRELIMINARY NOT FOR CONSTRUCTION

PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE WALK



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WHITNEY M.S. BEHNY
DATE: XX/XX/XXXX L/C. NO.: 60768

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PROJECT

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.: 22-26553
FILE NAME: 26553 - 5 PRD SITE (PPLOT)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2022-10-26
CLIENT PROJECT NO.: -

TITLE

SITE PLAN

SHEET

32 OF 58

PRELIMINARY NOT FOR CONSTRUCTION



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PROJECT

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 22-26553
FILE NAME 26553 - S PRD SITE (PPLOT)
DRAWN BY TTK
DESIGNED BY TTK
REVIEWED BY WB
ORIGINAL ISSUE DATE 2022-10-26
CLIENT PROJECT NO. 1

TITLE

SITE PLAN

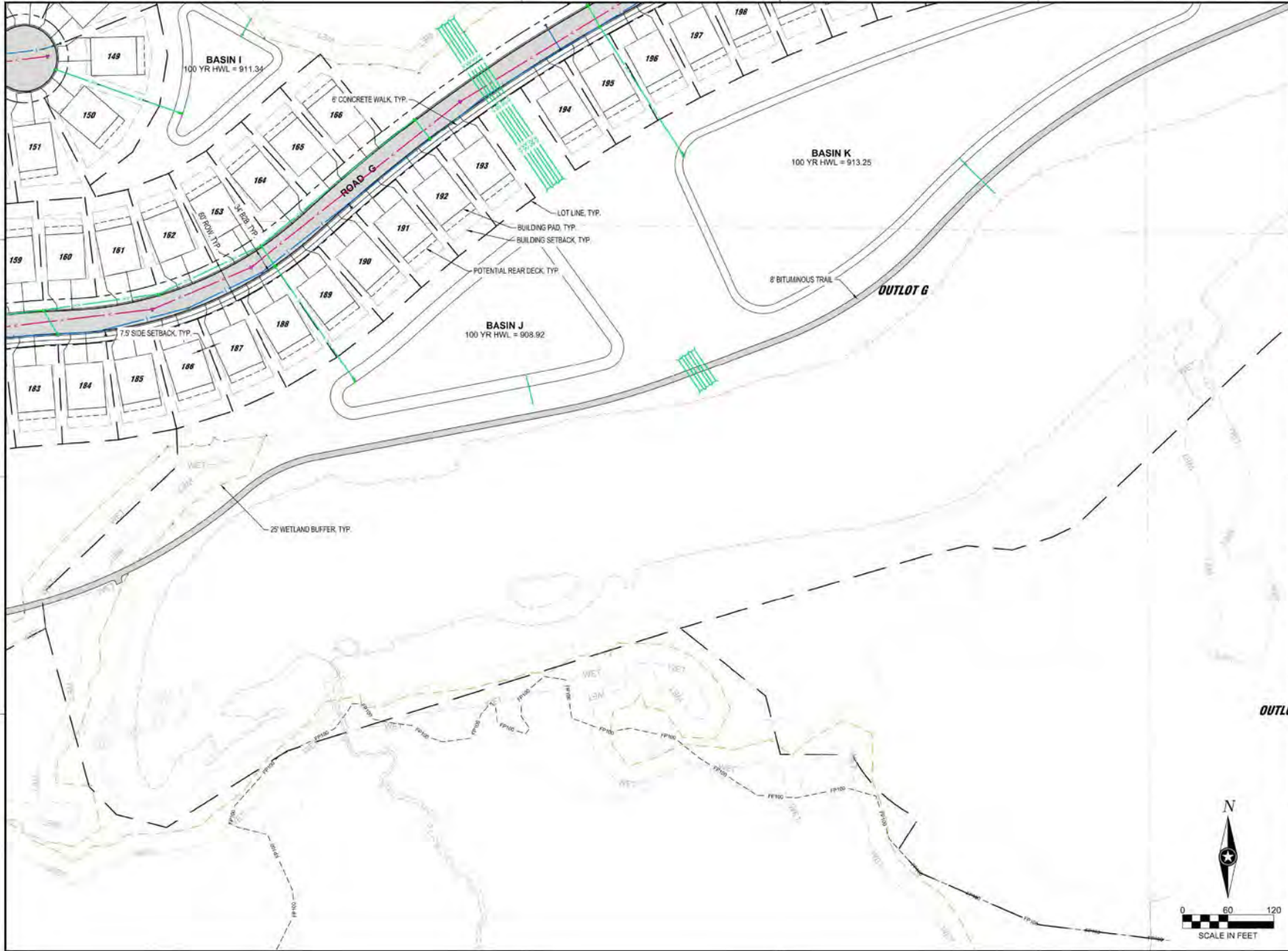
SHEET

33

OF 58

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION





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PROJECT

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 22-26553
FILE NAME 26553 - S PRD SITE (PPLOT)
DRAWN BY TTK
DESIGNED BY TTK
REVIEWED BY WB
ORIGINAL ISSUE DATE 2022-10-28
CLIENT PROJECT NO. -

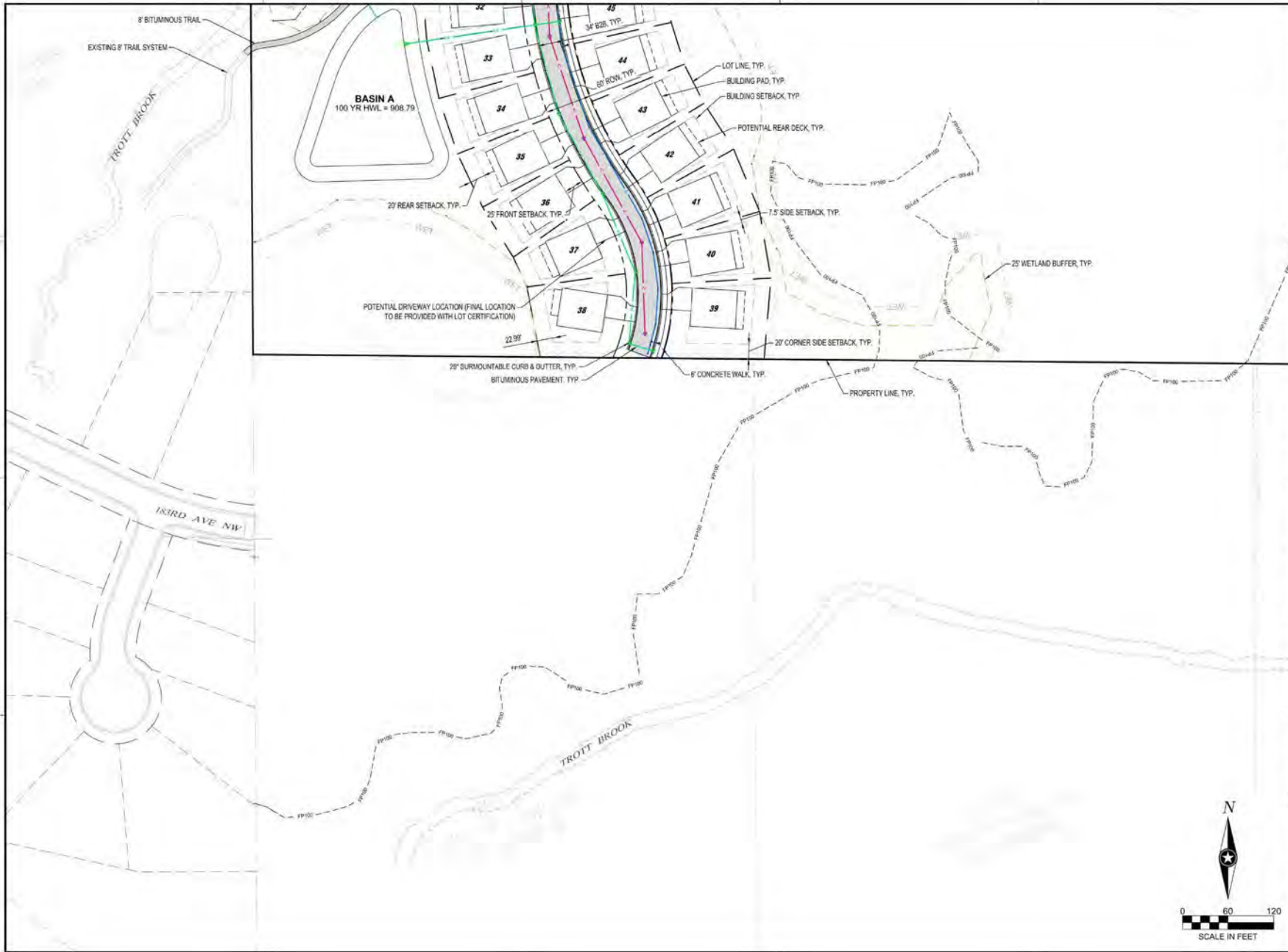
TITLE

SITE PLAN

SHEET

36 OF 58

PRELIMINARY NOT FOR CONSTRUCTION



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STATE OF MINNESOTA.

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PROJECT

LENNAR HOMES
BRADFORD PARK
DEVELOPMENT

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.: 22-26553
FILE NAME: 26553 - S PRD SITE (PPLOT)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2022-10-29
CLIENT PROJECT NO.: -

TITLE

SITE PLAN

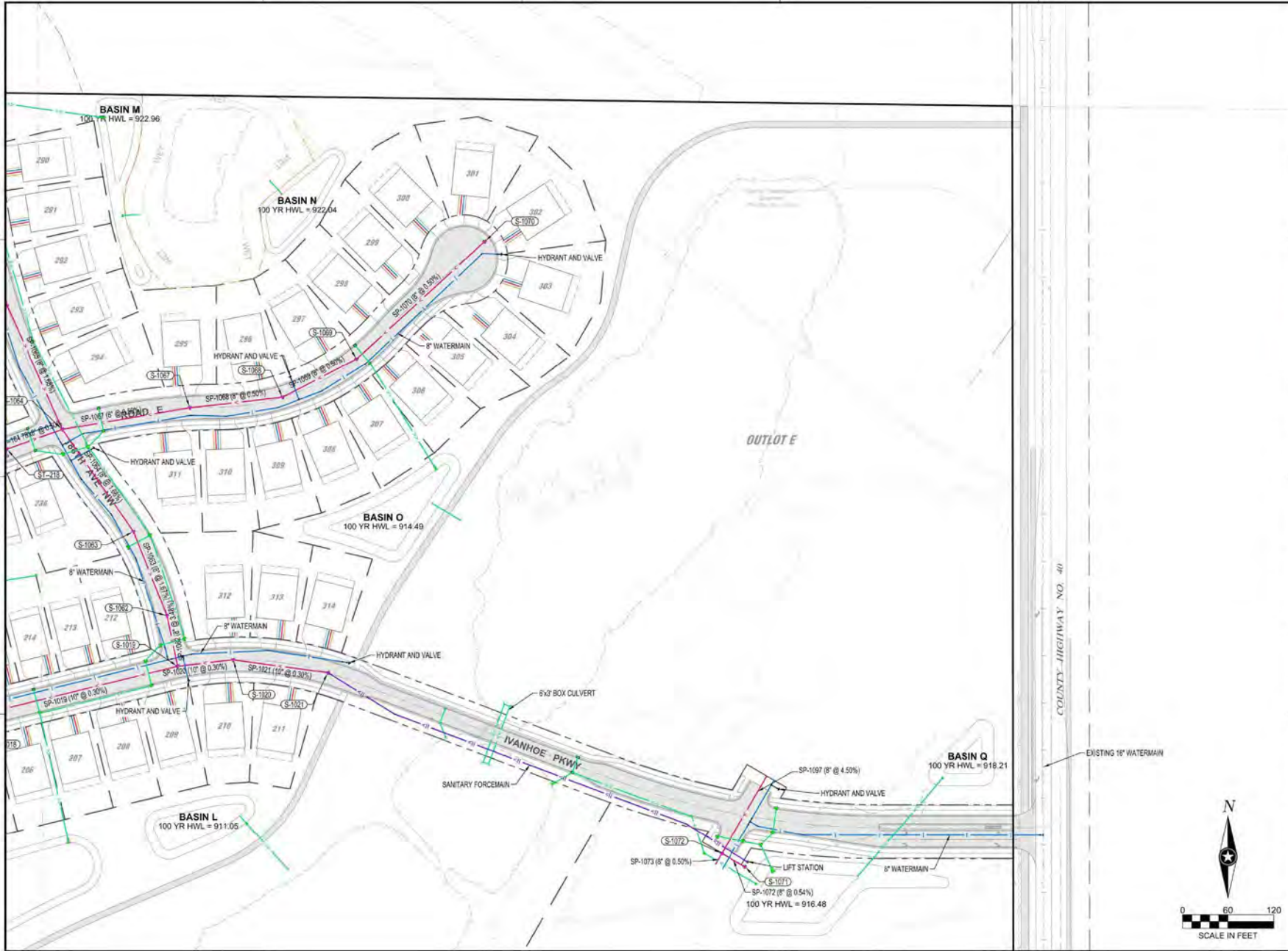
SHEET

37

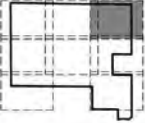
OF 58



PRELIMINARY NOT FOR CONSTRUCTION







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PROJECT

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

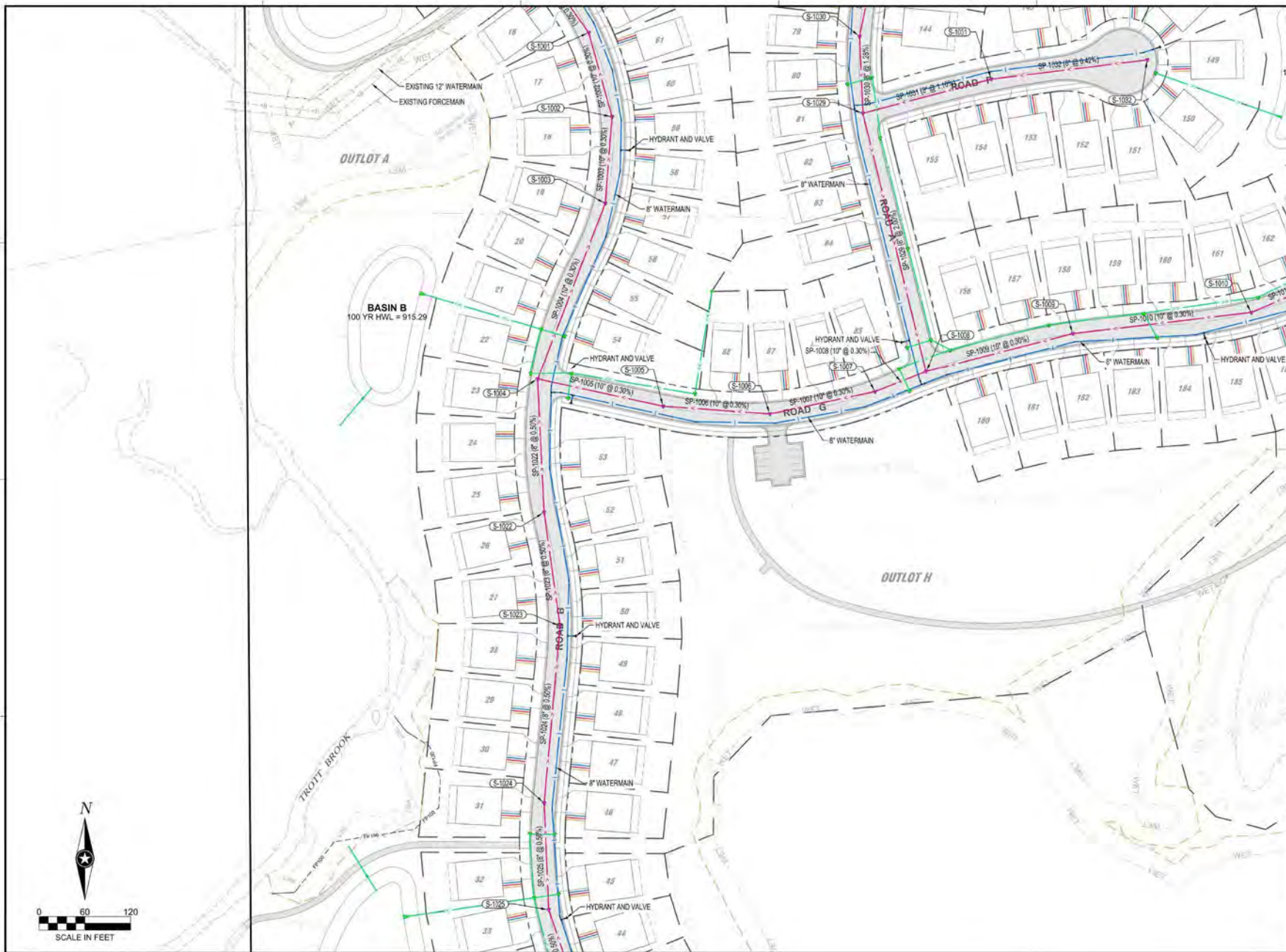
PROJECT NO.: 22-26553
 FILE NAME: 26553 - 7 UTILITY SAN-WTR (PPR).DWG
 DRAWN BY: TTK
 DESIGNED BY: TTK
 REVIEWED BY: WB
 ORIGINAL ISSUE DATE: 2022-10-20
 CLIENT PROJECT NO.: -

TITLE

UTILITY PLAN

SHEET

40 OF 58



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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.
WHITNEY M.S. BEHNY

DATE: XX/XX/XXXX LIC. NO.: 60768

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PROJECT

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 22-26553
FILE NAME 26553 - UTILITY SAN WITH JPRA
DRAWN BY TTK
DESIGNED BY TTK
REVIEWED BY WB
ORIGINAL ISSUE DATE 2022-10-26
CLIENT PROJECT NO. -

TITLE

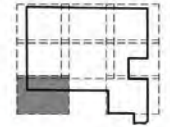
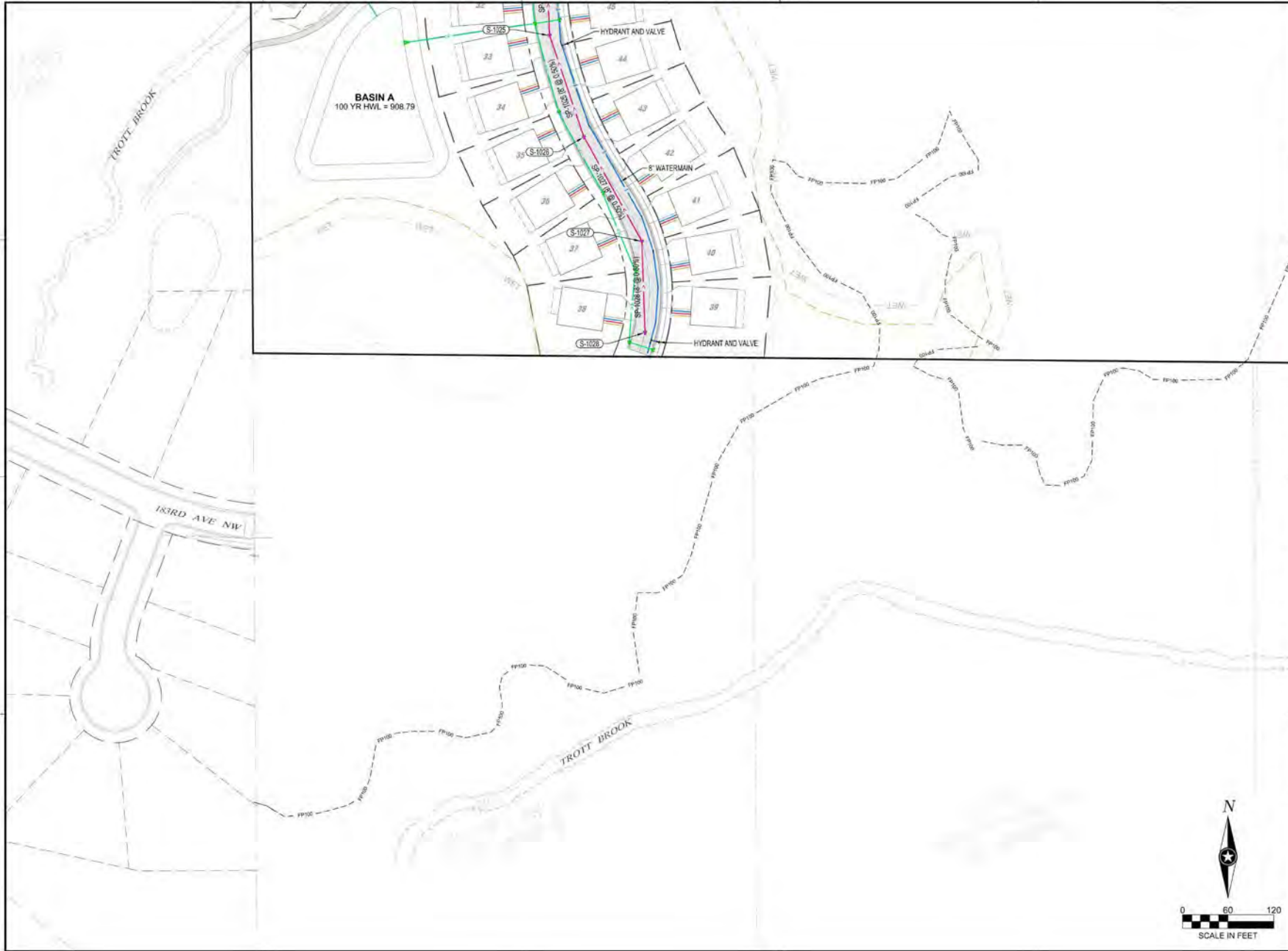
UTILITY PLAN

SHEET

41

OF 58

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



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PROJECT

LENNAR HOMES
BRADFORD PARK
DEVELOPMENT

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 22-26553
FILE NAME 26553 - 7 UTILITY SAN WITH JPRA
DRAWN BY TTK
DESIGNED BY TTK
REVIEWED BY WB
ORIGINAL ISSUE DATE 2022-10-28
CLIENT PROJECT NO. -

TITLE

UTILITY PLAN

SHEET

43

OF 58

PRELIMINARY NOT FOR CONSTRUCTION



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PROJECT

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 22-26553
FILE NAME 26553 - S GRADING (SPLAT)
DRAWN BY TTK
DESIGNED BY TTK
REVIEWED BY WB
ORIGINAL ISSUE DATE 2022-10-26
CLIENT PROJECT NO. -

TITLE

GRADING PLAN

SHEET

44 OF 58

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



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PROJECT

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.: 22-26553
FILE NAME: 26553 - 3 GRADING (P) PLAT
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2022-10-26
CLIENT PROJECT NO.: -

TITLE:

GRADING PLAN

SHEET

45 OF 58

PRELIMINARY NOT FOR CONSTRUCTION



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PROJECT

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.: 22-26553
FILE NAME: 26553 - S GRADING (SPLAT)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2022-10-28
CLIENT PROJECT NO.: -

TITLE:

GRADING PLAN

SHEET

46

OF 58

PRELIMINARY NOT FOR CONSTRUCTION



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DATE: XXXXXXXX LIC. NO.: 60768

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PROJECT

LENNAR HOMES
BRADFORD PARK
DEVELOPMENT

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 22-26553
FILE NAME 26553 - S GRADING (SPLAT)
DRAWN BY TTK
DESIGNED BY TTK
REVIEWED BY WB
ORIGINAL ISSUE DATE 2022-10-28
CLIENT PROJECT NO. -

TITLE

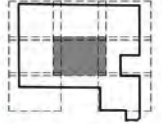
GRADING PLAN

SHEET

47

OF 58

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



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PROJECT

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.: 22-26553
FILE NAME: 26553 - S GRADING (PPLOT)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2022-10-26
CLIENT PROJECT NO.: -

TITLE:

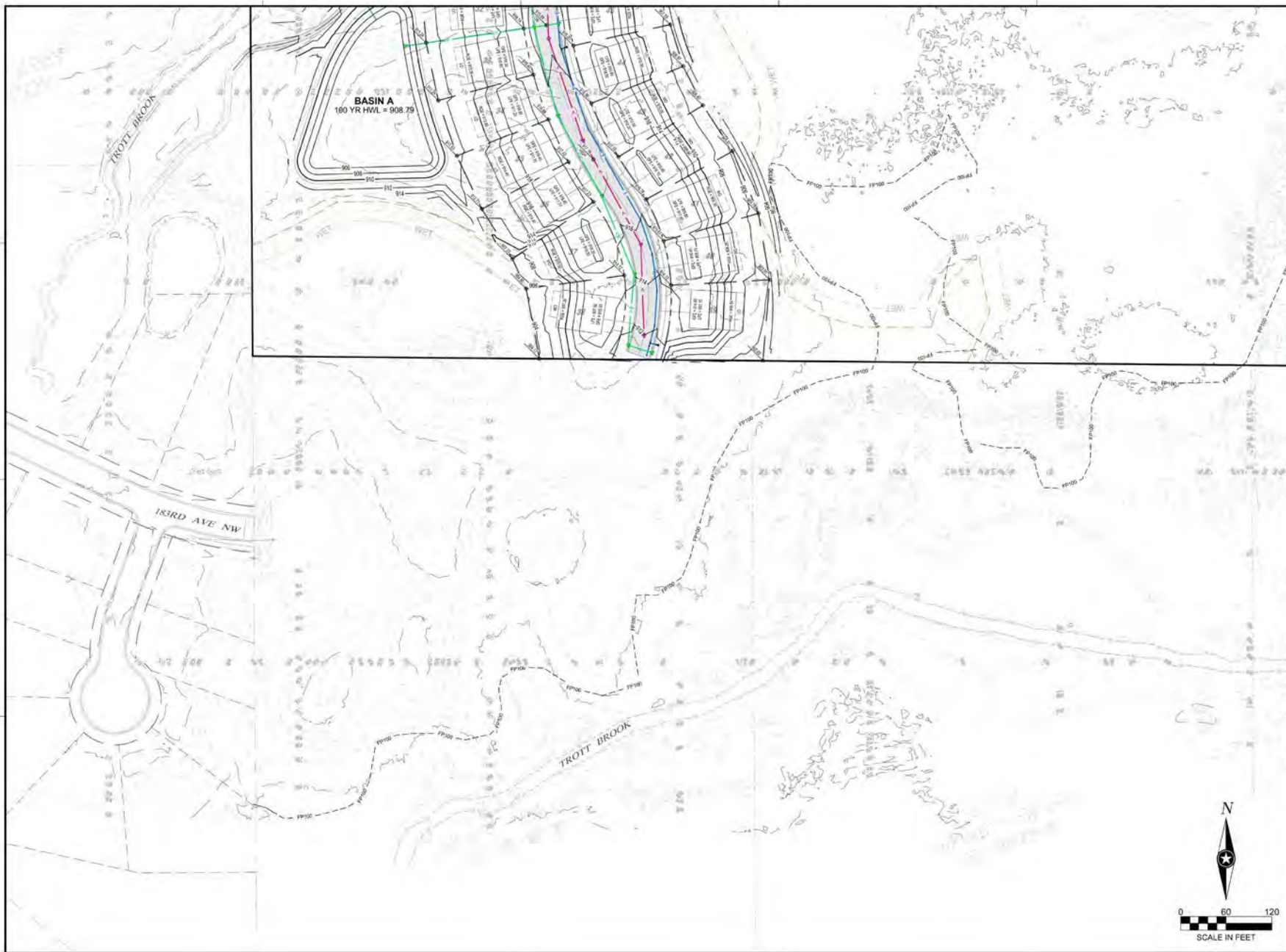
GRADING PLAN

SHEET

48

OF 58

PRELIMINARY NOT FOR CONSTRUCTION



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WHITNEY M.S. BEHNY

DATE: XXXX/XXXX/XXXX LIC. NO. 60768

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PROJECT

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 22-26553

FILE NAME 26553 - S GRADING (SPLAT)

DRAWN BY TTK

DESIGNED BY TTK

REVIEWED BY WB

ORIGINAL ISSUE DATE 2022-10-26

CLIENT PROJECT NO. -

TITLE

GRADING PLAN

SHEET

49

OF 58

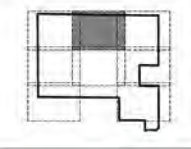


PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



PLANT SCHEDULE

SYMBOL	PLANT SPECIES	QUANTITY	NOTES
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DANYELLE PIERQUET
DATE: XXXX/XXXX/XXXX LIC. NO.: 49121

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PROJECT
LENNAR HOMES
BRADFORD PARK DEVELOPMENT

ELK RIVER MINNESOTA

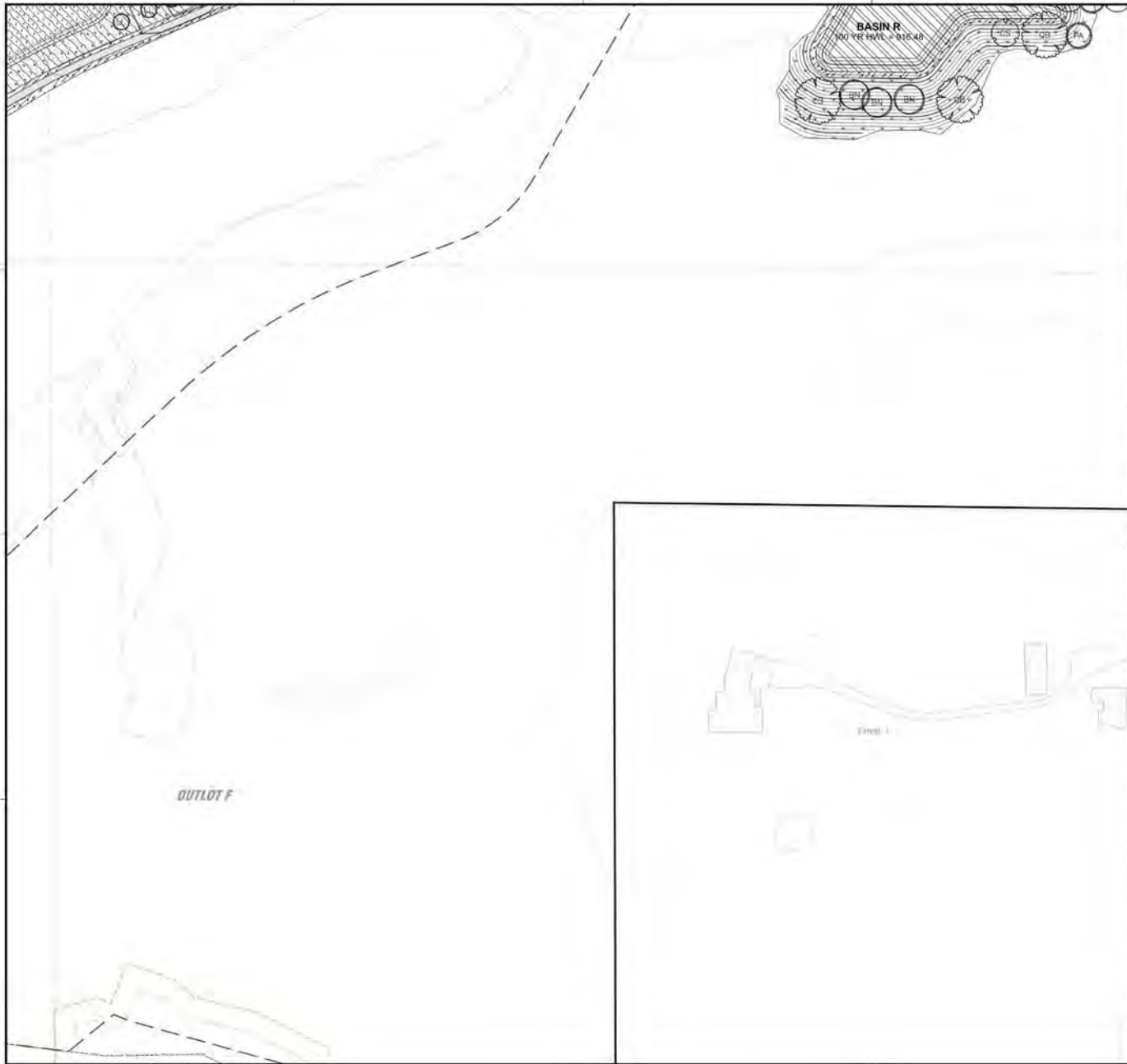
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 22-26553
FILE NAME: 26553 - 2 LANDSCAPE (PLAN)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2022-10-26
CLIENT PROJECT NO: 1

TITLE
PLANTING PLAN

SHEET
51 OF 58

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



PLANT SCHEDULE

SYMBOL	PLANT SPECIES	QUANTITY	NOTES
1	1" DBL. WHITE PINE	10	
2	1" DBL. WHITE PINE	10	
3	1" DBL. WHITE PINE	10	
4	1" DBL. WHITE PINE	10	
5	1" DBL. WHITE PINE	10	
6	1" DBL. WHITE PINE	10	
7	1" DBL. WHITE PINE	10	
8	1" DBL. WHITE PINE	10	
9	1" DBL. WHITE PINE	10	
10	1" DBL. WHITE PINE	10	
11	1" DBL. WHITE PINE	10	
12	1" DBL. WHITE PINE	10	
13	1" DBL. WHITE PINE	10	
14	1" DBL. WHITE PINE	10	
15	1" DBL. WHITE PINE	10	
16	1" DBL. WHITE PINE	10	
17	1" DBL. WHITE PINE	10	
18	1" DBL. WHITE PINE	10	
19	1" DBL. WHITE PINE	10	
20	1" DBL. WHITE PINE	10	
21	1" DBL. WHITE PINE	10	
22	1" DBL. WHITE PINE	10	
23	1" DBL. WHITE PINE	10	
24	1" DBL. WHITE PINE	10	
25	1" DBL. WHITE PINE	10	
26	1" DBL. WHITE PINE	10	
27	1" DBL. WHITE PINE	10	
28	1" DBL. WHITE PINE	10	
29	1" DBL. WHITE PINE	10	
30	1" DBL. WHITE PINE	10	
31	1" DBL. WHITE PINE	10	
32	1" DBL. WHITE PINE	10	
33	1" DBL. WHITE PINE	10	
34	1" DBL. WHITE PINE	10	
35	1" DBL. WHITE PINE	10	
36	1" DBL. WHITE PINE	10	
37	1" DBL. WHITE PINE	10	
38	1" DBL. WHITE PINE	10	
39	1" DBL. WHITE PINE	10	
40	1" DBL. WHITE PINE	10	
41	1" DBL. WHITE PINE	10	
42	1" DBL. WHITE PINE	10	
43	1" DBL. WHITE PINE	10	
44	1" DBL. WHITE PINE	10	
45	1" DBL. WHITE PINE	10	
46	1" DBL. WHITE PINE	10	
47	1" DBL. WHITE PINE	10	
48	1" DBL. WHITE PINE	10	
49	1" DBL. WHITE PINE	10	
50	1" DBL. WHITE PINE	10	
51	1" DBL. WHITE PINE	10	
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PLANTING PLAN

0 60 120
SCALE IN FEET

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PROJECT

LENNAR HOMES
BRADFORD PARK DEVELOPMENT

ELK RIVER MINNESOTA

DATE: 10/10/2020 LIC. NO. 49121

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO. 22-26553
FILE NAME 26553 - 9 LANDSCAPE (PPLAT)
DRAWN BY TTK
DESIGNED BY TTK
REVIEWED BY WB
ORIGINAL ISSUE DATE 2022-10-20
CLIENT PROJECT NO. -

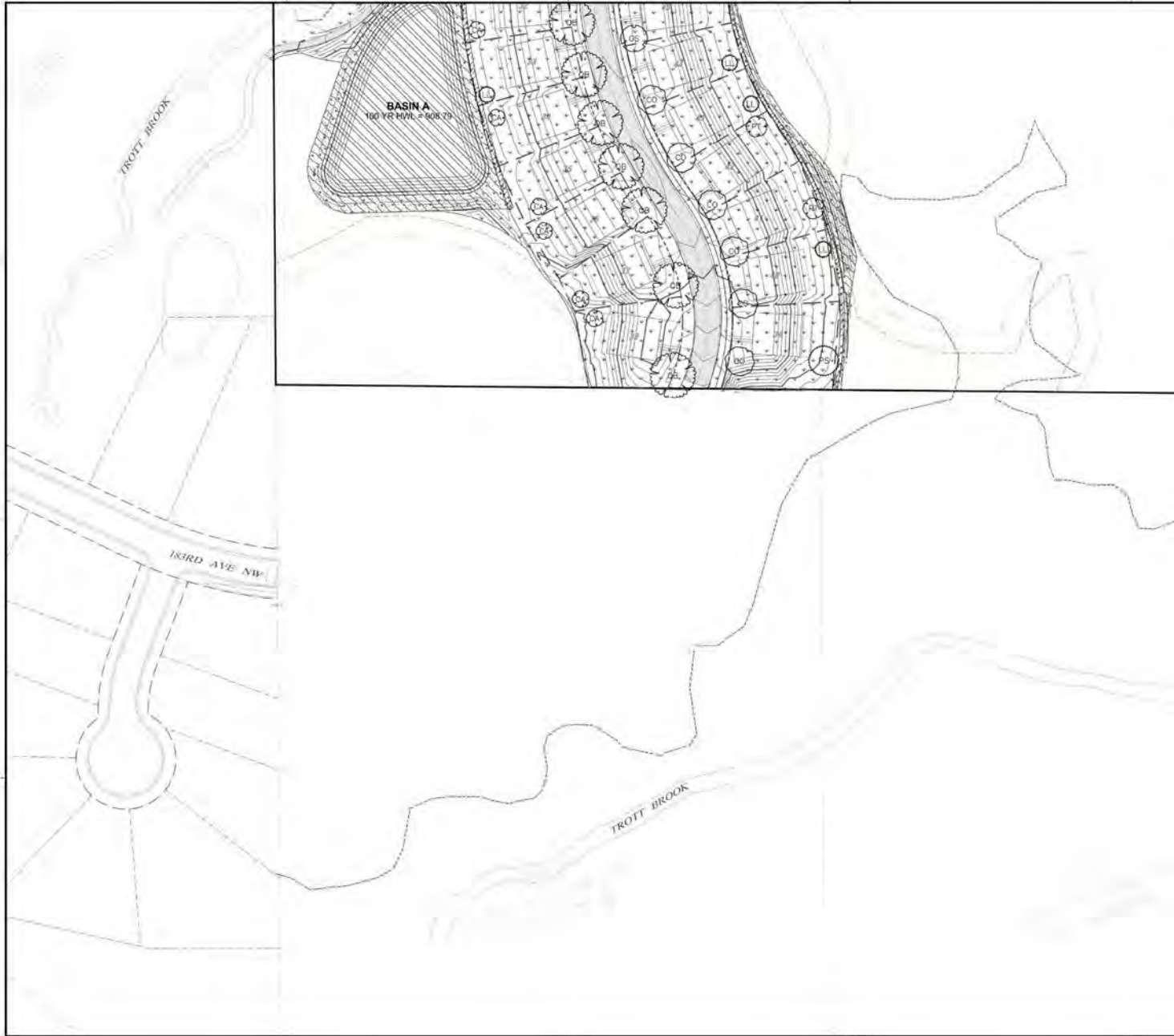
TITLE

PLANTING PLAN

SHEET

55 OF 58

PRELIMINARY NOT FOR CONSTRUCTION

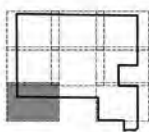


PLANT SCHEDULE

SYMBOL	QUANTITY	PLANT SPECIFICATION	PRICE
1	10	1" DBL. RED BUD	1.20
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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.

DANYELLE PIERQUET

DATE: XXXXXXXX LIC. NO. 49121

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PROJECT

LENNAR HOMES
BRADFORD PARK DEVELOPMENT

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

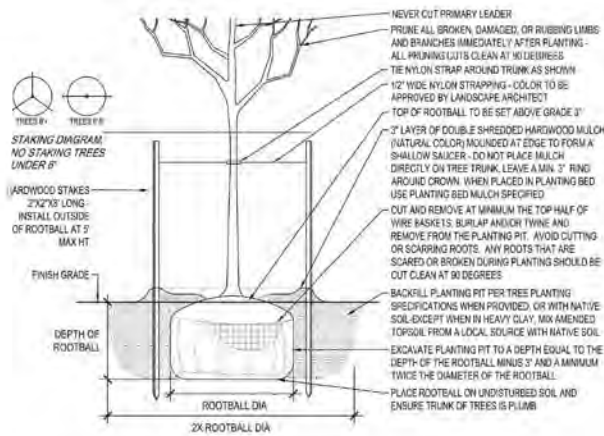
PROJECT NO. 22-26553
 FILE NAME 26553 - 9 LANDSCAPE (PLAT)
 DRAWN BY TTK
 DESIGNED BY TTK
 REVIEWED BY WB
 ORIGINAL ISSUE DATE 2022-10-26
 CLIENT PROJECT NO. -

TITLE

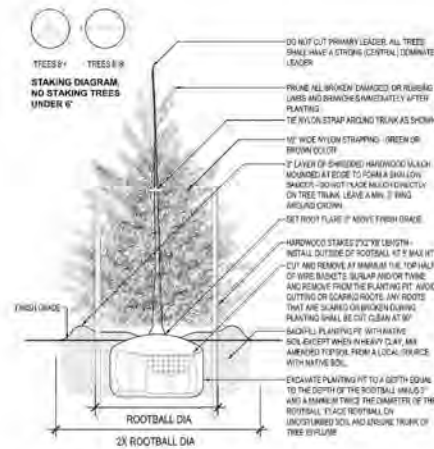
PLANTING PLAN

SHEET

56 OF 58



DECIDUOUS TREE PLANTING DETAIL
NTS



EVERGREEN TREE PLANTING DETAIL
NTS

LD710

PLANTING NOTES

- COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
- SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
- REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
- REFER TO SPECIFICATIONS FOR TOPSOIL REQUIREMENTS.
- REFER TO PLANTING AND SITE DETAILS FOR AVERAGE SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES. REFER TO SPECIFICATIONS FOR MAX TYPE.
- FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
- ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
- IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT, AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN, WASHINGTON, D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR, FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
- ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
- CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- PROVIDE SHREDDED HARDWOOD MULCH SURROUNDING ALL PROPOSED TREES (5' Ø) AND WITHIN PLANTING BEDS TO A MINIMUM DEPTH AS SHOWN IN TREE PLANTING DETAIL. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
- MULCHING MATERIAL SHALL BE SHREDDED HARDWOOD MULCH, WITH NO INDIVIDUAL PIECES LARGER THAN 3", FREE OF GROWTH OR GERMINATION INHIBITING INCOMPONENTS. 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
- CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
- ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.
- TURF AREAS DISTRIBUTED BY CONSTRUCTION UTILITY STRUCTURES SHOULD BE SEEDED IF NOT INDICATED ON THE PLANS AS ANOTHER SURFACE.
- INDICATED QUANTITIES ARE ESTIMATED AND SHOULD BE CONFIRMED BY THE CONTRACTOR'S BIDDER.
- TREE TYPE IS SUBJECT TO CHANGE BASED ON AVAILABILITY OF PLANT.
- ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.



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DANYELLE PIERQUET

DATE: 00/00/XXXX LIC NO.: 49121

PROJECT

LENNAR HOMES
BRADFORD PARK DEVELOPMENT

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 22-26563
FILE NAME: 26563 - 3 LANDSCAPE (PLANT)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WBI
ORIGINAL ISSUE DATE: 2022-10-20
CLIENT PROJECT NO: 1

TITLE

PLANTING NOTES AND DETAILS

SHEET

57

OF 58



NOTE:
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LANDSCAPE ARCHITECT UNDER THE LAWS OF THE
STATE OF MINNESOTA.
DANYELLE PIERQUET

DATE: 08/08/2022 LIC. NO.: 49121

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PROJECT

LENNAR HOMES
BRADFORD PARK
DEVELOPMENT

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.: 22-26553
FILE NAME: 26553 - 3 LANDSCAPE (PLAN).JPG
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2022-10-28
CLIENT PROJECT NO.: -

TITLE:
PLANTING
SCHEDULES

SHEET:
58 OF 58

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
AS	AS	63	ACEP RUBRUM 'FRANKSRED' RED SUNSET MAPLE	2" CAL	B & B
BN	BN	72	BETULA NORA RIVER BIRCH MULTI-TRUNK	10' HT MIN	B & B
CA	CA	53	CARPINUS CAROLINIANA AMERICAN HORNBEAM	2" CAL	B & B
CC	CC	16	CARYA CORIFORMIS BITTERNUT HICKORY	2" CAL	B & B
CO	CO	56	CELTIS OCCIDENTALIS COMMON HACKBERRY	2" CAL	B & B
DS	DS	48	GLEDITSIA TRIACANTHOS 'INERMIS' SKYCOLE SKYLINE HONEYLOCUST	2" CAL	B & B
GD	GD	41	GYMNOCALADUS DIOICA 'ESPRESSO' KENTUCKY COFFEETREE	2" CAL	B & B
MA	MA	29	MAACKIA AMURENSIS AMUR MAACKIA	2" CAL	B & B
PT	PT	35	POPULUS TREMULOIDES QUAKING ASPEN	2" CAL	B & B
QB	QB	50	QUERCUS BICOLOR SWAMP WHITE OAK	2" CAL	B & B
QM	QM	45	QUERCUS X MACDANIELI 'CLEMONS' TM HERITAGE OAK	2" CAL	B & B
TA	TA	68	TILIA AMERICANA 'MCKSENTRY' SENTRY LINDEN	2" CAL	B & B
UH	UH	69	ULMUS X 'PATRIOT' PATRIOT ELM	2" CAL	B & B
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
AB	AB	6	ABIES BALSAMEA BALSAM FIR	6' HT MIN	B & B
LL	LL	26	LARIX LARICINA TAMARACK	6' HT MIN	B & B
PA	PA	11	PICEA ABIES NORWAY SPRUCE	12' HT MIN	B & B
PD	PD	5	PICEA GLAUCA 'DENSATA' BLACK HILLS SPRUCE	12' HT MIN	B & B
PB	PB	9	PINUS BANKSIANA JACK PINE	6' HT MIN	B & B
PS	PS	16	PINUS STROBUS WHITE PINE	6' HT MIN	B & B

ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
AC	AC	15	AMELANCHIER CANADENSIS SHADBLOW SERVICEBERRY	2" CAL	B & B
CM	CM	15	CRATAEGUS MOLLIS DOWNY HAWTHORNE	2" CAL	B & B
PM	PM	11	PRUNUS MAACKII AMUR CHOKECHERRY	2" CAL	B & B
VL	VL	12	VIBERNUM LENTAGO HANNYBERRY	2" CAL	B & B

SEED MIX	CODE	QTY	BOTANICAL / COMMON NAME
SM	SM	60,912 SF	BIOFILTRATION MIX 1 ISG CUSTOM SAND SPECIALIST MIX
SM4	SM4	126,002 SF	BIOFILTRATION MIX 2 ISG CUSTOM EXTREME CONDITIONS MIX
SM2	SM2	258,230 SF	SEED MIX FINE FESCUE TURF FINE FESCUE TURF
SM1	SM1	2,966,222 SF	SEED MIX MNDOT 25-131 MNDOT SEED MIX - LOW MAINTENANCE TURF
SM5	SM5	213,293 SF	SEED MIX MNDOT 33-261 STORMWATER SOUTH AND WEST
RM	RM	131,139 SF	SEED MIX MNDOT 33-262 DRY SWALE / POND MIX
SM3	SM3	388,118 SF	SEED MIX MNDOT 35-241 MNDOT SEED MIX - MESIC PRAIRIE GENERAL

CITY LANDSCAPE REQUIREMENTS

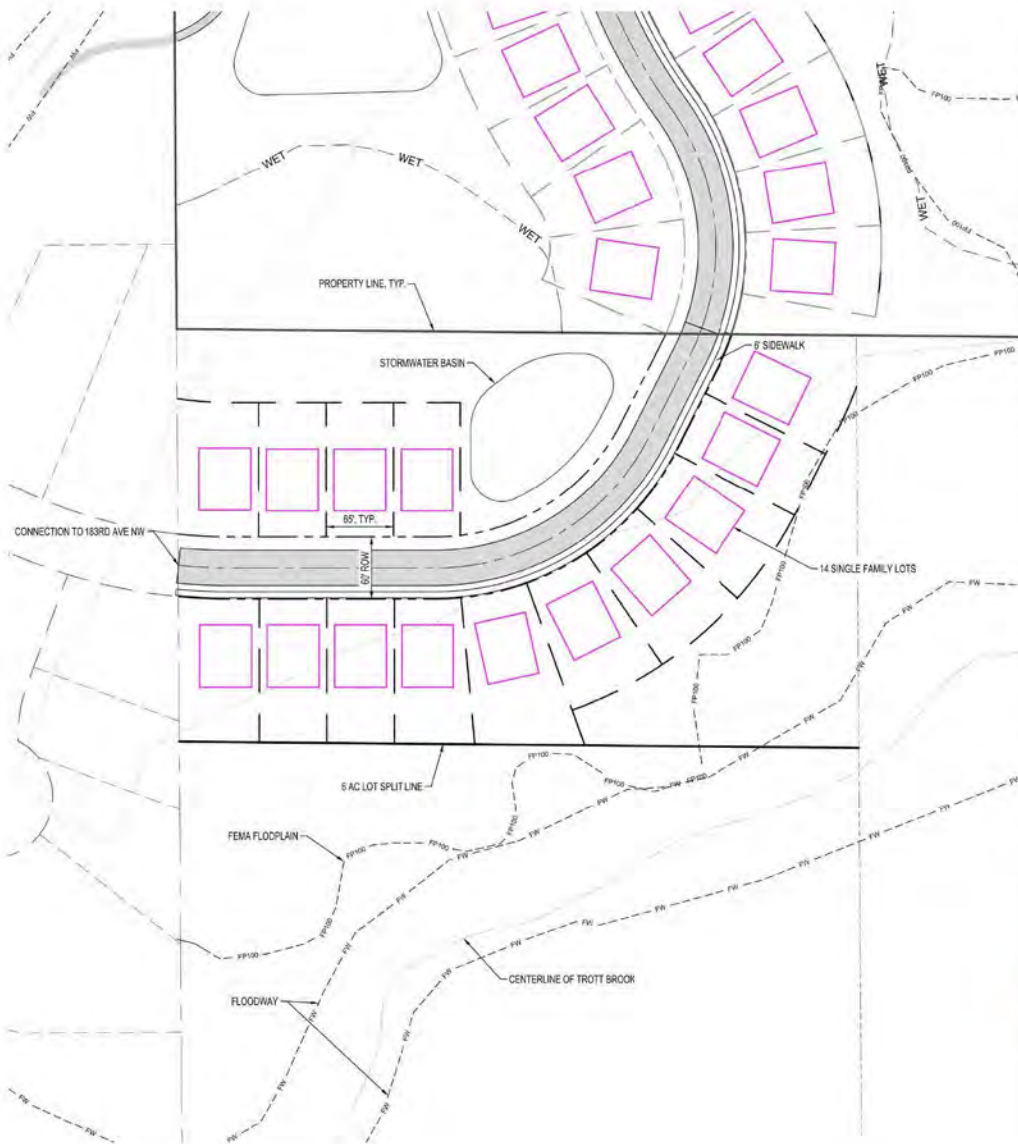
GENERAL LANDSCAPE REQUIREMENTS

ALL SUBDIVISIONS SHALL BE PLANNED, DESIGNED AND MAINTAINED CONSISTENT WITH THE FOLLOWING:

- TREES SHALL HAVE A TRUNK DIAMETER OF NOT LESS THAN TWO (2) INCHES, AND SHALL BE PLANTED IN NOT LESS THAN ONE CUBIC YARD OF GOOD GROWING SOIL WITH SUITABLE AMOUNT OF FERTILIZER.
- BOULEVARD TREES SHALL BE PLANTED AT INTERVALS OF AT LEAST ONE TREE PER LOT AT A DISTANCE OF AT LEAST SIX (6) FEET BUT LESS THAN TWELVE (12) FEET FROM BEHIND THE CURB.
- YARD TREES SHALL BE PLANTED IN INTERVALS OF ONE TREE PER LOT AND LOCATED BETWEEN THE EDGE OF THE RIGHT-OF-WAY AND FRONT OF THE HOUSE.
- CORNER LOTS SHALL REQUIRE TWO BOULEVARD TREES, ONE PER STREET FRONTAGE.

LANDSCAPE REQUIREMENTS

PLANT TYPE	REQUIRED	ADDITIONAL	TOTAL
DECIDUOUS TREES	696	0	696
EVERGREEN TREES	75	0	75



GHOST PLATTED AREAS



Architecture + Engineering + Environmental + Planning

BRADFORD PARK DEVELOPMENT
ELK RIVER, MINNESOTA - 2022/04/21
ISG PROJECT NO. 22-26563

ISGinc.com

CAD FILE NAME: 26563 GHOST PLAT

5/22/2023

Lennar Zone Change

Please consider the following and let me know why this shouldn't be addressed before approval;

I'm Jim Sweazey. My wife, Sharon and I own the property on the south west side of Cleveland that intersects the proposed second phase of this development.

We feel that this preliminary plan cannot be approved without consideration of the impact of the next phase.

These planned unit developments have a mixture of housing types but phase 1 only has the larger home sites.

Our concern is if these smaller high density buildings are not in this phase then where will they be located? It would be irresponsible to approve this application without considering the development as a whole.

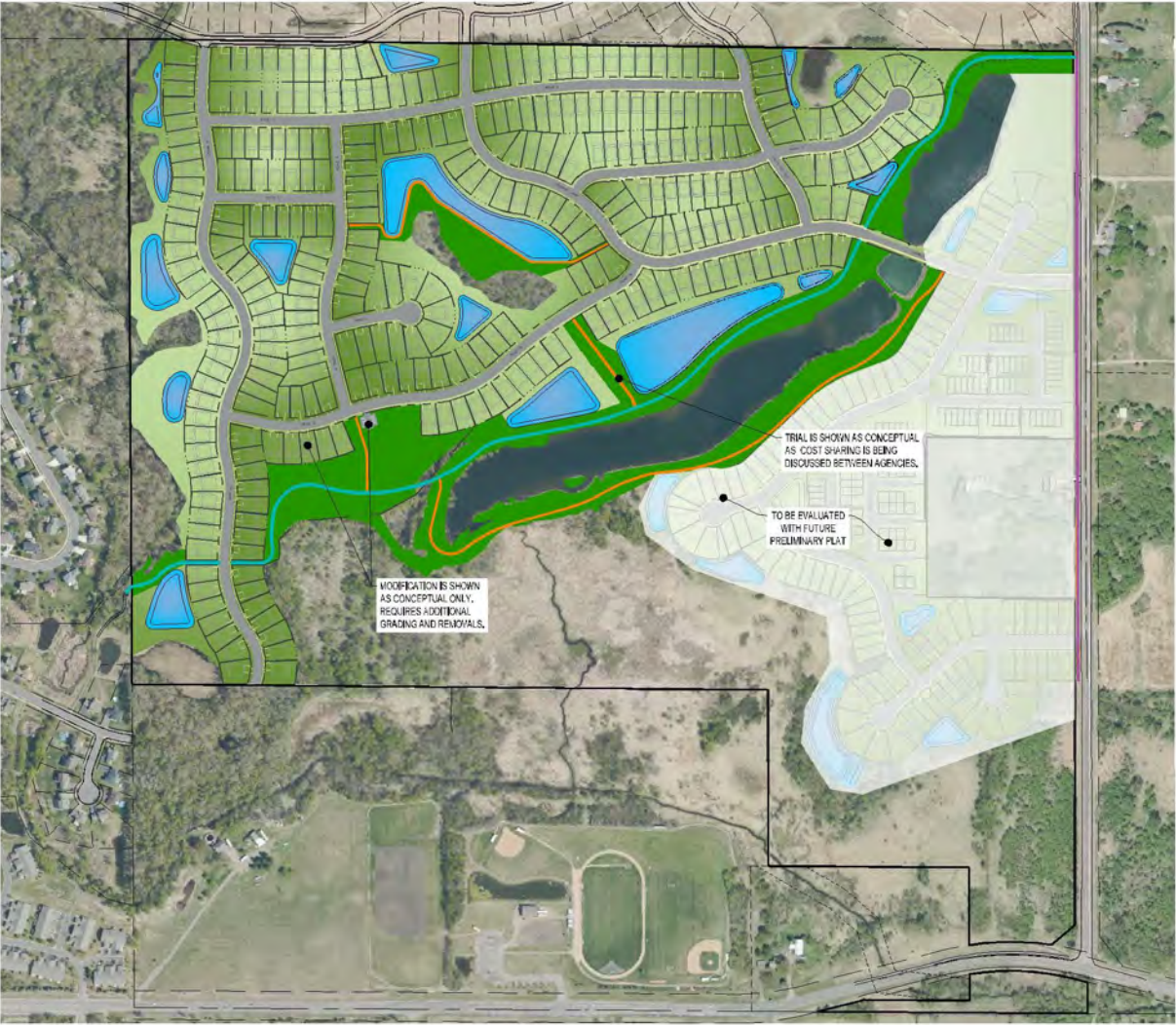
Personally our issue is locating them on all three side of our property. If this would greatly impact our property values and quality of life. Zoning ordinances are meant to keep this from happening.

This loss of value can easily be demonstrated by builders own action including this development. They will not build high density housing near single family homes without a separation with ponds, trees, or sometimes larger lots. I have searched the existing developments in the area and only found one near the elementary school. This makes good sense. It maintains the value of single family home lots that often require a premium charge. If developers won't do this around their own property they should not be allowed to do it to others. They would be taking my property value and profiting by it for themselves.

We don't fault them for proposing this, corporations are in business to make a profit but it is the duty of the city to protect citizen's rights.

Much of the planned multilevel townhouses would be close to and tower over my current home. From my experience these often becomes rental property.

BRADFORD PARK



LEGEND

- UPLAND PARK AREA (1,192,319 SF / 27.37 AC)
- TRAILS AND WALKWAYS (4,977 LF)
- WATER FEATURE (627,300 SF / 14.40 AC)
- REGIONAL TRAIL ELIGIBLE FOR TRAIL CREDIT AT CONSTRUCTION COST (4,860 LF)
- TRAILS TO BE CONSTRUCTED BY OTHERS



5/22/2023

Lennar Zone Change

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We don't fault them for proposing this, corporations are in business to make a profit but it is the duty of the city to protect citizen's rights.

Much of the planned multilevel townhouses would be close to and tower over my current home. From my experience these often becomes rental property.

Open casual discussion. Stop me with questions or comments.
Sometimes I assume there is understanding when I don't provide enough detail. My expectation is that I will be called out for anything that I'm wrong about.

My point is not subjective, not conjecture but is verifiable and fact based. There are two major components. 1. It is irresponsible to move forward with the approval process of Phase 1 without careful consideration of the impact on Phase 2. *Reference The Request for action 4.4. page 4 bottom.* 2. For obvious reasons developers will not build high density buildings next to their single family homes. (premium value of lot, desirability) I have examples.

Only Phase 1?

We believe this approval process is set up to only address Phase 1. Therefore, this needs to be addressed before the impact to our property is discussed;

- I believe we should look at the total development before Phase 1 is approved
- Would the Planning commission only deal with Phase 1??
- Specific criteria not being met in Phase 1. Mix of housing?
- No reasonable person or company would approve a contract that doesn't meet requirements and relies on unspecified, undefined data
- Example: 1. House build- no kitchen in plan- we will talk about that latter 2. Road-first half is dependent on second half that we can't include in approval process.

- Phase 1 cannot stand on its own –doesn't meet requirements. *Reference The Request for action 4.4 page 4 bottom*
- Lennar can do what they want until it effects neighbors *Ref Page 1 "only if it does not detrimentally affect ...other property*
- Has this been done before- Precedence
- The definition of PUD includes the word "integrated". This plan would segregate the High density (Apartments). And should have close proximity to shopping. This plan has them the furthest away from shopping.
- Approval would be like a thief getting off on a technicality. (Can't consider Phase 2?)

High density next to single family?

1. All I'm asking is to treat me the same as builders treat themselves
 - I have examples of developments around this project including this plan.
 - Can we get examples from Lennar?
2. Do the citizens want developments with small lots and high density housing? Profit for Lennar, property taxes, affordable housing? What about quality of life and city?
 - I have read that the most livable/ desirable neighborhood in Twin Cities has large lots (Edina)
 - A city council member was quoted as saying "Large lots is one of the good things about Elk River"
3. This corporation is taking my property my value (My realtor said the high density housing would be reducing my property value by

100K) Lennar would make many times that in profits for themselves.

4. High density housing (Townhouses) become rental housing. Renters don't take care of property. Could Lennar rent them if economy is bad??
5. Standard lot width if 80 ft plan allows 55ft.
 - Houses get bigger-lots smaller
 - Fire hazard

Questions:

Did planning committee say they were only going to act on phase 1??

Audio have anything that would help me??

ISG PROJECT # 22-26553



TITLE SHEET

1	TITLE SHEET
2	OVERALL SITE PLAN
3-6	SITE DETAILS
9-12	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
13	SWPPP DETAILS
14-20	EXISTING SITE & REMOVALS PLAN
21	OVERALL PRELIMINARY PLAT
24-31	PRELIMINARY PLAT
13-17	SITE PLAN
38-43	UTILITY PLAN
44-45	GRADING PLAN
50-66	PLANTING PLAN
57	PLANTING SCHEDULES & DETAILS
58	PLANTING SCHEDULES
60	OVERALL WETLAND IMPACTS PLAN
60-65	DETAILED WETLAND IMPACTS PLAN

[illegible]

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DATE XXXX/XXXX UC NO. R0768

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LENNAR HOMES**BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE

[illegible]

PROJECT NO: 22-26553

FILE NAME:	20553-1.TIT
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DRAWN BY	TTK
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DESIGNED BY	FR
REVIEWED BY	WB

ORIGINAL ISSUE DATE 2022-10-28

CURT PROJECT NO. 1

FILE

[illegible]**TITLE CH****TITLE SH**

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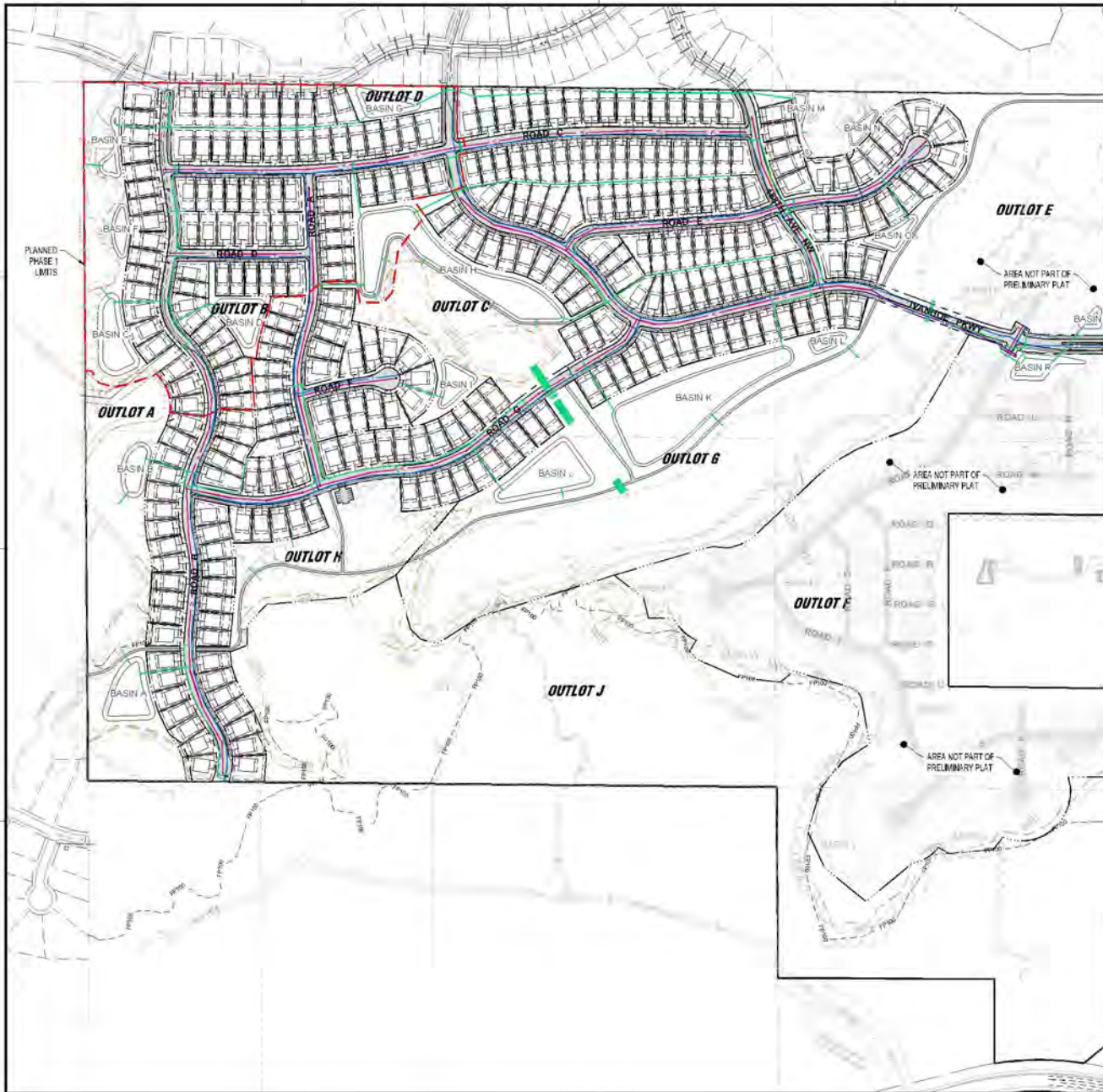


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Page 127

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PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



SITE DATA	
ZONING:	PUD-PLANNED UNIT DEVELOPMENT
2040 LAND USE:	LOW-DENSITY RESIDENTIAL
GROSS AREA:	11,000,000 SQ. FT. 252.7 AC
GROSS SITE DENSITY:	588.2225 - 2.1009
WETLAND AREA:	2,287,122 SQ. FT. 52.2 AC
WETLAND IMPACTS:	117,986 SQ. FT. 2.7 AC
NET WETLAND AREA:	2,172,136 SQ. FT. 50.0 AC
NET AREA:	8,712,878 SQ. FT. 200.0 AC
NET SITE DENSITY:	535.2300 - 2.28 DIA.
PROPOSED ROW:	11,012,280 SQ. FT. 252.9 AC
ROAD EASEMENT:	131,435 SQ. FT. 3.0 AC
OUTLOT AREA:	1,800,000 SQ. FT. 41.3 AC
"LOTS AREA = GROSS AREA - WETLAND AREA - OUTLOT AREA"	
NOTE: DENSITY IN THE CALCULATIONS ABOVE IS INCLUDING THE ENTIRE SITE INCLUDING THE GHOST PLAT AREAS.	

DEVELOPMENT REGULATIONS (PUD)	
SINGLE FAMILY LOTS	
FRONT SETBACK	20'-0"
SIDE SETBACK	7'-6"
REAR SETBACK	20'-0"
CORNER SETBACK	20'-0"

SITE SUMMARY				
LOT TYPES	UNIT COUNT	TYPICAL LOT WIDTH	TYPICAL LOT DEPTH	TYPICAL LOT AREA
MIN. 55' SINGLE FAMILY LOTS	112	55'	130'	7,150 SF
MIN. 60' SINGLE FAMILY LOTS	202	60'	130'	8,450 SF
TOTAL UNITS	314			

GHOST PLAT SUMMARY				
LOT TYPES	UNIT COUNT	TYPICAL LOT WIDTH	TYPICAL LOT DEPTH	TYPICAL LOT AREA
MIN. 45' SINGLE FAMILY LOTS	40	45'	130'	5,850 SF
MIN. 50' SINGLE FAMILY LOTS	61	50'	130'	7,150 SF
QMA TOWNHOME LOTS	48	32'	40.33'	1,482.5 SF
LIBERTY TOWNHOME LOTS	72	25'	70'	1,750 SF
TOTAL UNITS	221			





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WHITNEY M.S. BEHNY

DATE: 09/20/2023 UC: NO. 80768

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PROJECT:

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 22-26553
 FILE NAME: 25503 - 2 OVERALL (PPLOT)
 DRAWN BY: TTK
 DESIGNED BY: TTK
 REVIEWED BY: WB
 ORIGINAL ISSUE DATE: 2023-10-26
 CLIENT PROJECT NO: -

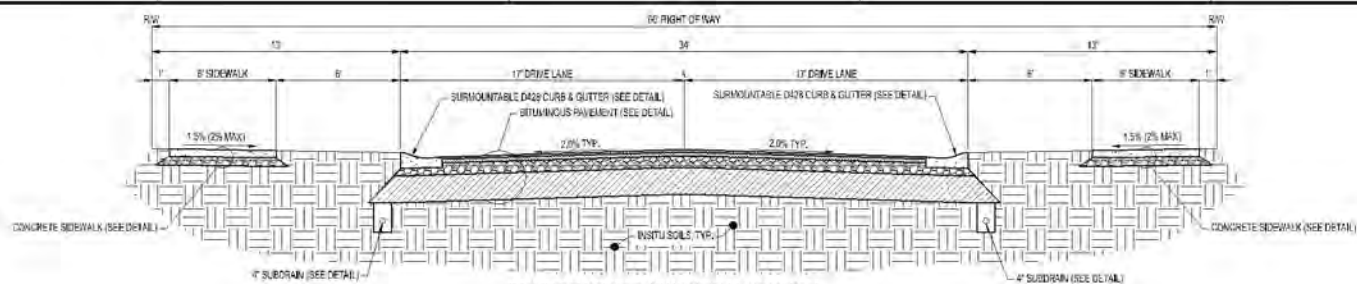
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OVERALL SITE PLAN

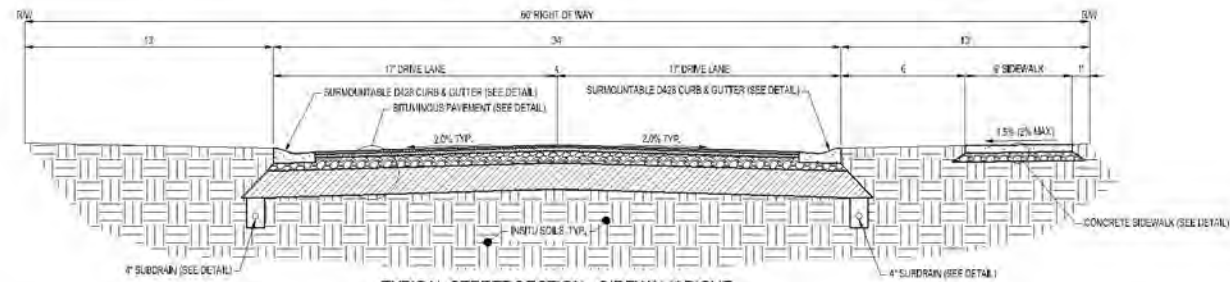
SHEET

2 OF 65

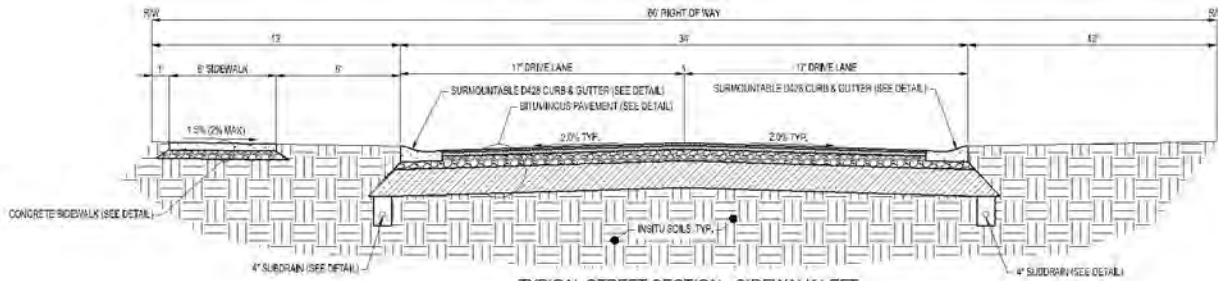
PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



IVANHOE STREET NW TYPICAL SECTION
N.T.S.



TYPICAL STREET SECTION - SIDEWALK RIGHT
N.T.S.



TYPICAL STREET SECTION - SIDEWALK LEFT
N.T.S.



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WHITNEY M. S. BEHNEY

DATE: 02/02/2023 LICENSE: 00768

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PROJECT:

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 22025503
FILE NAME: 39903 - 3 DETAILS (PHD)
DRAWN BY: TTK
DESIGNED BY: TTK
APPROVED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO: -

TITLE:
SITE DETAILS

SHEET
3 OF 65

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PROJECT:

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 22025503
FILE NAME: 39503-3 DETAIL (PLAN)
DRAWN BY: TTK
DESIGNED BY: TTK
APPROVED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO: -

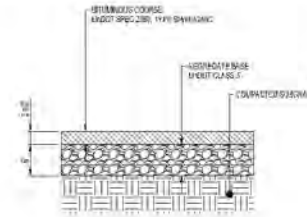
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SITE DETAILS

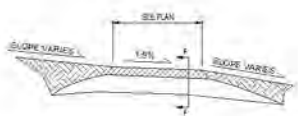
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4

OF 65

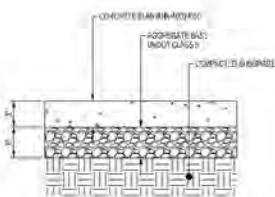


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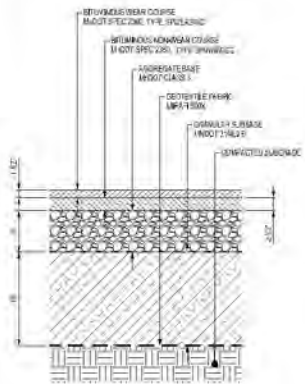
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NTS ST350



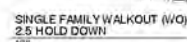
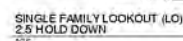
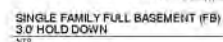
CONCRETE SIDEWALK

NTS ST165

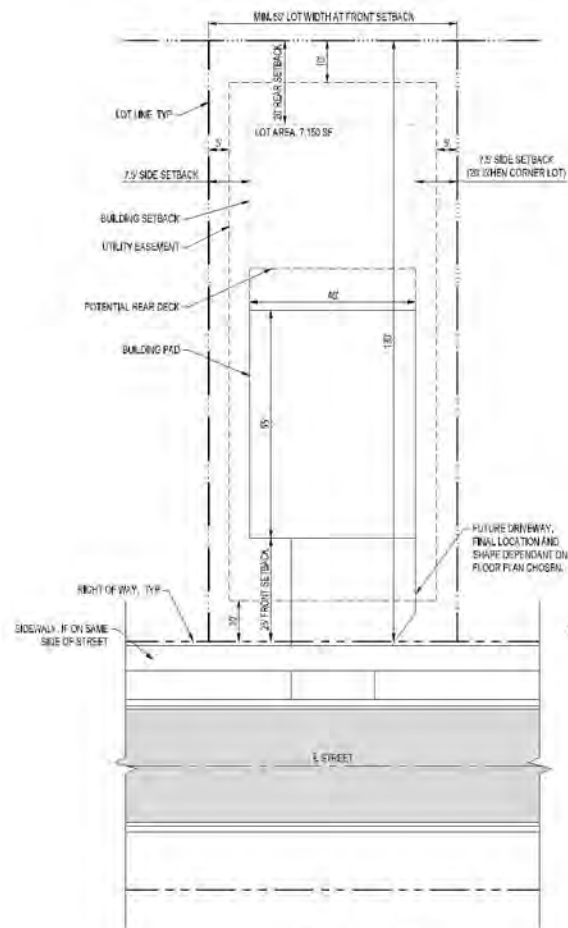


BITUMINOUS PAVEMENT

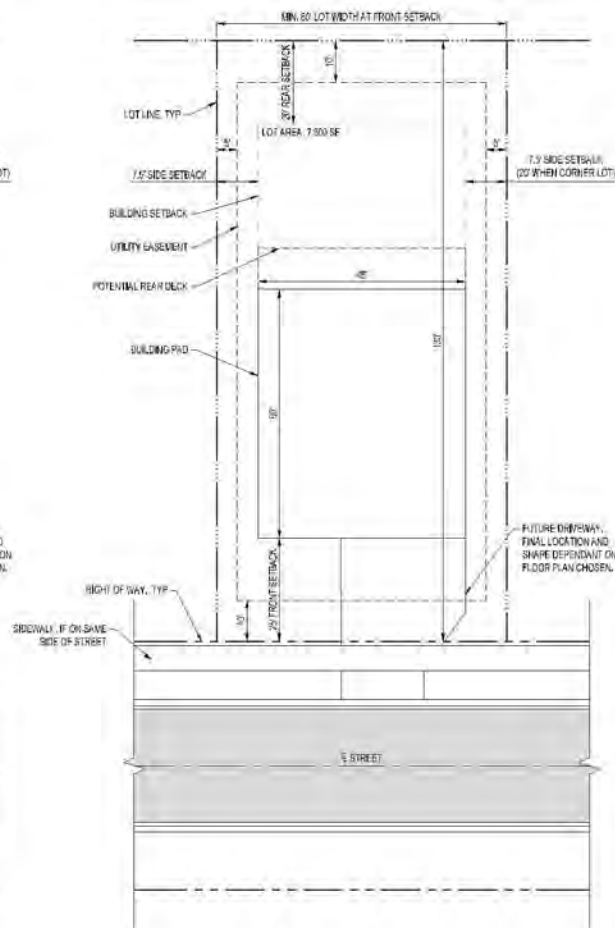
NTS ST117



OF 65



55' SINGLE FAMILY
TYPICAL LOT LAYOUT



60' SINGLE FAMILY
TYPICAL LOT LAYOUT



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WHITNEY M. S. BEHNY

DATE: 10/20/2020 LIC. NO.: 00768

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PROJECT:

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 22025503
FILE NAME: 39903-3 DETAIL (PLAN)
DRAWN BY: TTK
DESIGNED BY: TTK
APPROVED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO: -

TITLE:

SITE DETAILS

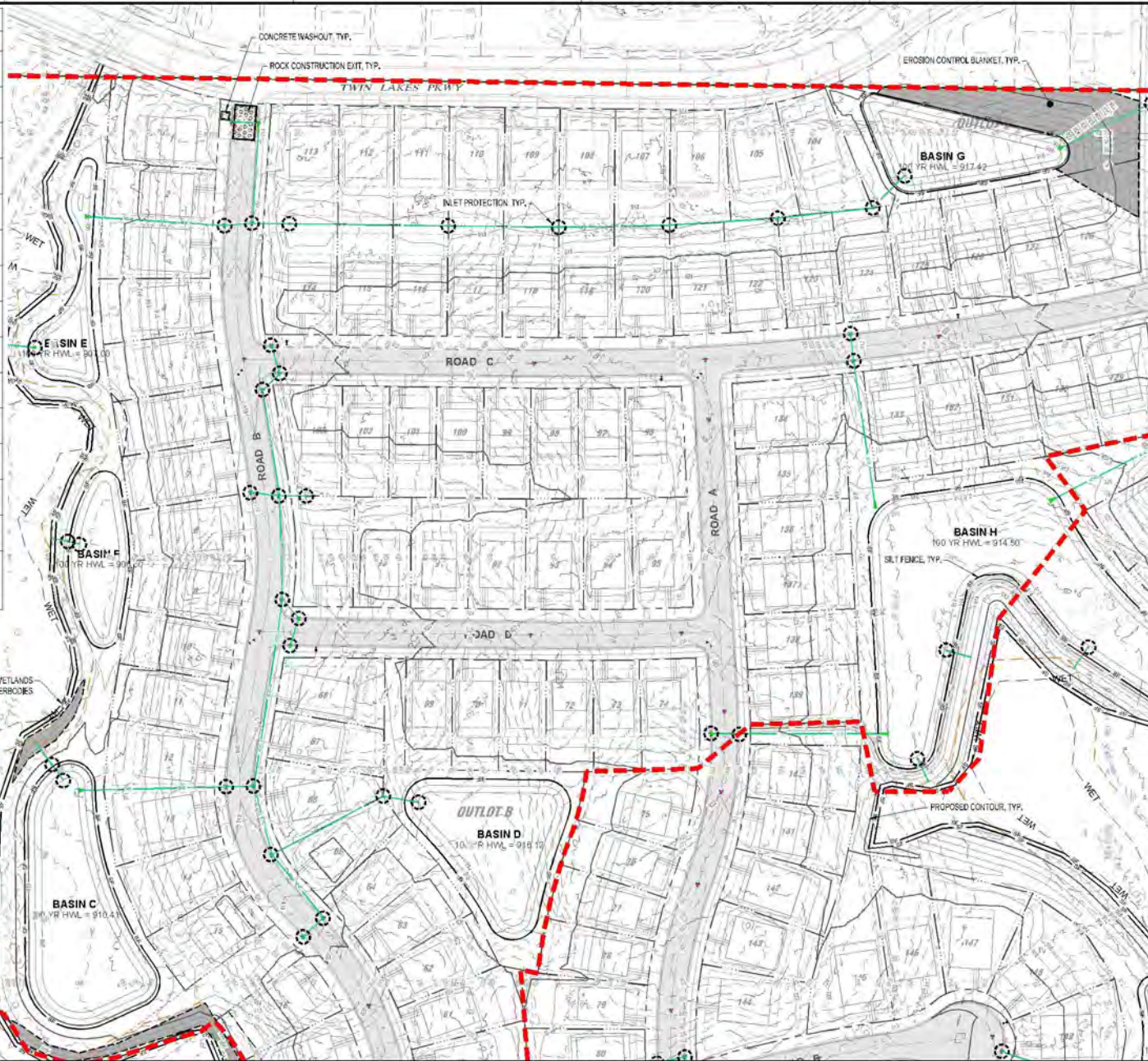
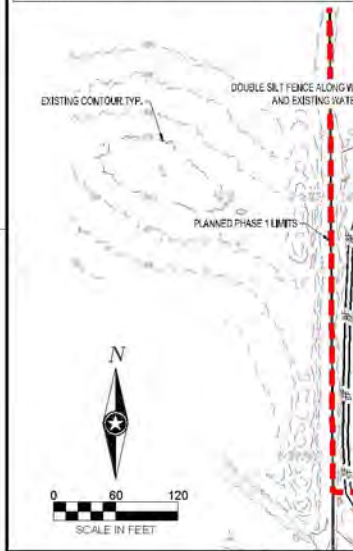
SHEET

6

OF 65

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

EROSION CONTROL LEGEND	
SYMBOL	DESCRIPTION
	RANDOM BRPP, CLASS B
	SILT FENCE PHASSEMBLED
	STONE DRAIN INLET PROTECTION
	SEDIMENT CONTROL LOG
	ROCK CONSTRUCTION
	EROSION CONTROL BLANKET, CATEGORY D1
	TURF REINFORCEMENT MAT, CATEGORY D2
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)



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WHITNEY M.S. BEHNY

DATE: 09/20/2023 LIC. NO.: 00768

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PROJECT

LENNAR HOMES
BRADFORD PARK DEVELOPMENT

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

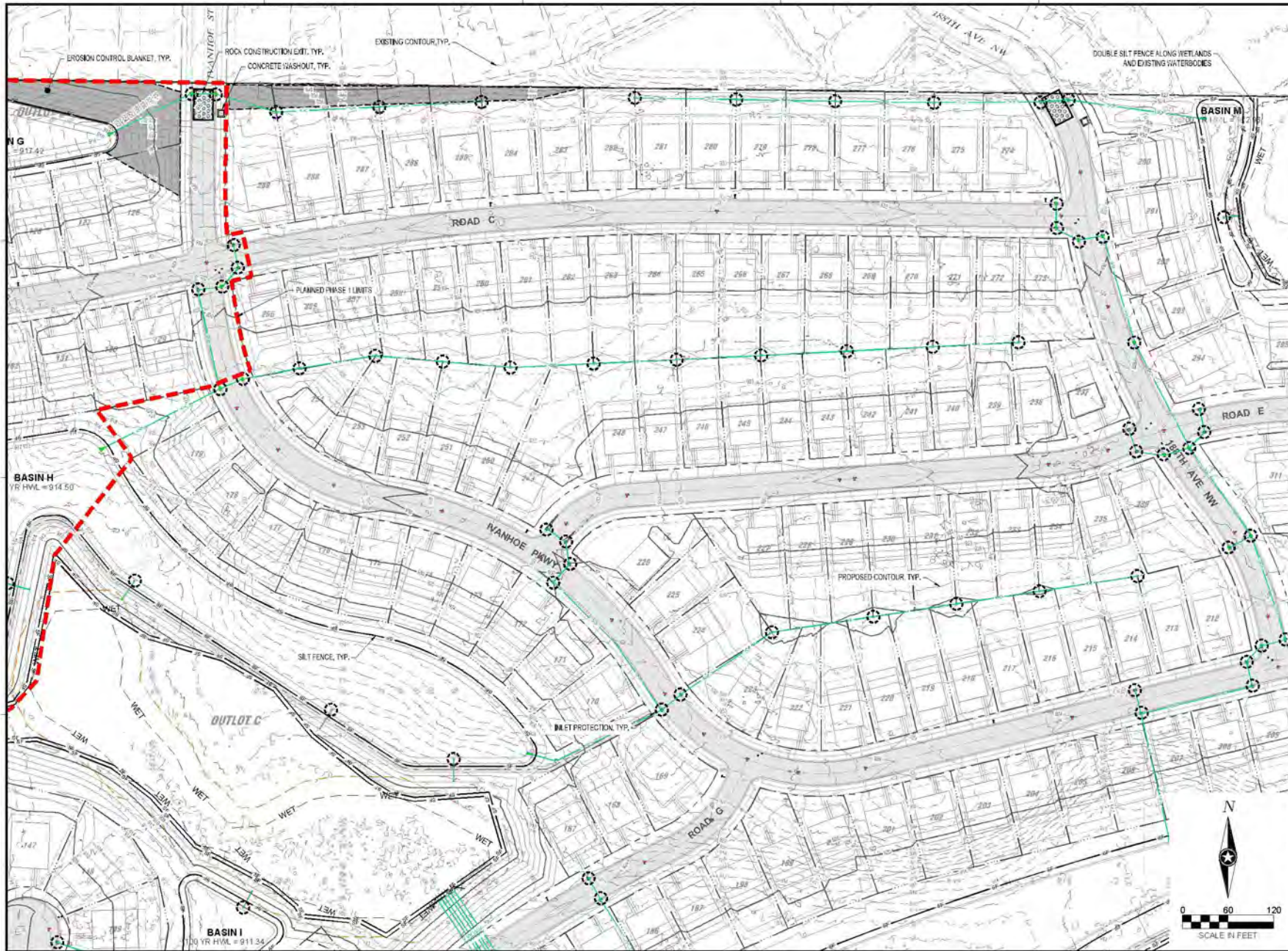
PROJECT NO: 22-26553
 FILE NAME: 26553 - 4 SWPPP (PPLD)
 DRAWN BY: TTK
 DESIGNED BY: TTK
 REVIEWED BY: WB
 ORIGINAL ISSUE DATE: 2023-10-26
 CLIENT PROJECT NO: -

TITLE:
STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

SHEET
7 OF 65

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

Page 133 of 207



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WHITNEY M.S. BEHNY

DATE: 09/20/2023 LIC. NO.: 80768

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PROJECT

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

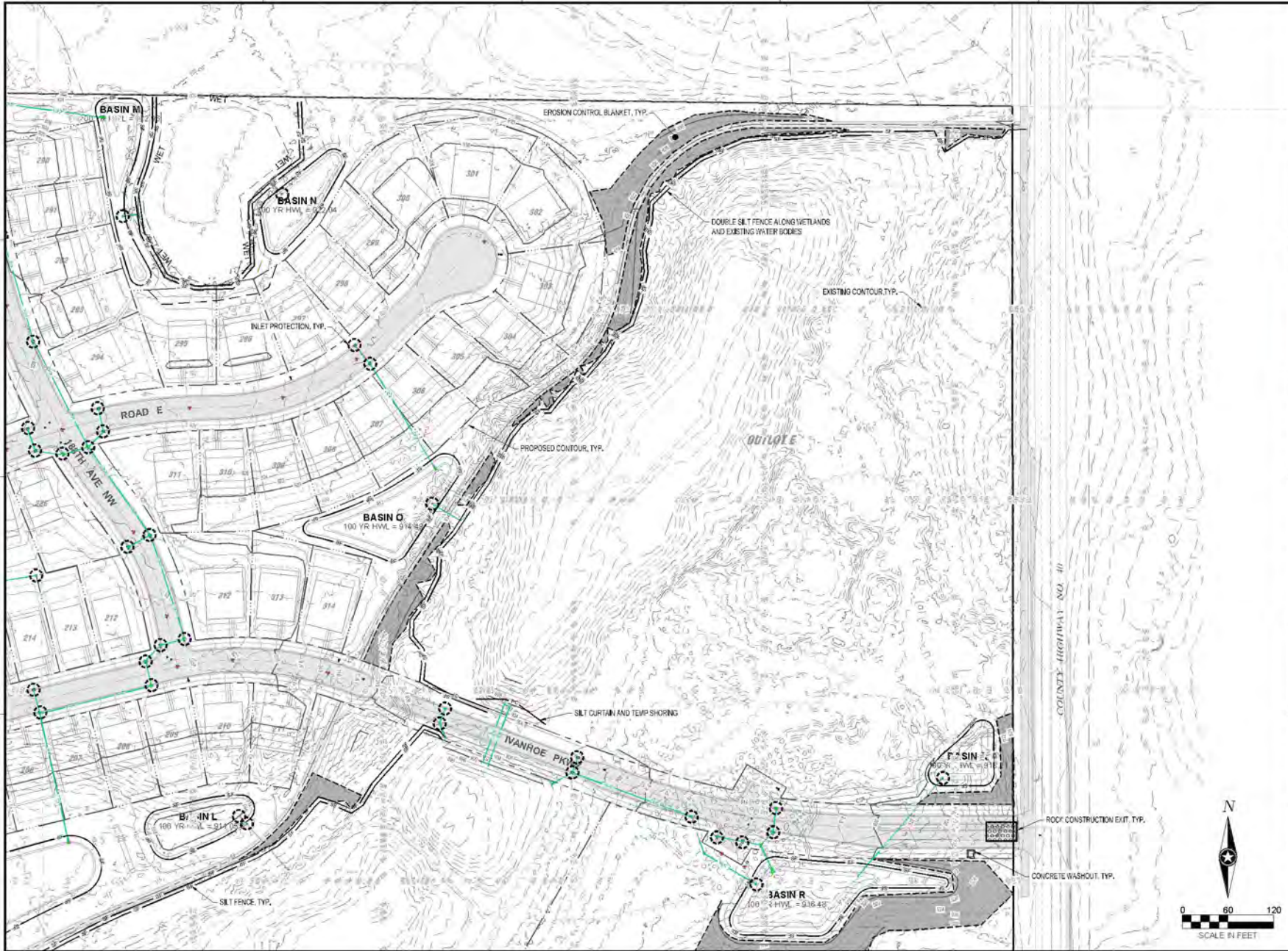
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 22-26553
FILE NAME: 26553 - 4 SWPPP (FINAL)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO: -

TITLE:
**STORMWATER
POLLUTION
PREVENTION PLAN
(SWPPP)**

SHEET
8
OF 65

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



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PROJECT

LENNAR HOMES

BRADFORD PARK DEVELOPMENT

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

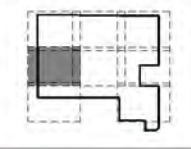
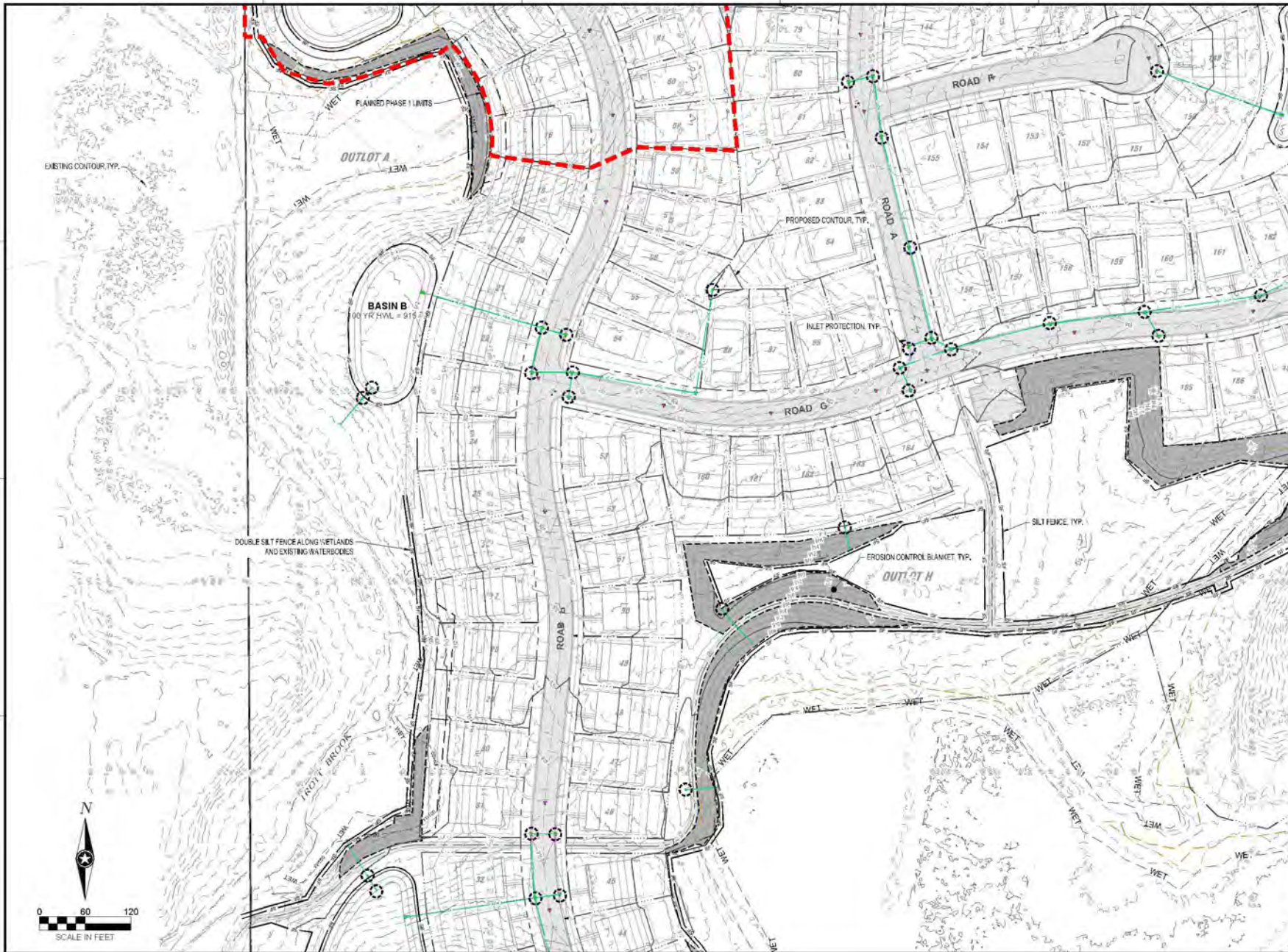
PROJECT NO: 22-26553
FILE NAME: 26553 - 4 SWPPP (PLAT)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO: -

TITLE:
STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

SHEET

9

OF 65



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PROJECT

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

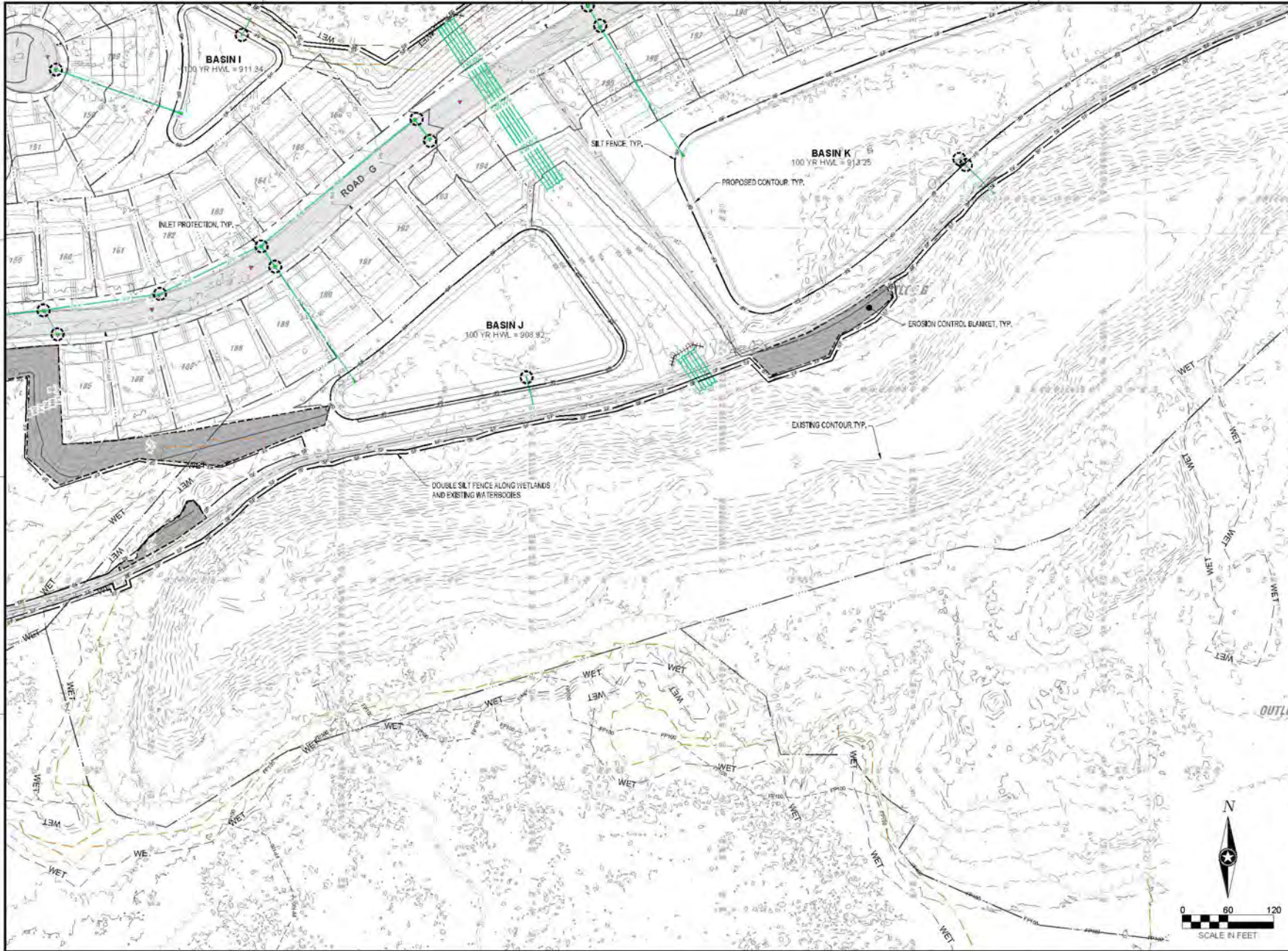
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 22-06503
FILE NAME: 25503 - 4 SWPPP (PLAT)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO: -

TITLE:
**STORMWATER
POLLUTION
PREVENTION PLAN
(SWPPP)**

SHEET
10 OF 65

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



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PROJECT

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 22-26553
FILE NAME: 26553 - 4 SWPPP (PLAT)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO: -

TITLE:
**STORMWATER
POLLUTION
PREVENTION PLAN
(SWPPP)**

SHEET
11 OF 65

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



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PROJECT

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 22-26553
FILE NAME: 26553 - 4 SWPPP (PLAT)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO: -

TITLE:
**STORMWATER
POLLUTION
PREVENTION PLAN
(SWPPP)**

SHEET
12 OF 65

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



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DATE: 10/20/2020 Licens: 070768

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PROJECT:

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 22-0550
FILE NAME: 3880-41 SWPPP DETAILS
DRAWN BY: TTK
DESIGNED BY: TTK
APPROVED BY: WD
ORIGINAL ISSUE DATE: 2022-10-26
CLIENT PROJECT NO: -

TITLE:

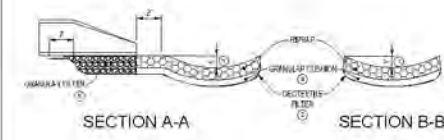
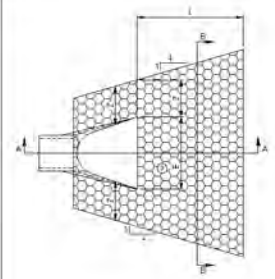
SWPPP DETAILS

SHEET

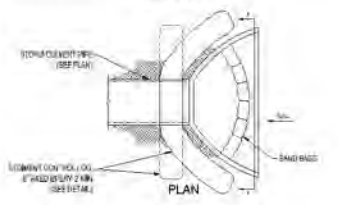
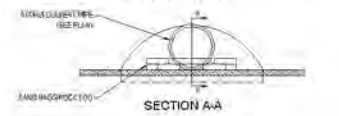
13 OF 65

DIMENSIONS			
PIPE Ø (INCHES)	L (FEET)	PIPE Ø (INCHES)	L (FEET)
18	5	24	12
18	8	30	18
42	15	36	18
24	10	48	24

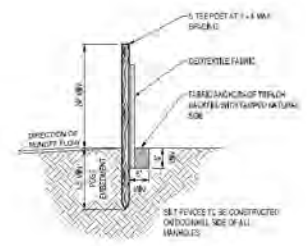
- NOTES:**
1. REQUIREMENTS FOR DETENTABLE TYPE SPIN FILTERS SHALL BE DETERMINED IN THE PLAN.
 2. DETENT FILTERS SHALL BE 1/2" OR 3/4" DETENT FILTERS.
 3. DETENT FILTERS SHALL BE 1/2" OR 3/4" DETENT FILTERS.
 4. DETENT FILTERS SHALL BE 1/2" OR 3/4" DETENT FILTERS.
 5. DETENT FILTERS SHALL BE 1/2" OR 3/4" DETENT FILTERS.
 6. DETENT FILTERS SHALL BE 1/2" OR 3/4" DETENT FILTERS.
 7. DETENT FILTERS SHALL BE 1/2" OR 3/4" DETENT FILTERS.
 8. DETENT FILTERS SHALL BE 1/2" OR 3/4" DETENT FILTERS.
 9. DETENT FILTERS SHALL BE 1/2" OR 3/4" DETENT FILTERS.
 10. DETENT FILTERS SHALL BE 1/2" OR 3/4" DETENT FILTERS.



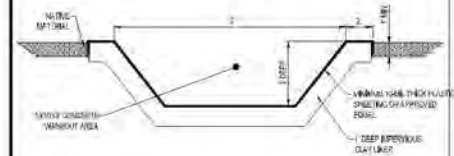
RIPRAP AT RCP OUTLET
NTS EC0400



CULVERT PIPE DITCH CHECK
NTS EC0405

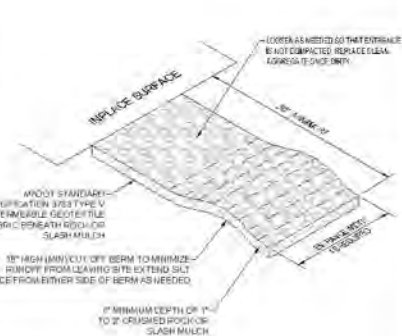


SILT FENCE
NTS EC0100

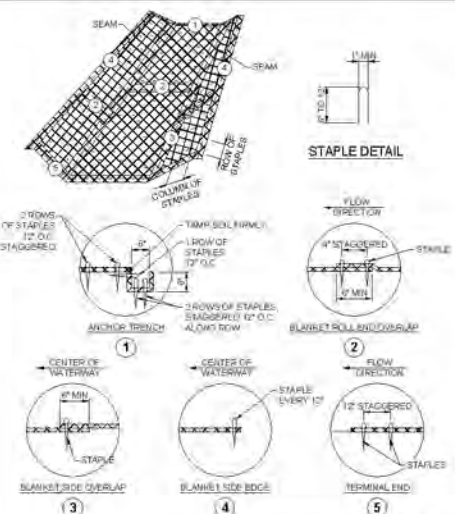


- NOTES:**
1. CONTRACTOR SHALL INSTALL A SLOPE PROTECTING THE EXPOSED CONCRETE AREA.
 2. CONTRACTOR SHALL MAINTAIN SLOPE PROTECTING THE EXPOSED CONCRETE AREA.
 3. CONTRACTOR SHALL MAINTAIN SLOPE PROTECTING THE EXPOSED CONCRETE AREA.
 4. CONTRACTOR SHALL MAINTAIN SLOPE PROTECTING THE EXPOSED CONCRETE AREA.
 5. CONTRACTOR SHALL MAINTAIN SLOPE PROTECTING THE EXPOSED CONCRETE AREA.
 6. CONTRACTOR SHALL MAINTAIN SLOPE PROTECTING THE EXPOSED CONCRETE AREA.
 7. CONTRACTOR SHALL MAINTAIN SLOPE PROTECTING THE EXPOSED CONCRETE AREA.
 8. CONTRACTOR SHALL MAINTAIN SLOPE PROTECTING THE EXPOSED CONCRETE AREA.
 9. CONTRACTOR SHALL MAINTAIN SLOPE PROTECTING THE EXPOSED CONCRETE AREA.
 10. CONTRACTOR SHALL MAINTAIN SLOPE PROTECTING THE EXPOSED CONCRETE AREA.

CONCRETE WASHOUT
NTS EC0500

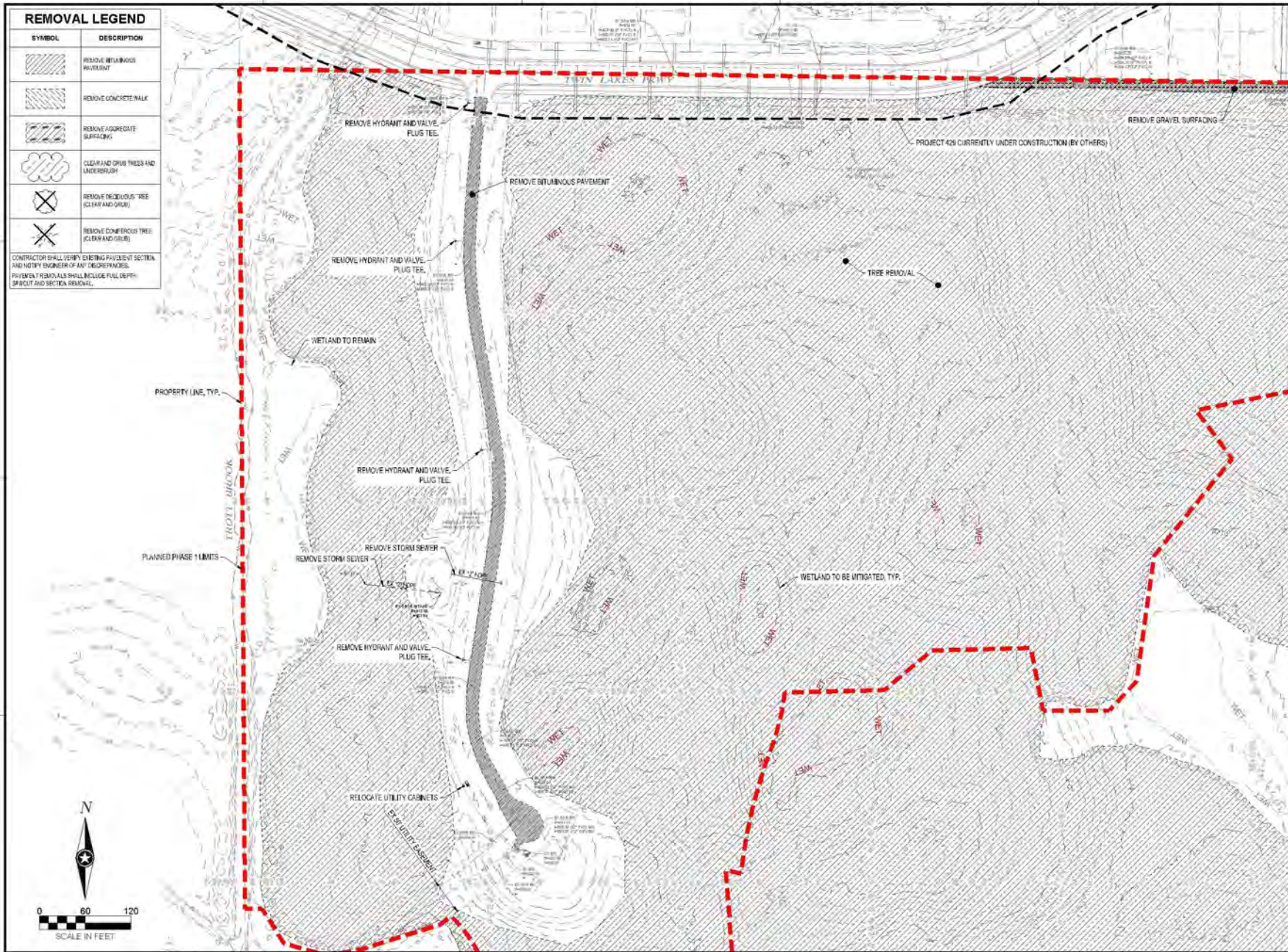


STABILIZED CONSTRUCTION EXIT
NTS EC0600



EROSION CONTROL BLANKET INSTALLATION
NTS EC0700

- NOTES:**
1. INSTALL EROSION CONTROL BLANKET OVER ANY EXISTING SLOPE PROTECTING THE EXPOSED CONCRETE AREA.
 2. CONTRACTOR SHALL MAINTAIN SLOPE PROTECTING THE EXPOSED CONCRETE AREA.
 3. CONTRACTOR SHALL MAINTAIN SLOPE PROTECTING THE EXPOSED CONCRETE AREA.
 4. CONTRACTOR SHALL MAINTAIN SLOPE PROTECTING THE EXPOSED CONCRETE AREA.
 5. CONTRACTOR SHALL MAINTAIN SLOPE PROTECTING THE EXPOSED CONCRETE AREA.
 6. CONTRACTOR SHALL MAINTAIN SLOPE PROTECTING THE EXPOSED CONCRETE AREA.
 7. CONTRACTOR SHALL MAINTAIN SLOPE PROTECTING THE EXPOSED CONCRETE AREA.
 8. CONTRACTOR SHALL MAINTAIN SLOPE PROTECTING THE EXPOSED CONCRETE AREA.
 9. CONTRACTOR SHALL MAINTAIN SLOPE PROTECTING THE EXPOSED CONCRETE AREA.
 10. CONTRACTOR SHALL MAINTAIN SLOPE PROTECTING THE EXPOSED CONCRETE AREA.



REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE WALK
	REMOVE AGGREGATE SURFACING
	CLEAR AND GRUB TREES AND UNDERGROW
	REMOVE DECIDUOUS TREE (CLEAR AND GRUB)
	REMOVE CONIFEROUS TREE (CLEAR AND GRUB)

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH, SPALLS, AND SECTION REMOVAL.



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WHITNEY M.S. BEHNY

DATE: 09/20/2023 LIC. NO.: 80768

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PROJECT:

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

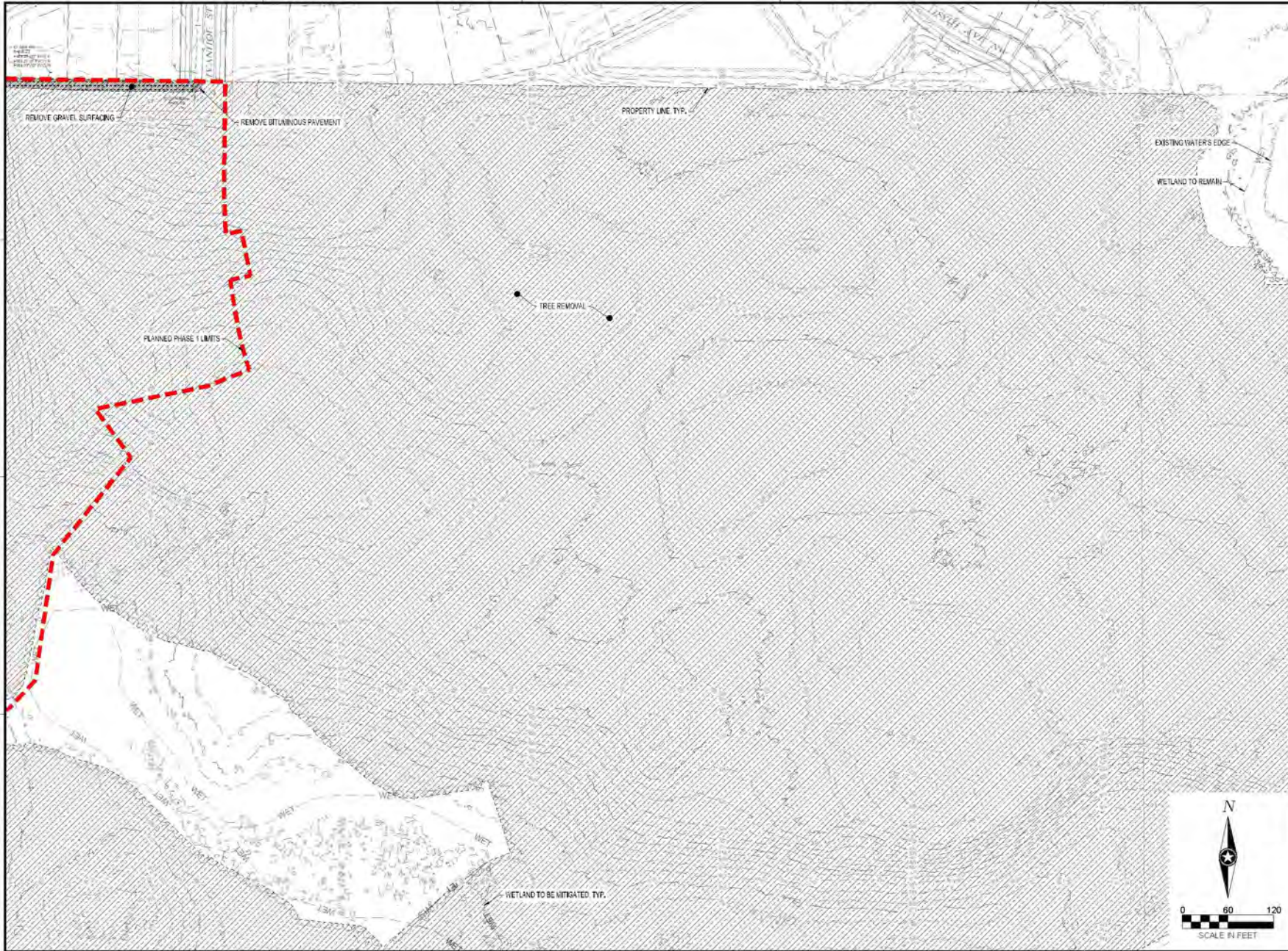
DATE	DESCRIPTION	BY

PROJECT NO.: 22-26553
FILE NAME: 26553 - 5 E (PLOT)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO.: -

**EXISTING SITE &
REMOVALS PLAN**

SHEET
14
OF 65

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PROJECT:

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 22-26553
FILE NAME: 26553 - 5 E (P) (PLAT)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO: -

TITLE:
**EXISTING SITE &
REMOVALS PLAN**

SHEET
15 OF 65

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PROJECT:

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

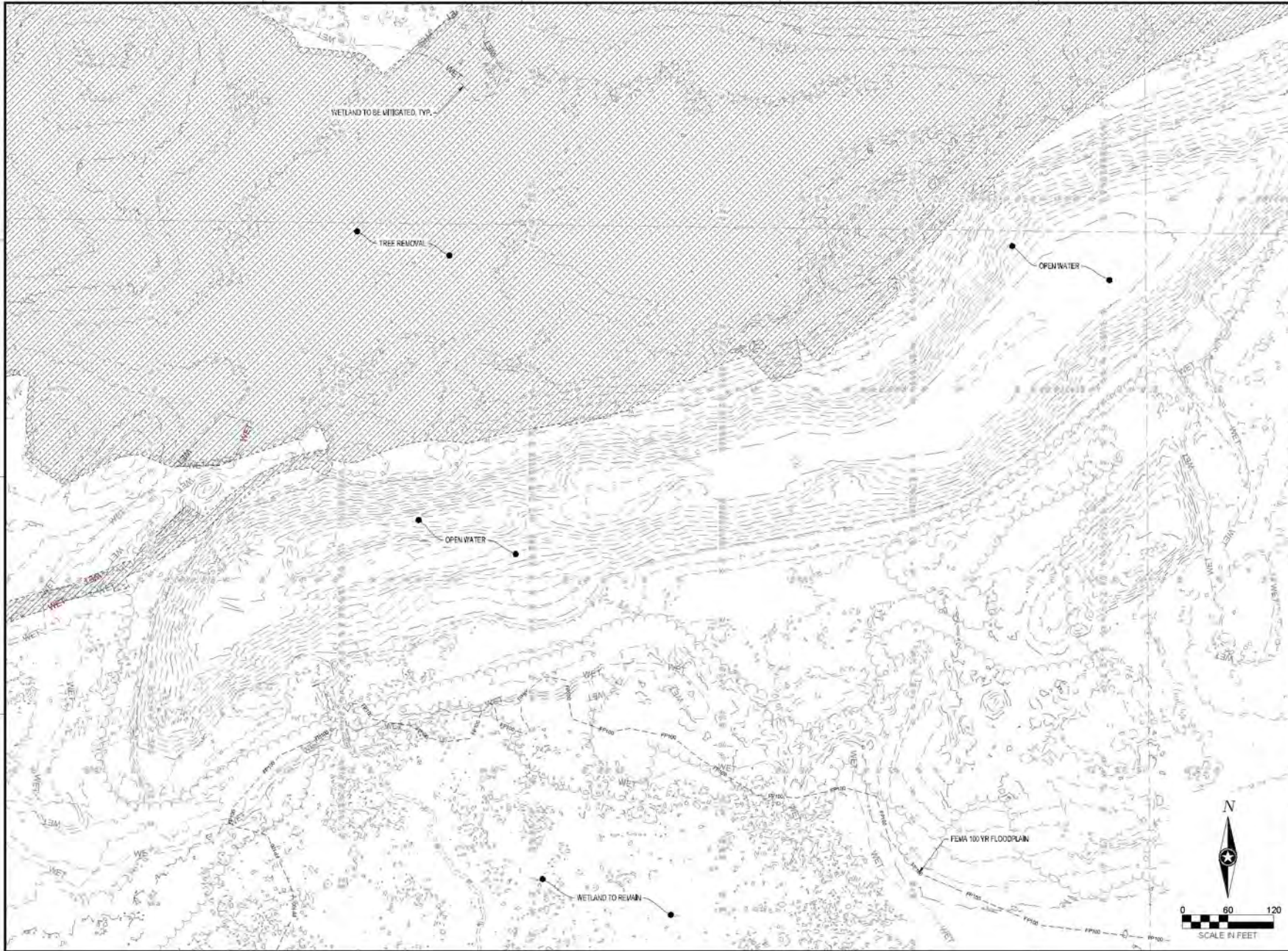
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 22-26553
FILE NAME: 26553 - SITE (PLAT)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO: -

FILE:
**EXISTING SITE &
REMOVALS PLAN**

SHEET
16 OF 65

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WHITNEY M.S. BEHNY

DATE: 09/20/2023 LC NO.: R0768

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PROJECT:

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

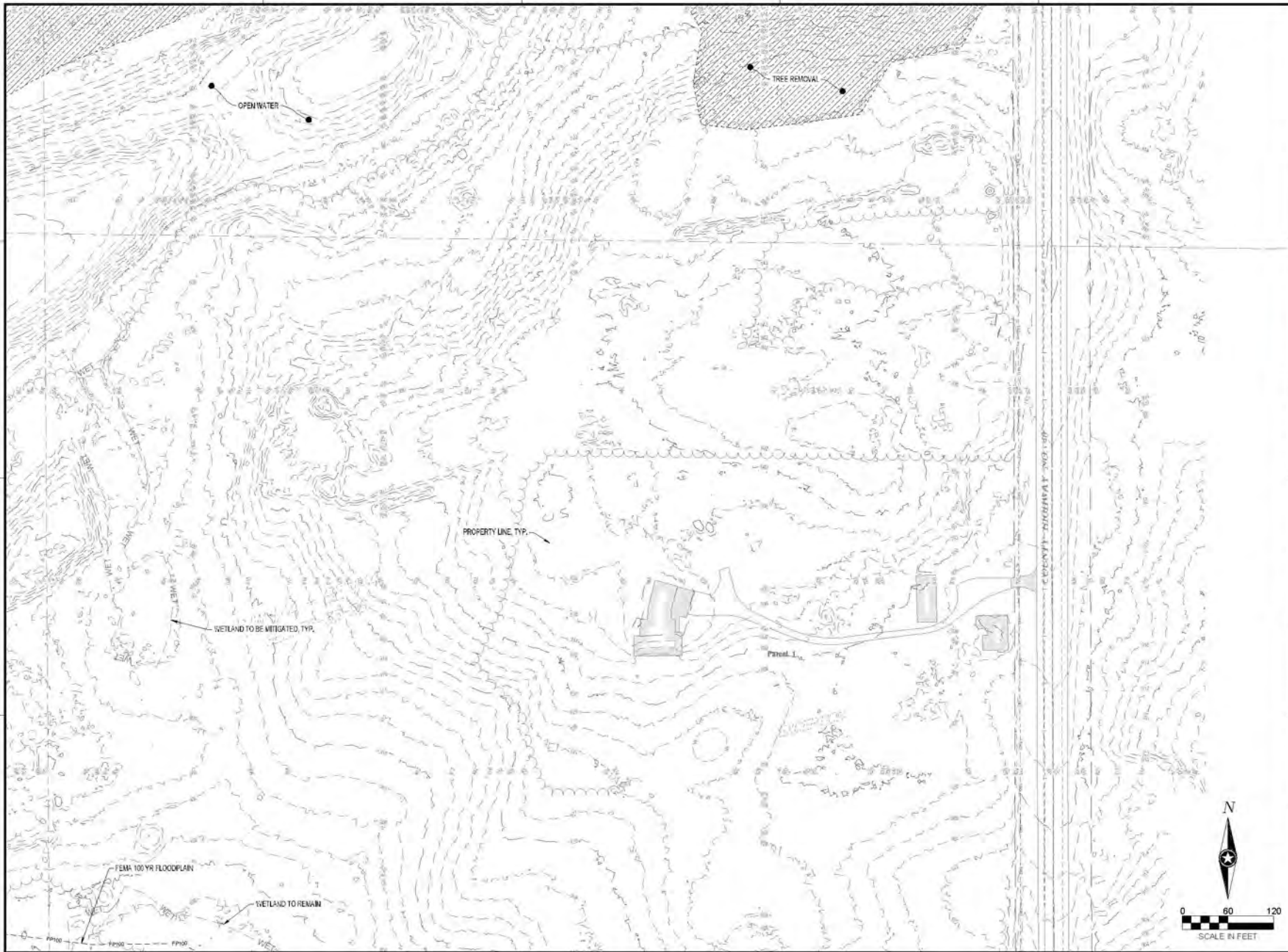
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.: 22-26553
FILE NAME: 26553 - 5 E (PLOT)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO.: -

TITLE:
**EXISTING SITE &
REMOVALS PLAN**

SHEET
18 OF 65

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DATE: 02/20/2023 LIC. NO.: 60768

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PROJECT

LENNAR HOMES BRADFORD PARK DEVELOPMENT

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 22-26553
FILE NAME: 26553 - 5 EXIST (PLAT)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO: -

EXISTING SITE & REMOVALS PLAN

SHEET
19 OF 65

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WHITNEY M.S. BEHNY

DATE: 09/22/2023 LIC. NO.: 00768

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PROJECT
**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

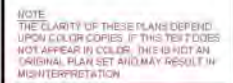
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.: 22-26553
FILE NAME: 26553 - SITE (PLAT)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO.: -

TITLE:
**EXISTING SITE &
REMOVALS PLAN**

SHEET
20 OF 65

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MARK A. SCHWANZ

DATE XXXX-XX-XX LC NO 45817

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PROJECT:

LENNAR HOMES
BRADFORD PARK
DEVELOPMENT

EUK RIVER MINNESOTA

[illegible]

PROJECT NO.	22-26553
FILE NAME	26553.PPLAT
DRAWN BY	NH
DESIGNED BY	—
REVIEWED BY	—
ORIGINAL ISSUE DATE	2023/10/26
CLIENT PROJECT NO.	—

FILE	
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**OVERALL
PRELIMINARY
PLAT**

1. *Journal of Management Studies*, 1995, 32, 1, 1-14.

9월 11일

23



- LEGEND**
- Blowdown Surface
 - Concrete Surface
 - Gravel Surface
 - Sanitary Sewer Line
 - Storm Sewer Line
 - Water Line
 - Overhead Utility Line
 - Water Edge
 - Wet Land Edge
 - Wet Measurement Band
 - Light Pole
 - Transformer
 - Utility Pole
 - Utility Pole Guy Wire
 - Hydrant
 - Valve Valve
 - Manhole Catch Basin
 - Post
 - Sign
 - Threshold
 - Fence



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MARK A. SCHWARTZ

STATE: MINN. REG. NO. 45817

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PROJECT:

LENNAR HOMES

BRADFORD PARK

DEVELOPMENT

ELK RIVER MINNESOTA

REVISION SCHEDULE

DATE DESCRIPTION BY

PROJECT NO: 22-0653

FILE NAME: 2020 PLAT

DRAWN BY: NM

DESIGNED BY:

ORIGINAL ISSUE DATE: 2022-10-26

CLIENT PROJECT NO: -

TITLE:

PRELIMINARY

PLAT

SHEET

24

OF 65



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DATE XXXX-XX-XX LIC NO. 45817
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PROJECT	
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LENNAR HOMES
BRADFORD PARK
DEVELOPMENT

ELK RIVER MINNESOTA

[illegible]

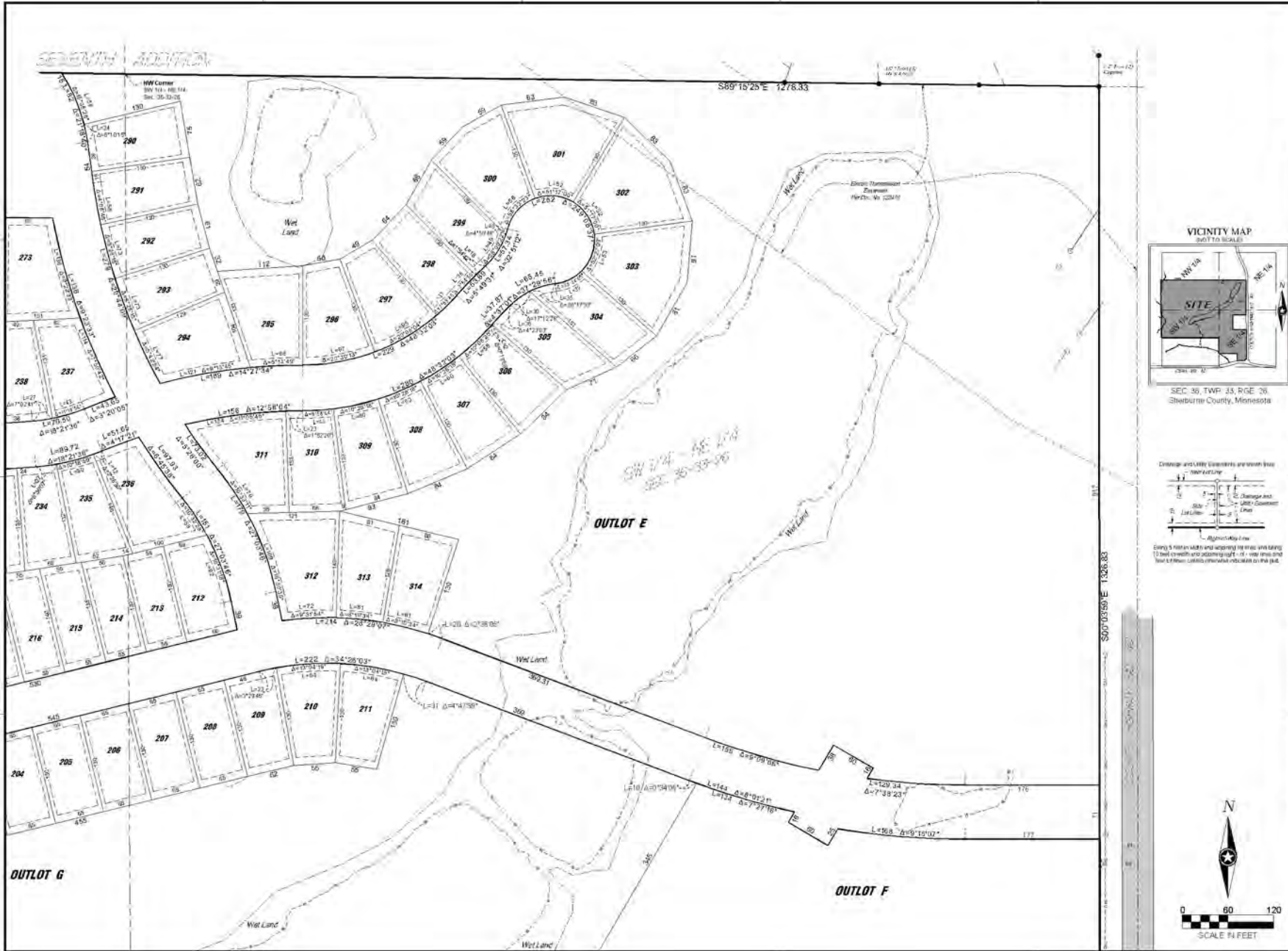
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FILE NAME	2653 PFLAT
DRAWN BY	AD1
DESIGNED BY	—
REVIEWED BY	—
ORIGINAL ISSUE DATE	2022-10-26
CLIENT PROJECT NO.	—

PRELIMINARY PLAT

SHEET

25

OF 4



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PROJECT:

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 22-06503
FILE NAME: 2023 PLAT
DRAWN BY: KM
DESIGNED BY: —
REVIEWED BY: —
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO: —

TITLE:

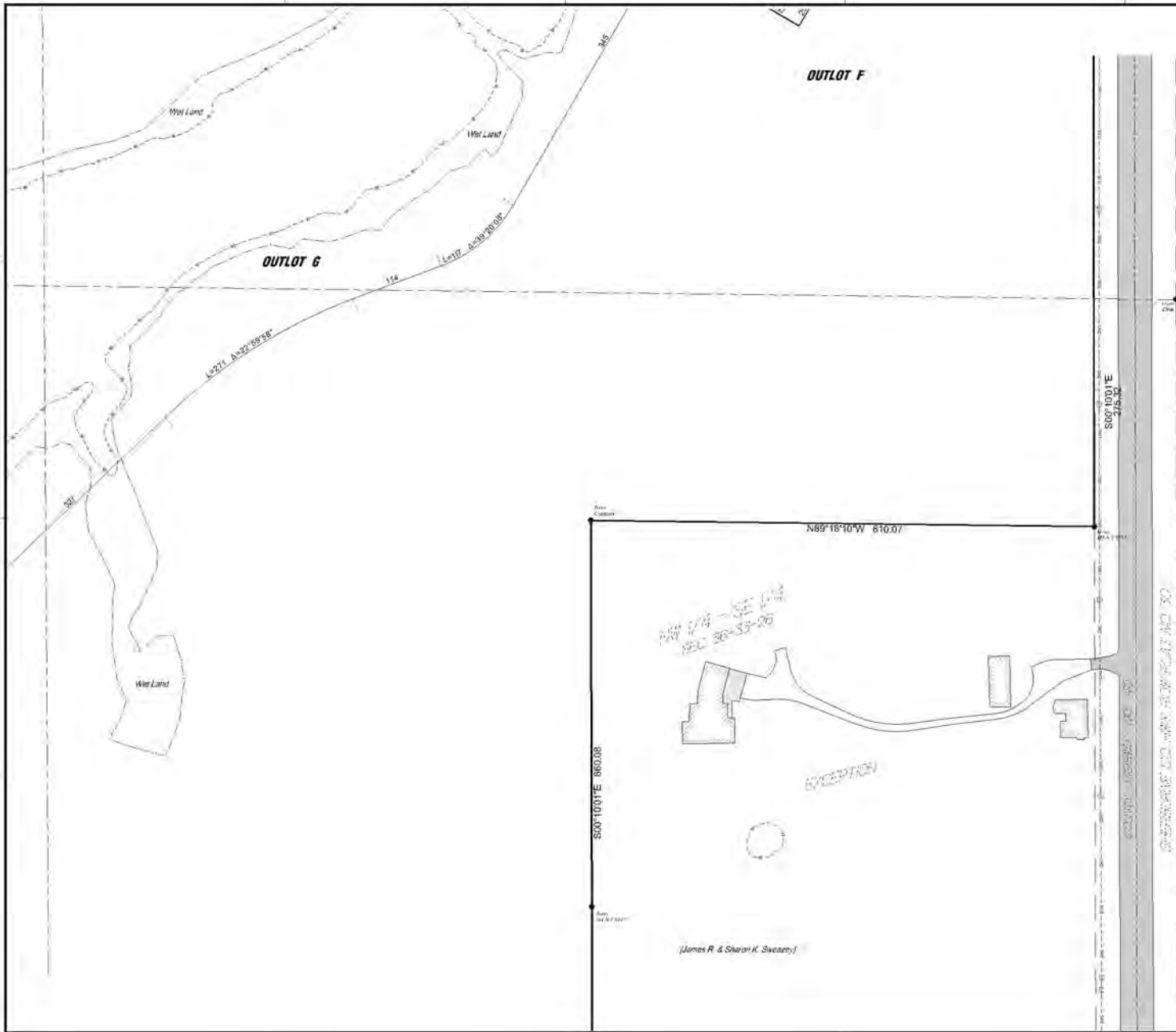
**PRELIMINARY
PLAT**

SHEET

26

OF 65

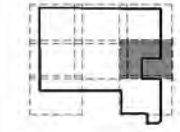
PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



SEC. 36, TWP. 33, R6E. 26
Sherburne County, Minnesota

LEGEND

- Boundary
- Topography
- Gravel
- Sanitary sewer line
- Storm sewer line
- Water line
- Overhead utility line
- Underground utility line
- Water's edge
- Per lot line
- Setback line
- Light pole
- Traditional
- Utility pole
- Utility structure
- Water valve
- Manhole/catch basin
- Post
- Sign
- Tree
- Landscape



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MARK A. SCHWANZ

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PROJECT:

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 22-0653
FILE NAME: 2022-01-11-11
DRAWN BY: NH
DESIGNED BY: —
REVIEWED BY: —
ORIGINAL ISSUE DATE: 2022-10-26
CLIENT PROJECT NO: —

**PRELIMINARY
PLAT**

SHEET
29 OF 65

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MARK A. SCHWANZ

DATE XXXX-XX-XX

LC NO. 45817

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PROJECT	
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LENNAR HOMES
BRADFORD PARK
DEVELOPMENT

ELK RIVER MINNESOTA

[illegible]

PROJECT NO:	22-26553
FILE NAME:	26553.FPLAT
DRAWN BY:	KH
DESIGNED BY:	—
REVIEWED BY:	—
ORIGINAL ISSUE DATE:	2022/10/26
CLIENT PROJECT NO:	—

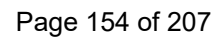
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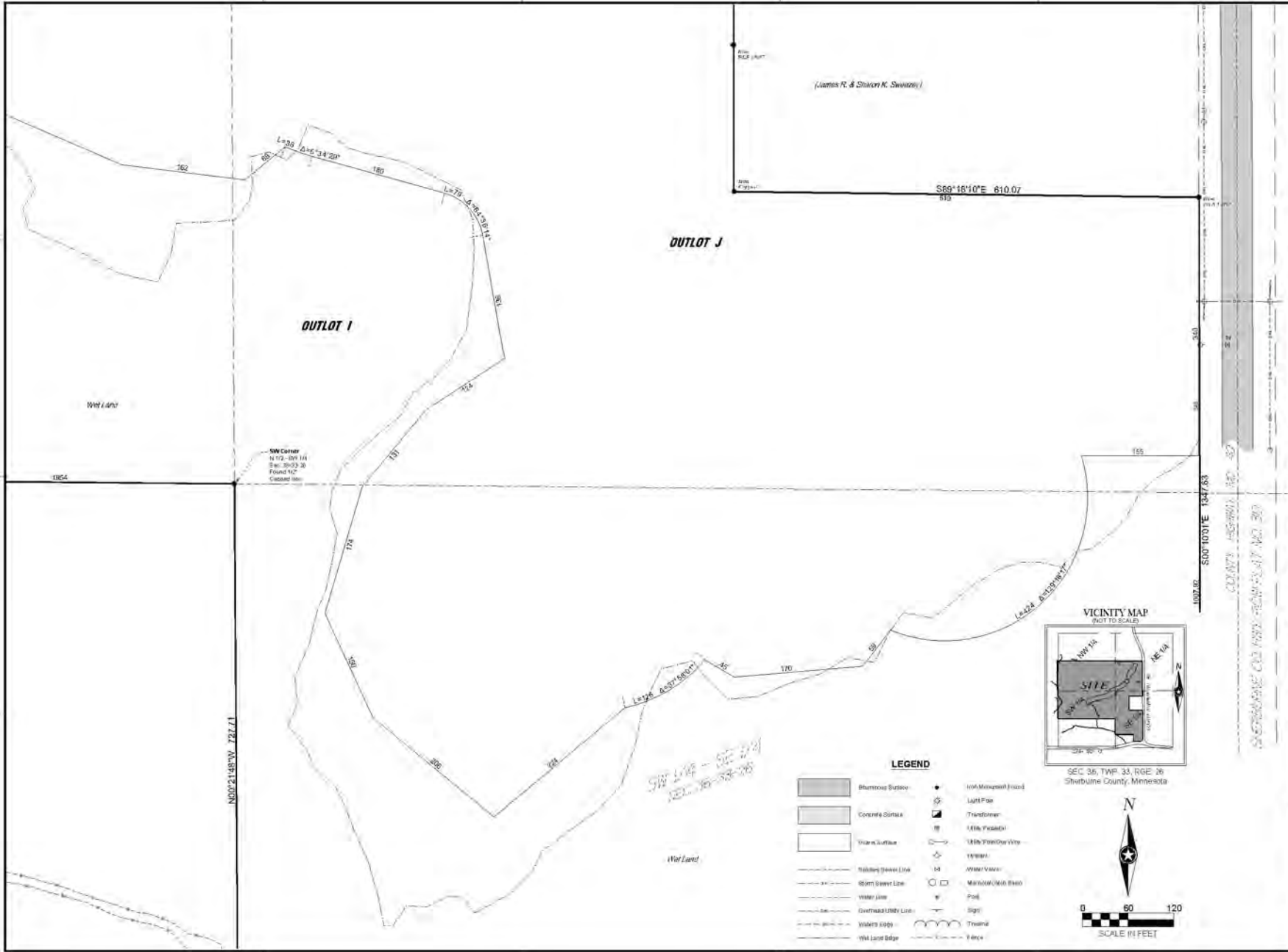
**PRELIMINARY
PLAT**

SHEET

30

OF 65





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PROJECT:

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER, MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.: 22-0653
FILE NAME: 2020 PLAT
DRAWN BY: KM
DESIGNED BY: —
REVIEWED BY: —
ORIGINAL ISSUE DATE: 2022-10-26
CLIENT PROJECT NO.: —

**PRELIMINARY
PLAT**

SHEET **31** OF 65

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DATE XXXX/XX/XX LIC NO. 80768

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PROJECT	
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LENNAR HOMES
BRADFORD PARK
DEVELOPMENT

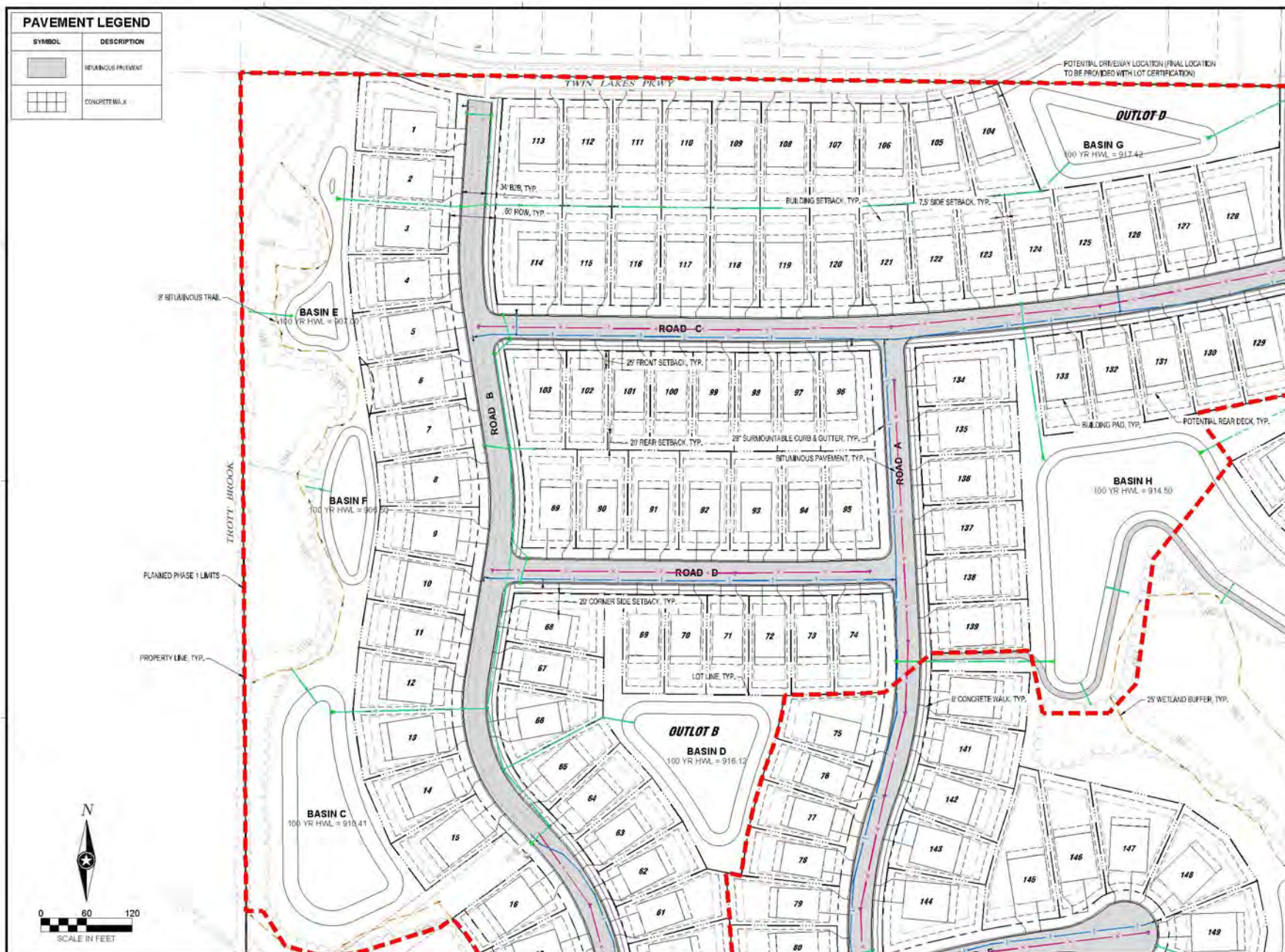
ELK RIVER MINNESOTA

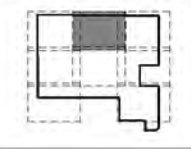
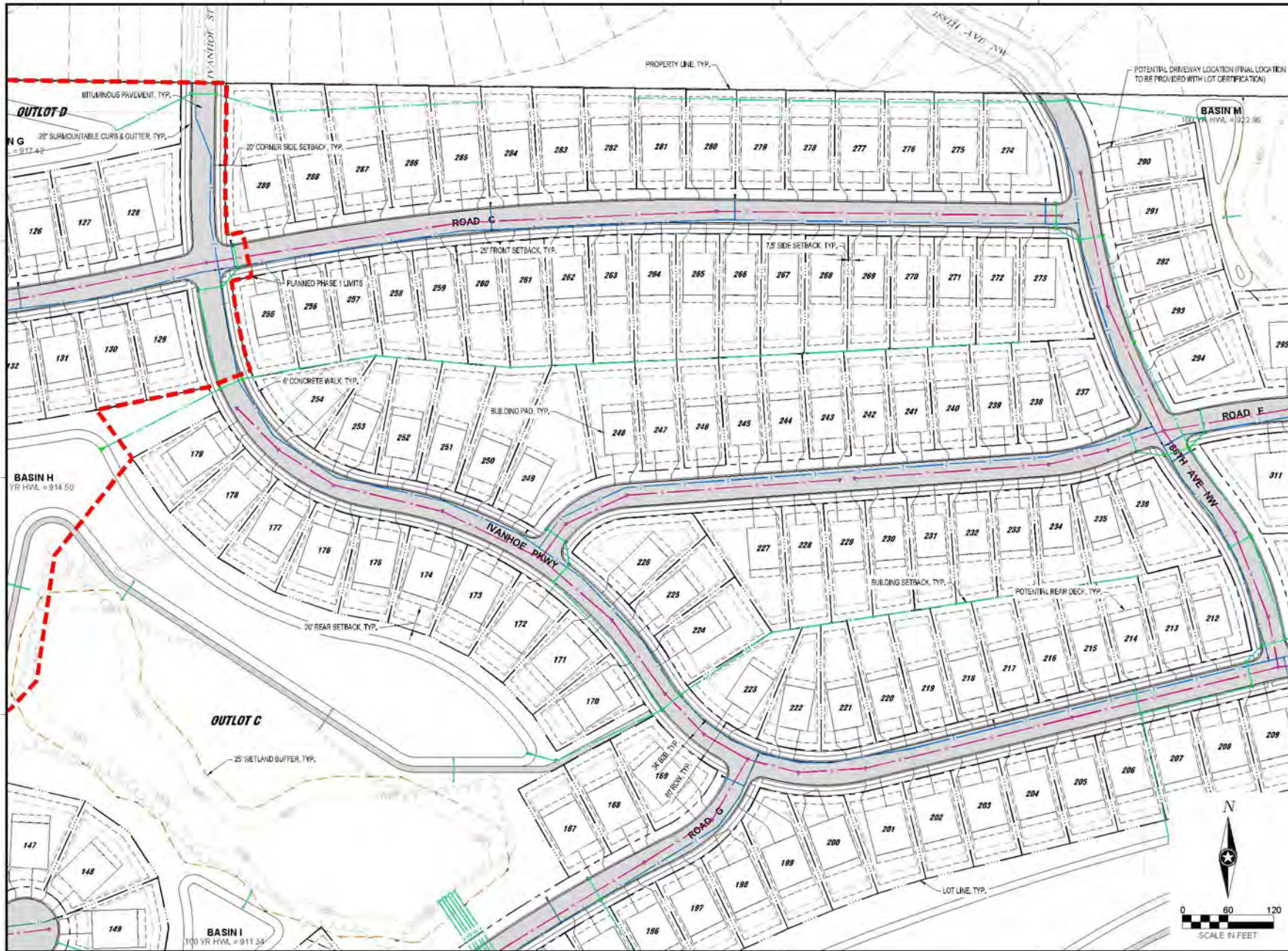
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PROJECT NO.	22-26553
FILE NAME	26553 - 6 PRO
DRAWN BY	TTK
DESIGNED BY	TTK
REVIEWED BY	WB
ORIGINAL ISSUE DATE	2023-10-29
CURRENT PROJECT NO.	

SITE PLAN

SHEET **32** OF 65





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WHITNEY M.S. BEHNY

DATE: 09/20/2023 LIC. NO.: 00768

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PROJECT:

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BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

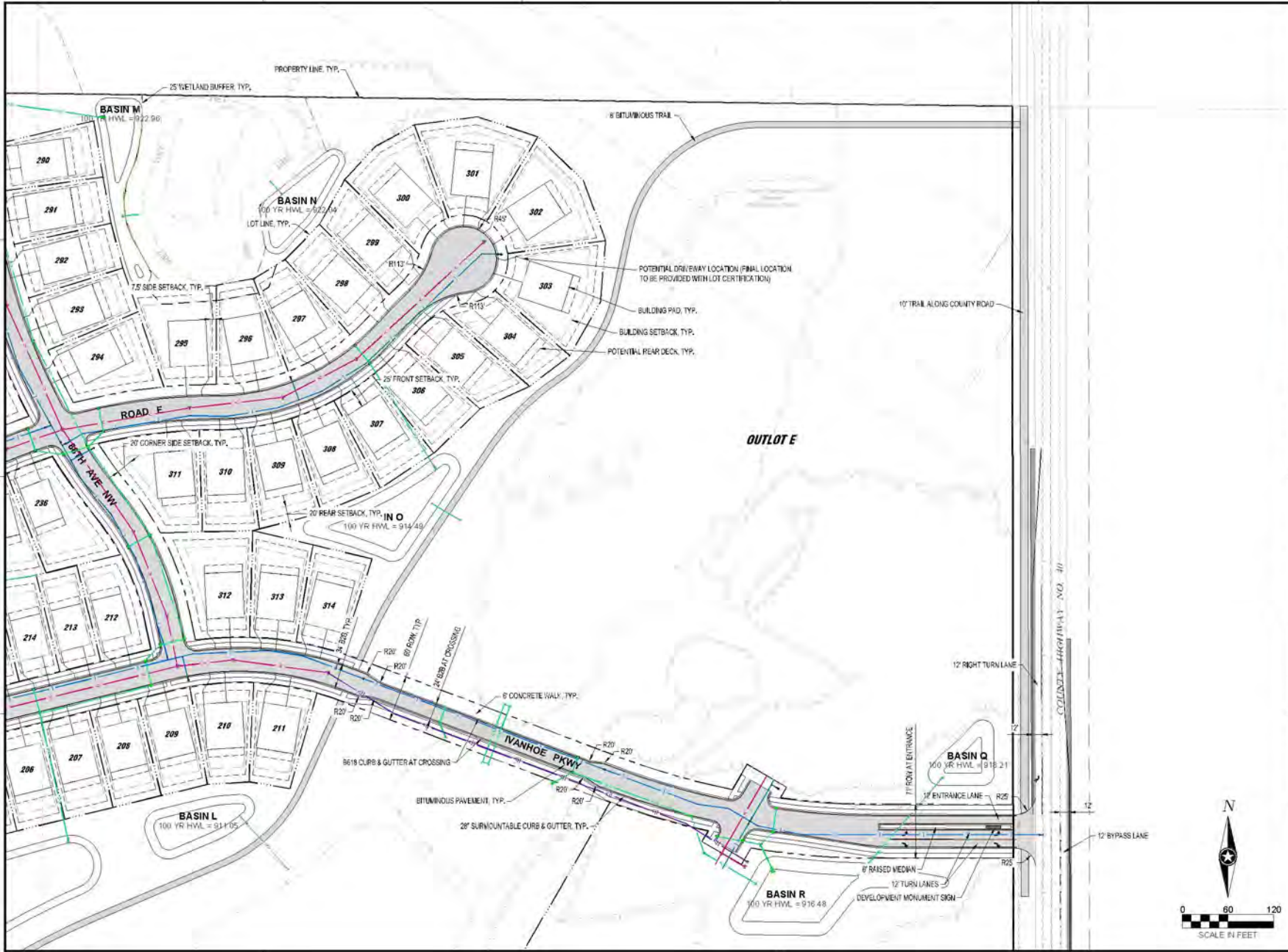
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 22-26553
FILE NAME: 26553 - 5 PRD SITE (PLAT)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO: -

TITLE:
SITE PLAN

SHEET
33 OF 65

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PROJECT:

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.: 22-76553
FILE NAME: 25553 - 5 PRD SITE (PLOT)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO.: -

FILE:

SITE PLAN

SHEET

34 OF 65

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DATE: 10/20/2023 LIC. NO.: 80768

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PROJECT

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.: 22-26553
FILE NAME: 26553 - 5 PRD SITE (PLAT)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO.: -

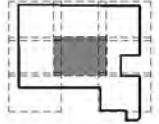
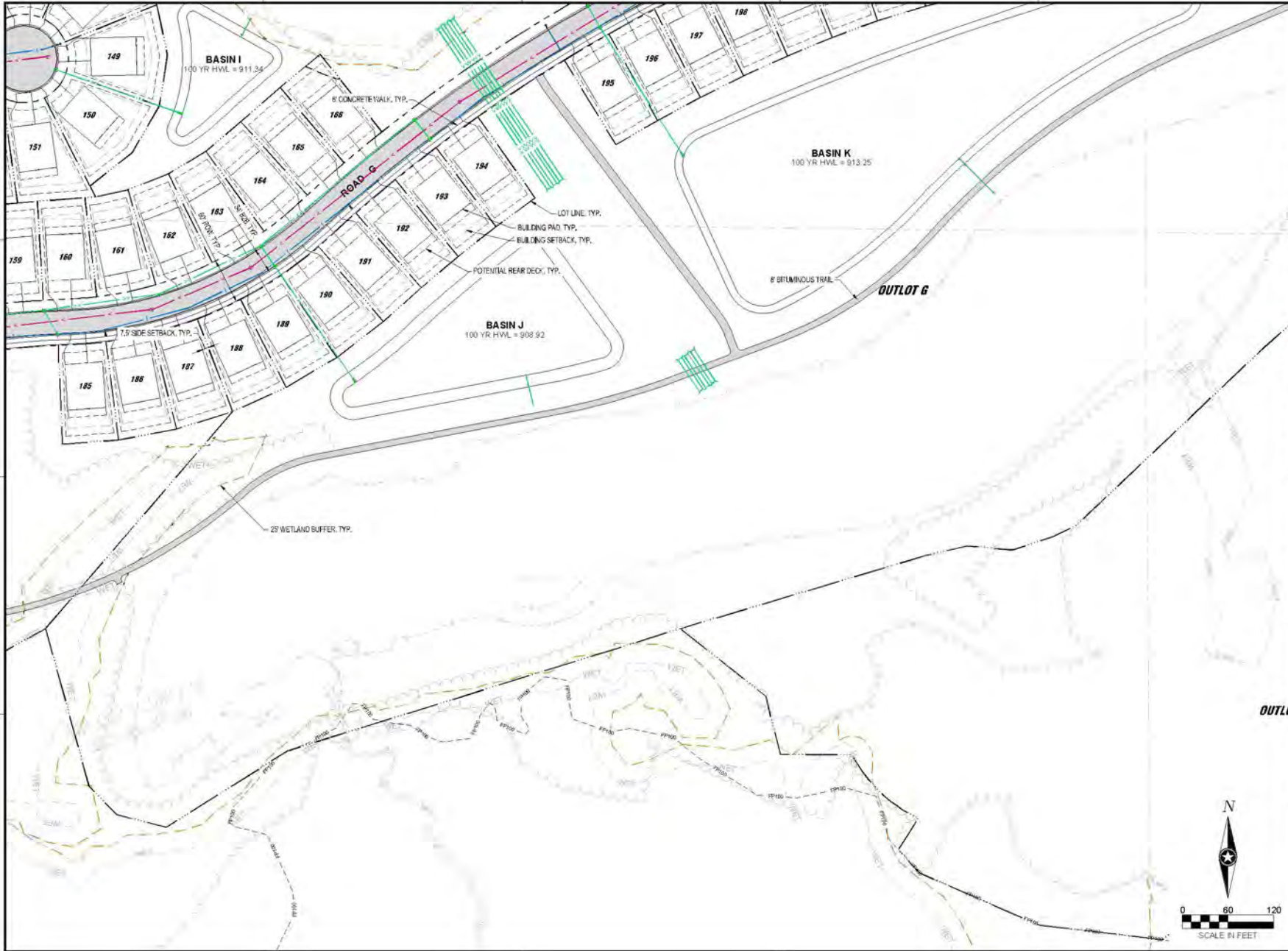
TITLE:

SITE PLAN

SHEET

35 OF 65

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PROJECT

LENNAR HOMES
BRADFORD PARK
DEVELOPMENT

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.: 22-26553
FILE NAME: 26553 - 6 PRD SITE (PLAN)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO.: -

TITLE:

SITE PLAN

SHEET

36

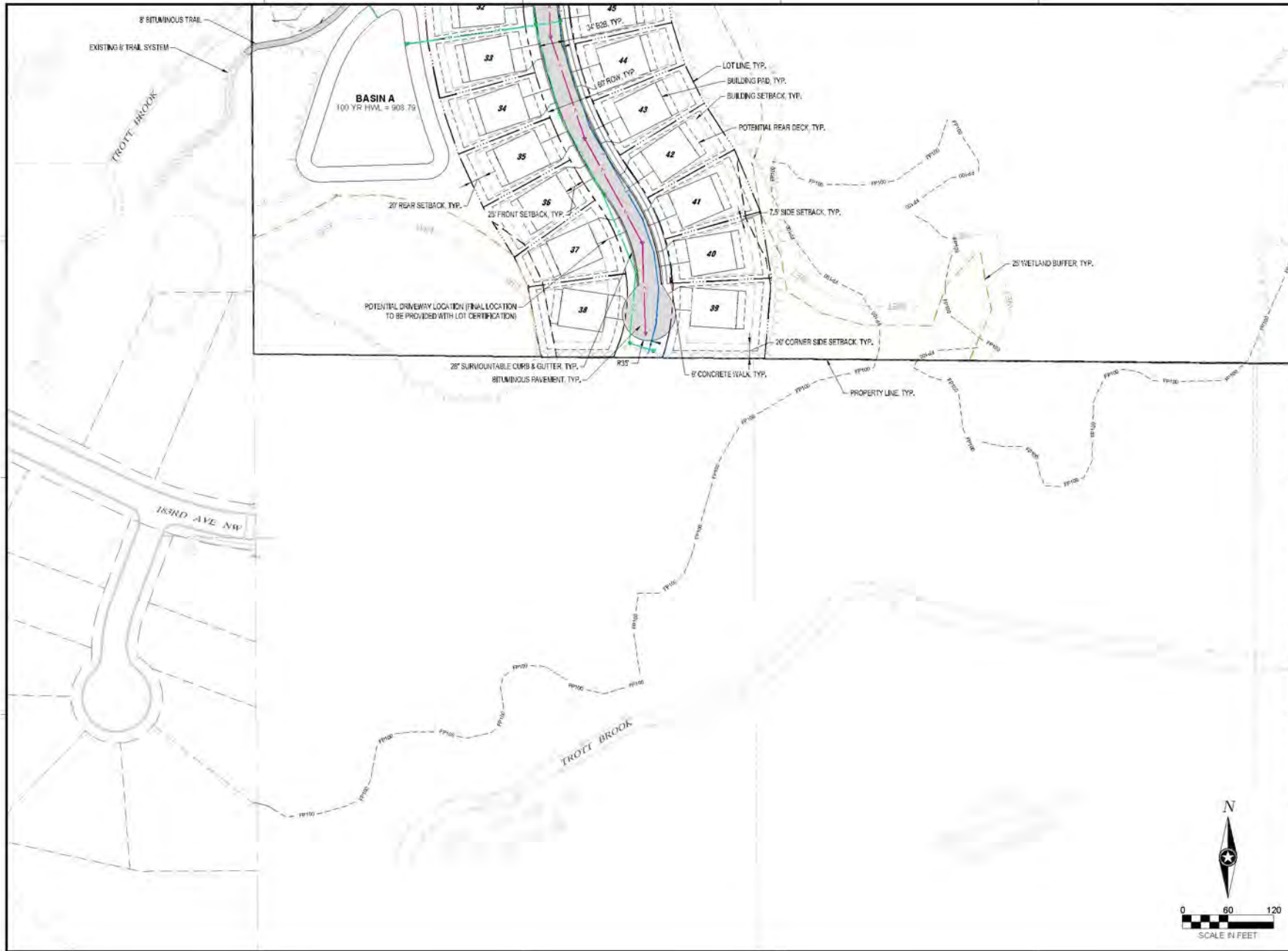
OF 65

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WHITNEY M. S. BEHNY

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PROJECT:

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.: 22-76553
FILE NAME: 2553-5 PRD SITE (PLAT)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO.: -

TITLE:
SITE PLAN

SHEET
37 OF 65



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PROJECT

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 22-26553
FILE NAME: 26553-7 UTILITY SANWTR (PPLA)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO: -

TITLE:

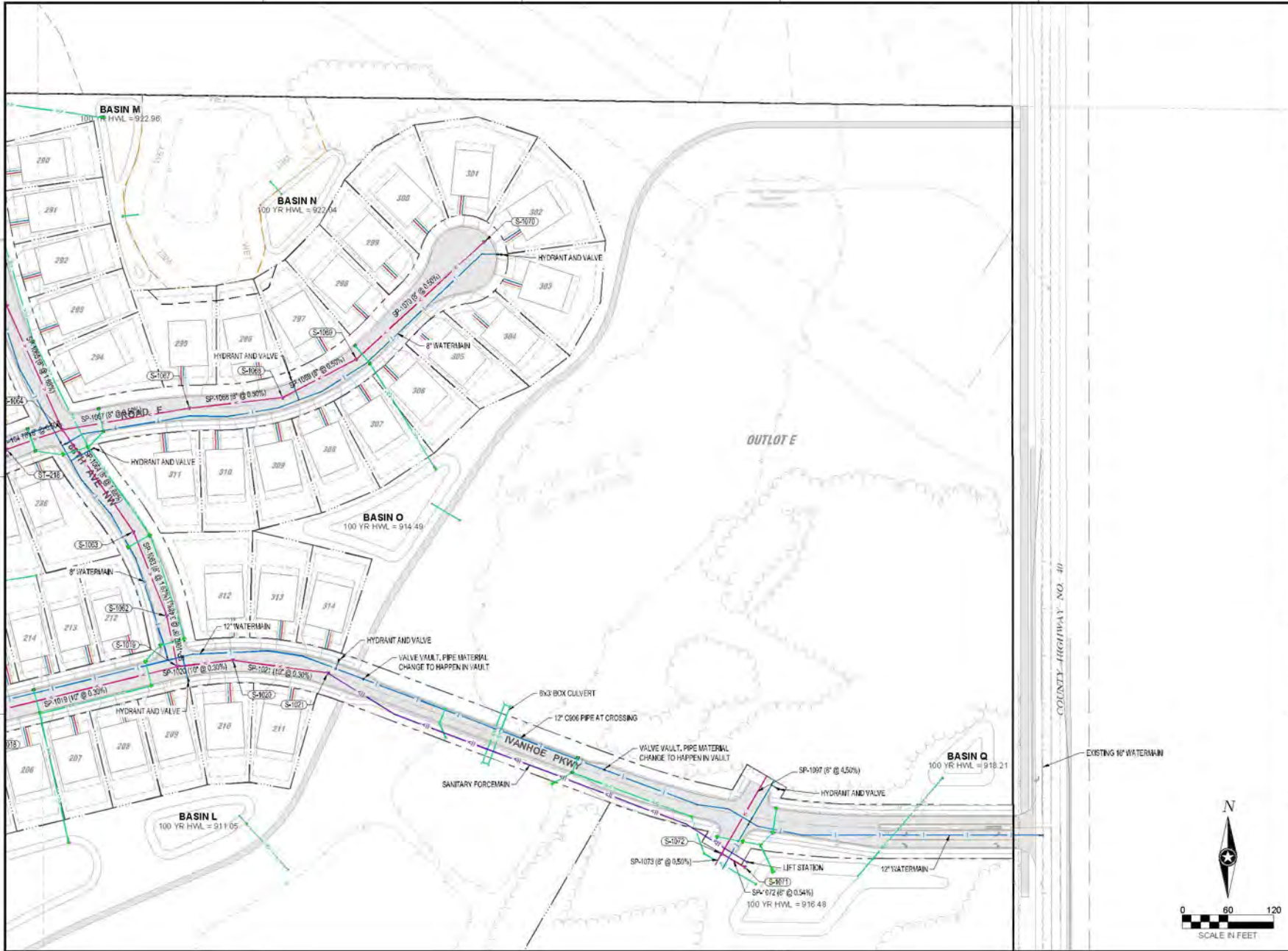
UTILITY PLAN

SHEET

39

OF 65

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WHITNEY M. S. BEHNY

DATE: 09/20/2023 LIC. NO.: 60768

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PROJECT

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

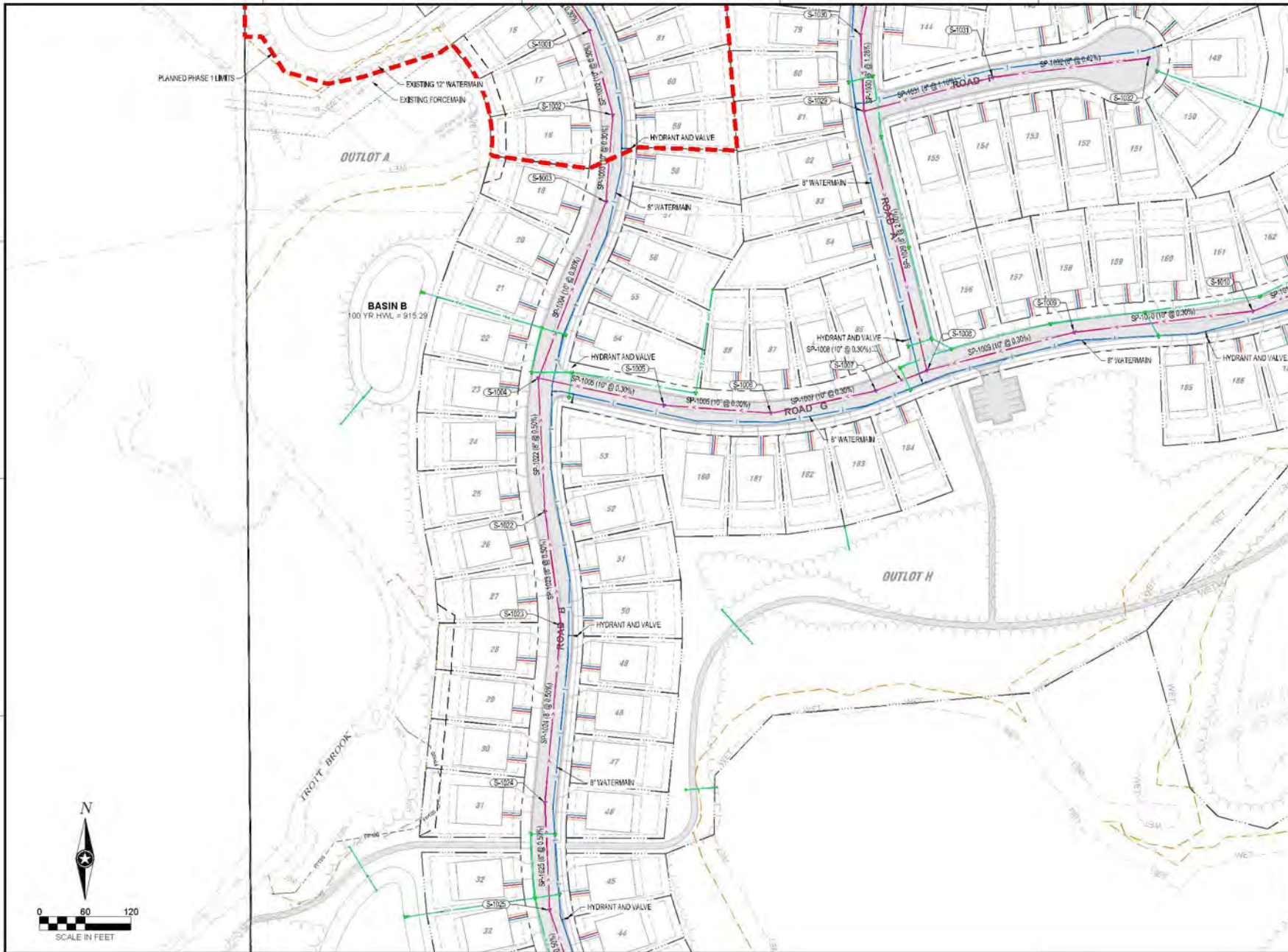
PROJECT NO: 22-26553
 FILE NAME: 25553-7 UTILITY SANWTR (PPLA)
 DRAWN BY: TTK
 DESIGNED BY: TTK
 REVIEWED BY: WB
 ORIGINAL ISSUE DATE: 2023-10-26
 CLIENT PROJECT NO: -

TITLE:

UTILITY PLAN

SHEET

40 OF 65



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WHITNEY M.S. BEHNY

DATE: 09/20/2023 LIC. NO.: 60768

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PROJECT

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

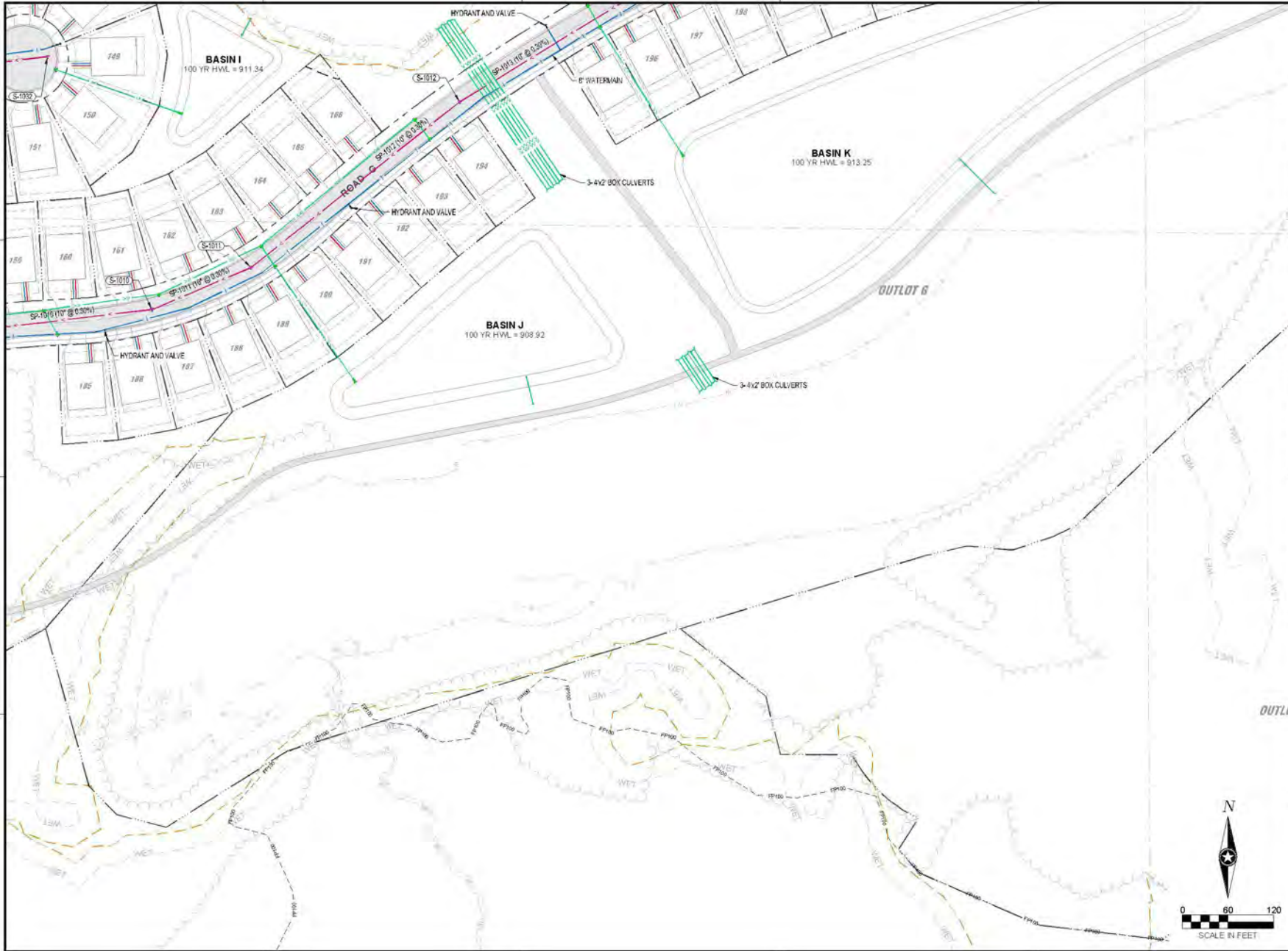
PROJECT NO: 22-26553
FILE NAME: 26553 - 7 UTILITY SANWTR (PPLA)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO: -

TITLE:

UTILITY PLAN

SHEET
41
OF 65

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



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WHITNEY M.S. BEHNY

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PROJECT

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 22-26553
FILE NAME: 26553-7 UTILITY SANWTR (PPLA)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO: -

TITLE:

UTILITY PLAN

SHEET

42

OF 65

N



SCALE IN FEET

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WHITNEY M.S. BEHNY

DATE: 09/20/2023 LIC. NO.: 00768

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PROJECT

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 22-26553
FILE NAME: 26553-7 UTILITY SANWTR (PPLA)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO: -

TITLE:

UTILITY PLAN

SHEET

43

OF 65

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



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WHITNEY M. S. BEHNY
DATE: 09/20/2023 LIC. NO.: 00768

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PROJECT
**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

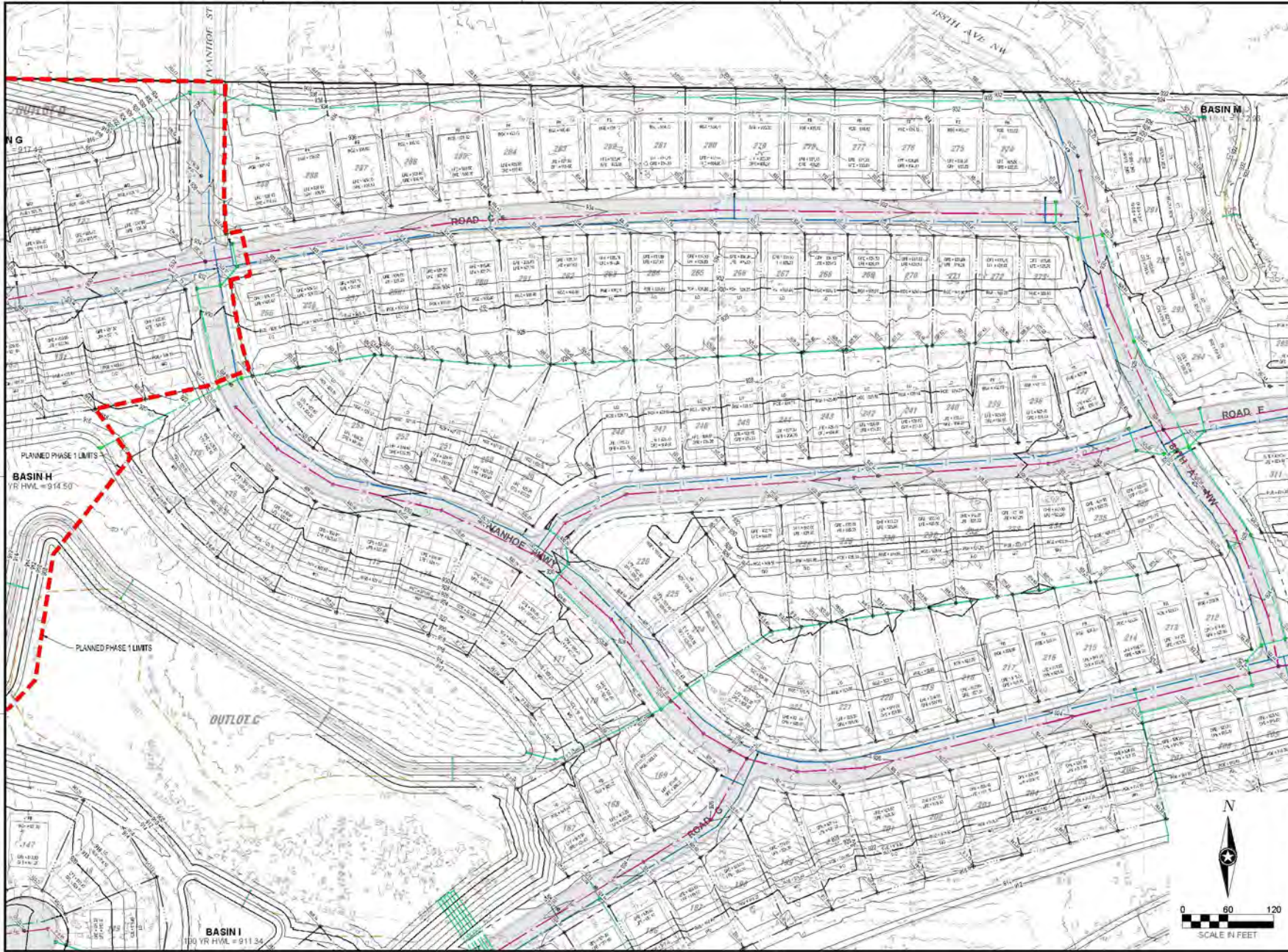
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 22-26553
FILE NAME: 26553 - 9 GRADING (P) PLAT
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO: -

TITLE:
GRADING PLAN

SHEET
44 OF 65

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WHITNEY M. S. BEHNY

DATE: 09/20/2023 UC NO: 80768

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PROJECT:

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 22-06553
FILE NAME: 25553 - 9 GRADING (P) PLAT
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO: -

TITLE:

GRADING PLAN

SHEET
45
OF 65

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WHITNEY M.S. BEHNY

DATE: 09/20/2023 LIC. NO.: 00768

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PROJECT

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.: 22-26503
FILE NAME: 26503 - 9 GRADING (P) PLAT
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO.: -

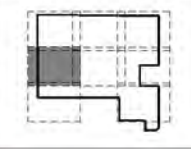
TITLE:

GRADING PLAN

SHEET

46 OF 65

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WHITNEY M. S. BEHNY

DATE: 09/20/2023 LIC. NO.: 00768

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PROJECT

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 22-26553
FILE NAME: 26553 - 9 GRADING (P) PLAT
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO: -

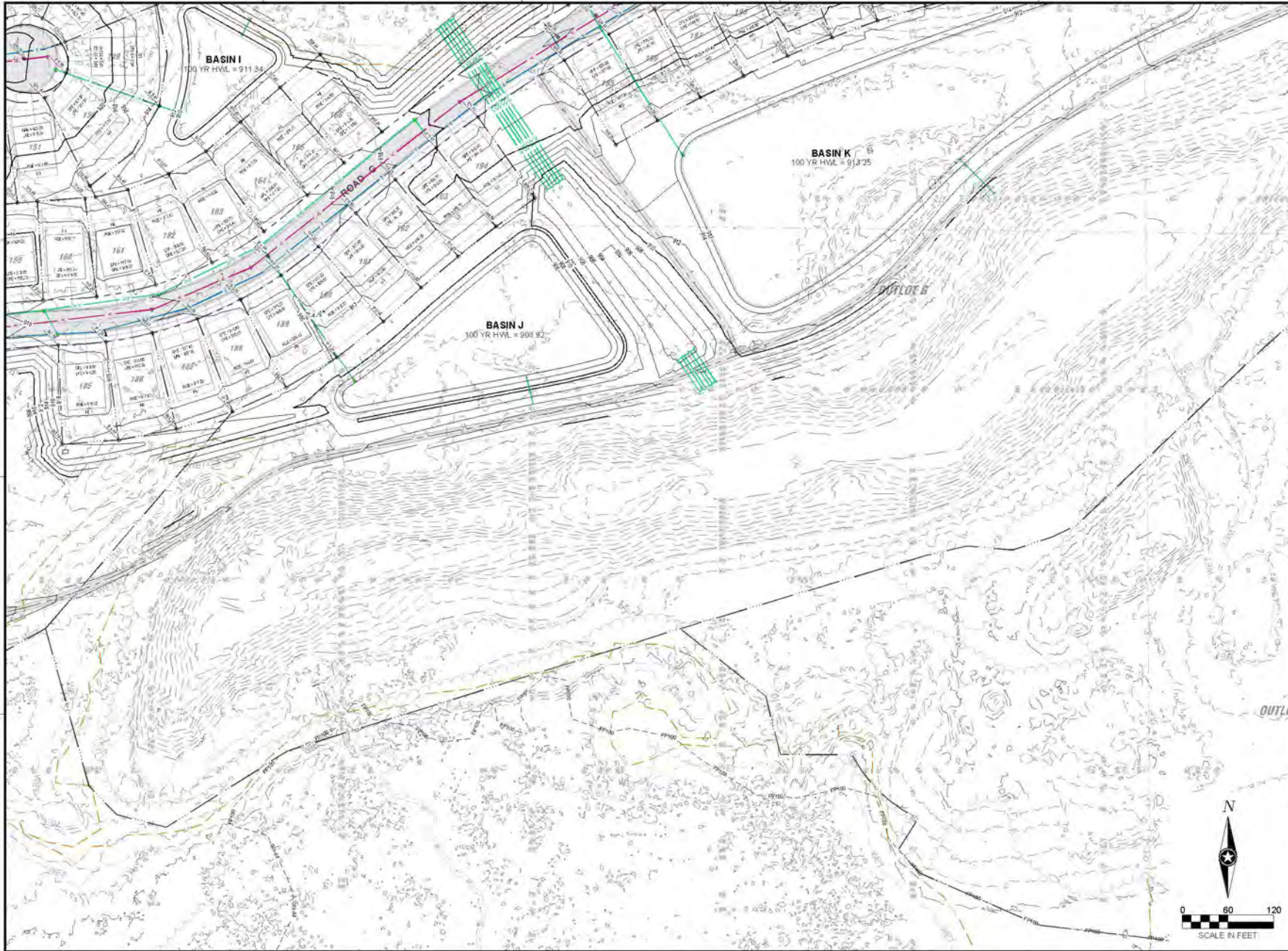
TITLE:

GRADING PLAN

SHEET

47 OF 65

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PROJECT

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 22-26553
FILE NAME: 26553 - 8 GRADING (P) PLAT
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO: -

TITLE:

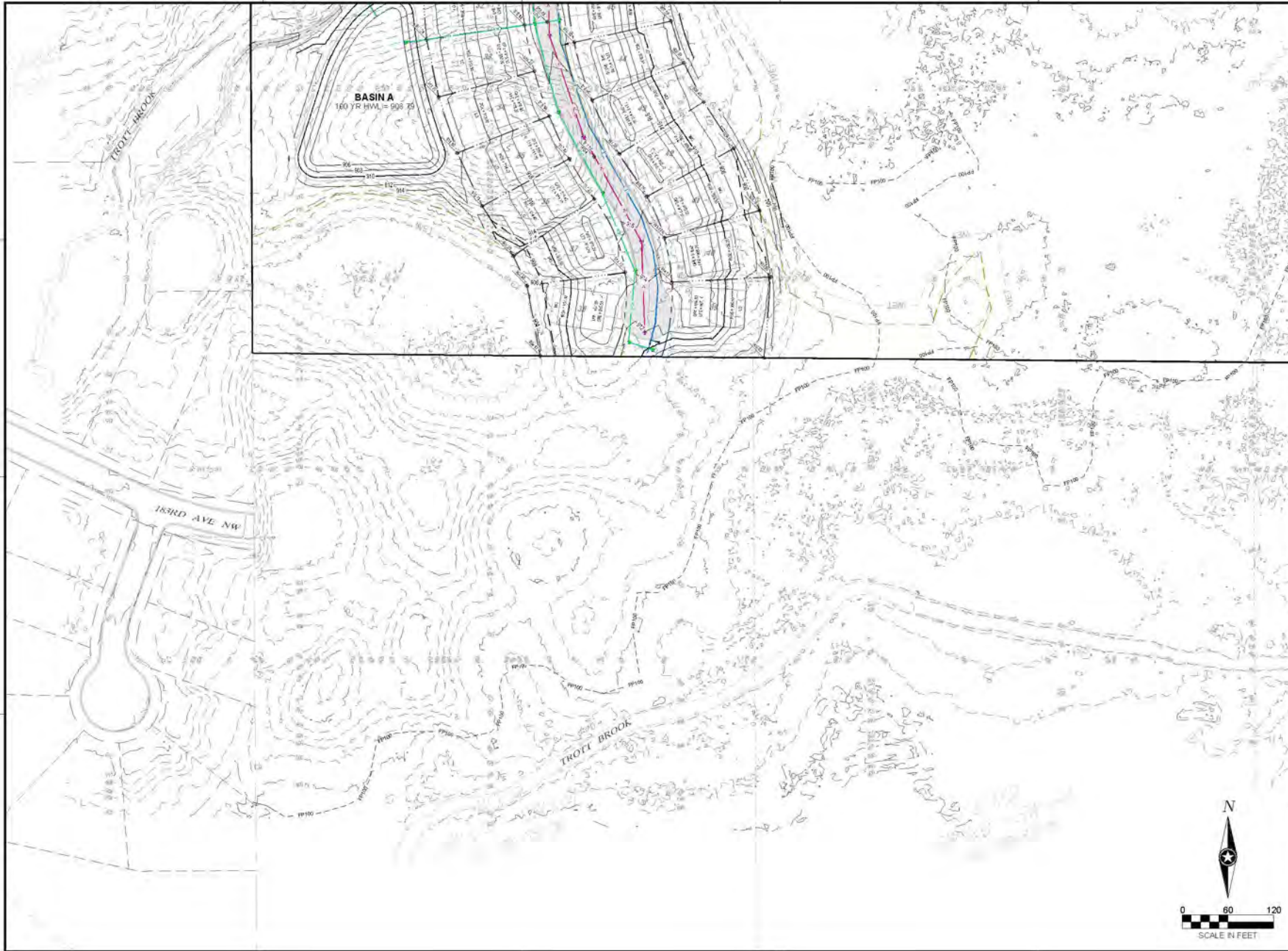
GRADING PLAN

SHEET

48

OF 65

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



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WHITNEY M.S. BEHNY

DATE: 09/20/2023 LIC. NO.: 00768

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PROJECT

LENNAR HOMES
BRADFORD PARK
DEVELOPMENT

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 22-26553
FILE NAME 26553 - 8 GRADING (P) PLAT
DRAWN BY TTK
DESIGNED BY TTK
REVIEWED BY WB
ORIGINAL ISSUE DATE 2023-10-26
CLIENT PROJECT NO. -

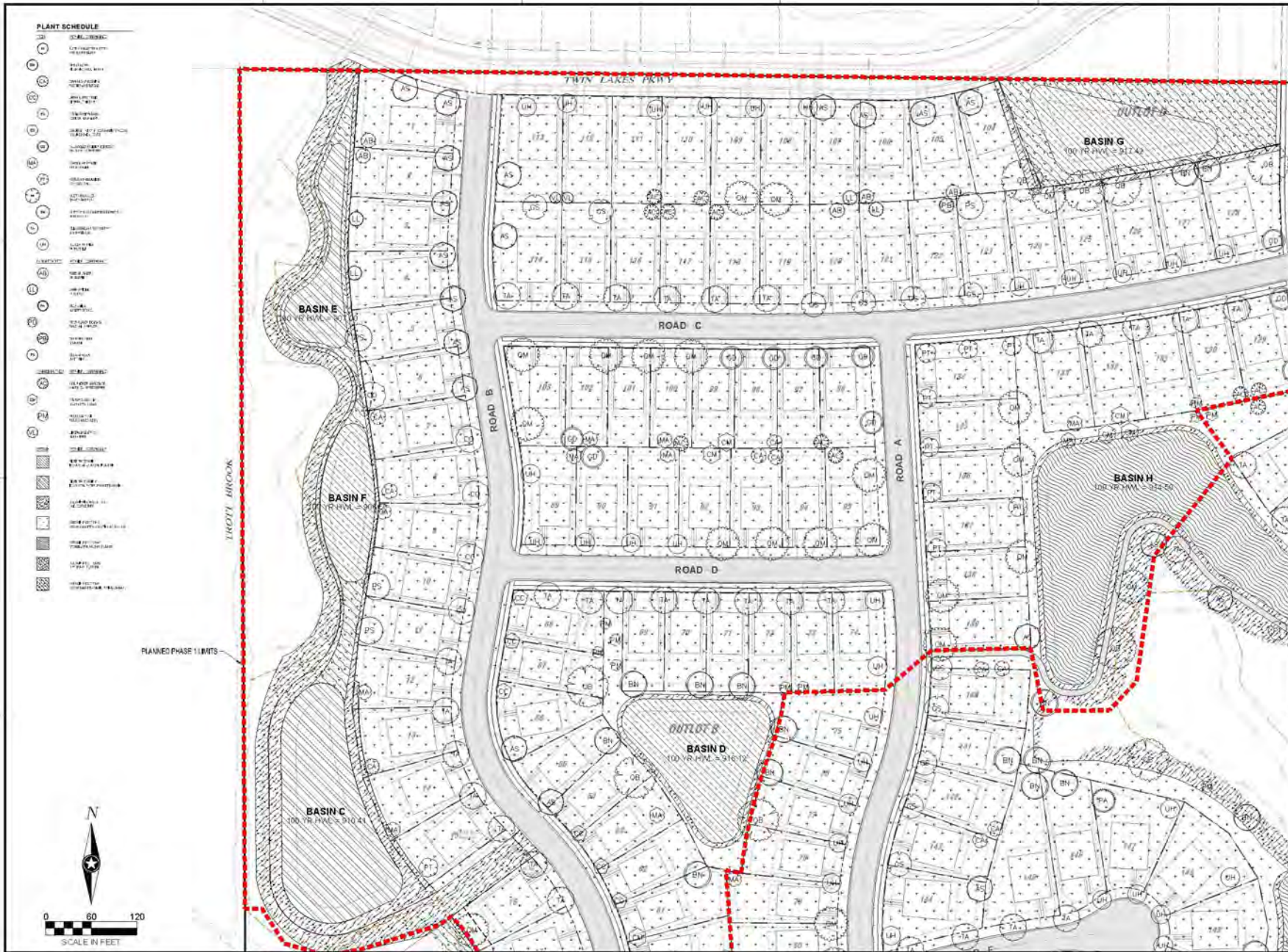
TITLE:

GRADING PLAN

SHEET

49 OF 65

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DANIELLE PIERQUET

DATE: 10/26/2022 UC NO: 49121

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PROJECT:

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER, MINNESOTA

DATE	DESCRIPTION	BY

PROJECT NO: 22-36553

FILE NAME: 26553 - BRADFORD PARK (PLANT)

DRAWN BY: TTK

DESIGNED BY: TTK

REVIEWED BY: WB

ORIGINAL ISSUE DATE: 2022-10-26

CLIENT PROJECT NO: -

TITLE:

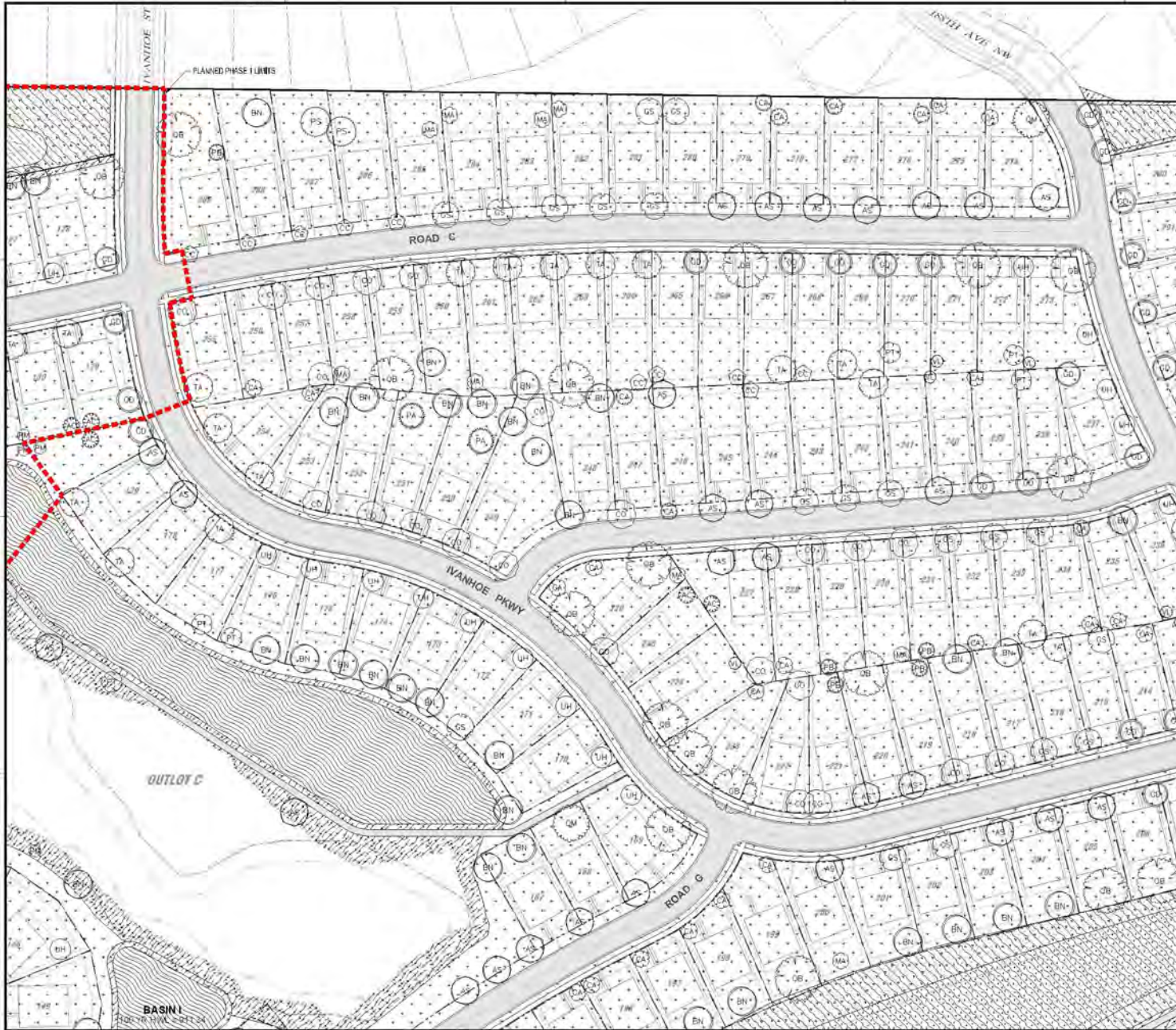
PLANTING PLAN

SHEET

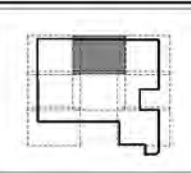
50

OF 65

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



- PLANT SCHEDULE**
- 1. 1" DBL. HYDRANGEA
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 - 99. 1" DBL. HYDRANGEA
 - 100. 1" DBL. HYDRANGEA



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JAN VELLE PIERQUET

DATE: 09/20/2023 UC: 49121

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PROJECT:

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 22-0553
FILE NAME: 3993-3-LANDSCAPE (PLAT)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO: -

TITLE:

PLANTING PLAN

SHEET

51 OF 65

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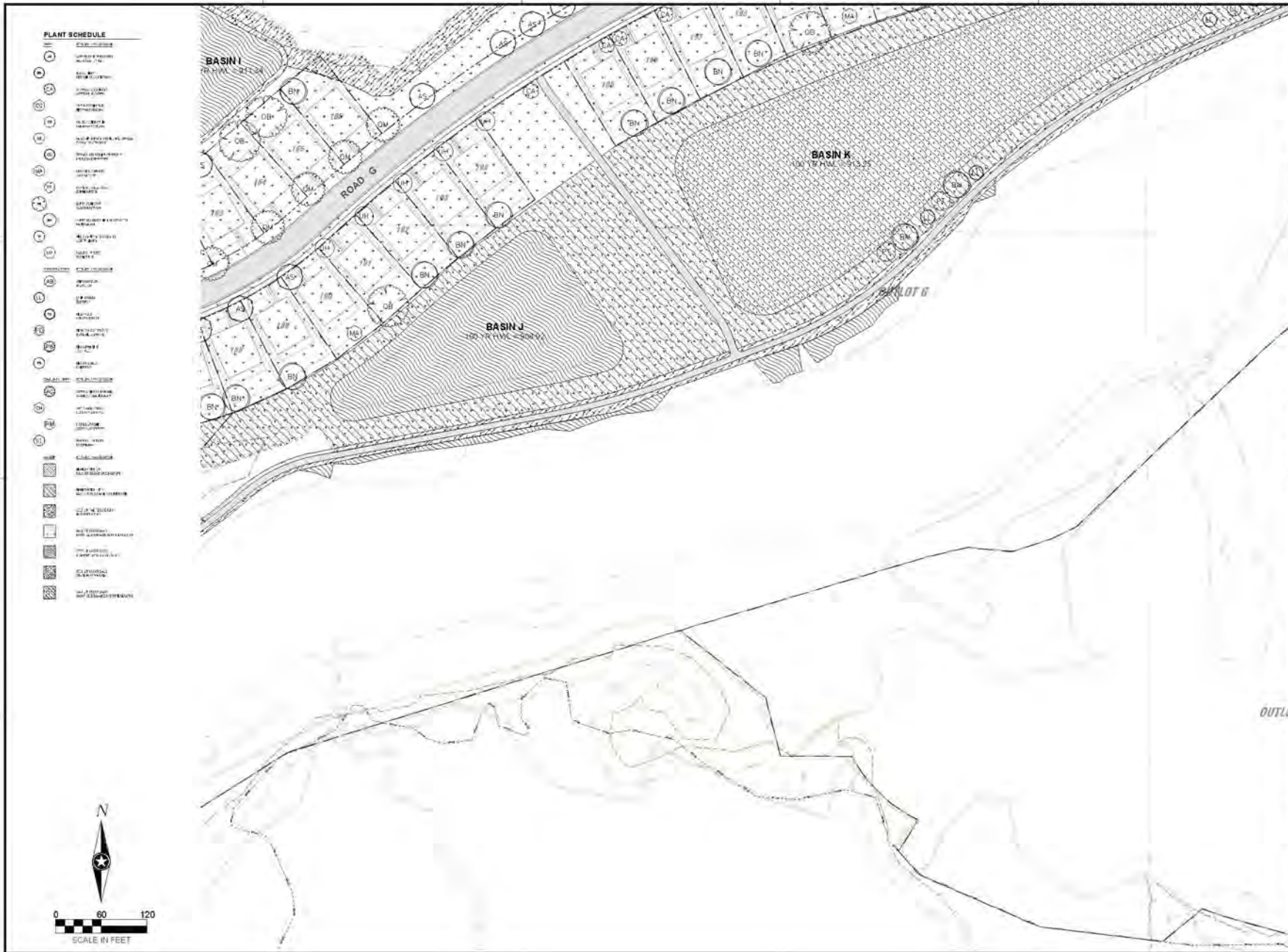


COUNTY HIGHWAY NO. 40

PLANT SCHEDULE

CO	COMMON ORNAMENTAL
CM	COMMON MAINTENANCE
PM	PERMANENT MAINTENANCE
PS	PERMANENT SPECIES
PA	PERMANENT ANNUAL
OS	ORNAMENTAL SPECIES
BN	BENEFICIAL NATURAL
BA	BENEFICIAL ANNUAL
BC	BENEFICIAL CROPPED
BF	BENEFICIAL FLOWERING
BG	BENEFICIAL GRASS
BH	BENEFICIAL HERB
BI	BENEFICIAL INDIAN
BJ	BENEFICIAL JAPANESE
BK	BENEFICIAL KOREAN
BL	BENEFICIAL LATE
BM	BENEFICIAL MOUNTAIN
BN	BENEFICIAL NORTHERN
BO	BENEFICIAL OREGON
BP	BENEFICIAL PRAIRIE
BQ	BENEFICIAL QUEBEC
BR	BENEFICIAL ROCKY
BS	BENEFICIAL SOUTHERN
BT	BENEFICIAL TROPICAL
BU	BENEFICIAL UPLAND
BV	BENEFICIAL VALLEY
BW	BENEFICIAL WESTERN
BX	BENEFICIAL WOODLAND
BY	BENEFICIAL YARD
BZ	BENEFICIAL ZONE
CA	COMMON ANNUAL
CB	COMMON BUSH
CC	COMMON CROPPED
CD	COMMON DECIDUOUS
CE	COMMON EVERGREEN
CF	COMMON FLOWERING
CG	COMMON GRASS
CH	COMMON HERB
CI	COMMON INDIAN
CJ	COMMON JAPANESE
CK	COMMON KOREAN
CL	COMMON LATE
CM	COMMON MOUNTAIN
CN	COMMON NORTHERN
CO	COMMON OREGON
CP	COMMON PRAIRIE
CQ	COMMON QUEBEC
CR	COMMON ROCKY
CS	COMMON SOUTHERN
CT	COMMON TROPICAL
CU	COMMON UPLAND
CV	COMMON VALLEY
CW	COMMON WESTERN
CX	COMMON WOODLAND
CY	COMMON YARD
CZ	COMMON ZONE
DA	DECIDUOUS ANNUAL
DB	DECIDUOUS BUSH
DC	DECIDUOUS CROPPED
DD	DECIDUOUS DECIDUOUS
DE	DECIDUOUS EVERGREEN
DF	DECIDUOUS FLOWERING
DG	DECIDUOUS GRASS
DH	DECIDUOUS HERB
DI	DECIDUOUS INDIAN
DJ	DECIDUOUS JAPANESE
DK	DECIDUOUS KOREAN
DL	DECIDUOUS LATE
DM	DECIDUOUS MOUNTAIN
DN	DECIDUOUS NORTHERN
DO	DECIDUOUS OREGON
DP	DECIDUOUS PRAIRIE
DQ	DECIDUOUS QUEBEC
DR	DECIDUOUS ROCKY
DS	DECIDUOUS SOUTHERN
DT	DECIDUOUS TROPICAL
DU	DECIDUOUS UPLAND
DV	DECIDUOUS VALLEY
DW	DECIDUOUS WESTERN
DX	DECIDUOUS WOODLAND
DY	DECIDUOUS YARD
DZ	DECIDUOUS ZONE
EA	EVERGREEN ANNUAL
EB	EVERGREEN BUSH
EC	EVERGREEN CROPPED
ED	EVERGREEN DECIDUOUS
EE	EVERGREEN EVERGREEN
EF	EVERGREEN FLOWERING
EG	EVERGREEN GRASS
EH	EVERGREEN HERB
EI	EVERGREEN INDIAN
EJ	EVERGREEN JAPANESE
EK	EVERGREEN KOREAN
EL	EVERGREEN LATE
EM	EVERGREEN MOUNTAIN
EN	EVERGREEN NORTHERN
EO	EVERGREEN OREGON
EP	EVERGREEN PRAIRIE
EQ	EVERGREEN QUEBEC
ER	EVERGREEN ROCKY
ES	EVERGREEN SOUTHERN
ET	EVERGREEN TROPICAL
EU	EVERGREEN UPLAND
EV	EVERGREEN VALLEY
EW	EVERGREEN WESTERN
EX	EVERGREEN WOODLAND
EY	EVERGREEN YARD
EZ	EVERGREEN ZONE
FA	FLOWERING ANNUAL
FB	FLOWERING BUSH
FC	FLOWERING CROPPED
FD	FLOWERING DECIDUOUS
FE	FLOWERING EVERGREEN
FF	FLOWERING FLOWERING
FG	FLOWERING GRASS
FH	FLOWERING HERB
FI	FLOWERING INDIAN
FJ	FLOWERING JAPANESE
FK	FLOWERING KOREAN
FL	FLOWERING LATE
FM	FLOWERING MOUNTAIN
FN	FLOWERING NORTHERN
FO	FLOWERING OREGON
FP	FLOWERING PRAIRIE
FQ	FLOWERING QUEBEC
FR	FLOWERING ROCKY
FS	FLOWERING SOUTHERN
FT	FLOWERING TROPICAL
FU	FLOWERING UPLAND
FV	FLOWERING VALLEY
FW	FLOWERING WESTERN
FX	FLOWERING WOODLAND
FY	FLOWERING YARD
FZ	FLOWERING ZONE
GA	GRASS ANNUAL
GB	GRASS BUSH
GC	GRASS CROPPED
GD	GRASS DECIDUOUS
GE	GRASS EVERGREEN
GF	GRASS FLOWERING
GG	GRASS GRASS
GH	GRASS HERB
GI	GRASS INDIAN
GJ	GRASS JAPANESE
GK	GRASS KOREAN
GL	GRASS LATE
GM	GRASS MOUNTAIN
GN	GRASS NORTHERN
GO	GRASS OREGON
GP	GRASS PRAIRIE
GQ	GRASS QUEBEC
GR	GRASS ROCKY
GS	GRASS SOUTHERN
GT	GRASS TROPICAL
GU	GRASS UPLAND
GV	GRASS VALLEY
GW	GRASS WESTERN
GX	GRASS WOODLAND
GY	GRASS YARD
GZ	GRASS ZONE
HA	HERB ANNUAL
HB	HERB BUSH
HC	HERB CROPPED
HD	HERB DECIDUOUS
HE	HERB EVERGREEN
HF	HERB FLOWERING
HG	HERB GRASS
HH	HERB HERB
HI	HERB INDIAN
HJ	HERB JAPANESE
HK	HERB KOREAN
HL	HERB LATE
HM	HERB MOUNTAIN
HN	HERB NORTHERN
HO	HERB OREGON
HP	HERB PRAIRIE
HQ	HERB QUEBEC
HR	HERB ROCKY
HS	HERB SOUTHERN
HT	HERB TROPICAL
HU	HERB UPLAND
HV	HERB VALLEY
HW	HERB WESTERN
HX	HERB WOODLAND
HY	HERB YARD
HZ	HERB ZONE
IA	INDIAN ANNUAL
IB	INDIAN BUSH
IC	INDIAN CROPPED
ID	INDIAN DECIDUOUS
IE	INDIAN EVERGREEN
IF	INDIAN FLOWERING
IG	INDIAN GRASS
IH	INDIAN HERB
II	INDIAN INDIAN
IJ	INDIAN JAPANESE
IK	INDIAN KOREAN
IL	INDIAN LATE
IM	INDIAN MOUNTAIN
IN	INDIAN NORTHERN
IO	INDIAN OREGON
IP	INDIAN PRAIRIE
IQ	INDIAN QUEBEC
IR	INDIAN ROCKY
IS	INDIAN SOUTHERN
IT	INDIAN TROPICAL
IU	INDIAN UPLAND
IV	INDIAN VALLEY
IW	INDIAN WESTERN
IX	INDIAN WOODLAND
IY	INDIAN YARD
IZ	INDIAN ZONE
JA	JAPANESE ANNUAL
JB	JAPANESE BUSH
JC	JAPANESE CROPPED
JD	JAPANESE DECIDUOUS
JE	JAPANESE EVERGREEN
JF	JAPANESE FLOWERING
JG	JAPANESE GRASS
JH	JAPANESE HERB
JI	JAPANESE INDIAN
IJ	JAPANESE JAPANESE
JK	JAPANESE KOREAN
IL	JAPANESE LATE
JM	JAPANESE MOUNTAIN
JN	JAPANESE NORTHERN
JO	JAPANESE OREGON
JP	JAPANESE PRAIRIE
JQ	JAPANESE QUEBEC
JR	JAPANESE ROCKY
JS	JAPANESE SOUTHERN
JT	JAPANESE TROPICAL
JU	JAPANESE UPLAND
JV	JAPANESE VALLEY
JW	JAPANESE WESTERN
JX	JAPANESE WOODLAND
JY	JAPANESE YARD
JZ	JAPANESE ZONE
KA	KOREAN ANNUAL
KB	KOREAN BUSH
KC	KOREAN CROPPED
KD	KOREAN DECIDUOUS
KE	KOREAN EVERGREEN
KF	KOREAN FLOWERING
KG	KOREAN GRASS
KH	KOREAN HERB
KI	KOREAN INDIAN
KJ	KOREAN JAPANESE
KK	KOREAN KOREAN
KL	KOREAN LATE
KM	KOREAN MOUNTAIN
KN	KOREAN NORTHERN
KO	KOREAN OREGON
KP	KOREAN PRAIRIE
KQ	KOREAN QUEBEC
KR	KOREAN ROCKY
KS	KOREAN SOUTHERN
KT	KOREAN TROPICAL
KU	KOREAN UPLAND
KV	KOREAN VALLEY
KW	KOREAN WESTERN
KX	KOREAN WOODLAND
KY	KOREAN YARD
KZ	KOREAN ZONE
LA	LATE ANNUAL
LB	LATE BUSH
LC	LATE CROPPED
LD	LATE DECIDUOUS
LE	LATE EVERGREEN
LF	LATE FLOWERING
LG	LATE GRASS
LH	LATE HERB
LI	LATE INDIAN
LJ	LATE JAPANESE
LK	LATE KOREAN
LL	LATE LATE
LM	LATE MOUNTAIN
LN	LATE NORTHERN
LO	LATE OREGON
LP	LATE PRAIRIE
LQ	LATE QUEBEC
LR	LATE ROCKY
LS	LATE SOUTHERN
LT	LATE TROPICAL
LU	LATE UPLAND
LV	LATE VALLEY
LW	LATE WESTERN
LX	LATE WOODLAND
LY	LATE YARD
LZ	LATE ZONE
MA	MOUNTAIN ANNUAL
MB	MOUNTAIN BUSH
MC	MOUNTAIN CROPPED
MD	MOUNTAIN DECIDUOUS
ME	MOUNTAIN EVERGREEN
MF	MOUNTAIN FLOWERING
MG	MOUNTAIN GRASS
MH	MOUNTAIN HERB
MI	MOUNTAIN INDIAN
MJ	MOUNTAIN JAPANESE
MK	MOUNTAIN KOREAN
ML	MOUNTAIN LATE
MM	MOUNTAIN MOUNTAIN
MN	MOUNTAIN NORTHERN
MO	MOUNTAIN OREGON
MP	MOUNTAIN PRAIRIE
MQ	MOUNTAIN QUEBEC
MR	MOUNTAIN ROCKY
MS	MOUNTAIN SOUTHERN
MT	MOUNTAIN TROPICAL
MU	MOUNTAIN UPLAND
MV	MOUNTAIN VALLEY
MW	MOUNTAIN WESTERN
MX	MOUNTAIN WOODLAND
MY	MOUNTAIN YARD
MZ	MOUNTAIN ZONE
NA	NORTHERN ANNUAL
NB	NORTHERN BUSH
NC	NORTHERN CROPPED
ND	NORTHERN DECIDUOUS
NE	NORTHERN EVERGREEN
NE	NORTHERN FLOWERING
NG	NORTHERN GRASS
NH	NORTHERN HERB
NI	NORTHERN INDIAN
NJ	NORTHERN JAPANESE
NK	NORTHERN KOREAN
NL	NORTHERN LATE
NM	NORTHERN MOUNTAIN
NN	NORTHERN NORTHERN
NO	NORTHERN OREGON
NP	NORTHERN PRAIRIE
NQ	NORTHERN QUEBEC
NR	NORTHERN ROCKY
NS	NORTHERN SOUTHERN
NT	NORTHERN TROPICAL
NU	NORTHERN UPLAND
NV	NORTHERN VALLEY
NW	NORTHERN WESTERN
NX	NORTHERN WOODLAND
NY	NORTHERN YARD
NZ	NORTHERN ZONE
OA	OREGON ANNUAL
OB	OREGON BUSH
OC	OREGON CROPPED
OD	OREGON DECIDUOUS
OE	OREGON EVERGREEN
OF	OREGON FLOWERING
OG	OREGON GRASS
OH	OREGON HERB
OI	OREGON INDIAN
OJ	OREGON JAPANESE
OK	OREGON KOREAN
OL	OREGON LATE
OM	OREGON MOUNTAIN
ON	OREGON NORTHERN
OO	OREGON OREGON
OP	OREGON PRAIRIE
OQ	OREGON QUEBEC
OR	OREGON ROCKY
OS	OREGON SOUTHERN
OT	OREGON TROPICAL
OU	OREGON UPLAND
OV	OREGON VALLEY
OW	OREGON WESTERN
OX	OREGON WOODLAND
OY	OREGON YARD
OZ	OREGON ZONE
PA	PRAIRIE ANNUAL
PB	PRAIRIE BUSH
PC	PRAIRIE CROPPED
PD	PRAIRIE DECIDUOUS
PE	PRAIRIE EVERGREEN
PF	PRAIRIE FLOWERING
PG	PRAIRIE GRASS
PH	PRAIRIE HERB
PI	PRAIRIE INDIAN
PJ	PRAIRIE JAPANESE
PK	PRAIRIE KOREAN
PL	PRAIRIE LATE
PM	PRAIRIE MOUNTAIN
PN	PRAIRIE NORTHERN
PO	PRAIRIE OREGON
PP	PRAIRIE PRAIRIE
PQ	PRAIRIE QUEBEC
PR	PRAIRIE ROCKY
PS	PRAIRIE SOUTHERN
PT	PRAIRIE TROPICAL
PU	PRAIRIE UPLAND
PV	PRAIRIE VALLEY
PW	PRAIRIE WESTERN
PX	PRAIRIE WOODLAND
PY	PRAIRIE YARD
PZ	PRAIRIE ZONE
QA	QUEBEC ANNUAL
QB	QUEBEC BUSH
QC	QUEBEC CROPPED
QD	QUEBEC DECIDUOUS
QE	QUEBEC EVERGREEN
QF	QUEBEC FLOWERING
QG	QUEBEC GRASS
QH	QUEBEC HERB
QI	QUEBEC INDIAN
QJ	QUEBEC JAPANESE
QK	QUEBEC KOREAN
QL	QUEBEC LATE
QM	QUEBEC MOUNTAIN
QN	QUEBEC NORTHERN
QO	QUEBEC OREGON
QP	QUEBEC PRAIRIE
QQ	QUEBEC QUEBEC
QR	QUEBEC ROCKY
QS	QUEBEC SOUTHERN
QT	QUEBEC TROPICAL
QU	QUEBEC UPLAND
QV	QUEBEC VALLEY
QW	QUEBEC WESTERN
QX	QUEBEC WOODLAND
QY	QUEBEC YARD
QZ	QUEBEC ZONE
RA	ROCKY ANNUAL
RB	ROCKY BUSH
RC	ROCKY CROPPED
RD	ROCKY DECIDUOUS
RE	ROCKY EVERGREEN
RF	ROCKY FLOWERING
RG	ROCKY GRASS
RH	ROCKY HERB
RI	ROCKY INDIAN
RJ	ROCKY JAPANESE
RK	ROCKY KOREAN
RL	ROCKY LATE
RM	ROCKY MOUNTAIN
RN	ROCKY NORTHERN
RO	ROCKY OREGON
RP	ROCKY PRAIRIE
RQ	ROCKY QUEBEC
RR	ROCKY ROCKY
RS	ROCKY SOUTHERN
RT	ROCKY TROPICAL
RU	ROCKY UPLAND
RV	ROCKY VALLEY
RW	ROCKY WESTERN
RX	ROCKY WOODLAND
RY	ROCKY YARD
RZ	ROCKY ZONE
SA	SOUTHERN ANNUAL
SB	SOUTHERN BUSH
SC	SOUTHERN CROPPED
SD	SOUTHERN DECIDUOUS
SE	SOUTHERN EVERGREEN
SE	SOUTHERN FLOWERING
SG	SOUTHERN GRASS
SH	SOUTHERN HERB
SI	SOUTHERN INDIAN
SJ	SOUTHERN JAPANESE
SK	SOUTHERN KOREAN
SL	SOUTHERN LATE
SM	SOUTHERN MOUNTAIN
SN	SOUTHERN NORTHERN
SO	SOUTHERN OREGON
SP	SOUTHERN PRAIRIE
SQ	SOUTHERN QUEBEC
SR	SOUTHERN ROCKY
SS	SOUTHERN SOUTHERN
ST	SOUTHERN TROPICAL
SU	SOUTHERN UPLAND
SV	SOUTHERN VALLEY
SW	SOUTHERN WESTERN
SX	SOUTHERN WOODLAND
SY	SOUTHERN YARD
SZ	SOUTHERN ZONE
TA	TROPICAL ANNUAL
TB	TROPICAL BUSH
TC	TROPICAL CROPPED
TD	TROPICAL DECIDUOUS
TE	TROPICAL EVERGREEN
TE	TROPICAL FLOWERING
TG	TROPICAL GRASS
TH	TROPICAL HERB
TI	TROPICAL INDIAN
TJ	TROPICAL JAPANESE
TK	TROPICAL KOREAN
TL	TROPICAL LATE
TM	TROPICAL MOUNTAIN
TN	TROPICAL NORTHERN
TO	TROPICAL OREGON
TP	TROPICAL PRAIRIE
TQ	TROPICAL QUEBEC
TR	TROPICAL ROCKY
TS	TROPICAL SOUTHERN
TT	TROPICAL TROPICAL
TU	TROPICAL UPLAND
TV	TROPICAL VALLEY
TW	TROPICAL WESTERN
TX	TROPICAL WOODLAND
TY	TROPICAL YARD
TZ	TROPICAL ZONE
UA	UPLAND ANNUAL
UB	UPLAND BUSH
UC	UPLAND CROPPED
UD	UPLAND DECIDUOUS
UE	UPLAND EVERGREEN
UF	UPLAND FLOWERING
UG	UPLAND GRASS
UH	UPLAND HERB
UI	UPLAND INDIAN
UJ	UPLAND JAPANESE
UK	UPLAND KOREAN
UL	UPLAND LATE
UM	UPLAND MOUNTAIN
UN	UPLAND NORTHERN
UO	UPLAND OREGON
UP	UPLAND PRAIRIE
UQ	UPLAND QUEBEC
UR	UPLAND ROCKY
US	UPLAND SOUTHERN
UT	UPLAND TROPICAL
UU	UPLAND UPLAND
UV	UPLAND VALLEY
UW	UPLAND WESTERN
UX	UPLAND WOODLAND
UY	UPLAND YARD
UZ	UPLAND ZONE
VA	VALLEY ANNUAL
VB	VALLEY BUSH
VC	VALLEY CROPPED
VD	VALLEY DECIDUOUS
VE	VALLEY EVERGREEN
VF	VALLEY FLOWERING
VG	VALLEY GRASS
VH	VALLEY HERB
VI	VALLEY INDIAN
VJ	VALLEY JAPANESE
VK	VALLEY KOREAN
VL	VALLEY LATE
VM	VALLEY MOUNTAIN
VN	VALLEY NORTHERN
VO	VALLEY OREGON
VP	VALLEY PRAIRIE
VQ	VALLEY QUEBEC
VR	VALLEY ROCKY
VS	VALLEY SOUTHERN
VT	VALLEY TROPICAL
VU	VALLEY UPLAND
VV	VALLEY VALLEY
VW	VALLEY WESTERN
VX	VALLEY WOODLAND
VY	VALLEY YARD
VZ	VALLEY ZONE
WA	WESTERN ANNUAL
WB	WESTERN BUSH





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STATE OF MINNESOTA.
DIAN YELLE PIERQUET

DATE: 09/20/2021 LIC. NO.: 49121

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PROJECT:

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

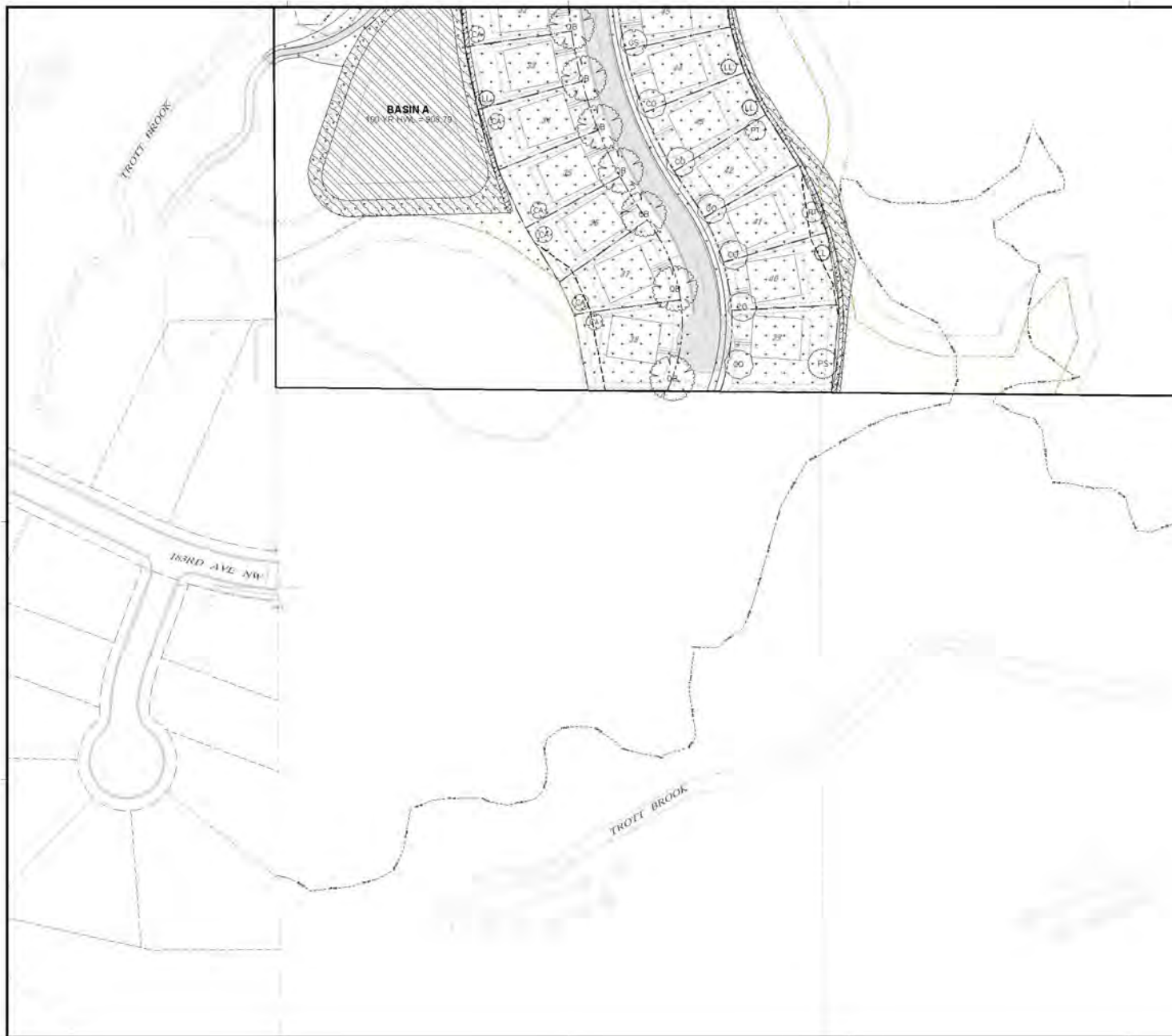
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 2206503
FILE NAME: 3993-3 LANDSCAPE (PLAT)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2022-10-26
CLIENT PROJECT NO: -

TITLE:
PLANTING PLAN

SHEET
54 OF 55

PRELIMINARY NOT FOR CONSTRUCTION

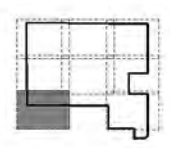


PLANT SCHEDULE

SYMBOL	PLANT SPECIES	QUANTITY
L1	PLANT SPECIES	100
L2	PLANT SPECIES	100
L3	PLANT SPECIES	100
L4	PLANT SPECIES	100
L5	PLANT SPECIES	100
L6	PLANT SPECIES	100
L7	PLANT SPECIES	100
L8	PLANT SPECIES	100
L9	PLANT SPECIES	100
L10	PLANT SPECIES	100
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L96	PLANT SPECIES	100
L97	PLANT SPECIES	100
L98	PLANT SPECIES	100
L99	PLANT SPECIES	100
L100	PLANT SPECIES	100







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DANIELLE PIERQUET

DATE: 09/20/2023 LIC. NO.: 49121

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PROJECT:

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

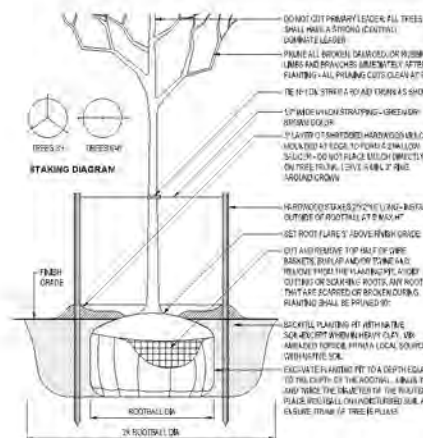
PROJECT NO.: 22-06503
 FILE NAME: 25053 - 9 LANDSCAPE (PLAT)
 DRAWN BY: TTK
 DESIGNED BY: TTK
 REVIEWED BY: WB
 ORIGINAL ISSUE DATE: 2023-10-26
 CLIENT PROJECT NO.: -

TITLE:

PLANTING PLAN

SHEET:

56 OF 65



DECIDUOUS TREE PLANTING
NTS LD705



EVERGREEN TREE PLANTING
NTS LD710

- ### PLANTING NOTES
- COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REVIEW ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK. SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
 - REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS IMMEDIATELY TO PLANTING FROM PLANTING PITS AND REEF PRIOR TO BACKFILLING WITH PLANTING GARD. REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES.
 - FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNERS REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REVERSE PLANTING LAYOUT AT TIME OF INSTALLATION.
 - ALL PLANT MATERIALS SHALL BE TRUE TO THEIR IDENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
 - IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL PREVAIL.
 - ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FEEL AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
 - ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR HURBURY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF HURBURYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
 - ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
 - CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
 - PROVIDE SHREDED HARDWOOD MULCH SURROUNDING ALL PROPOSED TREES (1" AND WITHIN PLANTING BEDS TO A 2" MINIMUM DEPTH AS SHOWN IN TREE PLANTING DETAIL). DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. ADVISE EMBODIMENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO ESTIMATED DETAILS FOR BACK CONSTRUCTION AND MULCH APPLICATION.
 - MULCHING MATERIAL SHALL BE SHREDED HARDWOOD MULCH WITH NO INDIVIDUAL PIECES LARGER THAN 3". TREE OR GROWTH OR GERMINATION INHIBITING INGREDIENTS, 2" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
 - CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
 - INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
 - ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.

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DIAN VELLE PIERCE

DATE: 09/05/2020 LIC. NO. 49121

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PROJECT:

LENNAR HOMES

BRADFORD PARK DEVELOPMENT

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 220553

FILE NAME: 39931 - LANDSCAPE (PLANT)

DRAWN BY: TTK

DESIGNED BY: TTK

APPROVED BY: WD

ORIGINAL ISSUE DATE: 2020-05-26

CLIENT PROJECT NO.:

TITLE:

PLANTING NOTES AND DETAILS

SHEET

57 OF 65



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JAVELLE PIERQUET

DATE: 09/09/2020 LIC. NO.: 49121
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PROJECT:
**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.: 2202553
FILE NAME: 3993 - LANDSCAPE (PLAT)
DRAWN BY: TTK
DESIGNED BY: TTK
APPROVED BY: WD
ORIGINAL ISSUE DATE: 2022-10-26
CLIENT PROJECT NO.: -

TITLE:
**PLANTING
SCHEDULES**

SHEET
58 OF 65

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
AB	83	ACER RUBRUM 'FRANKSRED' RED SWAMP MAPLE	2" CAL	B & B
BN	75	BETULA NIGRA SWAMP BIRCH MULTI-TRUNK	10" HT MIN	B & B
CA	52	CARPINUS CAROLINIANA AMERICAN HORNBEAM	2" CAL	B & B
CC	18	CARYA CORNIFORMIS BITTERNUT HICKORY	2" CAL	B & B
CO	56	CORYLUS CORONATA COMMON HICKORY	2" CAL	B & B
GS	48	GLEDITSIA TRIACANTHOS INERMIS SKYLINE HONEYLOCUST	2" CAL	B & B
CO	41	GYMNOCADUS DIOICA 'ESPRESSO' KENTUCKY COFFEE TREE	2" CAL	B & B
MA	29	MAACORA MAURENSIS AMUR MAACORA	2" CAL	B & B
PT	30	POPULUS TREMULOIDES QUINQU-ALFEN	2" CAL	B & B
QA	48	QUERCUS BRADBLOR SWAMP WHITE OAK	2" CAL	B & B
QU	45	QUERCUS V. MACDANIELI CLEMENS TM HERITAGE OAK	2" CAL	B & B
TL	70	TILIA AMERICANA 'LICKSENTRY' SENTRY LINDEN	2" CAL	B & B
UH	60	ULMUS V. PATRIOT PATRIOT ELM	2" CAL	B & B
EVERGREEN TREES				
AB	6	ABIES BALSAMICA BALSAAM FIR	6" HT MIN	B & B
LL	75	LARIX LARICINA TAMARACK	6" HT MIN	B & B
MA	15	PICEA ARIES NORWAY SPRUCE	12" HT MIN	B & B
PD	5	PICEA GLAUCA DENSATA BLACK HILLS SPRUCE	12" HT MIN	B & B
PB	11	PRINUS BANKSIANA JACK PINE	6" HT MIN	B & B
PS	13	PRINUS STROBUS WHITE PINE	6" HT MIN	B & B

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
FAC	15	AMELANCHIER CANADENSIS SHADBLOW SERVICEBERRY	2" CAL	B & B
CM	15	CRATAEGUS MOLLE DOWNY HAWTHORNE	2" CAL	B & B
PM	15	PRUNUS MAACKII AMUR CHOCHECHERRY	2" CAL	B & B
VL	12	VIBURNUM LENTAGO NANKEBERRY	2" CAL	B & B
SEED MIX	QTY	BOTANICAL / COMMON NAME		
	60,902 SF	BIOPETRATION MIX 1 ISG CUSTOM SAND SPECIALIST MIX		
	125,002 SF	BIOPETRATION MIX 2 ISG CUSTOM EXTREME CONDITIONS MIX		
	267,089 SF	SEED MIX FINE PESQUE TURF FINE PESQUE TURF		
	3,341,622 SF	SEED MIX MNDOT 25-31 MNDOT SEED MIX - LOW MAINTENANCE TURF		
	265,879 SF	SEED MIX MNDOT 33-281 STORMWATER SOUTHAND VEST		
	131,139 SF	SEED MIX MNDOT 33-282 DRY SWALE / POND MIX		
	256,571 SF	SEED MIX MNDOT 35-241 MNDOT SEED MIX - MEDIUM PRAIRIE GENERAL		

CITY LANDSCAPE REQUIREMENTS

GENERAL LANDSCAPE REQUIREMENTS

ALL LANDSCAPES SHALL BE PLANNED, DESIGNED AND MAINTAINED CONSIDERING THE FOLLOWING:

- TREES SHALL HAVE A TRUNK DIAMETER OF NOT LESS THAN TWO (2) INCHES, AND SHALL BE PLANTED IN HOT LESS THAN ONE CUBIC YARD OF GOOD GROWING SOIL WITH SUFFICIENT ANCHORAGE TO PREVENT TILTING.
- BOULEVARD TREES SHALL BE PLANTED AT INTERVALS OF AT LEAST ONE (1) PER 100 FEET OF A 20' WIDE (OR AT LEAST 50' (10) FEET BUT NOT LESS THAN TWELVE (12) FEET FROM THE CURB.
- PAVED DRIVEWAYS SHALL BE PLANTED IN 10 FEET INTERVALS OF ONE TREE PER 100 FEET AND LOCATED WITHIN THE 10' (10) FT. DRIVEWAY AND PERMIT OFF THE HOUSE.
- CORNER LOTS SHALL REQUIRE TWO (2) BOULEVARD TREES, ONE PER STREET FRONTAGE.

LANDSCAPE REQUIREMENTS

PLANT TYPE	REQUIRED	ADDITIONAL	TOTAL
DECIDUOUS TREES	89	0	89
EVERGREEN TREES	75	0	75



WETLAND LEGEND

	WETLAND BUFFER AREA
	REQUIRED 100-FOOT WETLAND BUFFER
	AVOIDANCE BUFFER AREA NOT IN COMPLIANCE
	POTENTIAL EXCESS WETLAND BUFFER AREA

WETLAND	WETLAND PERIMETER (LF)	WETLAND AREA (SF)	TOTAL AREA IMPACTED (SF)	AVERAGE WETLAND BUFFER (LF)
PHASE 1 IMPACTS				
4A	967	35,227	0	25
5	172	1,478	1,478	N/A
6	489	12,343	12,343	N/A
7	293	5,181	5,181	N/A
8	278	3,969	3,969	N/A
9	701	21,390	21,390	N/A
12	246	3,727	3,727	N/A
SUBTOTAL	3,146 LF	83,315 SF	45,008 SF	
FUTURE PHASING IMPACTS				
1A	7,152	1,302,803	896	25
1B	1,011	22,720	0	25
2	1,560	42,007	5,123	25
3	481	53,845	0	25
4B	967	36,930	3,667	25
4C	609	15,830	0	25
10	1,813	75,148	8,014	25
11	724	31,223	0	25
SUBTOTAL	14,317 LF	2,214,078 SF	17,700 SF	
TOTAL	17,463 LF	2,297,391 SF	65,788 SF	
TOTAL	3.31 MI	52.74 AC	1.51 AC	



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WHITNEY M. S. BEHNEY

DATE: 09/20/2023 LIC. NO.: 80768

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PROJECT:

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

DATE	REVISION SCHEDULE	DESCRIPTION	BY

PROJECT NO: 22-26553
FILE NAME: 25503-10 WETLAND (P) (A)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO: -

**OVERALL
WETLAND
IMPACTS PLAN**

SHEET
59 OF 65

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



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WHITNEY M. S. BEHNY

DATE: 09/20/2023 LIC. NO.: 00768

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PROJECT

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

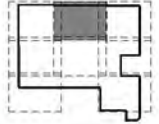
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 22-26553
FILE NAME: 26553 - 10 WETLAND (PLAT)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO: -

**DETAILED
WETLAND
IMPACTS PLAN**

SHEET
60 OF 65

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PROJECT

LENNAR HOMES BRADFORD PARK DEVELOPMENT

ELK RIVER MINNESOTA

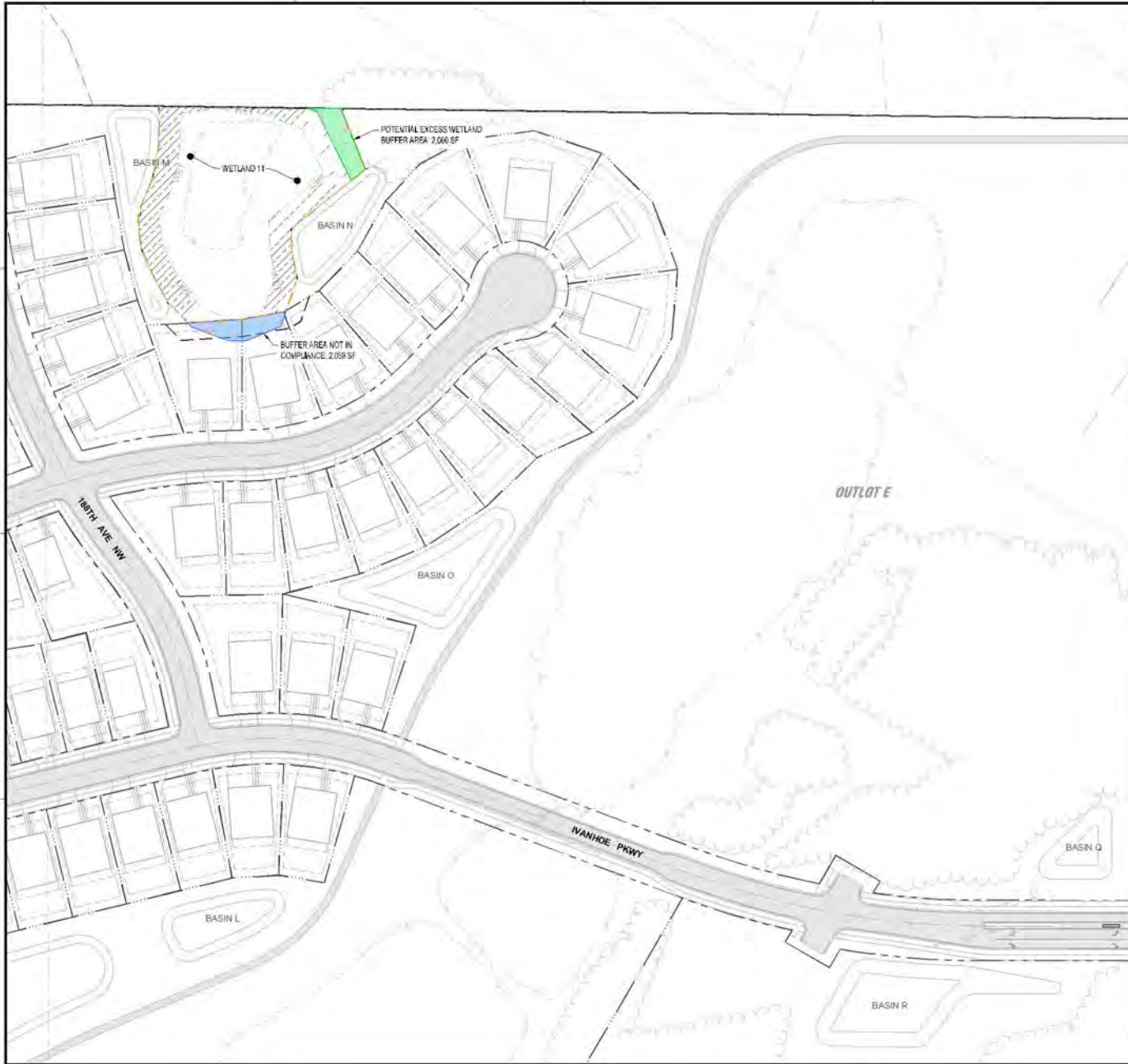
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 22-26553
FILE NAME: 26553 - 10 WETLAND (PLAT)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO: -

DETAILED WETLAND IMPACTS PLAN

SHEET
61 OF 65

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PROJECT

LENNAR HOMES
BRADFORD PARK
DEVELOPMENT

ELK RIVER MINNESOTA

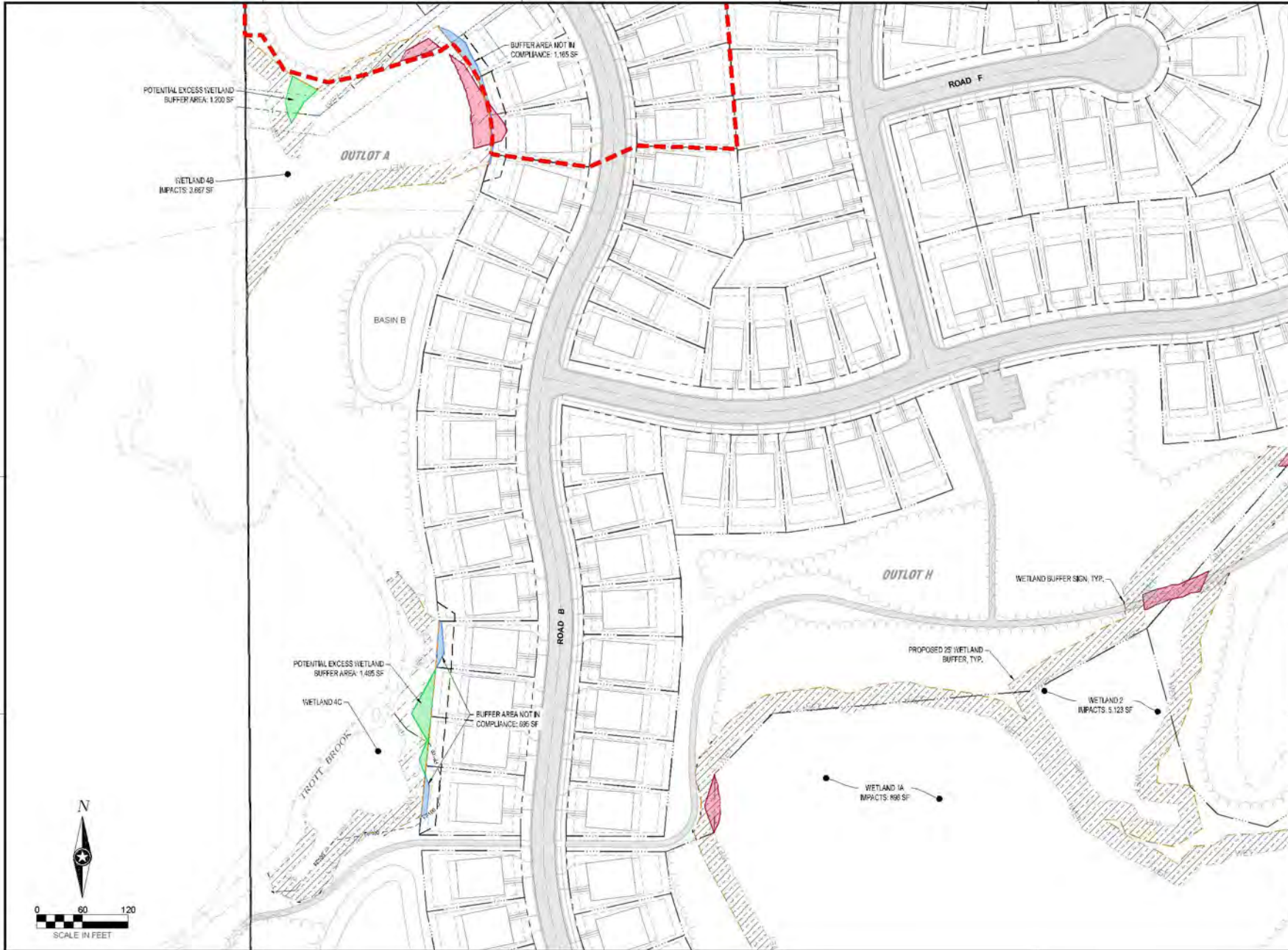
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 22-26553
FILE NAME: 26553 - 10 WETLAND (PLAT)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO. :

TITLE:
**DETAILED
WETLAND
IMPACTS PLAN**

SHEET
62 OF 65

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PROJECT

LENNAR HOMES BRADFORD PARK DEVELOPMENT

ELK RIVER MINNESOTA

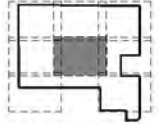
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 22-26553
FILE NAME: 26553 - 10 WETLAND (PLAT)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO: -

DETAILED WETLAND IMPACTS PLAN

SHEET
63 OF 65

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DATE: 02/22/2023 LIC. NO.: 00768

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PROJECT
**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 22-26553
FILE NAME: 2553-10 WETLAND (PLAT)
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO: -

TITLE:
**DETAILED
WETLAND
IMPACTS PLAN**

SHEET
64
OF 65

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



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WHITNEY M.S. BEHNY

DATE: 09/20/2023 LIC. NO.: 00768

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PROJECT

**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

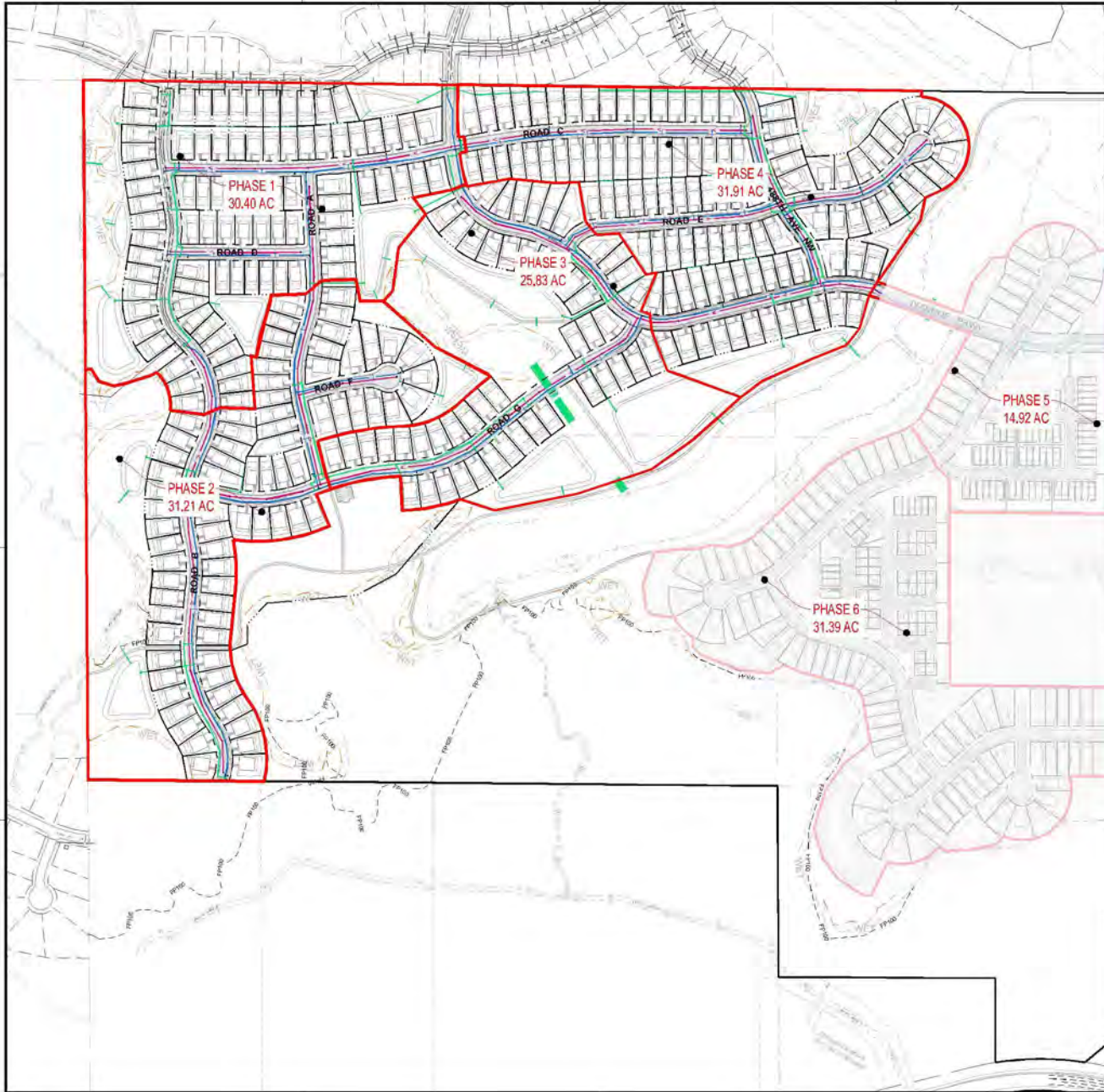
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.: 22-26553
FILE NAME: 26553-10 WETLAND (P&I).DWG
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO.: -

TITLE:
**DETAILED
WETLAND
IMPACTS PLAN**

SHEET
65 OF 65

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



	65 LOTS	55 LOTS	45 LOTS	MULTI FAMILY LOTS
PHASE 1	56	32	0	0
PHASE 2	56	19	0	0
PHASE 3	39	10	0	0
PHASE 4	53	52	0	0
FUTURE PRELIM PLAT PHASES				
PHASE 5	0	21	0	58
PHASE 6	0	40	89	62



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PROJECT
**LENNAR HOMES
BRADFORD PARK
DEVELOPMENT**

ELK RIVER MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 22-26553
FILE NAME: 26553 PHASING PLAN
DRAWN BY: TTK
DESIGNED BY: TTK
REVIEWED BY: WB
ORIGINAL ISSUE DATE: 2023-10-26
CLIENT PROJECT NO: -

TITLE:
PHASING PLAN

SHEET
2 OF 65

NOTE: PHASING PLAN IS
PRELIMINARY AND MAY CHANGE
BASED ON STATE OF THE
MARKET AND DEVELOPMENT
FLUCTUATIONS.



PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



Zack Carlton
Community Development Director
City of Elk River
13065 Orono Pkwy
Elk River, MN 55330

RE: PC Staff Report - Response Letter to Conditions

- Zone change from R1d to PUD, Case No. ZC 23-05
- CUP establishing a PUD for Bradford Park subdivision, Case No. CU 23-10.
- Preliminary plat of the Bradford Park Subdivision, Case No. P 21-08

Zack,

We have reviewed the Request for Action Staff Report dated for the May 23, 2023 Planning Commission and have addressed each of the recommended conditions for approval. Please note that for your convenience each condition is restated below along with our corresponding response.

PUD CONDITIONS

1. A PUD Agreement shall be developed and signed by both parties prior to releasing a final plat for recording.

ISG Response: Noted.

2. Streets and access must comply with MN State Fire Code Chapter 5 and Appendix D.

ISG Response: It is understood that the design of the development shall comply with applicable standards set in the Minnesota State Fire Code, Chapter 5 and Appendix D.

3. Staff approval of all site, utility, engineering, and landscaping plans.

ISG Response: Noted.

4. Submit a phasing plan outlining the anticipated subdivision additions.

ISG Response: A phasing plan has been prepared and provided with this submission per the request. Note that phasing is subject to change throughout the years as market and inventory fluctuates. This graphic is provided as a visual aid and concept.

5. Hydrants must be spaced to ensure all portions of a residence are within 250 feet of a hydrant.

ISG Response: Hydrants are spaced at 250-ft. This will be confirmed via the final plat of each phase that will have a hydrant coverage plan sheet within each plan set.

6. All watermain shall be looped. Dead-end watermain are not permitted.

ISG Response: Noted. Per email correspondence, watermain has been connected through the extension of Ivanhoe.

7. The watermain beneath Ivanhoe Parkway shall be continuous along the entire street to the connection beneath CR40.

ISG Response: The watermain beneath Ivanhoe has been looped and connected. Note that per email correspondence and future maintenance the City has directed that the developer install the watermain via Directional Drilling than standard open cut trench operations. This is requested based on potential future maintenance to limit disturbance to the surrounding mining pits and roadway.

Developer and City are recommended to discuss cost sharing due to "over sizing" of utilities.

8. The watermain beneath Ivanhoe Parkway should be increased from an 8" line to a 12", matching the existing pipe size in Miske Meadows.

ISG Response: The watermain has been changed in size per the plans.

Developer and City are recommended to discuss cost sharing due to "over sizing" of utilities.

9. The existing lift station must remain energized throughout the entire construction process.

ISG Response: Noted. Plans for final construction shall include notes that the contractor is responsible for maintaining the lift station throughout construction.

10. State and local approval of all wetland permits related to the proposed wetland fill.

ISG Response: Developer has submitted items for wetlands permits through state and local agency. City support for the extension of Ivanhoe, impacting the existing mining ponds, is assumed as the connection is a request from the City.

11. An internal monotony code for home facades shall be developed and memorialized in the PUD agreement.

ISG Response: Noted. The developer has been made aware of this comment.

12. Construct trails and trail connections as recommended by the Park and Recreation Commission.

ISG Response: Noted. Plans presented reflect modifications agreed upon by the Parks and Recreation Commission and Developer.

13. Mailboxes shall be clustered.

ISG Response: Noted. Mailbox locations and style is determined by local post office. This is not an engineering decision and will not be illustrated on preliminary or final plans.

14. The front yard setback of 25 feet shall apply to both streets for all corner lots.

ISG Response: Front yard setback is set at 25-ft. Corner side setbacks have been shown as 20-ft since initial concept submittals in 2022 & have remained for all submissions. This is industry standard and is being requested as part of the PUD for side yard flexibility on corner homesites – the design regulations have been put on the plans to reflect this through site planning efforts since last year.

15. Driveways shall be limited to 18 feet wide at the property line.

ISG Response: Driveway widths are 20-ft to accommodate homeowner operations with the assumption of 2-vehicles per households. This assumption is supported with the previously submitted parking study, per the Developer standards, and agreed to by staff because 18 feet can be too narrow at the curb.

16. All buildable lots shall include a drainage and utility easement for areas within the 45-foot wetland setback or within 45 feet of the OHW for stormwater ponds.

ISG Response: Plans have been updated to show 20-ft beyond the proposed 25-ft wetland buffer when impacting an adjacent residential lot. Per previous conversations with City staff, it is assumed that this area will operate similar to a building setback where no permanent structure can be erected within its extent.

The areas where the "wetland buffer strip setback" (per City of Elk River Ordinance) infringe on adjacent residential lots is shown throughout the updated preliminary plan set. Note these setbacks will not be platted / shown on the overall plat. If there is a separate understanding of this requirement, please inform the developer and engineer as soon as possible.

It is assumed that the Ordinary High Water Level (OHW) is the same as the Normal Water Level (NWL). The basins within the preliminary plat are designed as "dry" stormwater management areas, therefore the OHW would not apply to any basins within the applicable area of the development. In addition, the central mining pits were evaluated and the 45-ft setback does not impact the adjacent residential lots.

17. Grading for trails along the pond shall be designed to minimize impacts to existing grades and vegetation.

ISG Response: Trails along the mining pits and wetlands have been designed to match back into the existing surface at a recoverable slope of 4:1 (per Federal Highway Administration (FHWA)) where applicable.

18. Grading for the trail north of Ivanhoe shall be updated to create a stable platform/bench for the trail. Slopes leading to and from the trail must be reduced to minimize erosion.

ISG Response: The trail north of Ivanhoe is based on surrounding elevations of the existing mining pits, proposed and existing roadways, and proposed home sites. The slopes of the trails are following ADA standards and dictating the running slope. The trail matches back into existing elevations at a maximum 4:1 slope per Federal Highway Administration (FHWA) defines as a recoverable and traversable slope.

19. Landscape plans shall identify an overstory tree in the front yard of every parcel and no more than four of the same tree species shall be on adjacent lots.

ISG Response: Plans have been confirmed to identify overstory trees in the front yard and corresponding table has been provided on each plan sheet in the margins.

20. Add a trail/sidewalk to the south side of Ivanhoe Parkway as it crosses the pond.

ISG Response: A sidewalk has been added to the south of Ivanhoe. As the development is limiting impact to the mining pits, the relative north sidewalk has been removed.

21. Complete the trail loop around the central pond as part of this approval of the Bradford Park development.

ISG Response: The trail has been "completed" with this resubmission.

22. Complete the trail connection from the park trail to the sidewalk near lots 45 and 46.

ISG Response: The trail connection has been "completed".

23. Create a trail connection from the sidewalk near lot 194, between basins J and K, to the trail along the pond. This provides maintenance and pedestrian access.

ISG Response: The site has been modified and configured to include the requested trail between basins J and K.

Developer and City are recommended to discuss cost sharing due to addition and relocation of the trail head. Conversations on this trail were discussed via teams meeting and at the June 14th, 2023 Parks and Recreation Commission.

24. Establish a trail connection throughout lot C.

ISG Response: A trail connection through outlot C has been established.

25. The street terminating near lots 38 and 39, shall end in a full cul-de-sac.

ISG Response: Cul-de-sac is shown on the prepared plans.

26. A sign noting "future through street" shall be posted at all temporary dead-end streets.

ISG Response: Noted. This will be shown within the Final Construction plans per phase/addition.

Please contact me at 952.426.0699 or via email at Whitney.Behny@ISGInc.com with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

Whitney Behny, PE
Project Engineer



Ordinance 23-_____

An Ordinance Amending the Zoning Map of the City of Elk River, Minnesota, to Rezone Certain Property from Single-Family Residential (R-1d) to Planned Unit Development (PUD)

The City Council of the City of Elk River does hereby ordain as follows:

SECTION 1. That the duly adopted Zoning Map of the City of Elk River is hereby amended to rezone the property described on attached **Exhibit A** to Planned Unit Development (PUD):

SECTION 2. That the rezoning approved by this Ordinance is based on the following findings:

1. **The rezoning is consistent with the City of Elk River Land Use Plan adopted, and updated, as part of the City of Elk River Comprehensive Plan.**

SECTION 3. That this ordinance shall take effect upon satisfaction of the conditions noted in **Exhibit B** and be published as provided by law.

Passed and adopted by the City Council of the City of Elk River this 17th day of July 2023.

John J. Dietz, Mayor

ATTEST:

Tina Allard, City Clerk

Exhibit A

The South Half of the Northwest Quarter; the Southwest Quarter of the Northeast Quarter; the North Half of the Southwest Quarter; the Southwest Quarter of the Southeast Quarter; and the Northwest Quarter of the Southeast Quarter; excepting from the forgoing description the following described Parcel 1 and Parcel 2; but adding to the forgoing description an easement over the Easement Parcel, described below:

Parcel 1: The East 660 feet of the South 660 feet of the North 936 feet of the Northwest Quarter of the Southeast Quarter of said Section 36.

Parcel 2: The West 825 feet of the North 550 feet of the South 600 feet of the Southwest Quarter of the Southeast Quarter; together with that part of the East 75 feet of the Southeast Quarter of the Southwest Quarter lying South of the Westerly extension of the North line of said South 600 feet of the Southwest Quarter of the Southeast Quarter; all being part of Section .36, Township 33, Range 26.

Exhibit B

1. A PUD agreement shall be approved by the City Council prior to recording the Zone Change.

Sec 30-xxx. Bradford Park PUD

- A. Legal Description. The following described property located within the City of Elk River, Sherburne County, Minnesota is hereby zoned PUD, Planned Unit Development:

The following property located in Section 36, Township 33, Range 26, Sherburne County, Minnesota:

The South Half of the Northwest Quarter; the Southwest Quarter of the Northeast Quarter; the North Half of the Southwest Quarter; the Southeast Quarter of the Southwest Quarter; the Southwest Quarter of the Southeast Quarter; and the Northwest Quarter of the Southeast Quarter; excepting from the forgoing description the following described Parcel 1 and Parcel 2; but adding to the forgoing description an easement over the Easement Parcel, described below:

Parcel 1: The East 660 feet of the South 660 feet of the North 936 feet of the Northwest Quarter of the Southeast Quarter of said Section 36.

Parcel 2: The West 825 feet of the North 550 feet of the South 600 feet of the Southwest Quarter of the Southeast Quarter; together with that part of the East 75 feet of the Southeast Quarter of the Southwest Quarter lying South of the Westerly extension of the North line of said South 600 feet of the Southwest Quarter of the Southeast Quarter; all being part of Section 36, Township 33, Range 26;

- B. PUD Development Standards. The property shall be subject to the following standards.

(1) Uses

a. Permitted Uses

1. Residential, single family.
2. Residential facilities (one to six persons).
3. State licensed residential facilities or a housing with services establishment registered under chapter 144D serving six or fewer persons, a licensed day care facility serving 12 or fewer persons, and a group family day care facility licensed under Minnesota Rules, parts 9502.0315 to 9502.0445 to serve 14 or fewer children shall be considered a permitted single family residential use of property for the purposes of zoning, except that a residential facility whose primary purpose is to treat juveniles who have violated criminal statutes relating to sex offenses or have been adjudicated delinquent on the basis of conduct in violation of criminal statutes relating to sex offenses shall not be considered a permitted use.

b. Accessory Uses

1. Accessory dwelling units
2. Residential occupations.

3. Structures, accessory.
4. Towers (less than 60 feet in height).
5. Signs (as permitted in section 30-851 et seq.).
- c. Conditional Uses
 1. Kennels, private

(2) Lot Size

- a. The PUD permits lot sizes as follows:

Lot Type	Unit Count	Minimum Lot Width	Minimum Lot Depth	Typical Lot Area
Min. 55' Single-Family Lots	112	55' - 0"	130' - 0"	7,150 SF
Min. 65' Single-Family Lots	202	65' - 0"	130' - 0"	8,450 SF

(3) Setbacks

- a. Single Family Lots
 1. Primary Structures

Front Setback	25' - 0"
Side Setback	7' - 6"
Rear Setback	20' - 0"
Corner Front Setback	20' - 0"

2. Accessory Structures

Front Setback	25' - 0"
Side Setback	5' - 0"
Rear Setback	5' - 0"
Corner Front Setback	20' - 0"

3. All other setbacks shall be consistent with the relevant section of the city code.

(4) Additional Design Standards:

- a. Driveways width is limited to 20' - 0" as measured at the front property line and setback 5' - 0" from side property lines.
- b. Internal monotony code
 1. Adjacent homes shall not repeat the same façade design or primary exterior color.
 2. This standard also applies to the nearest three lots across the street.
 3. The builder shall demonstrate compliance with this standard when the building permit is submitted.

- (5) Any standard not specifically described within this section shall remain consistent with the City of Elk River Code of Ordinances.

C. Development Plans. The PUD shall be developed in accordance with the following plans, as amended from time to time, on file at city hall.

Plan A – Preliminary Plat of Bradford Park as approved by the Elk River City Council on July 17, 2023, and subject to all conditions of approval.

Plan B – Bradford Park Phase 1 Construction Plans prepared by ISG and dated March 25, 2024.



Request for Action

To
Planning Commission

Item Number
8.1

Meeting Date
April 23, 2024

Prepared By
Chris Leeseberg, Senior Planner

Item Description
Concept Review: Rueter Walton - Proposed Apartments

Reviewed by:
Zack Carlton

Action Requested

Provide the applicant with informal, non-binding, feedback regarding the proposed residential apartment project.

Background/Discussion

The applicant requests feedback regarding their proposed 96 unit residential apartment project which will consist of three stories, each around 37,000 square feet.

The proposal positions the apartment closer to the north and west sides of the property to increase distance from the existing residential neighborhood to the east on Carson Circle. The placement of the proposed garages is to help further screen the parking lot.

The ordinance requires 2½ parking spaces per dwelling unit, one space of which must be completely enclosed, resulting in 240 stalls with 96 of them enclosed. The applicant is proposing 184 stalls with 30 of them enclosed.

Required	Proposed	Difference
240 Total	184 Total	77%
96 Enclosed	30 Enclosed	31%

In December 2022, the city amended the land use designation from Traditional Single-Family Residential to Highway Business to facilitate the construction of a mini-storage facility for the current property owner. An apartment project would require a land use amendment back to residential (Multifamily).

The applicant will be requesting financial assistance from the state, which requires a resolution of support from the City Council. The resolution of support does not obligate the city to provide any TIF (Tax Increment Financing) or Abatement.

The Elk River Vision

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



Financial Impact

None

Mission/Policy/Goal

Support the growth and development of the community.

Attachments

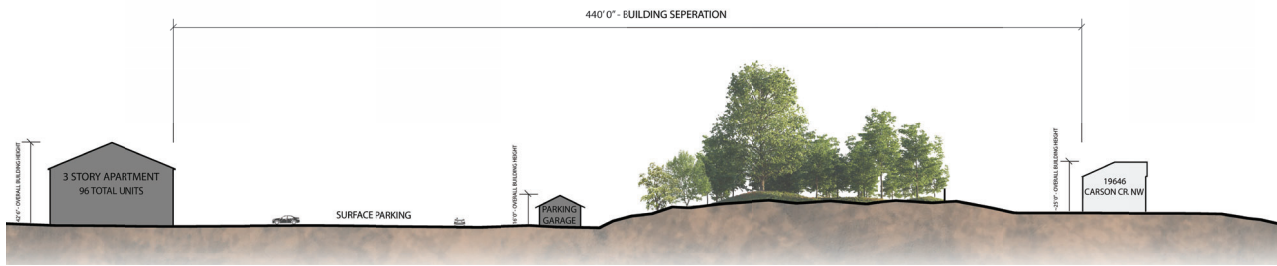
1. Location Map
2. Site Plan
3. Building Exhibits



Reuter Walton Development LLC
Concept Review

Case No: CR 24-02





UNIT MIX - GROSS AREA					
Units	Count	Unit Gross Area	Common Area	Total Area	%
1000	20	681' 0"	10,750' 0"	11,431' 0"	30%
2000	34	563' 0"	10,428' 0"	10,991' 0"	29%
3000	3	1,009' 0"	3,200' 0"	4,209' 0"	11%
4000	37	36,636' 0"	36,636' 0"	73,272' 0"	19%
5000	18	1,251' 0"	22,517' 0"	23,768' 0"	6%
6000	12	1,238' 0"	14,860' 0"	16,098' 0"	4%
Grand total	96	93,769' 0"	93,769' 0"	187,538' 0"	100%

GROSS AREA - TOTAL	
Level	Area
Level 1	37,351' 0"
Level 2	37,351' 0"
Level 3	37,351' 0"
Grand total	112,053' 0"

PARKING	
Type	Count
Garage Stalls	29
Garage Stalls - ADA	1
Surface Stalls	150
Surface Stalls - ADA	6
Grand total	184





