



Planning Commission

Regular Meeting Agenda

Tuesday, January 28, 2025

6:30 PM

Elk River City Hall

- Regular meeting in Council Chambers
-

1. CALL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE

3. CONSIDER AGENDA

4. CONSIDER MINUTES

4.1 Draft Minutes - December 17, 2024

5. 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.

5.1 Zone Change: General Industrial (I-3) to Planned Unit Development (PUD), PID 75-00013-4405, Northstar Trucking & RV Parking LLC

5.2 Conditional Use Permit Amendment: Bus, Motor Vehicle, and Implement Storage, Maintenance and Repair, PID 75-00013-4405 - Northstar Trucking & RV Parking LLC

5.3 Conditional Use Permit Amendment: Outdoor Storage, 12777 Meadowvale Road NW, Elk River WinLectric

5.4 Conditional Use Permit Amendment: Recycling Processing Center, 16501 Highway 10, B&E Recycling Station

5.5 Land Use Amendment, Zone Change, and Ordinance Amendment: Specht Family Farm Residential Development (PUD), 16330 US Highway 10, Capstone Homes

6. 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.

7. COUNCIL LIAISON UPDATES

8. MOTION TO ADJOURN REGULAR MEETING



**Meeting of the Planning Commission
Held at the Elk River City Hall
Tuesday, December 17, 2024**

Members Present: Chair Perry Beise, Commissioners Dennis Booth, Eric Johnson, Dornan Bland, James Zahler, and Robert Rydberg

Members Absent: Commissioner Anthony Kaba

Staff Present: Senior Planner Chris Leeseberg and City Clerk/Recording Secretary Tina Allard

1. CALL MEETING TO ORDER

Pursuant to due call and notice thereof, the meeting was called to order at 6:30 p.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. CONSIDER AGENDA

Mr. Leeseberg stated the worksession and its adjournment could be removed from the agenda as there are no items to discuss this evening.

Moved by Commissioner Johnson and seconded by Commissioner Booth to approve the agenda with the items noted above removed. Motion Carried 6-0.

4. CONSIDER MINUTES

4.1 October 22, 2024, Regular

Moved by Commissioner Booth and seconded by Commissioner Zahler to approve the October 22, 2024, minutes. Motion Carried 6-0.

4.2 November 26, 2024, Regular

Moved by Commissioner Johnson and seconded by Commissioner Booth to approve the November 26, 2024, minutes. Motion Carried 6-0.

5. PUBLIC HEARINGS

5.1 Preliminary Plat: Norrgard Wooded Acres, PID 75-00937-0110, Chaz Norrgard

Mr. Leeseberg presented the staff report.

Chair Beise opened the public hearing. There being no one to speak to this matter, Chair Beise closed the public hearing.

Commissioner Rydberg asked if there is an existing trail that would connect to the proposed trail easement being requested by the Parks and Recreation Commission or if it's only an easement request.

Mr. Leeseberg stated the Parks and Recreation Commission is recommending a 30' wide trail easement across the east side of lots 1, 2, and 3. He noted this land is located close to the city limits and a future trail is designated at this location in the Parks Master Plan. The timeline for construction of the trail is currently unknown.

Moved by Commissioner Johnson and seconded by Commissioner Booth to recommend approval of the Preliminary Plat of Norrgard Wooded Acres with the conditions outlined in the memo. Motion Carried 6-0.

6. GENERAL BUSINESS

There was no General Business.

7. COUNCIL LIAISON UPDATES

Councilmember Westgaard provided an update of the December 2 and December 16 Council meetings.

8. MOTION TO ADJOURN REGULAR MEETING

Moved by Commissioner Johnson and seconded by Commissioner Booth to adjourn the meeting. Motion Carried 6-0.

The meeting adjourned at 6:40 p.m.

Minutes prepared by City Clerk Tina Allard.

9. WORK SESSION

This item was removed from the agenda.

10. MOTION TO ADJOURN

This item was removed from the agenda.

Perry Beise, Chair

Tina Allard, City Clerk



Request for Action

To
Planning Commission

Item Number
5.1

Meeting Date
January 28, 2025

Prepared By
Chris Leeseberg, Senior Planner

Item Description
Zone Change: General Industrial (I-3) to Planned Unit Development (PUD), PID 75-00013-4405, Northstar Trucking & RV Parking LLC

Reviewed by
Zack Carlton

Action Requested
No action is required as there is no need to rezone the property.

Background/Discussion
Staff consulted with the City Attorney and determined that a rezoning is not required, as the proposed use is already classified as a conditional use.

Although the initial intent was to establish a joint Planned Unit Development (PUD) between the two municipalities to ensure uniform regulations across both parcels, the Conditional Use Permit (CUP) process will be reviewed with proposed conditions added to achieve this consistency, while maintaining simplicity for the property owner and the city.

Financial Impact
None

Mission/Policy/Goal
Appropriately govern in an ever-changing environment.

Attachments
None

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
Planning Commission

Item Number
5.2

Meeting Date
January 28, 2025

Prepared By
Chris Leeseberg, Senior Planner

Item Description
Conditional Use Permit Amendment: Bus, Motor Vehicle, and Implement Storage, Maintenance and Repair, PID 75-00013-4405 - Northstar Trucking & RV Parking LLC

Reviewed by
Zack Carlton

Action Requested

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

1. Schedule a site visit with the Building Official and Fire Marshal to review and complete any required code updates.
2. The outdoor storage shall be allowed for only the following vehicles:
 - a. Properly licensed, registered, and operable.
 - b. Semi-trucks, semi-trailers, and other delivery trucks;
 - c. Recreational vehicles, campers, motorhomes, and fifth-wheel trailers;
 - d. Boats; and
 - e. Cars and trucks.
3. Vehicle Wrecking Yards and Salvage Yards, as defined by the City of Ramsey, and Salvage Yards, as defined by the City of Elk River shall not be permitted.
4. Outdoor storage of any products, equipment, materials, supplies, or debris is not permitted, except for snow removal equipment and supplies for the site in conformance with the applicable municipality's regulations.
5. Motor vehicle, trailer, and boat sales is prohibited
6. Car dealer overflow parking is prohibited.
7. All driving and parking areas shall be paved with an approved surface (bituminous, Class 5, or concrete).
8. Drive lanes need to maintain a minimum 24-foot width throughout the site.
9. All driving areas and outdoor storage/parking areas shall be bounded by B612 concrete curb and gutter.
10. The B612 concrete curb and gutter shall be installed on the east side of the fence along Jarvis Street and 10 feet from the remaining property lines.
11. Site lighting shall comply with Section 30-937.
12. Dust control measures shall be utilized in the fenced yard area.
13. There shall be no repair or maintenance of any vehicles, trailers, or boats on the site.

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14. The idling of a truck tractor or other business equipment in excess of 15 minutes is prohibited from April 16 through October 31, and idling in excess of 30 minutes is prohibited from November 1 through April 15.
15. A guard shack no larger than 25 sq.ft. shall be allowed near the entrance gate. Location to be approved by city staff.
16. In the event a gate is installed, access to the property must include key boxes for both Elk River and Ramsey Fire Departments.
17. A concrete stripe must be maintained along the city/county border in order to clarify any relevant jurisdictional issues.
18. In the event either parcel is owned separately, each parcel will need to conform to each jurisdiction's ordinance and codes individually, including, but not limited to, setbacks, screening, curing, and landscaping.
19. Update submitted plans as needed to demonstrate compliance with state and local stormwater management requirements across both parcels.
20. Submit documentation showing compliance with all Minnesota Pollution Control standards.
21. An amendment to this Conditional Use Permit will be required for future expansions/additions not shown on the approved site plans.
22. Conditional Use Permit, case number CU 23-16, shall become void.

Background/Discussion

The subject parcel was granted a Conditional Use Permit (CUP) in 2023 but has yet to be recorded. The property owner has applied for a new CUP in conjunction with a zone change (ZC 24-05) to facilitate a joint operation of their current use on two parcels, one in Elk River and the other in Ramsey. The business has been, and continues to operate, on both parcels and staff have not received any complaints or identified any violations as it relates to their Elk River operation. As stated in the zone change memo, a zone change is no longer needed.

Through the CUP, a master plan can be reviewed and approved to accommodate their use while having a uniform set of uses, rules, regulations, and site amenities that work for both municipalities and conforms to each city's Comprehensive Plans.

The property is 3.83 acres in size and is zoned I-3 General Industrial, where bus, motor vehicle, and implement storage require a Conditional Use Permit. NorthStar Truck & RV Parking LLC is seeking the CUP to provide outdoor storage for semi-trucks, trailers, recreational vehicles, boats, and other car vehicles.

The subject parcel is part of a larger parcel divided between two cities with approximately 6.75 acres of additional land in Ramsey.

The site is currently fenced, but no security gate has been installed, and clients have 24-hour access to the property. The owner will be the sole employee working on-site. The applicant asked about the possibility of installing a temporary guard shack, such as a job site trailer, to house hardware in a heated structure for operating a security gate. Staff expressed concerns about the size of such a structure and the potential for it to be used as a sleeping area. Therefore, staff recommends that the guard shack be limited to a maximum size of 25 square feet and be positioned near the entrance gate.

Parking

The applicant stated in their narrative that 80 storage stalls are available, and the surface consists of Class 5

material. The submitted site plan shows how they plan to park vehicles on site. Drive lanes need to maintain a minimum 24-foot width throughout the site.

The closest regulation in the ordinance is self-storage facilities stating one parking stall for each 400 square feet of office space or four stalls, whichever is greater. As there is no office on site, four stalls should be provided.

Section 30-901 states all driving areas and parking areas shall be bounded by B612 concrete curb and gutter, but the city council can grant an exemption where installing concrete curb and gutter presents a hardship due to the uniqueness of the business or other conditions. An exemption was not granted by the council for the first CUP request.

Fencing

There is existing decorative fencing along the railroad tracks and Jarvis Street. The applicant is also proposing a six (6) foot tall wooden privacy fence along the northern property line on the Ramsey side.

Landscaping

The number of trees the ordinance requires is 32; 16 overstory, 8 ornamental, and 8 coniferous. This is determined by taking the perimeter of the property (1,300 feet) divided by 40. Staff are only using the property lines facing Elk River as the use does encroach across the property line into Ramsey. The ordinance does allow for credit of existing trees.

Lighting

The applicant is proposing site lights which are shown on the site plan. Portions of Section 30-937: Lighting, state: "All sources of artificial lights shall be so fixed, directed, designed or sized that the minimum subtotal of their illumination will not increase the level of illumination on any nearby residential property by more than 0.1 footcandle in or within 25 feet of a dwelling or by more than 0.5 footcandle on any part of the property. Glare, whether direct or reflected, as different from general illumination, shall not be visible from beyond the limits of the immediate site from which it originates." Site lighting shall comply with Section 30-937.

Applicable Regulations

In approving a Conditional Use Permit, the city 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:

- I. *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 site currently operates in a similar fashion and will not detrimentally affect the use and enjoyment of the properties in the immediate vicinity. However, the addition of motor vehicles and the associated potentially toxic chemicals will require additional oversight from the MPCA, Sherburne County, and the city.

To ensure any concerns for public health and groundwater contamination are addressed, staff have included conditions requiring compliance with all state and local standards related to stormwater management. Additionally, to minimize visibility from surrounding properties, potentially impacting the use and enjoyment of those parcels, staff recommends the existing fencing along the railroad tracks and Jarvis Street have opaque screening incorporated into it. It is understood that semi-trailers and taller box vehicles will still be visible.

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

The property is guided as Industrial and the Industrial Use category includes both heavy and light industrial businesses such as manufacturing, warehousing, and excavation. These uses are primarily located off of Highway 169, Highway 10, and the BNSF Railroad which provide easy access for the transferring of goods throughout the region.

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 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 property 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.

While the stormwater holding pond is in Ramsey, staff continues to work with Ramsey to ensure stormwater compliance across both parcels.

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.*

If dust can be controlled, the proposed storage 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.

To prevent dust becoming a problem, dust control measures shall be utilized in the fenced yard area.

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

The site is an open, relatively flat area, and already used for the outdoor storage of materials. 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.*

Staff included conditions requiring compliance with state, county, and city ordinances related to salvage yards.

Included conditions address compliance with 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.

Ramsey Planning Commission

The Ramsey Planning Commission reviewed this at their regular meeting on January 23, 2025. To ensure both municipalities are reviewing the same information, please refer to the site exhibits in the attached Ramsey Planning Commission memo dated January 23, 2025.

Elk River staff attended the meeting, where the Ramsey Planning Commission expressed appreciation for the collaborative efforts between both cities in addressing the unique application. During the presentation, Ramsey staff shared an image of damaged vehicles and other materials currently on-site, and the commission concurred that such items should not be permitted. Aside from the applicant, no one spoke during the public hearing, and the Ramsey Planning Commission unanimously recommended approval of the request.

Financial Impact

None

Mission/Policy/Goal

Appropriately govern in an ever-changing environment.

Attachments

1. Location Map
2. Site Aerials
3. Ramsey Memo dated 1-23-2025



Project Location Map

Northstar Trucking

Zone Change
Conditional Use Permit

Case No: ZC 24-05, CU 24-21





75-00013-4400

75-00811-0115

110

75-00509-0180

1

105

75-00805-0105

75-00805-0115

Regular Planning Commission**Meeting Date:** 01/23/2025**Primary Strategic Plan Initiative:** Promote economic growth and development.

Information**Title:**

PUBLIC HEARING: Northstar Truck & RV Parking - Rezoning and Site Plan Review - 15861 Jarvis St. NW

Purpose/Background:Site Location

The site is located along the east side of Jarvis Street, immediately north of the BNSF railroad. The property is split with the western portion located in Elk River and Sherburne County and the eastern portion in Ramsey and Anoka County. The east side is adjacent to the Links at Northfork golf course with single-family residential to the north. Access to the site is on the Elk River side of the property.

Property Use and Zoning

The applicant's business is leasing out spaces for semi-truck parking and RV parking. Many of his clients are independent truckers who cannot store their trucks at home. Generally, a client drives his or her personal vehicle to the site, parks, and then takes the truck out for work. At the end of the route, the truck driver returns, parks the truck, gets into the personal vehicle, and goes home. Several trucks are also owned by area businesses as overflow parking for their sites. There are no buildings on the site. Parking for recreational vehicles (RVs) and boats would also be allowed, though parking of these vehicles will likely be for longer periods or seasonally.

This type of use would be considered somewhere between a storage yard and a parking lot. Ramsey City Code does not have a category to accurately describe this business use. Elk River does have a zoning district that allows for this type of use. Ramsey staff were not comfortable bringing forward modifications to the existing I-1 Light Industrial district as that has implications for other I-1 properties. Instead, both cities' staff are proposing a joint solution to rezone the property in both communities to the same Planned Unit Development (PUD) to accommodate this use while having a uniform set of rules. A PUD offers custom-tailored regulations for unique sites that cannot otherwise be achieved by standard zoning while conforming to the Comprehensive Plan (which is guided Business Park).

It should be noted that the business is currently operating without the necessary approvals. Staff has been working with the applicant on a path to bring the property into compliance with both Ramsey and Elk River Zoning and Maintenance Codes. Use of the property started over a year ago and was discovered via a code enforcement complaint. There are several damaged and inoperable vehicles on the site, some piles of debris, miscellaneous storage, all of which are not allowed by either City's Codes. Additionally, there are several vehicles that are being stored on the site that are owned by car dealers and salvagers. The applicant has been cleaning up the property, including working with the Fire Department by burning the old farmhouse and outbuildings.

Site Plan

The site plan shows a large bituminous-paved parking lot across the site. Along the city/county border, a concrete stripe will be set so that anything requiring a jurisdictional designation (i.e., prosecution of a vehicle theft) can be clearly determined. The parking lot will have concrete curb and gutter to direct storm water to management basins and infiltration trenches.

The parking lot is enclosed by an existing decorative extruded aluminum fence with a screening mesh along the Jarvis Street and BNSF sides. The plans propose a six-foot privacy fence along the property line with the residential property to the north. No fence is shown along the golf course side of the property nor is there a gate to

the site, so the site is not considered secure. Should the applicant add a gate, the Fire Departments for both communities will require a lock box for their access.

Grading and Drainage

The site is generally flat. The applicant is proposing to lightly grade the site for drainage with storm water collecting in a basin at the south end of the site or a storm water trench along the southeastern portion of the site. Storm water management of this site is reviewed by the Lower Rum River WMO. Additional refinement of the grading and drainage plans are needed before submittal to the WMO.

Off the eastern property line on Links at Northfork property is a large berm. The applicant has reached out to golf course management to add trees to this berm for additional screening and to fulfill the landscaping requirements of the site. Some of the plans indicate modifying the berm and adding a retaining wall. Golf course management has indicated that they will consent to the landscaping, but not the grading and wall. Additional modifications to the grading plan along the eastern property line are likely necessary, but would not substantially impact the site design.

Landscaping and Screening

From the EPB's January 15, 2025, meeting, it was noted that the submittal does include a Landscape Plan for the project. While there is a request to rezone the Subject Property to a PUD, which has no specific standards, the proposed use is most similar to that of an industrial use, and therefore, the minimum required plantings are to be determined using the canopy cover formula. As submitted, the Landscape Plan needs to be revised to include at least another 27,370 square feet of canopy cover. If, for example, the Applicant were to add a species such as American Elm, Bur Oak, and/or White Oak, this could be accomplished with as few as seven (7) additional trees. All the plantings along the eastern boundary are shown to be on the adjacent golf course property (on top of the existing berm). Staff has informed the Applicant that they need to provide the city with a copy of the written authorization from the adjacent property owner for the plantings to be on the golf course property.

The Landscape Plan does include a sixty (60) foot wide bufferyard along the northern property boundary, which abuts an existing residential property. Within the bufferyard, the Applicant is proposing a combination of deciduous overstory trees (Red Maple), evergreen trees (Green Giant Arborvitae), and a six (6) foot tall wooden privacy fence. Typically, a bufferyard would need to be landscaped with an additional thirty percent (30%) of the required plantings. However, the inclusion of the privacy fence reduces the amount of required plantings in the bufferyard by fifty percent (50%). Thus, an additional 6,320 square feet of canopy cover is needed and again, depending on the species chosen, could be accomplished with as few as two (2) additional trees.

City Code does provide standards for parking lot landscaping (one tree for every ten parking stalls). However, neither Ramsey nor Elk River Staff consider this to be a typical parking lot. This, in essence, simply serves as a storage area for larger vehicles. The landscape requirements for parking lots are intended to ensure there is some shade available for customers and/or employees (they are parking for shorter periods of time) and to create some visual relief. The users of this site will be parking their vehicle and essentially storing it on the Subject Property for longer periods of time. Additionally, it is worth noting that the plantings along the eastern boundary are directly adjacent to the easternmost row of stalls and thus, will provide some shade for those areas.

Lighting

The applicant has provided a draft lighting plan. The plan shows areas where additional lighting is possible with the addition of freestanding light poles. The northern portion of the site is limited to a 20-foot mounting height (due to the adjacent residential use) with the majority of the site having a 30-foot height. Given the nature of the use, larger and wider drive aisle and deeper parking spaces for the trucks and trailers make pole placement challenging. With some modification, all of the parking areas should be able to meet Ramsey's 1.0 fc parking lot requirement. Many areas of the large drive aisles will be dimmer due to longer distances from light poles, but should be able to achieve the 0.5 fc exterior storage area requirement.

Notification:

Staff mailed public hearing notices to property owners within 350 feet of the site on the Anoka County side. Elk River staff sent notices in their community. A Ramsey "proposed development" sign was placed on the property along Jarvis Street. A public hearing notice was published in the January 17 Anoka Union Herald Newspaper.

Time Frame/Observations/Alternatives:Alternatives to Consider:

1. Recommend to the City Council approval of the PUD Ordinance and Site Plan Review Resolution as presented by staff.
2. Recommend to the City Council approval with any modifications that the Planning Commission sees appropriate.
3. Recommend to the City Council denial of the proposal and resume Code Enforcement actions.

Funding Source:

All costs associated with processing this application are the responsibility of the applicant.

Recommendation:

Staff recommends approval of the PUD and associated site plan, contingent upon staff's review comments.

Outcome/Action:

Motion to recommend approval of the Planned Unit Development and Site Plan Review to the City Council.

Attachments

Location Map
Narrative
Plans
Draft Lighting Plan
Photos (2025-01-14)
Draft Ordinance #25-04
Draft Resolution #25-028

Form Review**Inbox**

Brian Hagen

Form Started By: Todd Larson

Final Approval Date: 01/16/2025

Reviewed By

Brian Hagen

Date

01/16/2025 03:54 PM

Started On: 01/13/2025 01:06 PM

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ZC 24-03 Narrative

NorthStar Truck & RV Parking LLC is seeking a PUD to provide outdoor storage for semi-trucks, trailers, recreational vehicles, buses, boats, containers, container chassis, heavy equipment, light equipment and personal vehicles.

The subject parcel is part of a larger parcel divided between two cities with approximately 6.75 acres of additional land in Ramsey. The city review will only be for the 3.83 portion located in the city limits.

The site is fenced with a gate that will be accessible via a code, providing clients with 24-hour access to the site. The owner will be the only employee working on the property.

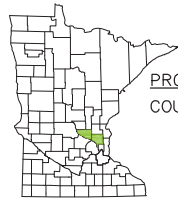
Parking

80 storage stalls are available, and the surface currently consists of Class 5 material but will be covered with asphalt in the near future.

Fencing

There is existing decorative fencing along the railroad tracks and Jarvis Street.

There will be no building on the Elk River property.



PROJECT LOCATION
COUNTIES: ANOKA &
SHERBURNE

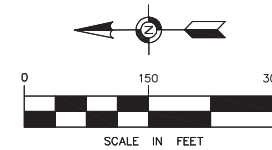
CITY: ELK RIVER & RAMSEY

NORTHSTAR TRUCK AND RV PARKING

15861 JARVIS ST. NW, RAMSEY, MN 55330 - ANOKA COUNTY
PID 75-013-4405 SHERBURNE COUNTY

CIVIL DESIGN PLANS FOR:

PROPOSED CONSTRUCTION PARKING LOT,
SITE, EROSION, GRADING, DRAINAGE PLANS, STORM WATER MANAGEMENT,



Call 48 Hours before digging
GOPHER STATE ONE CALL

Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

CONTACTS

OWNER
NIKOLAY BABKIN
NORTHSTAR TRUCK
AND RV PARKING LLC
(763) 913-6874
northstarparkingmn@gmail.com

GENERAL CONTRACTOR
NIKOLAY BABKIN
NORTHSTAR TRUCK
AND RV PARKING LLC
(763) 913-6874
9961 TROY LANE NORTH
MAPLE GROVE, MN 55311
northstarparkingmn@gmail.com

PLANNING MANAGER
CITY OF RAMSEY
TODD LARSON
7550 SUNWOOD DR. NW,
RAMSEY, MN 55303
(763) 433-9821
tlarson@cityoframsey.mn.us

SENIOR PLANNER
CITY OF RAMSEY
CHRIS ANDERSON
7550 SUNWOOD DRIVE NW
RAMSEY, MN 55303
(763) 433-9817
canderson@cityoframsey.com

PLANNING DEPARTMENT
CITY OF ELK RIVER
ZACK CARLTON
COMMUNITY DEVELOPMENT
DIRECTOR
13065 ORONO PARKWAY
ELK RIVER, MN 55330
(763) 635-1035

PUBLIC WORKS DIRECTOR
/CHIEF ENGINEER
CITY OF ELK RIVER
JUSTIN FEMRITE
13065 ORONO PARKWAY
ELK RIVER, MN 55330
(763) 635-1000

SENIOR PLANNER
CITY OF ELK RIVER
CHRIS LEESEBERG
13065 ORONO PARKWAY
ELK RIVER, MN 55330
(763) 635-1033
cleeseberg@elkrivermn.gov

ENGINEER / SURVEYOR
VLADIMIR SIRIVIER
ENGINEERING DESIGN &
SURVEYING, INC.
6480 WAYZATA BLVD.
MINNEAPOLIS, MN 55426
PHONE: (763) 545-2800
FAX: (763) 545-2801
info@edsnm.com

BUILDING SETBACKS

CITY OF ELK RIVER

ZONING: I-3 = GENERAL INDUSTRIAL
BUILDING: FRONT = 30 FT
SIDE = 25 FT
REAR = 20 FT
PARKING: FRONT = 25 FT (STREET)
SIDE = 10 FT
REAR = 10 FT
PROPOSED ZONING: PUD= PLANNED UNIT
DEVELOPMENT

BUILDING SETBACKS CITY OF RAMSEY

ZONING: I-1 = LIGHT INDUSTRIAL DISTRICT
BUILDING: FRONT = 35 FT
SIDE = 25 FT
REAR = 25 FT
PARKING: NORTH SIDE = 35 FT,
LANDSCAPE BUFFER = 60 FT
FRONT = N/A
REAR = N/A
PROPOSED ZONING: PUD= PLANNED UNIT
DEVELOPMENT

PROJECT BENCHMARK

ELEVATION = 891.26 (NAVD 88)
MMDOT DISK "RUSTIC".

PROPOSED PARKING

TRUCK PARKING STALLS	75X12	217
REGULAR PARKING STALLS	25X12	119
TOTAL PARKING STALLS		334

NOTES

1. PUD ZONING REQUIRES ALL VEHICLES / TRAILERS BE OPERABLE AND CURRENTLY LICENSED.
2. FIRE WILL REQUIRE A GATE KEY SWITCH FROM THE KNOX COMPANY
(HTTPS://WWW.KNOXBOX.COM/PRODUCTS) THAT WILL ALLOW THE FIRE DEPARTMENT TO ACCESS
PROPERTY IN THE CASE OF AN EMERGENCY. MSFC 506.1 WHERE REQUIRED, WHERE ACCESS TO
OR WITHIN A STRUCTURE OR AN AREA IS UNDULY DIFFICULT BECAUSE OF SECURED OPENINGS
OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE-SAVING OR FIRE-FIGHTING PURPOSES,
THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE A KEY BOX TO BE INSTALLED IN AN
APPROVED LOCATION. THE KEY BOX SHALL BE OF AN APPROVED TYPE AND SHALL CONTAIN KEYS
TO GAIN NECESSARY ACCESS AS REQUIRED BY THE FIRE CODE OFFICIAL.

SHEET INDEX

C1.....TITLE SHEET
C2.....EXISTING TOPOGRAPHY
C3.....EXISTING TOPOGRAPHY(CONTINUE)
C4.....DEMOLITION AND REMOVAL PLAN
C5.....SITE PLAN AND DIMENSION PLAN
C6.....GRADING AND DRAINAGE PLAN
C7.....EROSION CONTROL AND SEDIMENT PLAN
C8.....GRADING, DRAINAGE AND EROSION CONTROL NOTES
C9.....STORM WATER MANAGEMENT PLAN
C10.....STORM WATER MANAGEMENT NOTES
C11.....INFILTRATION TRENCH DETAILS
C12.....LANDSCAPE PLAN
C13.....TREE DETAILS
C14.....PARKING LOT AND EROSION CONTROL DETAILS
C15.....EXISTING DRAINAGE AREAS
C16.....PROPOSED DRAINAGE AREAS

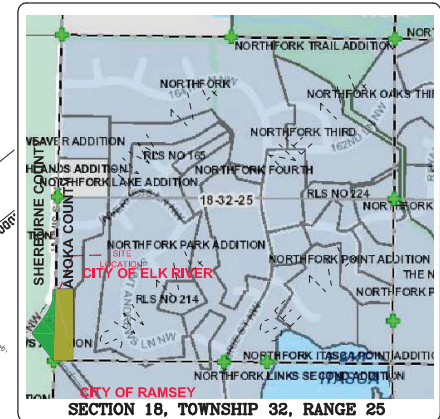
PROPOSED LEGEND

	DENOTES PROPOSED BITUMINOUS SURFACE
	DENOTES PROPOSED CONCRETE AND CURB
	DENOTES PROPOSED PARKING STALLS 75X12
	DENOTES PROPOSED PARKING STALLS 25X12
	DENOTES PROPOSED CONCRETE 1 FOOT CURB
	DENOTES PROPOSED GRASS BUFFER
	DENOTES PROPOSED 1 FOOT GUTTER
	DENOTES PROPOSED TRAFFIC FLOW
	DENOTES PROPOSED POND
	DENOTES PROPOSED 6 FT HEIGHT OPAQUE FENCE

LEGEND

	DENOTES FOUND PROPERTY IRON
	DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
	DENOTES BOUNDARY LINE
	DENOTES LOT LINE
	DENOTES SETBACK LINE
	DENOTES RAILROAD LINE
	DENOTES EXISTING SPOT ELEVATION
	DENOTES CONCRETE SURFACE
	DENOTES EXISTING CONTOUR LINE
	DENOTES FINISH FLOOR ELEVATION
	DENOTES BITUMINOUS SURFACE
	DENOTES TREE LINE
	DENOTES STEEL FENCE
	DENOTES OVERHEAD ELECTRIC
	DENOTES ELECTRIC POWER POLE
	DENOTES MEASURED DISTANCE
	DENOTES PLATTED DISTANCE
	DENOTES SANITARY MANHOLE
	DENOTES ELECTRIC METER
	DENOTES DRAINAGE FLOW
	DENOTES ELECTRIC TRANSFORMER
	DENOTES WATER WELL
	DENOTES SHRUB

VICINITY MAP



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MINNESOTA.

Vladimir Sirivier DATED: 12/31/2024
VLADIMIR SIRIVIER P.E., NO. 25105

TITLE SHEET

LOCATION: 15861 JARVIS STREET NORTHWEST
RAMSEY, MN 55330

FIELD WORK DATE: 09/26/2023

FIELD BOOK NO.: EDS-15

DRAWN BY: IS

CHECKED BY: VS

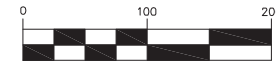
PROJECT NO.: 23-146

SHEET NO. C1

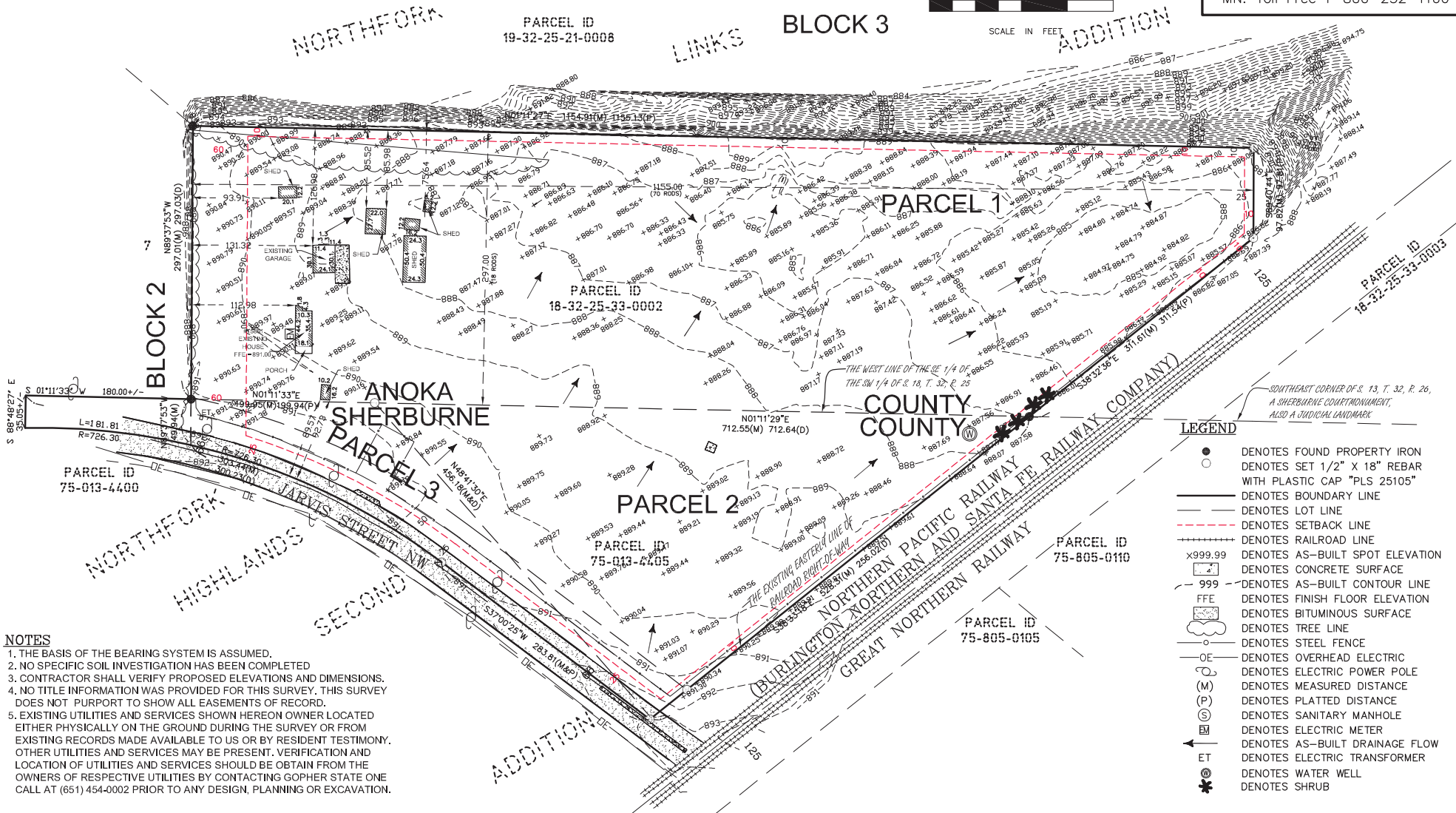
EXISTING TOPOGRAPHY for NICK BABKIN

Call 48 Hours before digging
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Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166



SCALE IN FEET



NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
3. CONTRACTOR SHALL VERIFY PROPOSED ELEVATIONS AND DIMENSIONS.
4. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
5. EXISTING UTILITIES AND SERVICES SHOWN HEREON LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.



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Vladimir Sviriver
VLADIMIR SVIRIVER L.S. NO. 25105 DATED: 12/13/2024

JOB NAME: NICK BABKIN

LOCATION: 15861 JARVIS STREET NORTHWEST
RAMSEY, MN 55330

FIELD WORK DATE: 09/26/2023

FIELD BOOK NO.: EDS-15

DRAWN BY: IS

CHECKED BY: VS

PROJECT NO.: 23-146

SHEET NO. C2

EXISTING TOPOGRAPHY (CONTINUE)

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Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

EXHIBIT A

LEGAL DESCRIPTION OF LAND

Parcel 1:

That part or the South 70 rods or the West 18 rods or the Southwest Quarter of the Southwest Quarter of Section 18, Township 32, Range 25, Anoka County, Minnesota, lying North of the railroad right-of-way).
(Real Estate ID. No. 18-32-25-33-0002)

AND

Parcel 2:

That part of the Southeast Quarter or the Southeast Quarter of Section 13, Township 32, Range 26, Sherburne County, Minnesota, described as follows:

Beginning on the East line or said Section, 2.56 chains North or the Southeast corner thereof and at a point where said line is crossed by the Easterly line of the right-of-way of the St. Paul, Minneapolis & Manitoba Railway Company; thence North on section line 11.39 chains to center of road from State Road to Quarter post in said section line; thence South 47-1/2 degrees West to said Easterly line of said right-of-way; thence South 30 degrees East along said right-of-way to beginning.
(Real Estate ID No. 75-011-2300)

EXISTING HARDCOVER

EXISTING HOUSE	880 SQ. FT.
EXISTING GARAGE	729 SQ. FT.
EXISTING SHEDS	2,542 SQ. FT.
EXISTING CONCRETE SURFACE	1,223 SQ. FT.
EXISTING BITUMINOUS SURFACE	7,839 SQ. FT.
TOTAL IMPERVIOUS AREA	13,213 SQ. FT.
TOTAL LOT AREA	480,470 SQ. FT.
EXISTING HARDCOVER	2.8 %

REFERENCE BENCHMARK

ELEVATION = 891.26 (NAVD 88) MNDOT DISK
"RUSTIC".

BUILDING SETBACKS CITY OF RAMSEY

ZONING: I-1 = LIGHT INDUSTRIAL DISTRICT
BUILDING: FRONT = 35 FT
SIDE = 25 FT
REAR = 25 FT
PARKING: NORTH SIDE = 40 FT.
FRONT = N/A
REAR = N/A

BUILDING SETBACKS CITY OF ELK RIVER

ZONING: I-3 = GENERAL INDUSTRIAL
BUILDING: FRONT = 30 FT
SIDE = 25 FT
REAR = 20 FT
PARKING: FRONT = 25 FT (STREET)
SIDE = 10 FT
REAR = 10 FT

EXHIBIT B

E-3 EMPLOYMENT (BUSINESS PARK) PROPERTY

That part of South 1,155.00 feet of West 297.00 feet of the Southwest Quarter of the Southwest Quarter of Section 18, Township 32, Range 25, lying North of Railroad Right-of-Way, Excluding Road, Subject to Easement of Record, Anoka County, Minnesota, according to the recorded plat thereof.



I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION,
AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Vlad Sivriker
VLADIMIR SIVRIKER L.S. NO. 25105 DATED: 12/13/2024

JOB NAME: NICK BABKIN

LOCATION: 15861 JARVIS STREET NORTHWEST
RAMSEY, MN 55330

FIELD WORK DATE: 09/26/2023

FIELD BOOK NO.: EDS-15

DRAWN BY: IS

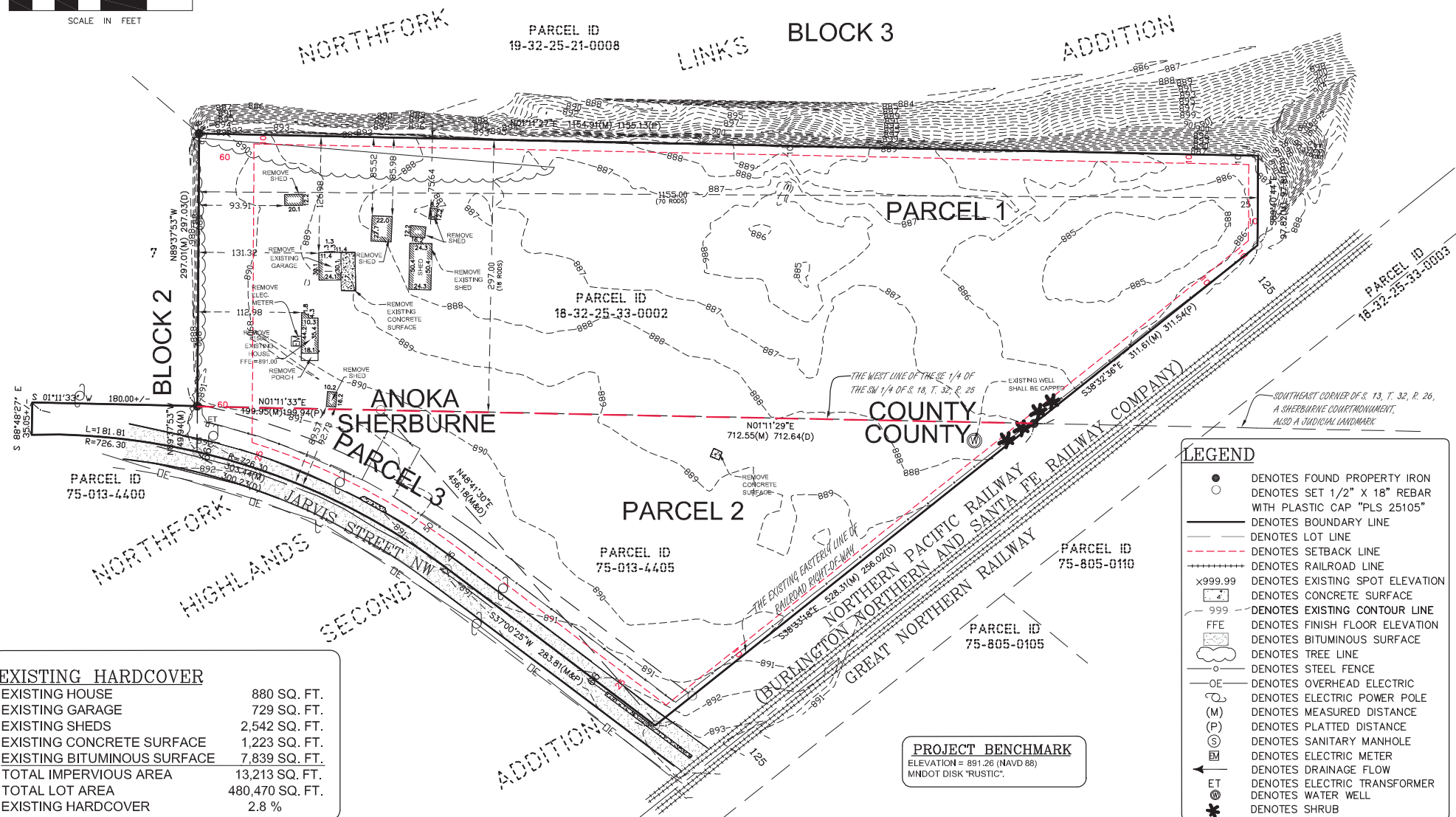
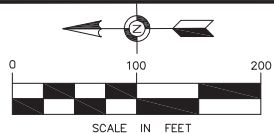
CHECKED BY: VS

PROJECT NO.: 23-146

SHEET NO. C3



REMOVAL AND DEMOLITION PLAN



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Vladimir Sivriyev
VLADIMIR SIVRIYEV P.E., NO. 25105 DATED: 12/31/2024

REMOVAL AND DEMOLITION PLAN

LOCATION: 15861 JARVIS STREET NORTHWEST
RAMSEY, MN 55330

FIELD WORK DATE: 09/26/2023

FIELD BOOK NO.: EDS-15

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SHEET NO. C4

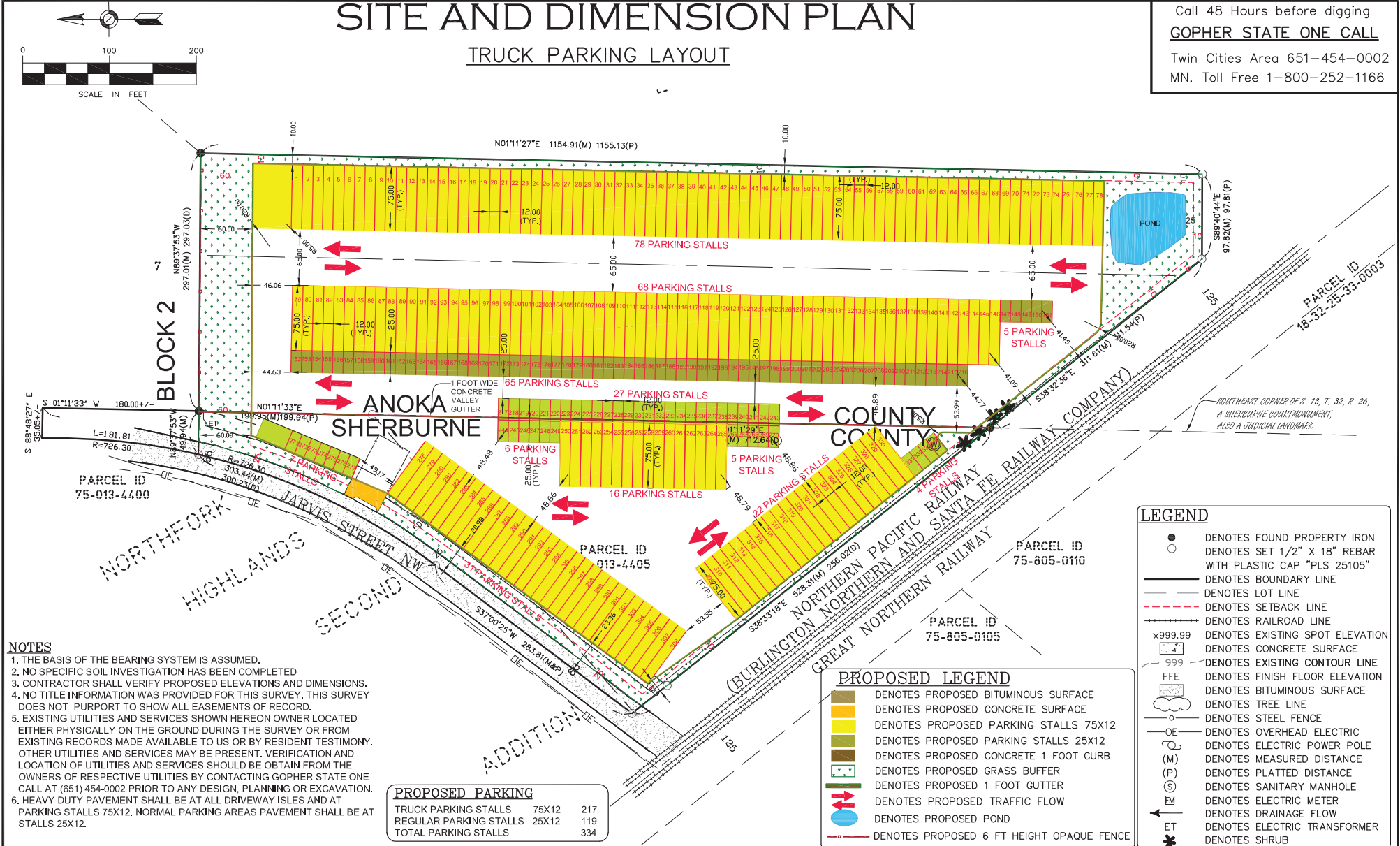


SITE AND DIMENSION PLAN

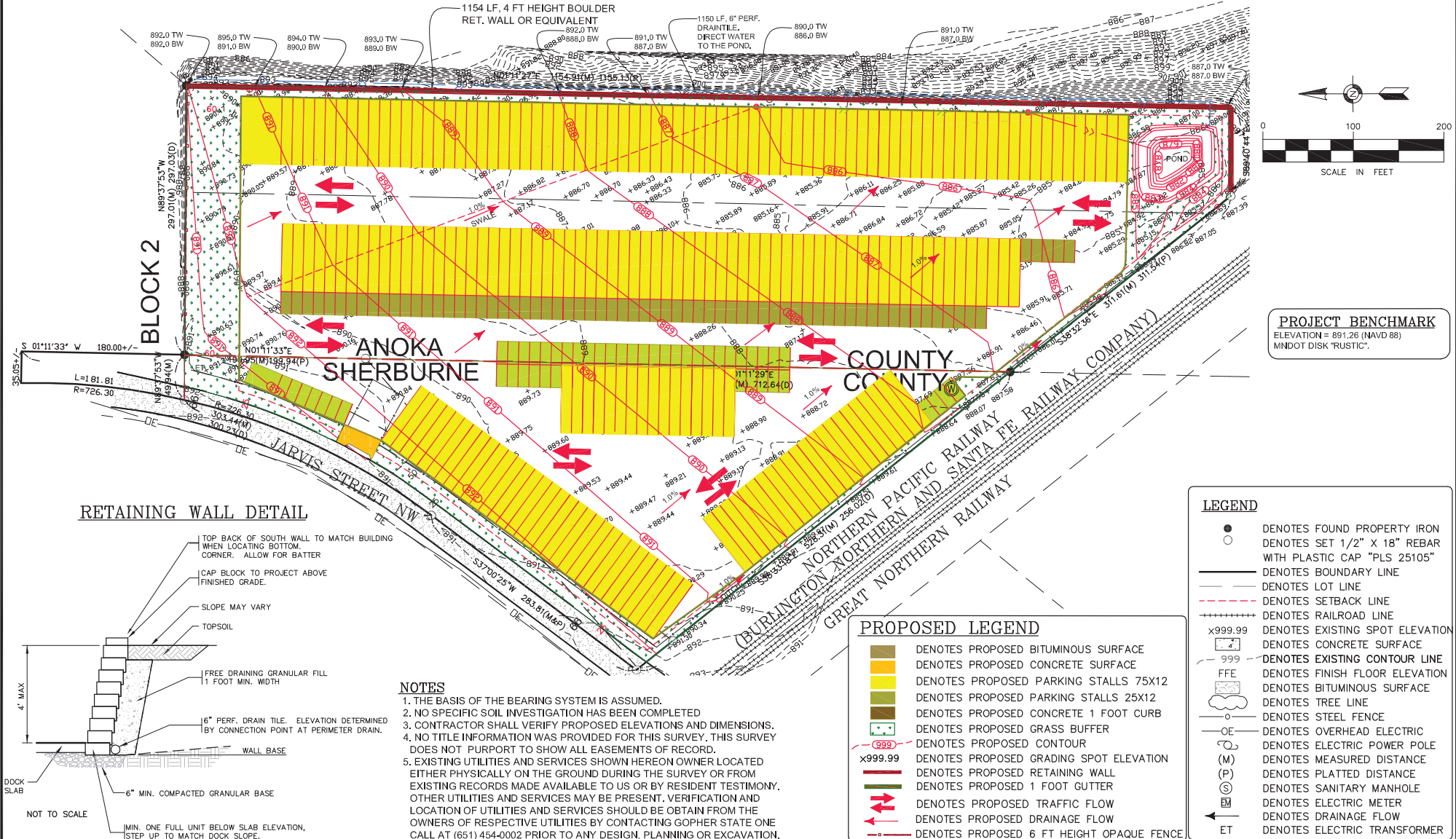
TRUCK PARKING LAYOUT

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Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166



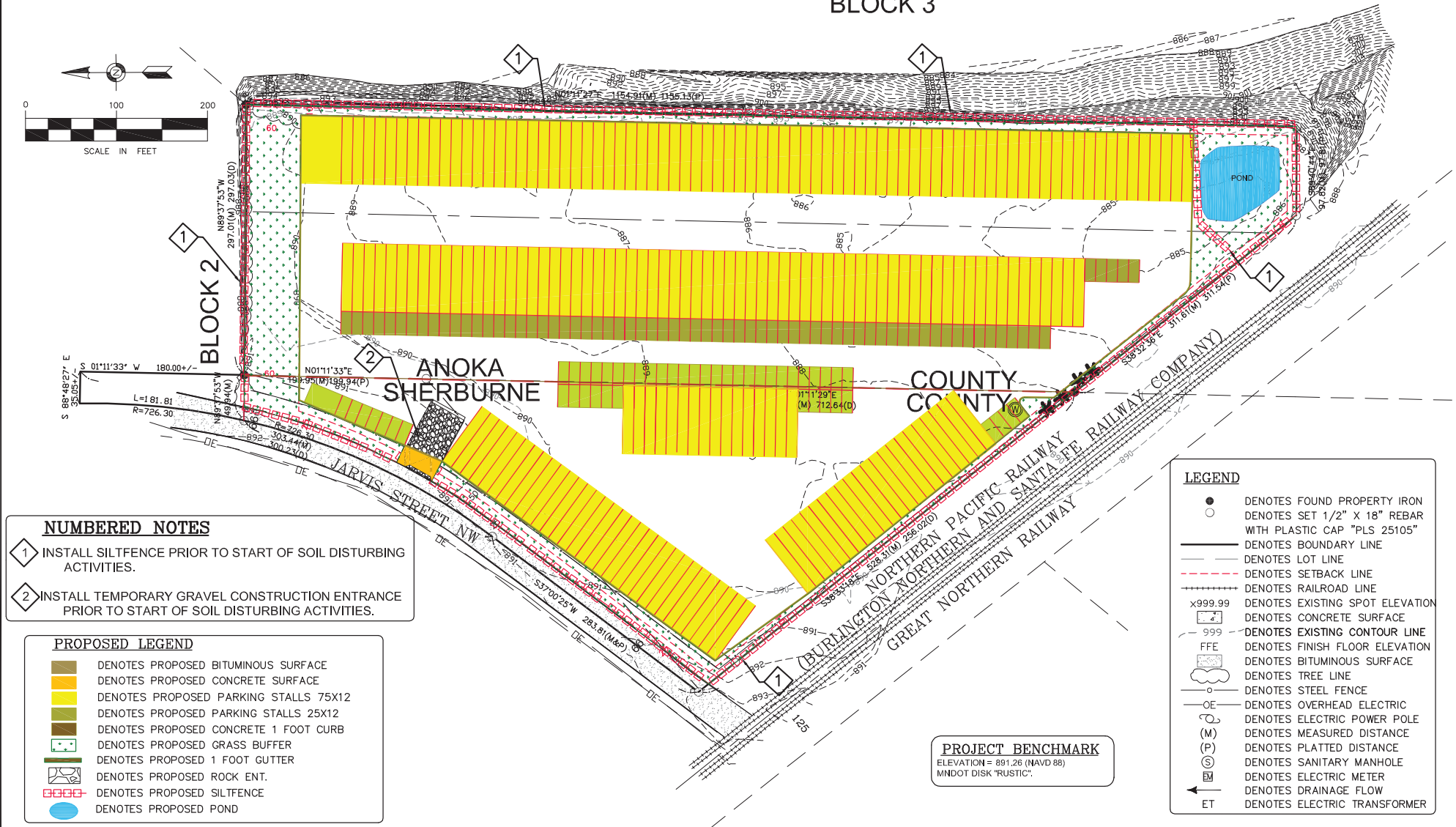
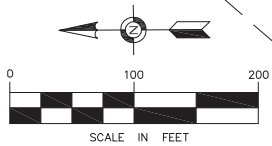
GRADING AND DRAINAGE PLAN



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EROSION CONTROL AND SEDIMENT PLAN

BLOCK 3



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Vlad Sivriyev
VLADIMIR SIVRIYEV P.E., NO. 25105 DATED: 12/31/2024

EROSION CONTROL AND SEDIMENT PLAN

LOCATION: 15861 JARVIS STREET NORTHWEST
RAMSEY, MN 55330

FIELD WORK DATE: 09/26/2023

FIELD BOOK NO.: EDS-15

DRAWN BY: IS

CHECKED BY: VS

PROJECT NO.: 23-146

SHEET NO. C7

GRADING, DRAINAGE AND EROSION CONTROL NOTES

GRADING NOTES

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
2. SUITABLE GRADING MATERIAL SHALL CONSIST OF ALL SOIL ENCOUNTERED ON THE SITE WITH EXCEPTION OF TOPSOIL DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL. STOCKPILE TOPSOIL AND GRANULAR FILL AT LOCATIONS DIRECTED BY CONTRACTOR.
3. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF THE EXISTING PAVEMENT.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
5. GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION.
6. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OFF THE CONSTRUCTION SITE.
8. COMPLETION OF SITE GRADING OPERATIONS SHALL RESULT IN ALL AREAS BEING GRADED TO 'PLAN SUBGRADE ELEVATION'. THE PARKING LOT AND DRIVEWAY AREAS SHALL BE DETERMINED BY REFERRING TO THE SITE PLAN AND PAVEMENT SECTION DETAILS FOR LOCATION AND LIMITS OF BITUMINOUS PAVEMENT SECTIONS.
9. THE MINIMUM GRADED SLOPE FROM EDGE OF BUILDING SHALL BE 6 INCHES IN 10 FEET.
10. FINISHED GROUND AND SOD ELEVATION ADJACENT TO BUILDING SHALL BE 6" BELOW FLOOR ELEVATION. SLOPE GROUND AWAY FROM BUILDING A MINIMUM OF 6" IN 10 FEET BEYOND 10 FEET REFER TO PLAN GRADES.
11. CONTRACTOR IS RESPONSIBLE FOR GRADING AND SLOPING THE FINISHED GROUND SURFACE TO PROVIDE SMOOTH & UNIFORM SLOPES, WHICH PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND PREVENT POONDING IN LOWER AREAS. CONTACT ENGINEER IF FIELD ADJUSTMENTS TO GRADING PLANS ARE REQUIRED.
12. CONTRACTOR SHALL REMOVE ONLY THOSE TREES MARKED IN THE FIELD VERIFY WITH ENGINEER PRIOR TO REMOVAL.
13. ALL GRADING SHALL BE ACCORDING TO MnDOT 2105.
14. EXISTING CURB CUTS SHALL BE REMOVED AND REPLACED WITH CURB AND GUTTER PER CITY STANDARD DETAILS (AND SPECIFICATIONS) .

GRADING, TURF ESTABLISHMENT & EROSION CONTROL SPECIFICATIONS

TURF ESTABLISHMENT

ALL TURF ESTABLISHMENT SHALL BE ACCORDING TO MnDOT 2575 AND SHALL TAKE PLACE WITHIN 14 DAYS OF THE COMPLETED GRADING OPERATION.

TOPSOIL

CONTRACTOR SHALL STRIP, STOCKPILE AND RE-SPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM 4 INCH DEPTH (COMPACTED) TO ALL DISTURBED AREAS, TO BE SODDED OR SEEDED. (FOR TOPSOIL REQUIREMENTS SEE DETAIL ERO-6 ON SHEET C14.)

SOD

SOD SHALL BE ACCORDING TO MnDOT 3878.

SEEDING

AREAS IN BUFFERS AND ADJACENT TO OR IN WET AREAS MnDOT SEED MIX 33-261 (STORMWATER POND) AT 35 LBS PER ACRE.

DRY AREAS MnDOT SEED MIX 35-221 (DRY PRAIRIE GENERAL) AT 40 LBS PER ACRE.

MAINTENANCE SHALL BE IN ACCORDANCE TO THE MnDOT SEEDING MANUAL.

MULCHING

APPLY UNIFORM COVERING OF EROSION CONTROL BLANKET SUCH IS RAMY TURF FUTERRA.

FERTILIZER

TYPE 20-0-10 AT 400# PER ACRE.

GRADING

ALL GRADING SHALL BE ACCORDING TO MnDOT 2105.

SEDIMENT & EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR THE CLEANLINESS OF THE SITE AND THE MAINTENANCE OF THE EROSION AND SEDIMENT CONTROLS.
2. THE STREET WILL BE SWEEPED CLEAN BEFORE THE END OF EACH DAY OF ACTIVE CONSTRUCTION, WHEN SEDIMENT IS TRACKED INTO THE STREET.
3. AREAS WITH SLOPES GREATER THAN 3 TO 1 AND AREAS NEXT TO WETLANDS/WATERBODIES GRADED OR EXPOSED DURING CONSTRUCTION SHALL BE PROTECTED WITH TEMPORARY VEGETATION, MULCHING, OR OTHER MEANS AS SOON AS PRACTICAL.
4. ALL EXPOSED SOIL AREAS WILL BE STABILIZED AS SOON AS PRACTICAL. UNWORKED SOILS THAT REMAIN EXPOSED AND NOT IN USE FOR LONGER THAN 7 DAYS WILL BE COVERED WITH TEMPORARY SEED (GRASS, OATS, OR WHEAT).
5. NO CONCRETE WASHOUT SHALL OCCUR ON SITE UNLESS IT IS DONE WITH AN APPROVED MINNESOTA POLLUTION CONTROL AGENCY (MPCA) DEVICE OR STANDARD.
6. STOCKPILES SHALL BE SURROUNDED WITH ADEQUATE PERIMETER CONTROL TO PREVENT SEDIMENTATION AND EROSION.
7. INLET PROTECTION FOR ALL STORM SEWER INLETS DOWNSTREAM OF THE SITE WITHIN ONE BLOCK OR AS DIRECTED BY THE CITY.
8. SITE SHALL BE KEPT CLEAN AT ALL TIMES AND REFUSE PROPERLY CONTROLLED.
9. TEMPORARY PUMPING SHALL NOT BE PERMITTED WITHOUT THE USE OF AN APPROVED MINNESOTA POLLUTION CONTROL AGENCY (MPCA) DEVICE OR STANDARD.
10. SOIL COMPACTION SHALL BE MINIMIZED; AREAS OF COMPACTED SOIL WILL BE REMOVED OR LOOSENED VIA TILLING TO A DEPTH OF NO LESS THAN 6-INCHES.
11. THE CONTRACTOR SHALL INSPECT ON A WEEKLY BASIS AND AFTER ANY RAINFALL GREATER THAN 1" ALL EROSION CONTROL DEVICES AND MAKE ANY REPAIRS IMMEDIATELY. AN INSPECTION LOG SHALL BE KEPT ON SITE DETAILING THESE INSPECTIONS AND REPAIRS PERFORMED.

GENERAL NOTES

1. SEE SWMP NOTES ON SHEET C10 FOR FURTHER SWMP REQUIREMENTS, IN CASE OF CONFLICT BETWEEN THIS PLAN AND SWMP NOTES, THE SWMP NOTES SHALL OVERRULE.
2. ALL EROSION CONTROL MEASURES MUST BE INSTALLED AT THE INITIAL STAGES OF CONSTRUCTION AND MAINTAINED UNTIL ALL AREAS ALTERED HAVE BEEN RESTORED.
3. ALL REAR YARD AREAS OF LOTS AT SETBACK LINE ARE TO BE MULCHED AND SEEDED WITHIN 7 DAYS OF GRADING BY GRADING CONTRACTOR. ALL AREAS BETWEEN THE CURB AND SETBACK LINE ARE TO BE MULCHED AND SEEDED WITHIN 7 DAYS OF PRIVATE UTILITY INSTALLATION BY THE UTILITY CONTRACTOR.
4. STREET SWEEPING MUST BE UNDERTAKEN ON AN AS-NEEDED BASIS.
5. PERFORM SEEDING FOR FINAL STABILIZATION OF DISTURBED AREA AS FOLLOWS:
 - a. REPLACE TOPSOIL TO PROVIDE A UNIFORM THICKNESS. LOOSEN TOPSOIL TO MINIMUM DEPTH OF 3".
 - b. APPLY COMMERCIAL GRADE SLOW RELEASE FERTILIZER PER 1,000 SQUARE FEET.
 - c. INCORPORATE FERTILIZER INTO SOIL BY USE OF HARROW OR OTHER MEANS TO PLACE FERTILIZER BELOW GROUND LEVEL.



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Vladimir Sivriyer
VLADIMIR SIVRIYER P.E., NO. 25105 DATED: 12/31/2024

GRADING, DRAINAGE AND EROSION CONTROL NOTES

LOCATION: 15861 JARVIS STREET NORTHWEST
RAMSEY, MN 55330

FIELD WORK DATE: 09/26/2023

FIELD BOOK NO.: EDS-15

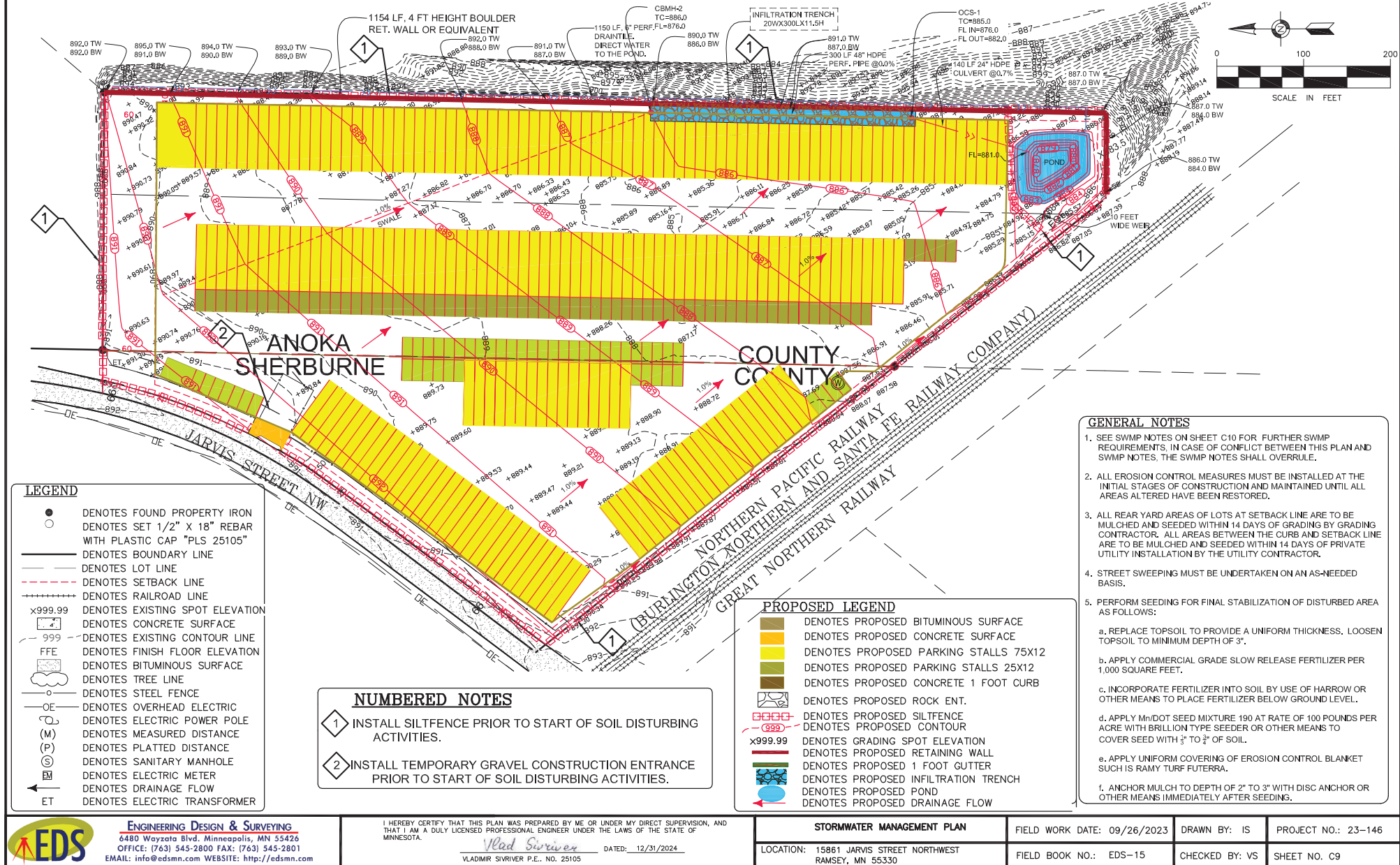
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PROJECT NO.: 23-146

SHEET NO. C8

STORMWATER MANAGEMENT PLAN



EDS ENGINEERING DESIGN & SURVEYING
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 OFFICE: (763) 545-2800 FAX: (763) 545-2801
 EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

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 Vladimir Sivriyev
 VLADIMIR SIVRIYEV P.E., NO. 25105 DATED: 12/31/2024

STORMWATER MANAGEMENT PLAN	FIELD WORK DATE: 09/26/2023	DRAWN BY: IS	PROJECT NO.: 23-146
LOCATION: 1561 JARVIS STREET NORTHWEST RAMSEY, MN 55330	FIELD BOOK NO.: EDS-15	CHECKED BY: VS	SHEET NO. C9

STORMWATER MANAGAMENT NOTES

Storm Water Management Plan

The work described to implement the following Storm Water Management Plan (SWMP) shall be considered part of the Contract Documents and shall be performed by the Contractor. The work to install and maintain the Best Management Practices (BMPs) to prevent erosion and provide sediment control shall be in accordance with Permit No. MN R10000 and shall include, but are not necessarily be limited to, the requirements contained herein.

1. Construction Activity Information

Project Name: PARKING LOT CONSTRUCTION
Project Address/Location: Section-Township-Range = 18-032-25 AND 75-013-4405
City/Township: City of ELK RIVER State: MN Zip Code: 55330
County Parcel ID Number(s): 11-029-22-24-0020
All cities where construction will occur: City of ELK RIVER
All townships where construction will occur: Not Applicable
All counties where construction will occur: SHERBURNE COUNTY
Project Size (number of acres to be disturbed): 11.03
Project Type: ☐ Residential ☒ Commercial/Industrial
☐ Road Construction ☐ Other (describe)

Cumulative Impervious Surface:

Existing area of impervious surface to nearest quarter acre: 0.25

Post construction area of impervious surface to nearest quarter acre: 10.75

Receiving Waters:

Name of Water Body	Type	Appendix A Special Water?
Mississippi and Crow River	Yes	

4, 600 ft (0.87 mi.) from intersection of Mississippi and Crow River to the subject property.

Dates of Construction

Estimated Construction Start Date: APRIL, 2025

Estimated Completion Date: NOVEMBER, 2025

Contact Information

Owner of Project Site: NICK BABKIN
Business/Firm Name: NORTHSTAR TRUCK & RV PARKING LLC
Federal Tax ID Number: available as needed
State Tax ID Number: available as needed
Contact Person: NICK BABKIN
Title: OWNER
Name: NICK BABKIN
Phone: 763-913-4874
Mailing Address: 15861 JARVIS STREET NW,
City: ELK RIVER
State: MN Zip Code: 55330

Contractor (Party who will oversee implementation of the SWMP. May be same party as

Owner above): NICK BABKIN
Business/Firm Name: NORTHSTAR TRUCK & RV PARKING LLC
Federal Tax ID Number: available as needed
State Tax ID Number: available as needed
Contact Person: NICK BABKIN
Title: Owner
Name: NICK BABKIN
Phone: 763-913-4874
Mailing Address: 9961 TROY LANE NORTH
City: MAPLE GROVE
State: MN Zip Code: 55311

General Construction Project Information

Description of the construction activity (what will be built, general timelines, etc.).

PARKING LOT CONSTRUCTION. The construction activities will include grading operations for the construction of surface drainage and utilities. Roof drain sewer construction, exposed soil stabilization, and bituminous paving will follow grading operations.

2. General Site Information

Description of the location and type of all temporary and permanent erosion prevention and sediment control BMP's to be used, including the timing for installation and procedures used to establish additional temporary BMP's as necessary.

Contractor shall install and maintain the temporary and permanent erosion prevention and sediment control BMP's as shown on the accompanying drawing and as described herein. The timing shall be in accordance with the Construction Activity Sequence below and in accordance with sound and proactive construction scheduling and practices.

Accompanying this SWMP is a site plan that includes the following features:

- * Existing and proposed grades, including dividing lines and direction of flow for all pre- and post-construction stormwater runoff drainage areas located within the project limits.
- * Locations of impervious surfaces and soil types.
- * Locations of areas not to be disturbed.
- * Method(s) to be used for final stabilization of all exposed soil areas.

Description of stormwater mitigation measures required as the result of an environmental, archaeological, or other required local, state, or federal review of the project:

Not applicable to this project.

Description of the type and locations of BMP's appropriate for this site and sufficient to comply with all applicable requirements of the TMDL implementation plan and identification of the receiving water and of the areas of project site discharging to an impaired water that has an approved TMDL, implementation plan that contains requirements for construction Stormwater discharges:

Not applicable to this project.

Selection of Permanent Stormwater Management System

Will the project create a new cumulative impervious surface greater than or equal to one acre? ☐ Yes ☒ No ☐ X

If yes, a water quality volume of 1/2 inch of runoff from this area must be treated before leaving the site or entering surface waters (1 inch of runoff from this area if discharging to special waters).

Method(s) to be used to treat runoff from the new impervious surfaces created by the project:

☐ Wet sedimentation basin ☐ X Infiltration/Filtration basin/POND

EXISTING

☐ Regional ponds

☐ Combination of practices

Description of treatment method(s) to be used, including design information for each method:

Existing pond will be used to collect water from the roof.

Description of why it is not feasible to meet the treatment requirement for water quality volume. This can include but is not limited to bedrock or road projects where the lack of right-of-way precludes the installation of any permanent stormwater management practices. Description of what other treatment, such as grassed swales, smaller ponds, or grit chambers, will be implemented to treat runoff prior to discharge to surface waters:

Not Applicable

Description of how a proposed alternative method to treat runoff from new impervious surfaces will achieve approximately 80% removal of total suspended solids on an annual average basis:

Not Applicable

3. Erosion Prevention Practices

Description of construction phasing, vegetative buffer strips, horizontal slope grading, and other construction practices to be used to minimize erosion:

Stage the soil disturbing activities to minimize the amount of disturbed soil prior to stabilization. Disturbed areas will be considered stabilized when covered with materials such as anchored mulch, staked sod, riprap, wood fiber blanket, or other materials that prevent erosion from occurring. Grass seeding alone will not be considered stabilization.

Disturb only those areas where proposed contours and elevations are shown to differ from the existing and where removals and other operations are noted. Special areas of the project site that are not to be disturbed by construction activity are noted on the plan.

Description of temporary erosion protection or permanent cover to be used for exposed positive slopes within 200 linear feet of a surface water (stream, lake, pond, marsh, wetland, reservoir spring, river, storm water basin, storm water drainage system, waterways, water courses, and irrigation systems whether surface water is natural or artificial, public or private with maximum time an exposed soil area can remain exposed when the area is not actively being worked:

Provide year round stabilization to the above mentioned areas in accordance with the following table:

Steepest of slope (H:V)	Maximum Exposure Duration When Area Is Not Actively Worked
Greater than 3:1	7 Days
3:1 through 10:1	14 Days
Less than 10:1	21 Days

Description of practices to be used to stabilize the normal wetted perimeter of drainage or diversion ditches within 200 linear feet of the property edge or point of discharge to a surface water within 24 hours of connecting the ditch to the surface water.

Install seed, fertilizer, and disc-anchored mulch or temporary wood fiber blanket in ditches and swales within 24 hours of connecting the ditch or swale to the surface water where shown on the plan in accordance with the details.

Description of other erosion prevention practices to be used:

Install the specified energy dissipation method, such as riprap and geotextile fabric, at pipe outlets within 24 hours of installation. Permanently seed disturbed areas prior to end of seeding dates specified by MnDOT.

Inspections send weekly and 2nd rainfall event Inspections records to City Inspector.

4. Sediment Control Practices

Description of sediment control practices to be used to minimize sediments from entering surface waters, including curb and gutter systems and storm drain inlets:

Permanent sediment control practices to be used on this project consist of sedimentation basins. Temporary sediment control practices to be used are silt fence, culvert inlet protection, storm sewer inlet protection, stone pad exits, ditch checks, and, if necessary, street sweeping.

5. Dewatering and Basin Draining

If the project includes dewatering or basin draining, describe the BMP's to be used to prevent the discharge from adversely affecting the receiving waters and downstream landowners.

N/A

6. Additional BMP's for Special Waters and Discharges to Wetlands

This project does not discharge stormwater directly to a Special Water. This project does not discharge stormwater directly to wetlands, except roof drain 6" PVC.

7. Construction Activity Sequence

In addition to performing and sequencing the tasks associated with implementing this SWMP as described herein and shown on the plan, the Contractor shall perform construction activities in accordance with the following sequence:

- (1) Install silt fence along property line of project site where shown on plan and where property line is down gradient and within 100 feet of areas to have disturbed soil and where property line is within 20 feet of soil disturbing and other construction activities.
- (2) Install silt fence along edge of wetlands and at other locations shown on the plan.
- (3) Install stone exit pads where shown on plan and at other locations where vehicles and equipment will leave the site onto paved and gravel surfaces.
- (4) Construct storm water ponds and related piping and control structures as shown on the project plans. Install and maintain temporary erosion prevention measures as shown on the plan.
- (5) Install silt fence along bottom of storm water pond inlets and where shown on the plan.
- (6) Install trunk sanitary sewer.
- (7) Complete earthwork activities. Install and maintain sediment control measures such as ditch checks and stormwater inlet protection.
- (8) Complete utility construction. Install and maintain sediment control measures such as inlet protection as work proceeds.
- (9) Remove silt deposits from site, remove silt deposits from stormwater basins.
- (10) Provide soil stabilization to disturbed areas by preparing topsoil, seeding, fertilizing, mulching, anchoring mulch in accordance with plans and specifications.
- (11) Remove perimeter silt fence, other silt fence, check dams, and other sediment control measures upon achieving final stabilization and Owner submits the Notice of Termination.

8. Inspections and Maintenance

Description of procedures to be taken to routinely inspect the construction site:

Contractor shall inspect erosion prevention and sediment control BMP's to ensure integrity and effectiveness. Repair, replace, or supplement non-functional BMP's to provide continually functional BMP's. Contractor shall inspect the entire construction site a minimum of once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. Inspections shall include stabilized areas, erosion prevention and sediment control BMP's, and infiltration areas. Specific tasks associated with the inspection and maintenance of the BMP's include the following:

- * Maintain and retain at the construction site written records of the inspections and maintenance performed. Records of each inspection and maintenance activity shall include: Date and time of inspection/maintenance activity; Name of person(s) Performing the activity; Finding of Inspection; Recommended corrective actions; Corrective actions taken; and Date and amount of rainfall events greater than 0.5 inches in 24 hours.
- * Repair, replace, or supplement silt fences that become nonfunctional or accumulate sediment to the level of 1/3 the silt fence height or more within 24 hours of discovery or as soon as conditions allow access.
- * Drain temporary and permanent sediment basins and remove sediment when the volume of sediment collected reaches 1/2 the permanent storage volume within 72 hours of discovery or as soon as conditions allow access.
- * Inspect surface waters, drainage ditches, and stormwater conveyance systems for evidence of sediment deposited by erosion. Remove debris and deposited sediment and restabilize areas where sediment removal results in exposed soil within seven (7) days of discovery unless precluded by legal, regulatory, or physical constraints. Removal and stabilization shall be completed within seven (7) days of obtaining access. The NPDES/SDS permit holder is responsible for contacting the local, regional, state, and federal authorities and receiving the applicable permits prior to performing this work.
- * Inspect construction site vehicle exit locations for evidence of sediment being tracked off-site onto paved surfaces. Remove tracked sediment from off-site paved surfaces within 24 hours of discovery.
- * Inspect perimeter of construction site. Remove off-site accumulations of sediment in a manner and at a frequency to minimize off-site impacts.

9. Pollution Prevention Management Measures

Contractor shall implement the following pollution prevention management measures on the site:

- * Solid Waste: Collect and properly dispose of sediment, asphalt and concrete millings, floating debris, paper, plastic, fabrics, construction and demolition debris, and other wastes in accordance with MPCA disposal requirements.
- * Hazardous Materials: Properly store, provide required secondary containment, and dispose of oil products, fuels, paint products, and other hazardous substances to prevent spills, leaks, and other discharges in accordance with MPCA regulations. Provide restricted access storage areas to prevent unauthorized access and vandalism.
- * Equipment Washing: Restrict external washing of trucks and other construction equipment to a defined area of site. Contain runoff and properly dispose of waste. Engine degreasing is prohibited on the property.
- * Silt prevention: Park construction equipment and store potentially hazardous materials in a designated area located as far as practicable from potential environmentally sensitive areas. Construct impoundment dikes and take other measures required to contain spilled material. Remove and dispose of contaminated soil, vegetation, and other materials and perform other mitigation measures as required in accordance with MPCA regulations.
- * Sanitary and Septic Waste: Provide and maintain temporary facilities in accordance with MPCA and Minnesota Department of Health regulations.

10. Final Stabilization

Contractor shall achieve final stabilization of the construction site by achieving the following:

- * Soil disturbing activities have been completed and soils are stabilized by a uniform perennial vegetative cover with a density of 70 percent over the entire previous surface area or other equivalent means to prevent soil failure under erosive conditions.
- * Temporary synthetic and structural erosion prevention and sediment control BMP's are removed.
- * Sediment is removed from permanent sedimentation basins to return basins to the design capacity, removed from stormwater conveyance systems, and is stabilized or removed from the site.

11. Notice of Termination

Contractor shall notify Owner immediately upon achieving Final Stabilization. Owner must submit the Notice of Termination within 30 days after Final Stabilization or within 30 days of another owner assuming control according to Part II.B.5, over all areas of the site that have not undergone Final Stabilization.



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6480 Woyzats Blvd, Minneapolis, MN 55426
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Vladimir Suriver
VLADIMIR SURIVER P.E., NO. 25105

DATED: 12/31/2024

STORMWATER MANAGAMENT NOTES

LOCATION: 15861 JARVIS STREET NORTHWEST
RAMSEY, MN 55330

FIELD WORK DATE: 09/26/2023

DRAWN BY: IS

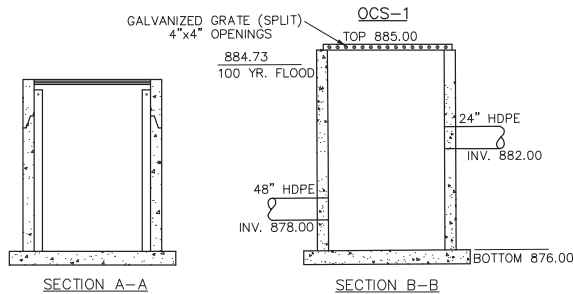
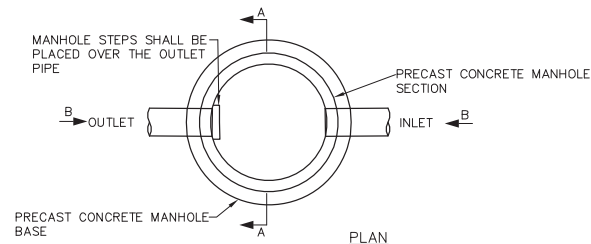
PROJECT NO.: 23-146

FIELD BOOK NO.: EDS-15

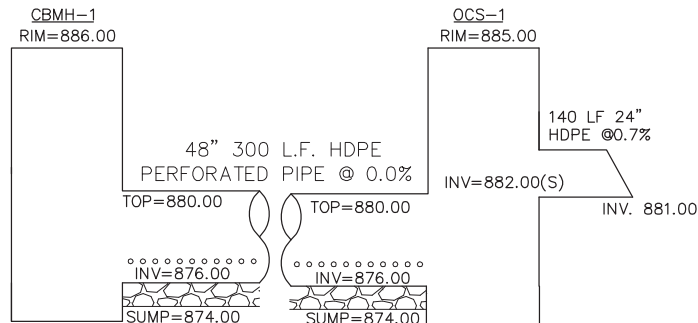
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SHEET NO. C10

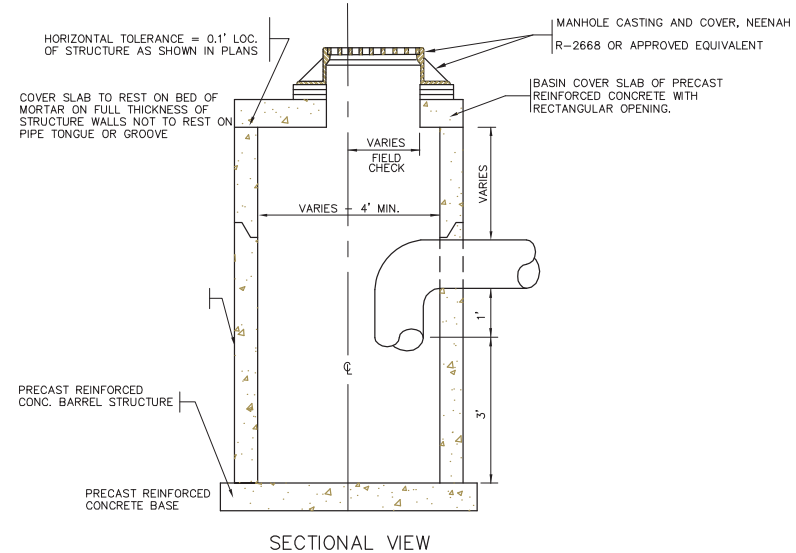
INFILTRATION TRENCH DETAILS



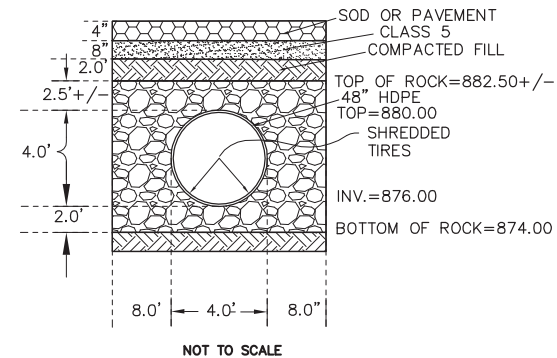
1 OUTLET CONTROL STRUCTURE
C8 NOT TO SCALE



3 INFILTRATION TRENCH PROFILE
C8 NOT TO SCALE



2 SUMP CATCH BASIN
C8 NOT TO SCALE



4 INFILTRATION TRENCH DETAIL
C8



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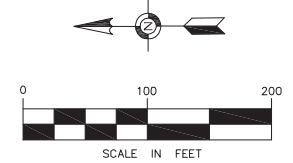
Vlad Sivriyev

VLADIMIR SIVRIYEV P.E., NO. 25105

DATED: 12/31/2024

INFILTRATION TRENCH DETAILS	FIELD WORK DATE: 09/26/2023	DRAWN BY: IS	PROJECT NO.: 23-146
LOCATION: 15861 JARVIS STREET NORTHWEST RAMSEY, MN 55330	FIELD BOOK NO.: EDS-15	CHECKED BY: VS	SHEET NO. C11

LANDSCAPE PLAN



PROPOSED LEGEND	
	DENOTES PROPOSED BITUMINOUS SURFACE
	DENOTES PROPOSED CONCRETE SURFACE
	DENOTES PROPOSED PARKING STALLS 75X12
	DENOTES PROPOSED PARKING STALLS 25X12
	DENOTES PROPOSED CONCRETE 1 FOOT CURB
	DENOTES PROPOSED GRASS (SHALL BE SEEDS)
	DENOTES PROPOSED 1 FOOT GUTTER
	DENOTES PROPOSED POND

PROPOSED LEGEND TREES, BUSHES, SHRUBS	
	DENOTES GREEN GIANT ARBORVITAE TREE - 19
	DENOTES MEDORA JUNIPER THUJA - 46
	DENOTES BRANDON ARBORVITAE SHRUBS - 8
	DENOTES SMOOTH HYDRANGEA BUSHES - 6
	DENOTES RIVER BIRCH - 10
	DENOTES RED MAPLE - 16
	% DECIDUOUS 30%

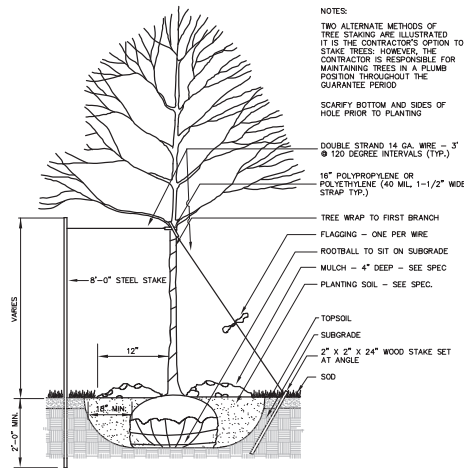
PLANTING REQUIREMENTS (CITY OF RAMSEY)			
PLANTING TYPE	REQUIREMENTS	LF/NO. STALLS	QUANTITY
TREES (NORTH)	ONE TREE PER 50 LINEAL FEET OF SITE PERIMETER	297	6
TREES (EAST)	ONE TREE PER 50 LINEAL FEET OF SITE PERIMETER	1155	23
SHRUB (NORTH)	ONE SHRUB PER 30 LINEAL FEET OF SITE PERIMETER	297	10
SHRUB (EAST)	ONE SHRUB PER 30 LINEAL FEET OF SITE PERIMETER	1155	38
TREES	ONE TREE PER EVERY 10 PARKING SPACES	243	25
TREES TOTAL			54
SHRUB TOTAL			48
SHRUB/TREE TOTAL			102

PARKING LOT LANDSCAPING REQUIREMENTS (CITY OF RAMSEY)	
ALL PARKING LOTS ARE REQUIRED TO PROVIDE INTERNAL AND/OR ADJACENT OVERSTORY TREE PLANTINGS IN AN EFFORT TO SHADE PARKING SURFACES AND PROVIDE VISUAL RELIEF. THE PLANTING SCHEDULE IS ESTABLISHED TO PROVIDE AN ACCEPTABLE NUMBER OF PLANTINGS THAT MAY BE PLANTED IN REGULAR SYMMETRICAL PATTERNS OR IRREGULAR CLUSTERS OR GROUPINGS. PLANTINGS ARE REQUIRED AT THE FOLLOWING MINIMUM SCHEDULE AND ARE CREDITED TOWARD THE MINIMUM PLANTING REQUIREMENTS FOR THE DISTRICT:	
1. ONE TREE PER EVERY TEN PARKING SPACES.	
2. EVERY OVERSTORY TREE PLANTING SHALL BE PROVIDED WITH A PLANTING AREA OF AT LEAST 162 SQUARE FEET (EQUIVALENT OF A NINE FOOT BY 18 FOOT PARKING STALL).	
3. ACCEPTABLE GROUND COVER MATERIALS INCLUDE SOD, MULCH, AND OTHER NATURAL GROUND COVER. LANDSCAPING ROCK AND PLASTIC UNDERLAYMENT IS PROHIBITED IN PLANTING ISLANDS.	

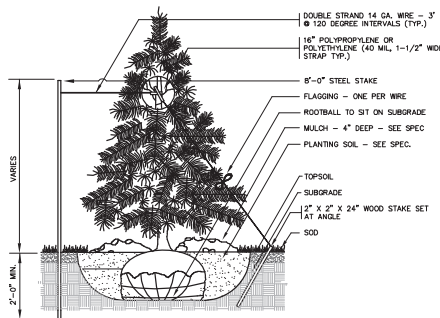
BUFFERYARDS (CITY OF RAMSEY)	
BUFFERYARDS HELP TO ACHIEVE SCREENING BETWEEN DIFFERING USES WITH VARIED INTENSITIES AND IMPACTS THAT ARE NOT ALWAYS COMPLEMENTARY WHEN ADJACENT TO ONE ANOTHER. WHEN A BUFFERYARD IS REQUIRED, THE YARD SPACE AND PLANTING REQUIREMENTS ARE NOT TO BE REDUCED FOR OTHER PURPOSES SUCH AS FUTURE PARKING AND DRIVEWAYS, BUILDING EXPANSIONS, OR OTHER ACTIVITIES THAT ARE NOT IN KEEPING WITH THE PURPOSES OF BUFFERING AND SCREENING.	
1. BUFFERYARDS ARE INTENDED TO PROVIDE ADDITIONAL SCREENING OF BUSINESSES THAT ARE ADJACENT TO RESIDENTIAL AREAS. THE FOLLOWING TABLE DETAILS THE WIDTH OF THE BUFFERYARD ALONG THE COMMON ADJACENT PROPERTY LINE. AN ADDITIONAL INCREASE OF LANDSCAPE PLANTINGS IS REQUIRED IN THE BUFFERYARD. THE TABLE BELOW OUTLINES THE MINIMUM REQUIRED ADDITIONAL PLANTINGS, EXPRESSED AS A PERCENTAGE OF THE TOTAL REQUIRED SITE LANDSCAPING (THE PERCENTAGE IS APPLIED TO THE TOTAL NUMBER OF TREES AND SHRUBS FOR THE PROPOSED DEVELOPMENT).	
2. AS AN ALTERNATIVE METHOD FOR SCREENING WITHIN THE BUFFERYARD, FENCES THAT ARE 100 PERCENT OPAQUE MAY BE USED TO MITIGATE THE IMPACTS OF BUSINESSES THAT ARE ADJACENT TO RESIDENTIAL AREAS. WHEN A FENCE IS USED FOR SCREENING PURPOSES, THE BUFFERYARD PLANTING REQUIREMENTS MAY BE REDUCED BY 50 PERCENT FROM THE STATED MINIMUM REQUIREMENT.	

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		FIELD BOOK NO.: EDS-15	CHECKED BY: VS	SHEET NO. C12	

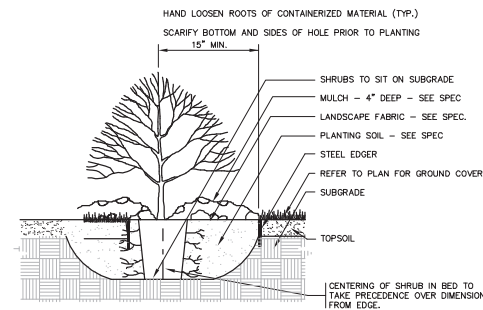
TREE DETAILS



DECIDUOUS TREE
NOT TO SCALE

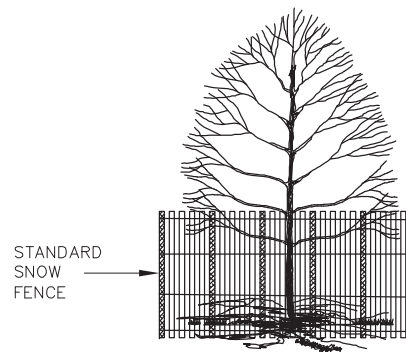


CONIFEROUS TREE
NOT TO SCALE

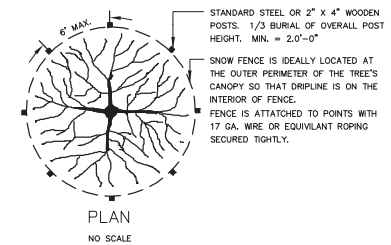


SHRUB WITH STEEL EDGER

NOTES:
CONFER TO HAVE SHREDDED HARDWOOD MULCH UNLESS NOTED OTHERWISE. NO MULCH TO BE IN CONTACT WITH TRUNK.
SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
TWO ALTERNATE METHODS OF TREE STAKING ARE ILLUSTRATED. IT IS THE CONTRACTOR'S OPTION TO STAKE TREES. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.



STANDARD
SNOW
FENCE



TREE FENCING
NOT TO SCALE



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Vlad Sivriyev
VLADIMIR SIVRIYEV P.E., NO. 25105
DATED: 12/31/2024

TREE DETAILS

LOCATION: 15861 JARVIS STREET NORTHWEST
RAMSEY, MN 55330

FIELD WORK DATE: 09/26/2023

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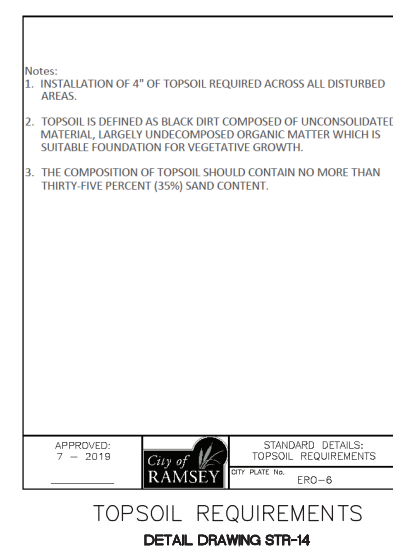
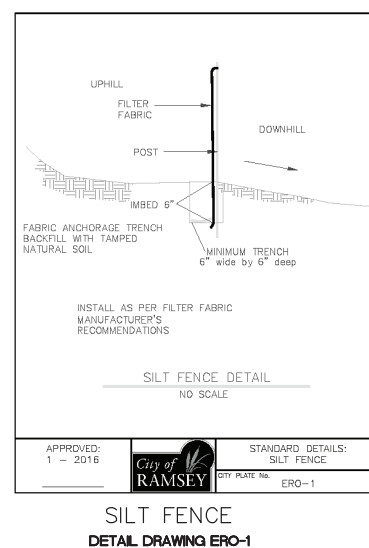
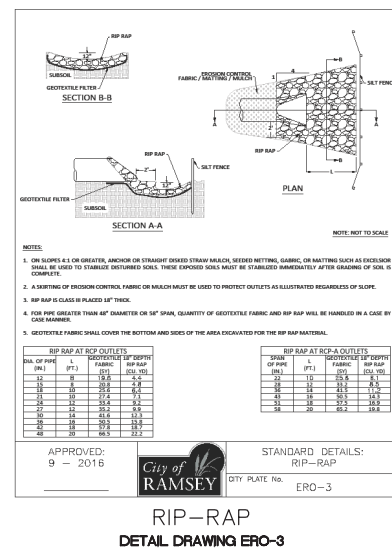
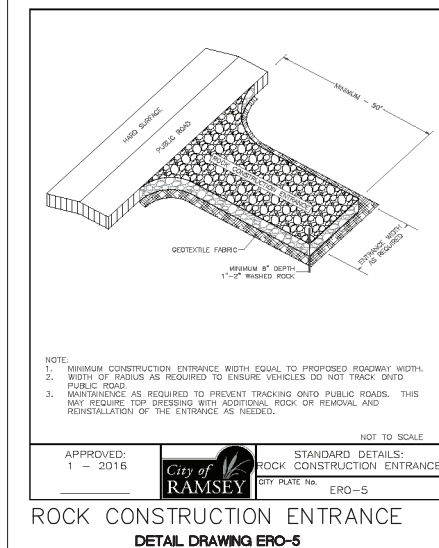
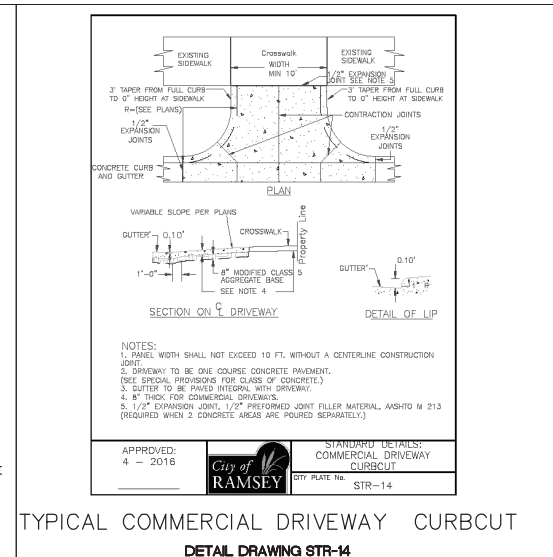
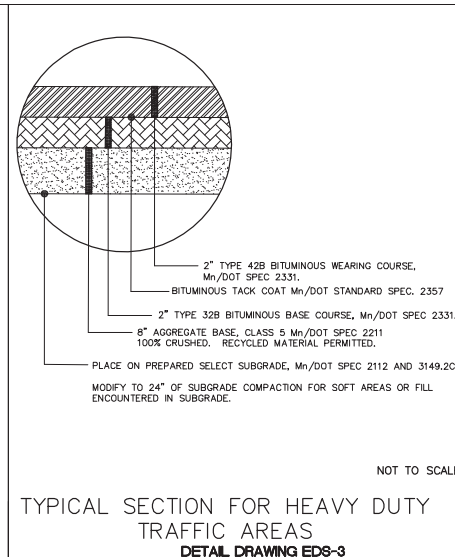
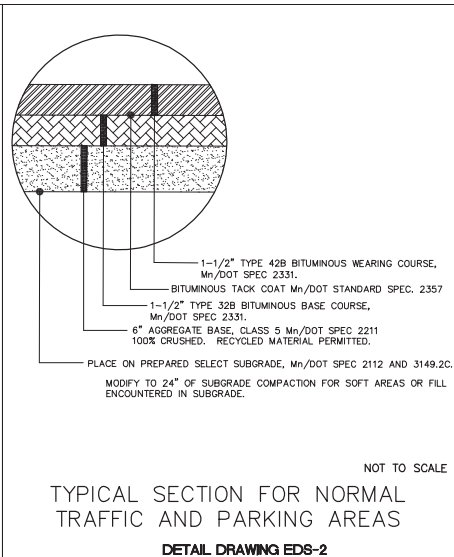
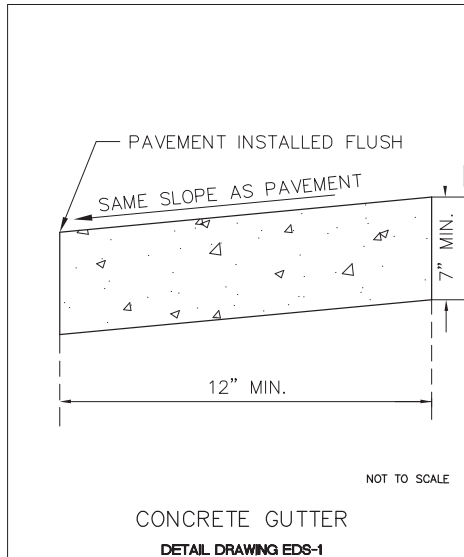
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PROJECT NO.: 23-146

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PARKING LOT AND EROSION CONTROL DETAILS



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Vladimir Sivriyev
VLADIMIR SIVRIYEV P.E., No. 25105

DATED: 12/31/2024

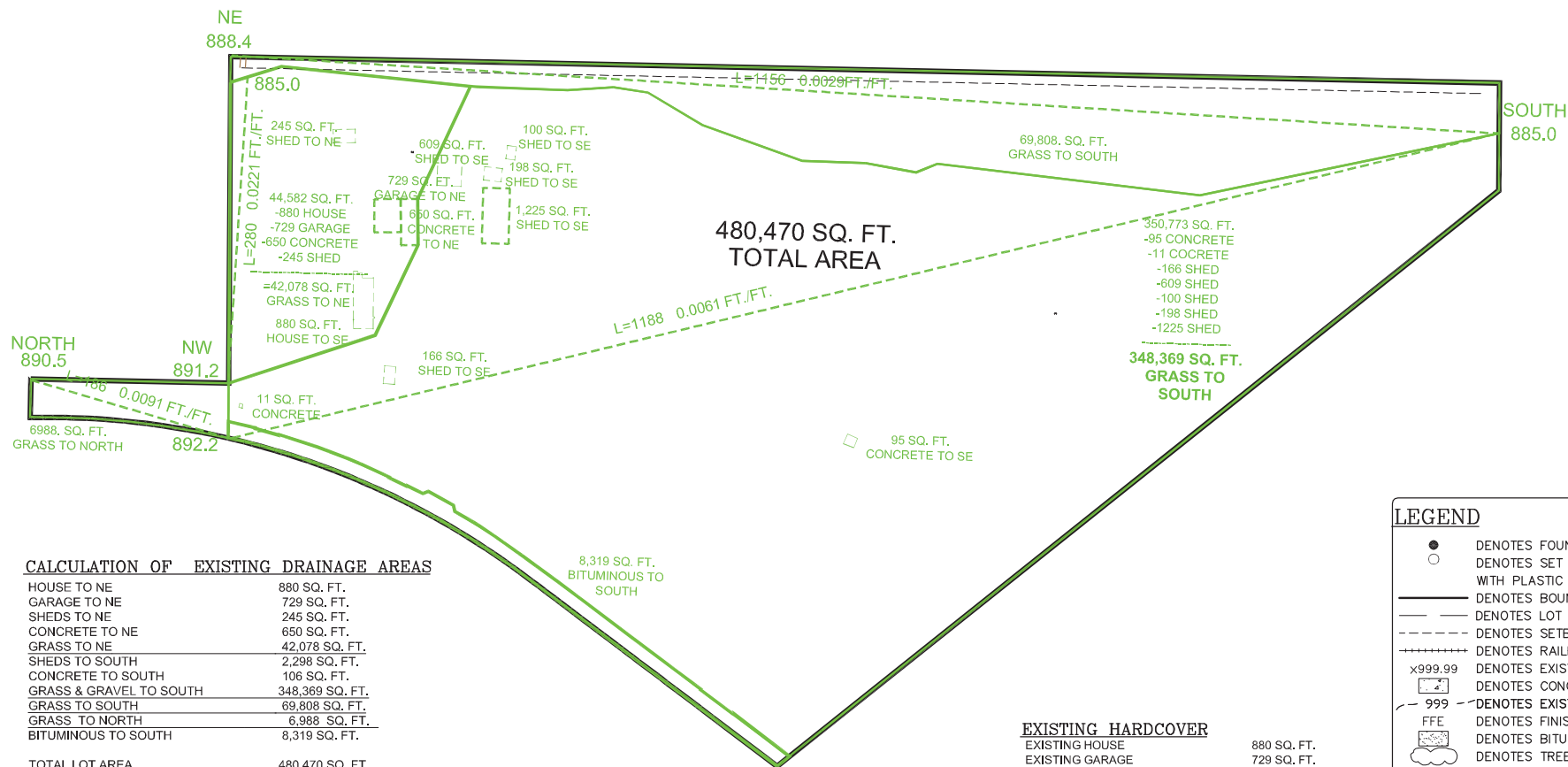
PARKING LOT AND EROSION CONTROL DETAILS
LOCATION: 15861 JARVIS STREET NORTHWEST
RAMSEY, MN 55330

FIELD WORK DATE: 09/26/2023
FIELD BOOK NO.: EDS-15

DRAWN BY: IS
CHECKED BY: VS
PROJECT NO.: 23-146
SHEET NO. C14

EXISTING DRAINAGE AREAS

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166



CALCULATION OF EXISTING DRAINAGE AREAS

HOUSE TO NE	880 SQ. FT.
GARAGE TO NE	729 SQ. FT.
SHEDS TO NE	245 SQ. FT.
CONCRETE TO NE	650 SQ. FT.
GRASS TO NE	42,078 SQ. FT.
SHEDS TO SOUTH	2,298 SQ. FT.
CONCRETE TO SOUTH	106 SQ. FT.
GRASS & GRAVEL TO SOUTH	348,369 SQ. FT.
GRASS TO SOUTH	69,808 SQ. FT.
GRASS TO NORTH	6,988 SQ. FT.
BITUMINOUS TO SOUTH	8,319 SQ. FT.
TOTAL LOT AREA	480,470 SQ. FT.
DOUBLE CHECK DRAINAGE AREA	480,470 SQ. FT.

EXISTING HARDCOVER

EXISTING HOUSE	880 SQ. FT.
EXISTING GARAGE	729 SQ. FT.
EXISTING SHEDS	2,542 SQ. FT.
EXISTING CONCRETE SURFACE	1,223 SQ. FT.
EXISTING BITUMINOUS SURFACE	7,839 SQ. FT.
TOTAL IMPERVIOUS AREA	13,213 SQ. FT.
TOTAL LOT AREA	480,470 SQ. FT.
EXISTING HARDCOVER	2.8 %

PROJECT BENCHMARK

ELEVATION = 891.26 (NAVD 88)
MNDOT DISK "RUSTIC".

LEGEND

- | | |
|---|---------------------------------|
|  | DENOTES FOUND PROPERTY IRON |
|  | DENOTES SET 1/2" X 18" REBAR |
|  | DENOTES BOUNDARY LINE |
|  | DENOTES LOT LINE |
|  | DENOTES SETBACK LINE |
|  | DENOTES RAILROAD LINE |
|  | DENOTES EXISTING SPOT ELEVATION |
|  | DENOTES CONCRETE SURFACE |
|  | DENOTES EXISTING CONTOUR LINE |
|  | DENOTES FINISH FLOOR ELEVATION |
|  | DENOTES BITUMINOUS SURFACE |
|  | DENOTES TREE LINE |
|  | DENOTES STEEL FENCE |
|  | DENOTES OVERHEAD ELECTRIC |
|  | DENOTES ELECTRIC POWER POLE |
|  | DENOTES MEASURED DISTANCE |
|  | DENOTES PLATTED DISTANCE |
|  | DENOTES SANITARY MANHOLE |
|  | DENOTES ELECTRIC METER |
|  | DENOTES DRAINAGE FLOW |
| ET | DENOTES ELECTRIC TRANSFORMER |



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 VLADIMIR SIVRIVER P.E. NO. 25105

EXISTING DRAINAGE AREAS

LOCATION: 15861 JARVIS STREET NORTHWEST
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FIELD WORK DATE: 09/26/2023

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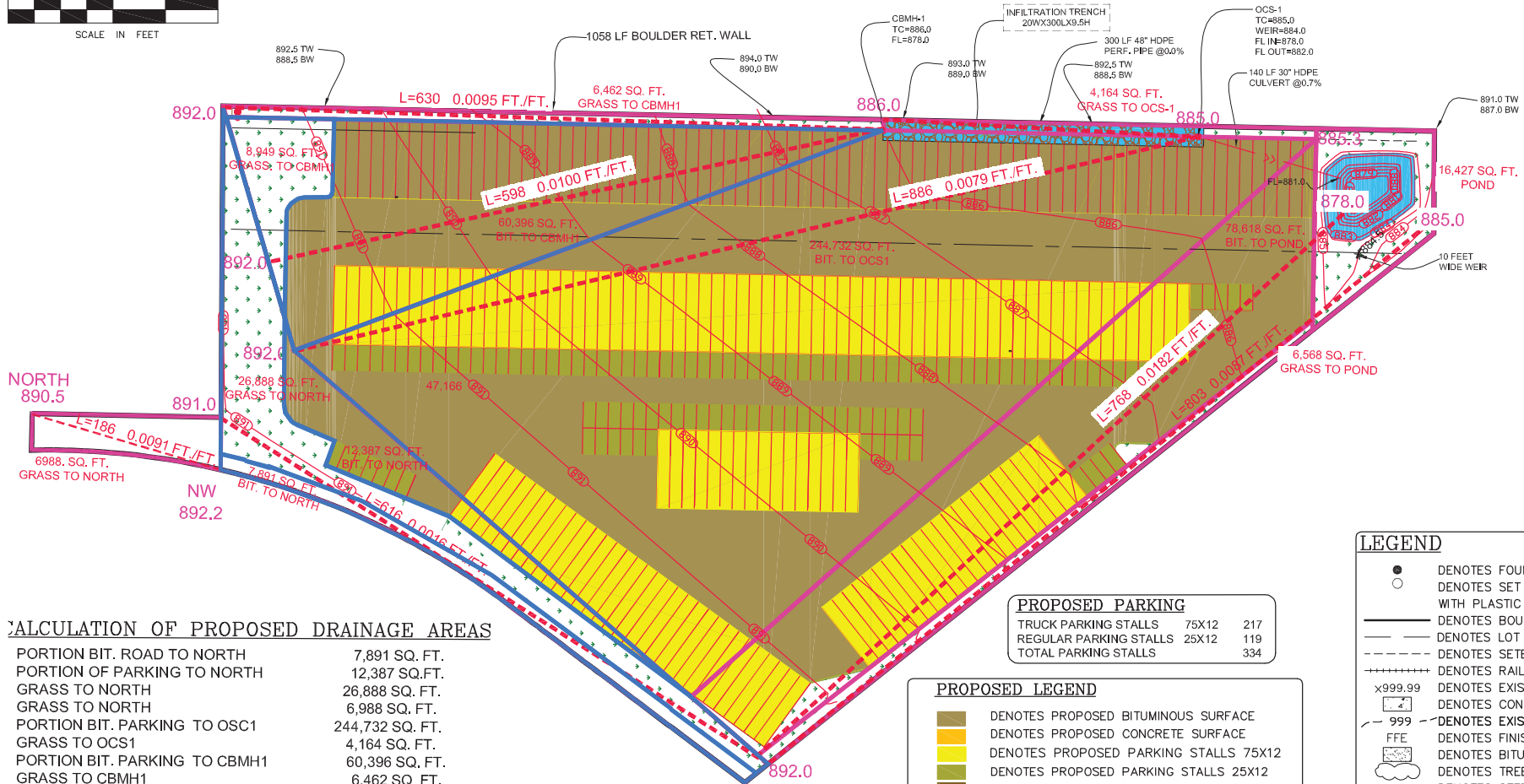
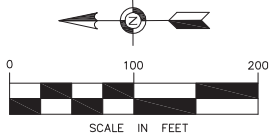
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PROPOSED DRAINAGE AREAS



CALCULATION OF PROPOSED DRAINAGE AREAS

PORTION BIT. ROAD TO NORTH	7,891 SQ. FT.
PORTION OF PARKING TO NORTH	12,387 SQ. FT.
GRASS TO NORTH	26,888 SQ. FT.
GRASS TO NORTH	6,988 SQ. FT.
PORTION BIT. PARKING TO OSC1	244,732 SQ. FT.
GRASS TO OCS1	4,164 SQ. FT.
PORTION BIT. PARKING TO CBMH1	60,396 SQ. FT.
GRASS TO CBMH1	6,462 SQ. FT.
GRASS TO CBMH1	8,949 SQ. FT.
PORTION BIT. PARKING TO POND	78,618 SQ. FT.
GRASS TO POND	6,568 SQ. FT.
POND	16,427 SQ. FT.
DRAINAGE AREA	480,470 SQ. FT.
TOTAL LOT AREA	480,470 SQ. FT.

PROPOSED PARKING

TRUCK PARKING STALLS	75X12	217
REGULAR PARKING STALLS	25X12	119
TOTAL PARKING STALLS		334

PROPOSED LEGEND

	DENOTES PROPOSED BITUMINOUS SURFACE
	DENOTES PROPOSED CONCRETE SURFACE
	DENOTES PROPOSED PARKING STALLS 75X12
	DENOTES PROPOSED PARKING STALLS 25X12
	DENOTES PROPOSED CONCRETE 1 FOOT CURB
	DENOTES PROPOSED GRASS BUFFER
	DENOTES PROPOSED 1 FOOT GUTTER
	DENOTES PROPOSED TRAFFIC FLOW
	DENOTES PROPOSED RETAINING WALL
	DENOTES PROPOSED POND
	DENOTES PROPOSED CONTOUR
	DENOTES PROPOSED GRADING SPOT ELEVATION

LEGEND

	DENOTES FOUND PROPERTY IRON
	DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
	DENOTES BOUNDARY LINE
	DENOTES LOT LINE
	DENOTES SETBACK LINE
	DENOTES RAILROAD LINE
	DENOTES EXISTING SPOT ELEVATION
	DENOTES CONCRETE SURFACE
	DENOTES EXISTING CONTOUR LINE
	DENOTES FINISH FLOOR ELEVATION
	DENOTES BITUMINOUS SURFACE
	DENOTES TREE LINE
	DENOTES STEEL FENCE
	DENOTES OVERHEAD ELECTRIC
	DENOTES ELECTRIC POWER POLE
	DENOTES MEASURED DISTANCE
	DENOTES PLATTED DISTANCE
	DENOTES SANITARY MANHOLE
	DENOTES ELECTRIC METER
	DENOTES DRAINAGE FLOW
	DENOTES ELECTRIC TRANSFORMER



ENGINEERING DESIGN & SURVEYING
6480 Woyzata Blvd., Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

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

Vladimir Sivriyev
VLADIMIR SIVRIYEV P.E., NO. 25105 DATED: 12/13/2024

PROPOSED DRAINAGE AREAS

LOCATION: 15861 JARVIS STREET NORTHWEST
RAMSEY, MN 55330

FIELD WORK DATE: 09/26/2023

FIELD BOOK NO.: EDS-15

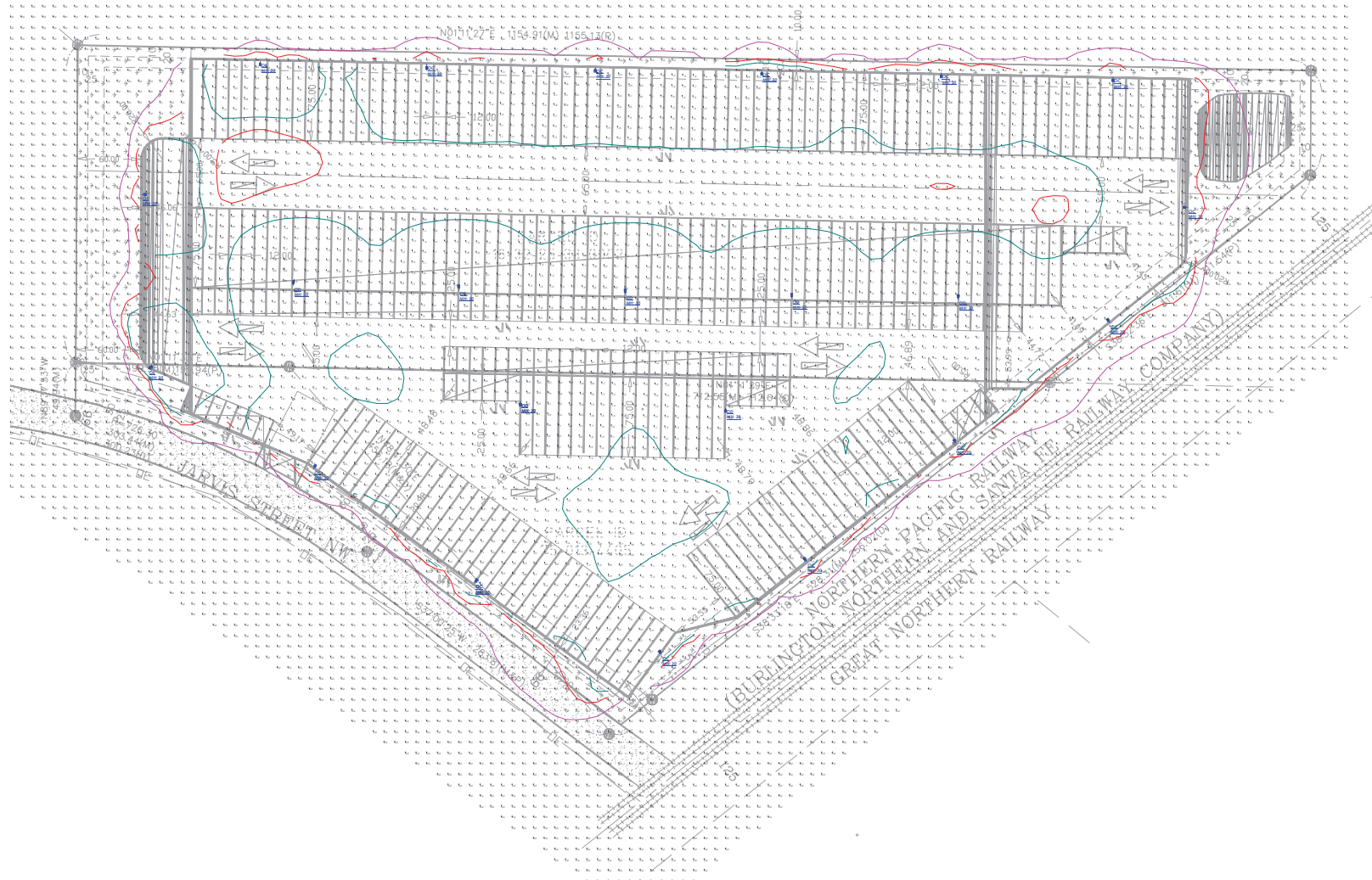
DRAWN BY: IS

CHECKED BY: VS

PROJECT NO.: 23-146

SHEET NO. C16





Calculation Summary							
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING	Illuminance	Fc	1.42	8.3	0.2	8.10	41.50
SITE	Illuminance	Fc	0.07	3.8	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts
	13	OC	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-XL-PA48-740-U-T4W-HSS (28' POLE WITH 2' BASE)	Single	28286	303
	8	OD	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-XL-PA48-740-U-5WQ (30' POLE WITH 2' BASE)	Single	40868	303
	3	OE	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-XL-PA3A-740-U-T4W-HSS (18' POLE WITH 2' BASE)	Single	17617	172

- Standard Reflectance of 80/50/20 unless noted otherwise
- Not a Construction Document, for Design purposes only
- Standard indoor calc points @ 30' A.F.F. unless noted otherwise
- Standard outdoor calc points @ Grade unless noted otherwise
- Egress calc points @ 0' A.F.F.
- Mazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

Northstar Truck & RV Parking

Staff photos taken January 14, 2025



Photo 1. The site is behind the fence. Residential property is wooded.



Photo 2. The entryway off Jarvis St.



Photo 3. Looking northward from the entryway highlighting the fence.



Photo 4. Inside looking east at the berm on the Links at Northfork property.



Photo 5. Looking southeast at the berm.



Phot 6. Trailers and miscellaneous items.



Photo 7. Looking southeast with the railroad on the right.



Photo 8. The middle of the site with trucks, cars, and junk vehicles.



Photo 9. Looking north at the adjacent residential property

City of Elk River Ordinance _____
City of Ramsey Ordinance #25-04

The Cities of Ramsey and Elk River hereby ordain:

WHEREAS, Northstar Truck and RV Parking LLC owns land in the cities of Ramsey and Elk River described as:

Parcel 1 (Ramsey):

That part of the South 1155 feet of the West 297 feet of the Southwest Quarter of the Southwest Quarter of Section 18, Township 32, Range 25, Anoka County, Minnesota, lying North of the railroad right-of-way, excluding road, subject to easement of record.

Parcel 2 (Elk River):

*That part of the Southeast Quarter of the Southeast Quarter of Section 13, Township 32, Range 26, Sherburne County, Minnesota, described as follows:
Beginning on the East line or said Section, 2.56 chains North or the Southeast corner thereof and at a point where said line is crossed by the Easterly line of the right-of-way of the St. Paul, Minneapolis & Manitoba Railway Company; thence North on section line 11.39 chains to center of road from State Road to Quarter post in said section line; thence South 47-1/2 degrees West to said Easterly line of said right-of-way; thence South 30 degrees East along said right-of-way to beginning.*

Collectively, “Subject Properties;” and

WHEREAS, the Subject Properties cross the municipal and county borders; and

WHEREAS, the Subject Properties are guided Industrial in the Elk River 2040 Comprehensive Plan and Business Park in the Ramsey 2040 Comprehensive Plan;

WHEREAS, the property owner’s business is consistent with each city’s Comprehensive Plans, yet inconsistent with the current zoning classifications; and

WHEREAS, both Cities agree that it is in the best interest to have common and consistent land use regulations for the Subject Properties; and

WHEREAS, both Cities jointly adopt this ordinance in conformance with each City’s Charter and other municipal regulations.

Section 1. Authority.

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey and the City Charter of the City of Elk River.

Section 2. Zoning Map Amendment.

Pursuant to Article VII – Planned Unit Developments of Ramsey City Code and Section 30-1564 of Elk River City Code, the Subject Properties are hereby rezoned from I-1 Light Industrial (Ramsey) and I3 General Industrial (Elk River) to PUD Planned Unit Development:

Section 3. Uses within the Planned Unit Development

- 3.1 The use of the property shall only be in conformance with uses described within this PUD.
- 3.2 Use of the property is a business use for parking of the following:
 - a. Semi-trucks, semi-trailers, and other delivery trucks;
 - b. Recreational vehicles, campers, motorhomes, and fifth-wheel trailers;
 - c. Boats; and
 - d. Personal vehicles related to a vehicle in a., b., or c. above.
- 3.3 The use of this property may not be used for any vehicles owned by a business holding a state dealer's license or any inoperable or unlicensed vehicle,
- 3.4 Outdoor storage of any products, equipment, materials, supplies, or debris is not permitted, except for snow removal equipment and supplies for the site in conformance with the applicable municipality's regulations.

Section 4. Site Development Standards

- 4.1 The site plan, grading and drainage plans, and landscape plan shall conform to the plan set dated [REDACTED] as prepared by Engineering Design & Surveying (EDS) and approved by each municipality's City Engineer for construction.
- 4.2 All subsequent modifications to the site improvements must be in conformance with each municipality's regulations.

Section 5. Site Performance Standards

- 5.1 All vehicles must be properly licensed.
- 5.2 In the event a gate is installed, access to the property must include key boxes for both Elk River and Ramsey Fire Departments.
- 5.3 A concrete stripe must be maintained along the city/county border in order to clarify any relevant jurisdictional issues.

Section 6. Memorialization.

Ramsey City Code Section 106-739 is amended to add "Northstar Truck and RV Parking" and this ordinance number to the list of approved Planned Units of Record.

Section 7. Summary

The following official summary of Ordinance #25-04 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance:

“Ordinance #25-04 rezones property from I-1 within the City of Ramsey and I3 within the City of Elk River to PUD and sets forth standards on the uses and site improvements thereon. The property is addressed 15861 Jarvis St. NW with Anoka County Parcel ID of 18-32-25-33-0002 and Sherburne County Parcel ID of 75-00013-4405.”

PASSED by the City Council of the City of Ramsey, Minnesota, the ____ day of February, 2025.

Mayor

ATTEST:

City Clerk

PASSED by the City Council of the City of Elk River, Minnesota, the ____ day of February, 2025.

Mayor

ATTEST:

City Clerk

Introduction date:

Posting dates:

Adoption date:

Publication date:

Effective date:

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #25-028

A RESOLUTION APPROVING A SITE PLAN REVIEW FOR NORTHSTAR TRUCK AND RV PARKING AT 15861 JARVIS STREET NORTHWEST

WHEREAS, The City of Ramsey received an application from Northstar Truck and RV Parking (the “**Applicant**”) requesting a Planned Unit Development with a Site Plan Review approval on the property legally described as follows:

That part of the South 1155 feet of the West 297 feet of the Southwest Quarter of the Southwest Quarter of Section 18, Township 32, Range 25, Anoka County, Minnesota, lying North of the railroad right-of-way, excluding road, subject to easement of record.

(the “**Subject Property**”).

WHEREAS, the **Subject Property** is zoned PUD, Planned Unit Development, which is a specialized zoning designation, and guided for business park uses in the 2040 Comprehensive Plan; and

WHEREAS, all principal uses within the PUD zoning district require a formal Site Plan Review from Planning Commission and City Council; and

WHEREAS, the **Applicant** appeared before the Planning Commission for a public hearing on January 23, 2025, that said public hearing was properly advertised; and

WHEREAS, the Planning Commission reviewed the Site Plan at their regular meeting on January 23, 2025, and recommended [REDACTED]; and

WHEREAS, the City Council reviewed the request at their meeting on February 11, 2025.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey City Council hereby grants approval of the Site Plan for Northstar Truck and RV Parking on the **Subject Property** in accordance with relevant City Codes, subject to the following conditions:

1. Final legal form approved by the City Attorney.
2. That the **Applicant** enters into a Development Agreement with the City and provide the necessary sureties guaranteeing the work will be done according to plan and in a timely manner.
3. That the **Applicant** shall update plans based on Staff comments as noted in ProjectDox.

4. That the **Applicant** shall secure all other necessary permits from other applicable agencies, including the City of Elk River and the Lower Rum River WMO, and provide a copy of said permits to the City.
5. If a gate is to be added from the Jarvis Street NW entrance, fire department lock boxes for both the Ramsey and Elk River Fire Departments are required.
6. Landscaping on the adjacent golf course property must receive written permission.
7. All site improvements must be made according to plans dated ____ prepared by EDS and approved by the City Engineer.
8. All site improvements noted on said plans must be completed within one year of the date of approval of this resolution.
9. This Site Plan Review resolution is contingent upon rezoning of the Subject Property from I-1 to PUD.



Request for Action

To
Planning Commission

Item Number
5.3

Meeting Date
January 28, 2025

Prepared By
Chris Leeseberg, Senior Planner

Item Description
Conditional Use Permit Amendment: Outdoor
Storage, 12777 Meadowvale Road NW, Elk River
WinLectric

Reviewed by
Zack Carlton

Action Requested

Open the public hearing, receive comments, and postpone the public hearing until the February 25, 2025, Planning Commission meeting.

Background/Discussion

Staff is actively working with the applicant to obtain additional information necessary to proceed with the review. The applicant is requesting an amendment or extension to the timeline for the removal of their temporary storage structures.

Financial Impact

None

Mission/Policy/Goal

Meet changing needs - agile.

Attachments

- I. 60 Day Extension Letter

The Elk River Vision

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





January 24, 2025

Troy Tamm
12777 Meadowvale Rd NW
Elk River, MN 55330

Dear Mr. Tamm,

On December 26, 2024, the city received your Conditional Use Permit (CUP) application for an amendment to your CUP (CU 22-11) located at 12777 Meadowvale Rd. State Statute requires a decision by the city within 60 days of this application. The Statute also allows the City to extend the timeline an additional 60 days if necessary.

Due to additional information needed, the city is extending the 60-day timeline to April 25, 2025. The city expects the Planning Commission to review the Conditional Use permit on February 25, 2025, and the City Council on March 17, 2025.

Please feel free to contact me if you have any questions.

Sincerely,

Chris Leeseberg, Senior Planner
Ph: 763.635.1033
cleeseberg@ElkRiverMN.gov



Request for Action

To
Planning Commission

Item Number
5.4

Meeting Date
January 28, 2025

Prepared By
Zack Carlton, Community Development Director

Item Description
Conditional Use Permit Amendment: Recycling
Processing Center, 16501 Highway 10, B&E
Recycling Station

Reviewed by
Chris Leeseberg

Action Requested

Recommend, by motion, approval of the Conditional Use Permit amending the previous approvals for a Recycling Processing Center (CU 95-02) with the following conditions to satisfy the standards set forth in Section 30-654:

1. The applicant must apply for and receive all county required permits and licenses prior to expanding the requested scope of operations.
2. The area identified as a holding pond must be repaired as the site has been re-graded as a parking area. The repair work must be designed by a licensed professional.
3. There shall be no storage of recyclable materials or waste outside of the building or fenced in area.
4. All non-recyclable materials must be removed from the site by May 1, 2025.
5. All vehicles or materials stored on site, and not approved as part of CU 03-26, must be removed by May 1, 2025.
6. The disassembling or salvaging of parts from vehicles or machinery is prohibited.
7. Any new structures must be designed by a licensed architect and permitted through the building department.
8. Business owner must submit an annual waste activity report to the MPCA by March 1st of every year.
9. The applicant shall submit an updated drainage plan, prepared by a qualified professional, showing that the facility is designed to prevent surface water drainage through recyclable materials, to control dispersion of the recyclable materials and residuals by wind, to contain any spills or releases that could harm human health or the environment, to provide for the storage of recyclable materials so as to protect the recyclability of the materials, and to provide for the storage and removal of residuals.
10. Storage of all waste and recyclable materials must comply with all county, state, and federal regulations.
11. All recyclable materials must be removed from the facility within three years after the date of receipt.
12. The owner of the facility must inspect the site at least every 30-days for malfunctions, deterioration, or discharges that may result in the release of pollutants to the environment. Records of these inspections may be requested by city or county staff.
13. The owner or operator must prepare and maintain a contingency action plan addressing actions for a potential fire, spill, or release.

The Elk River Vision

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



Background/Discussion

The applicant is requesting an amendment to a Conditional Use Permit (CU 95-02) which authorized a recycling processing center at 16501 US Highway 10. The site has operated under this CUP for a number of years, but the applicant is looking to modify the operation to better fit the current market. The site has fallen out of compliance in recent years, and this review seeks to bring the property into compliance with current standards.

The applicant proposes an additional roll-off dumpsters to manage scrap materials, an area to place 10 storage containers, up to 20 cars staged for off-site recycling, a three-sided covered storage structure, and approval of an area to store metal outside of the structures.

Recycling centers are intended as a location for customers to drop-off recyclable materials. The operation processes and prepares the materials for recycling off-site. The staging of vehicles for processing off site is permitted. However, vehicles and machinery may not be salvaged or disassembled. This is considered a salvage yard and is not under review for this site.

Applicable Regulations

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.

A Recycling Processing Center has the potential to detrimentally affect adjacent parcels and the public health, safety, morals and comfort of the city. These facilities are tightly regulated by county, state, and federal regulations. The use 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 have included several conditions to ensure compliance with all state and local standards.

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

The property is guided for Business Park/Industrial Uses. 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 area surrounding the site is largely developed, and the proposed use is a modification of the existing operation. The requested impacts will occur within the existing fenced in area.

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 changes to the approved operation will not alter the demands on public facilities. 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 hazards of the operation are focused on environmental and public health concerns. These generally do not translate to detrimental impacts related to traffic, noise, smoke, fumes, etc.

Staff have included several conditions related environmental and public health considerations, but 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.

There are no natural, scenic or historic features of major importance on the subject parcel.

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.

Staff is reviewing this site in cooperation with Sherburne County. The county requires a license to operate the proposed use. The recommended conditions seek to ensure that 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 have included several conditions related environmental and public health considerations, including conditions to ensure compliance with state and county permitting requirements.

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.

In the review of the standards for CUP as outlined, it appears that the request is consistent with all of these standards, subject to the recommended conditions.

Financial Impact

None

Mission/Policy/Goal

Support the growth and development of the community.

Attachments

1. Location Map
2. Applicant's Narrative
3. Building and Drainage Plan
4. Previous CUP - CU 95-02
5. Previous CUP - CU 03-26



Project Location Map

B&E Recycling Station

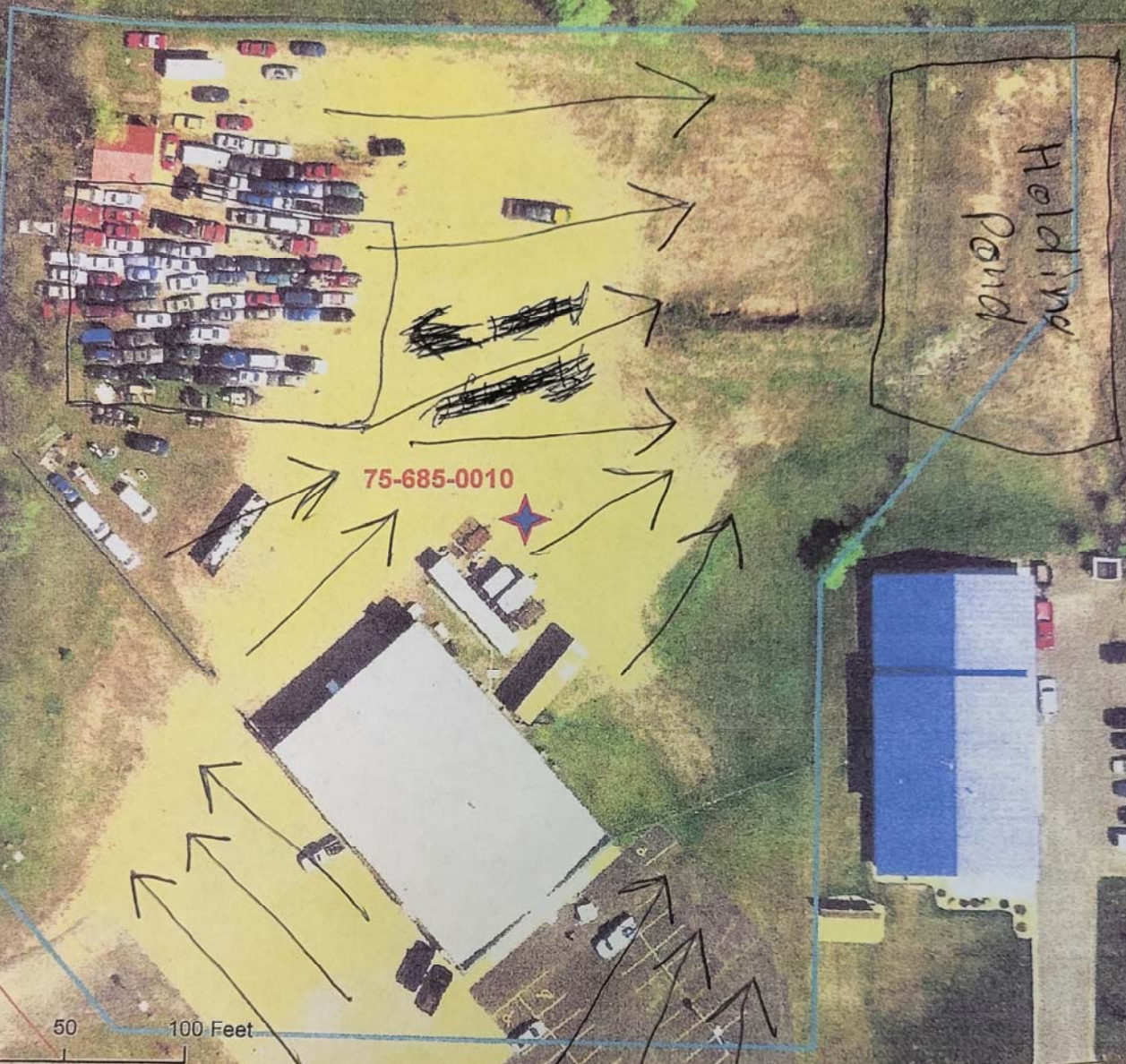
Conditional Use Permit

Case No: CU 24-19

CU 24-19 Narrative

1. We would like three 80 yard Roll offs to manage our scrap material. (Currently we have two 80 yard Roll offs.)
2. Add area to store 10 Roll off boxes (empty)
3. Store 20 cars for B&E Recycling in designated area.
4. 3 Sided covered storage area's to store items outside.
5. Area to store metal outside that is too big to store inside. For example boats, signs, oversized metal material that need to be cut up or taken apart. This space will be used as a transition area for temporary storage until we process items.

B & E Recycling Station, Inc. (SWF-6)



75-685-0010

Holding Pond

Direction of Storm Water.

-  SANITARY LANDFILL
-  INDUSTRIAL WASTE LANDFILL
-  DEMOLITION LANDFILL
-  ENERGY RECOVERY
-  RDF PROCESSING
-  SOLID WASTE COMPOST
-  YARD WASTE COMPOST
-  SOLID WASTE PROCESSING

3 0 8 3 5 5

308355

STATE OF MINNESOTA
COUNTY OF SHERBURNE
CITY OF ELK RIVER

COUNTY RECORDER
SHERBURNE CO., MINN.
PAT RAGNUSSEN
BY *B. Hallbeck* DEPUTY

CITY OF ELK RIVER CITY COUNCIL
CONDITIONAL USE PROCEEDINGS

MAR 9 4 04 PM '95



In the matter of: Dick Hetland

Request: A Conditional Use Permit to operate a Recycling Center at 16501 Highway 10. (Case No. CU 95-2)

ORDER GRANTING

CONDITIONAL USE

Dick Hetland, Owner

The above entitled matter came to be heard before the City Council on the 20th day of March, 1995, on a petition for a Conditional Use pursuant to the City of Elk River Zoning Ordinance, for the following described property:

See Attached Exhibit A

IT IS ORDERED that a Conditional Use be granted as upon the following conditions or reasons:

1. ADDITIONAL TREES BE PLANTED ALONG HIGHWAY 10 & 165TH AVENUE TO HELP SCREEN AND GIVE THE BUILDING A AESTHETICALLY PLEASING APPEARANCE.
2. A 6' FOOT, 100% OPAQUE SCREENING BE REQUIRED TO SCREEN THE EXCAVATION AND TRUCKING BUSINESS FROM HIGHWAY 10 AND A LANDSCAPE PLAN BE SUBMITTED FOR THE AREA NORTH AND WEST OF THE EXISTING BUILDING SHOWING HOW THE SITE WILL BE SCREENED WITH NATURAL VEGETATION.
3. THE DUMPSTER ON THE REAR OF THE PROPERTY BE ENCLOSED WITH MATERIALS WHICH ARE COMPATIBLE WITH THE EXISTING BUILDING.
4. THE GENERAL JUNK BE REMOVED FROM THE SITE.
5. ALL OUTDOOR STORAGE REMAIN OUTSIDE OF THE REQUIRED SETBACKS.
6. THAT NO OUTDOOR STORAGE OF METALS BE ALLOWED ON SITE.
7. CONIFER TREES SHOULD BE PLANTED ON THE NORTHWEST CORNER OF THE PROPERTY ALONG HIGHWAY 10 TO ESTABLISH COMPLETE SCREENING.
8. THE FOLLOWING SCHEDULE OF IMPROVEMENTS SHALL BE INCORPORATED.

- COMPLETED BY OCTOBER 31, 1996:

- * INSTALL SOD
- * SECURITY FENCE
- * GENERAL CLEAN-UP

- COMPLETED BY OCTOBER 31, 1997:

- * INSTALL TREES
- * SECURITY GATE
- * DEFINE PARKING AREAS & DRIVES

DATED this 20th day of March, 1995.

Tract A: The South 468.57 feet of the west 494.94 feet of the Southwest Quarter of the Southeast Quarter of Section 11, Township 32, Range 26, Sherburne County, Minnesota, except that part taken for U.S. Highway #10, 52 and 169, and except that part thereof described as follows: That part of the West 494.94 feet of the Southwest Quarter of the Southeast Quarter of Section 11, Township 32, Range 26, Sherburne County, Minnesota, lying Easterly of a line described as beginning at the point of intersection of the south line of said Southwest Quarter of the Southeast Quarter with the West line of the East 140.00 feet of said West 494.94 feet of the Southwest Quarter of the Southeast Quarter; thence North 1 degree 01 minutes 45 seconds East along said West line of the East 140.0 feet of the West 494.94 feet for a distance of 225.0 feet; thence North 39 degrees, 43 minutes, 15 seconds East a distance of 223.95 feet, more or less, to intersect with and terminate said line at the East line of the West 494.94 feet of the Southwest Quarter of the Southeast Quarter. Subject to that part taken for 165th Avenue Northwest.

Also The Northwest Quarter of the Northeast Quarter of Section 14, Township 32, Range 26, Sherburne County, Minnesota, which lies Northeasterly of a line run parallel with and distant 150 feet northeasterly of Line 1 described below and northwesterly of Line 2 described below.

Line 1: Beginning at a point on the east line of said Section 14, distant 2564.8 feet south of the Northeast corner thereof; thence run northwesterly at an angle of 48 degrees 22 minutes 00 seconds from said East section line (measured from north to west) for 1422.3 feet; thence deflect to the right on a 0 degree 15 minute 00 second curve (delta angle 01 degrees 42 minutes 00 seconds) for 680 feet; thence on tangent to said curve for 882 feet; thence on tangent to said curve for 882 feet; thence deflect to the right on 0 degree 44 minute 30 second curve (delta angle 07 degrees 25 minutes 00 seconds) for 1000 feet and there terminating.

Line 2: Beginning at a point on Line 1 described above, distant 493.1 feet southeasterly of its point of termination; thence run northeasterly at right angle to said Line 1 to an intersection with the north line of said Section 14 and there terminating.

AND

Tract B: That part of West 495 feet of Southwest Quarter of Southeast Quarter of Section 11, Township 32, Range 26, Sherburne County, Minnesota, described as; commencing at the Southeast corner of said West 495 feet, thence West along South line of said Southwest Quarter of Southeast Quarter 140 feet, thence North 1 degrees 01 minutes 45 seconds East for 225 feet then North 39 degrees 43 minutes 15 seconds East 223.95 feet to intersect with East line of West 495 feet of Southwest Quarter of the Southeast Quarter then South along said line to point of beginning.

STATE OF MINNESOTA)
)
 COUNTY OF SHERBURNE) ss.
)
 CITY OF ELK RIVER)

OFFICE OF CITY PLANNING AND ZONING

CITY OF ELK RIVER

I, Steven B. Ach, City Planner for the City of Elk River with and in for said City, do hereby certify that I have compared the foregoing copy and Order granting a Conditional Use with the original record thereof preserved in my office, and have found the same to be a true transcript of the whole thereof.

If the proposed work described in a conditional use permit has not been substantially completed within two (2) years after its date of issuance, the permit shall expire and become void except that the Council may, following recommendations 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 one (1) year.



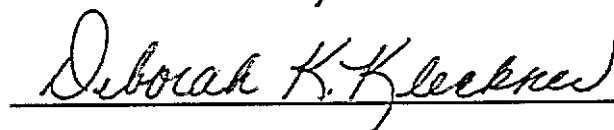
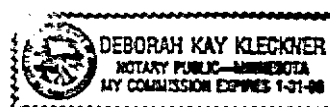
Steven B. Ach, City Planner

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand at Elk River, Minnesota, in the County of Sherburne, in the City of Elk River, on the 19th day of April, 19 95.

DRAFTED BY:

City of Elk River
 Elk River, Minnesota 55330

Signed before me a NOTARY PUBLIC
 this 19th day of April, 19 95.

Doc. No. 532208

Certified filed and/or recorded on

11-14-2003 at 09:00

Michelle Ashe, County Recorder

By RS Deputy Fee: \$ 20.00

STATE OF MINNESOTA

CITY OF ELK RIVER CITY COUNCIL

COUNTY OF SHERBURNE

**CONDITIONAL USE
PROCEEDINGS**

CITY OF ELK RIVER

In the matter of: Richard Hetland

Request: Conditional Use Permit for Outdoor Storage in Conjunction with a Vehicle Towing
Business, Case No. Cu 03-26

ORDER GRANTING

CONDITIONAL USE

Richard J. Hetland and Yvonne R. Hetland, Owners

The above entitled matter came to be heard before the City Council on the 20th day of October 2003 on a petition for a Conditional Use pursuant to the City of Elk River Zoning Ordinance, for the following described property:

**Outlot A, Aquas Acre,
Sherburne County, Minnesota**

IT IS ORDERED that a Conditional Use be granted as upon the following conditions or reasons:

1. **A CHAIN LINK FENCE SHALL BE MAINTAINED ON THE NORTH PROPERTY LINE.**
2. **THE STORAGE AREA SHALL NOT EXTEND INTO THE DRAINAGE AND UTILITY EASEMENT.**
3. **THE SURFACE OF THE STORAGE AREA SHALL BE CLASS V OR SOME OTHER SUITABLE MATERIAL APPROVED BY THE CITY.**
4. **THE BOUNDARY OF THE STORAGE AREA SHALL BE DELINEATED BY LANDSCAPE TIMBERS OR SOME OTHER MATERIAL APPROVED BY THE CITY.**

DATED this 20th day of October, 2003.

STATE OF MINNESOTA)
COUNTY OF SHERBURNE) ss.

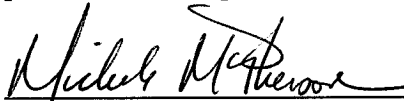
OFFICE OF CITY PLANNING
AND ZONING

ELK RIVER

CITY OF ELK RIVER

I, Michele McPherson, Director of Planning for the City of Elk River with and in for said City, do hereby certify that I have compared the foregoing copy and Order granting a Conditional Use with the original record thereof preserved in my office, and have found the same to be a true transcript of the whole thereof.

If the proposed work described in a conditional use permit has not been substantially completed within two (2) years after its date of issuance, the permit shall expire and become void except that the Council may, following recommendations 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 one (1) year.


Michele McPherson
Director of Planning

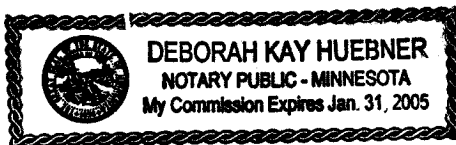
IN TESTIMONY WHEREOF, I have hereunto subscribed my hand at Elk River, Minnesota, in the County of Sherburne, in the City of Elk River, on the 31st day of October, 2003.

DRAFTED BY:

City of Elk River
Elk River, Minnesota 55330

Signed before me a NOTARY PUBLIC
this 31st day of October, 2003.







Request for Action

To
Planning Commission

Item Number
5.5

Meeting Date
January 28, 2025

Prepared By
Zack Carlton, Community Development Director

Item Description
Land Use Amendment, Zone Change, and
Ordinance Amendment: Specht Family Farm
Residential Development (PUD), 16330 US Highway
10, Capstone Homes

Reviewed by
Chris Leeseberg

Action Requested

Recommend, by motion, approval of a Land Use Amendment updating the city's Comprehensive Plan to align with the proposed residential and commercial areas, subject to the condition that the associated Zone Change (ZC 24-06) and Ordinance Amendment (OA 24-05) are approved by the City Council.

Recommend, by motion, approval of a zone change amending the city's zoning map to designate parcels for Highway Commercial and Planned Unit Development (PUD) uses consistent with the development proposal, and subject to the condition that the associated Land Use Amendment (LU 24-05) and Ordinance Amendment (OA 24-05) are approved by the City Council.

Recommend, by motion, approval of an ordinance amendment to establish a residential Planned Unit Development, subject to the following conditions:

1. The City Council must approve the associated Land Use Amendment (LU 24-05) and Zone Change (ZC 24-06).
2. An Environmental Assessment Worksheet (EAW) must be reviewed in accordance with all state and local policies and receive a negative finding for an Environmental Impact Statement (EIS).
3. MnDOT and the city shall approve an access location and configuration that supports the traffic needs of the proposed development.
4. The MnDNR must provide written approval of the work proposed within the Wild and Scenic River District.
5. Provide additional vegetative screening along the non-wooded boundary line with the Oliver Kelley Farm. The vegetative design should incorporate feedback from the Kelly Farm staff.
6. The cost of sewer and water trunk extensions to the development shall be financed by the developer. If oversizing of water pipes is required, Elk River Municipal Utilities (ERMU) will reimburse the developer for the cost to oversize the infrastructure.
7. All proposed streets, trails, and sidewalks shall follow the city's engineering design standards.
8. Recommendations from the Park and Recreation Commission shall be incorporated into the proposed plans.

The Elk River Vision

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



Background/Discussion

The developer, Capstone Homes, has submitted a series of applications to support their proposed development on the property commonly referred to as the Specht Farm. The site is approximately 250 acres in size and includes a significant area of frontage along the Mississippi River. The area currently includes three different zoning districts (FAST, R-Id, and Business Park) and is guided by the Comprehensive Plan for residential and commercial uses.

The development proposal includes 533 new single-family parcels, and 5.17 acres slated for future commercial uses. Approval of the project requires amendments to the Comprehensive Plan (Land Use), zoning amendments to create a PUD for the residential areas, and rezone the commercial areas to C-3 (Highway Commercial, and an ordinance amendment establishing the standards for the PUD areas.)

Currently, the developer is seeking approval of the PUD to establish the framework for the project. Future applications and reviews by the Planning Commission include a preliminary plat, which will provide more details on the grading, stormwater, utility work, and engineering for the development. Discussions and conditions from the commission should seek to achieve a cohesive project with a series of standards that the developer will follow as the project progresses towards final design.

Comprehensive Plan

The Comprehensive Plan currently guides the site for Mixed Residential and Highway Business uses. The proposal maintains the same land use classifications but re-aligns the areas to match the property lines proposed with the project.

The proposed commercial areas and future uses align with the land use guidance, and realigning the land use plan to follow the proposed uses is supported by staff.

The mixed residential category supports a range of housing types, with the goal of a gentle increase in density when compared to a typical single-family neighborhood. While the proposal doesn't include townhomes or multifamily uses, the smallest single-family parcels are 50-feet wide, which increases the overall density of the area.

Access and Streets

The development is located between Highway 10 and the river and abuts the Oliver Kelley Farm historic site along the southern boundary. The main access to the site will be from an improved access point at Highway 10 and 165th Ave. This is the current location of the driveway serving the property. City staff and the developer have been working with MnDOT to design this access, which is anticipated to require signalization and a possible j-hook. Development of this project is contingent upon MnDOT's approval of this access.

Additional access to the development includes an extension of the existing Yale Street dead-end on the north end of the project and a frontage road along Highway 10.

The project reserves land for a future interchange, but that is not part of this project. It is anticipated that the improvements at 165th Ave will provide access for the foreseeable future and the interchange will be constructed when funding and traffic demands allow.

Internal circulation is provided by public streets, there are no private drives included in the project. A sidewalk is included on one side of each residential street, including the frontage road. The developer has requested a narrower street section for many of the interior streets. A typical city street is 34-feet wide, and

the developer requests approval of a narrower public street at 29-feet. The request suggests that narrower roads are naturally traffic calming and will create a safer neighborhood. City engineering staff desire all public streets to comply with city standards.

City Utilities

All parcels will be served by city sewer and water. This will require the extension of existing trunk services, which are the responsibility of the developer. Additional details regarding city services will be included in a future preliminary plat application.

Housing Types

The proposal includes four different lot sizes, ranging in size from 50-foot-wide lots with a 35-foot-wide building pad, up to 100-foot lots overlooking the Mississippi River. The majority of the parcels are between 65 and 75-feet wide and are consistent with much of the development that has been approved in recent years.

The largest lots are located along the river and have a minimum lot size of 20,000 square feet. These standards are a requirement of the Wild and Scenic River District for any parcel that abuts the river. Parcels within the district, but not along the river, are required to be at least 75-feet wide with a minimum size of 10,000 square feet. Proposed setbacks for these lots are 30-feet for the front yard and require a minimum of 15-feet between buildings – generally consistent with the typical R-1c zoning district.

The majority of the lots, 284 in total, are 65-feet-wide. As noted earlier, this has been the most common parcel size constructed in the city for a number of years. The proposed setbacks of 25-feet for the front yard and 15 feet between buildings is also typical of these product types.

The smallest lot sizes are clustered closest to Highway 10 and are 50-feet-wide with a front yard setback of 25-feet and maintaining 15-feet between buildings. The lot size does create some concern for on-street parking and placement of utilities. Parking has typically been a concern for smaller lots, and the developer is proposing restricting driveway width to 16-feet to maximize curb space for parking. This leaves approximately 34-feet between driveways in the best-case scenario, which is typically not enough for two vehicles. Curves in the roadway, fire hydrants, and mailboxes will further restrict the available on street parking. The applicant has included a parking study evaluating the impacts of the smaller lots on available street parking.

City staff have concerns with the narrow lots and the impacts this will have on the project. The Planning Commission should discuss the proposal and the impacts of the smallest lot sizes to the community. One alternative may be to strategically mix the smaller lots throughout the area, so the density is not concentrated, and street parking concerns are minimized.

Environmental

The site is located within the Wild and Scenic River District, which includes additional performance standards and open space requirements. Generally, the standards require larger lots closer to the river, and a net open space requirement for all areas within the district. The developer has been working closely with the DNR to ensure the proposal satisfies the standards.

The attachments include additional information regarding compliance with the Wild and Scenic standards. According to the exhibits, and conversations with the DNR, the project complies with the ordinance, and the PUD will include additional performance standards to ensure long-term compliance.

Additionally, due to the development's size and location, an Environmental Assessment Worksheet (EAW) is required. An EAW is a state mandated analysis of the impacts a proposed development project may generate. It includes a wide variety of topics, including traffic, historical elements, natural features, to name a few. The applicant has submitted the EAW for initial review, and the city will follow the state mandated review process. Ultimate approval of the EAW requires a review from the City Council.

Park and Receptions

A project of this size includes a variety of park amenities. Additionally, the location along the Mississippi River provides additional opportunities for river access. Plans identify approximately 42 acres of park and open space, including a trail running from north to south, with a large segment along the river. The Park and Recreation Commission is reviewing the suggested park information and will make a recommendation to the City Council.

Comprehensive Plan Amendment

The requested amendment to the approved plan is generally consistent with the established guidance. The changes will better align the land use guidance with property lines. This provides clear guidance for the current and future landowners.

Zone Change

Amendments to the approved zoning map must be consistent with the Comprehensive Plan. The current zoning is generally consistent with the approved land use map, but the requested changes will improve consistency. The proposed commercial areas align with land currently guided for similar uses, and along with the requested changes, improves overall compliance. Second, the proposed residential PUD is consistent with the mixed residential guidance of the plan. The zone change will also align with planned parcel lines, improving overall consistency.

PUD Ordinance

The proposed PUD ordinance outlines the development standards for the subdivision. Any standards not specifically noted within the ordinance will follow the general development standards outlined in Chapter 30.

Financial Impact

None

Mission/Policy/Goal

Appropriately govern in an ever-changing environment.

Meet changing needs - agile.

Opportunity to live, work, and play.

Responsibly grow.

Support the growth and development of the community.

Attachments

1. Location Map
2. Comprehensive Plan Exhibit
3. Zoning Comparison
4. Elk River - Specht Farm Master PUD Exhibits - FINAL
5. Specht Farm Proposed PUD Standards



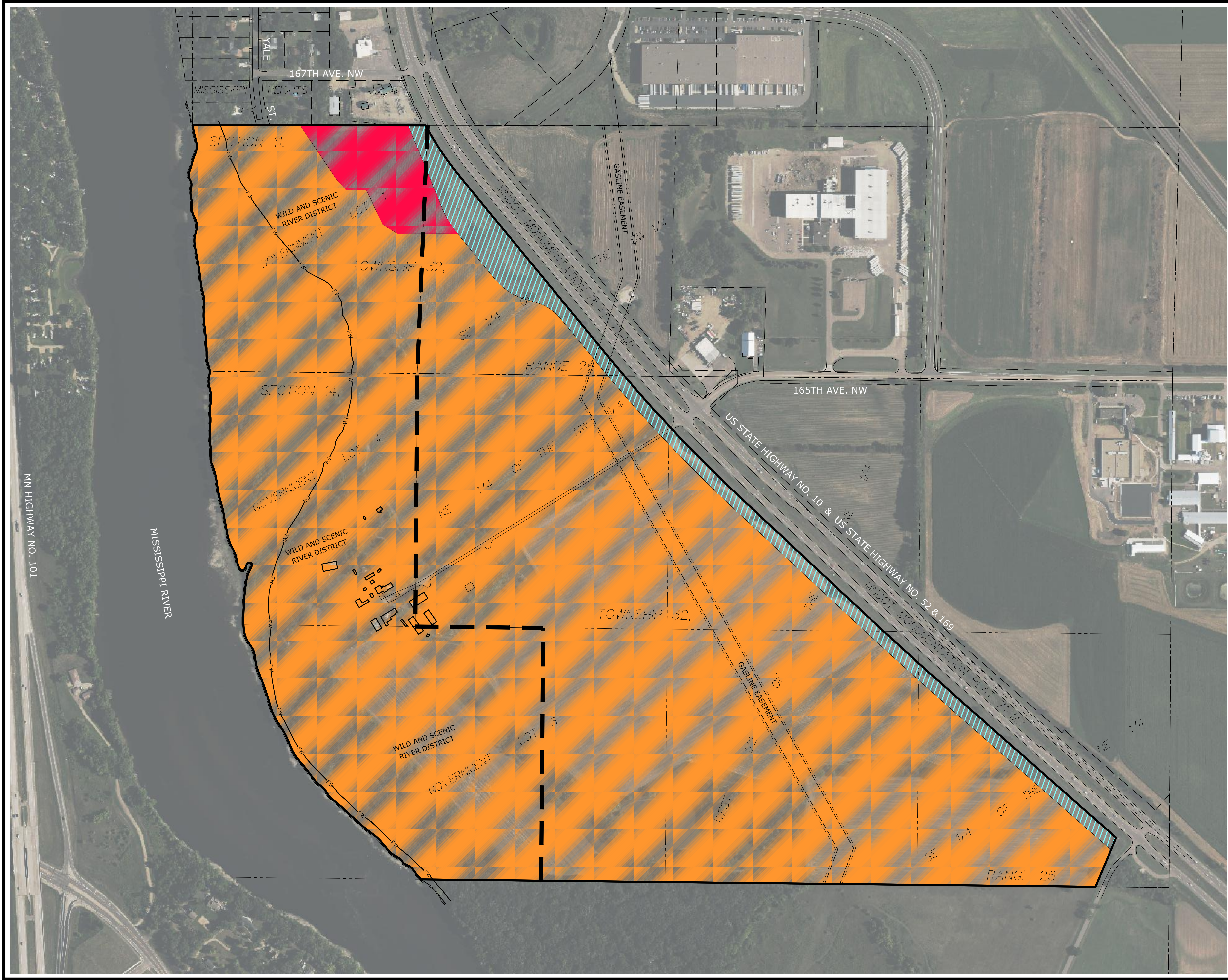
Project Location Map

Capstone Homes, Inc.

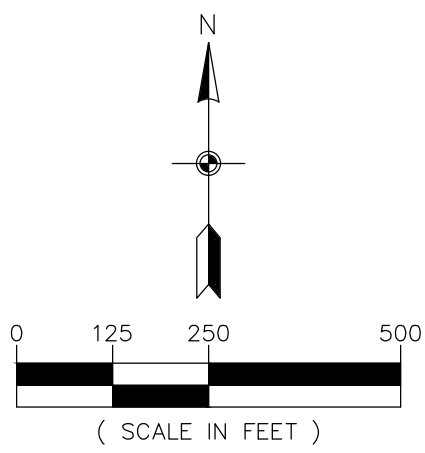
Land Use Amendment
Zone Change
Ordinance Amendment

Case No: LU 24-05, ZC 24-06, OA 24-05





- LEGEND**
- HIGHWAY BUSINESS
 - MIXED RESIDENTIAL
 - PUBLIC ROW (FOR FUTURE INTERCHANGE AND FRONTAGE ROAD)
 - FLOODWAY
 - WILD AND SCENIC RIVER DISTRICT



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McCain

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ENVIRONMENTAL

3880 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7998 \ CARLSONMCCAIN.COM

COMP PLAN
AMENDMENT EXHIBIT

SPECHT FARM
Elk River, Minnesota

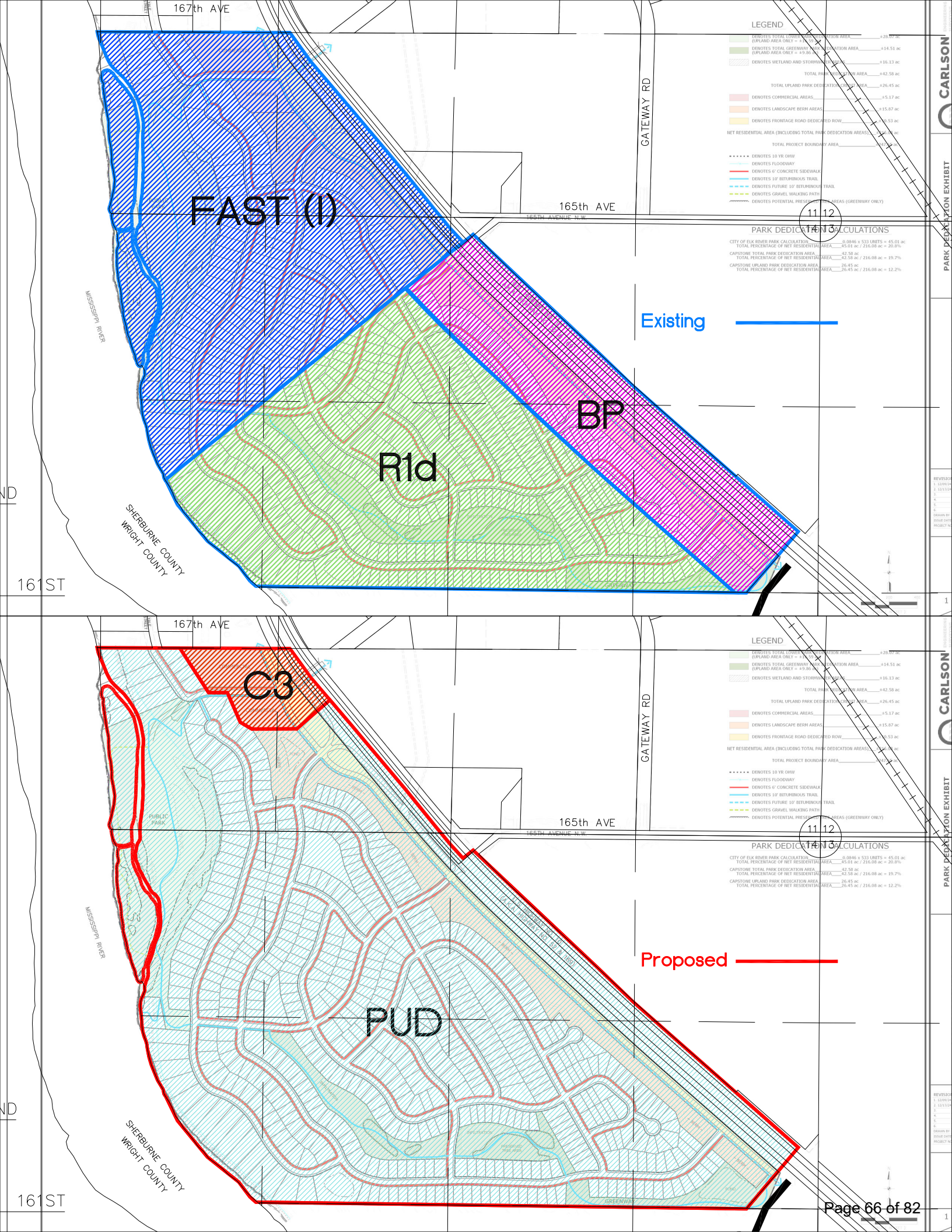
CAPSTONE HOMES

14015 Sunfish Lake Blvd. - Suite 400
Ramsey, MN 55303

REVISIONS	
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4.	
5.	
6.	
DRAWN BY:	C#
ISSUE DATE:	12/18/2024
FILE NO:	XXX

REVIEW COPY

1 of 1



SPECHT FAMILY FARM

Elk River, MN

CAPSTONE
— H O M E S —



PLANNED UNIT DEVELOPMENT

December 30th, 2024

Project Narrative

Capstone Homes is submitting for consideration a Master Plan Ordinance Amendment for the development of 250 acres of Mississippi Riverfront, into an exciting new mixed residential community. Capstone Homes is a locally owned hometown builder in the Twin Cities Metro area whose mission is to build quality homes at an exceptional value, while serving and positively impacting the community. Capstone offers modern, open concept floor plans with a huge selection of available structural and cosmetic options to fit any family's needs. We are the largest privately owned builder in the Twin Cities Area and because we are family owned and operated, we treat each home and homeowner with the utmost care, just like we would our own families.

The Specht Family Farm is located at 16330 US Highway 10, running adjacent to the Mississippi River. Nearly 1 mile of this roughly 250 acre neighborhood are home sites that are on and overlooking the Mississippi River. We have worked with city staff and the Department of Natural Resources to establish a neighborhood that protects the Wild and Scenic nature of the Mississippi river throughout the acreage site. Through multiple workshops, meetings and site walks we feel confident that the Master PUD plan submitted meets the design requirements defined in both the City of Elk River Ordinance and the State Wild and Scenic River District.

Details associated with this Neighborhood development plan are outlined in this submission for review by City Staff, Planning Commissioners, and City Council members. We look forward to meeting with the Council, Commissioners and respective boards as we share our vision for meeting the growing residential needs of Elk River.

Existing Conditions



CAPSTONE
— HOMES —

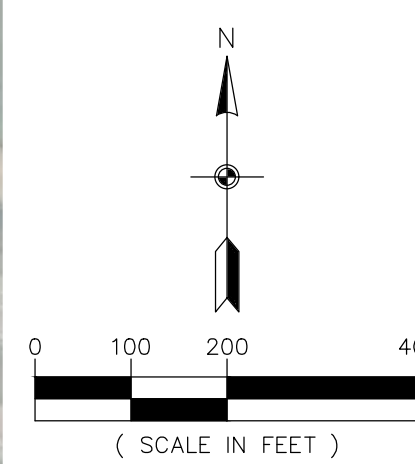
14015 Sunfish Lake Blvd NW, Ste 400
Ramsey, MN 55303

Carlson McCain
ENVIRONMENTAL • ENGINEERING • SURVEYING

3890 Pheasant Ridge Dr. NE, Ste 100
Blaine, MN 55449

KJOLHAUG ENVIRONMENTAL
SERVICES COMPANY

2500 Shadywood Road, Ste 130
Orono, MN 55331



CAPSTONE HOMES, INC.
14015 Sunfish Lake Boulevard, Suite 400
Ramsey, Minnesota 55303

1 of 1



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SURVEYING
ENVIRONMENTAL

**CARLSON
McCain**

3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.488.7500 \ FAX 763.488.7956 \ CARLSONMCCAIN.COM

PARK DEDICATION EXHIBIT

SPECHT FAMILY FARM
Elk River, Minnesota

CAPSTONE HOMES, INC.
14015 Sunfish Lake Boulevard, Suite 400
Ramsey, Minnesota 55303

REVISIONS
1. 12/09/24 - Revise Layout.
2. 12/13/24 - Revise Wetlands, Areas
3.
4.
5.
6.
DRAWN BY: RJR
ISSUE DATE: 12/05/2024
PROJECT NO: 9556



Mississippi River



Disc Golf Course



Pavilion



Playground

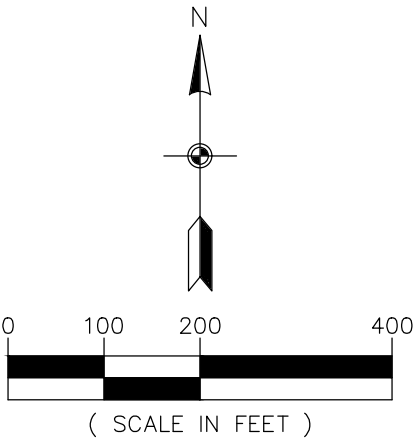


Floodplain Forest / Trails



Floating Dock

These illustrations are park opportunities showing possible amenities. Actual amenities will vary as determined by City depending on current park practices, needs and budget at the time of construction.



Alternative Open Space Calculation Mississippi River Wild and Scenic River District PUD						
Tier	Total Area (sq.ft.)	Minus Right-of-Way	Minus Imperv Res Lot Areas	Minus Imperv Comm Lot Areas	Total Open Space	% Open Space
Tier 1 (0-300 feet)	1,642,476	180,266	282,000	0	1,180,210	71.9
Tier 2 (300-600 feet)	1,143,078	193,669	498,000	46,820	404,589	35.4
Tier 3 (600-900 feet)	563,102	123,499	150,000	125,293	164,310	29.2
Tier 4 (900 feet-District Edge)	217,468	54,422	78,000	0	85,046	39.1
All Tiers Combined	3,566,124	551,856	1,008,000	172,113	1,834,155	51.4
	Acres:	81.87	12.67	23.14	3.95	42.11

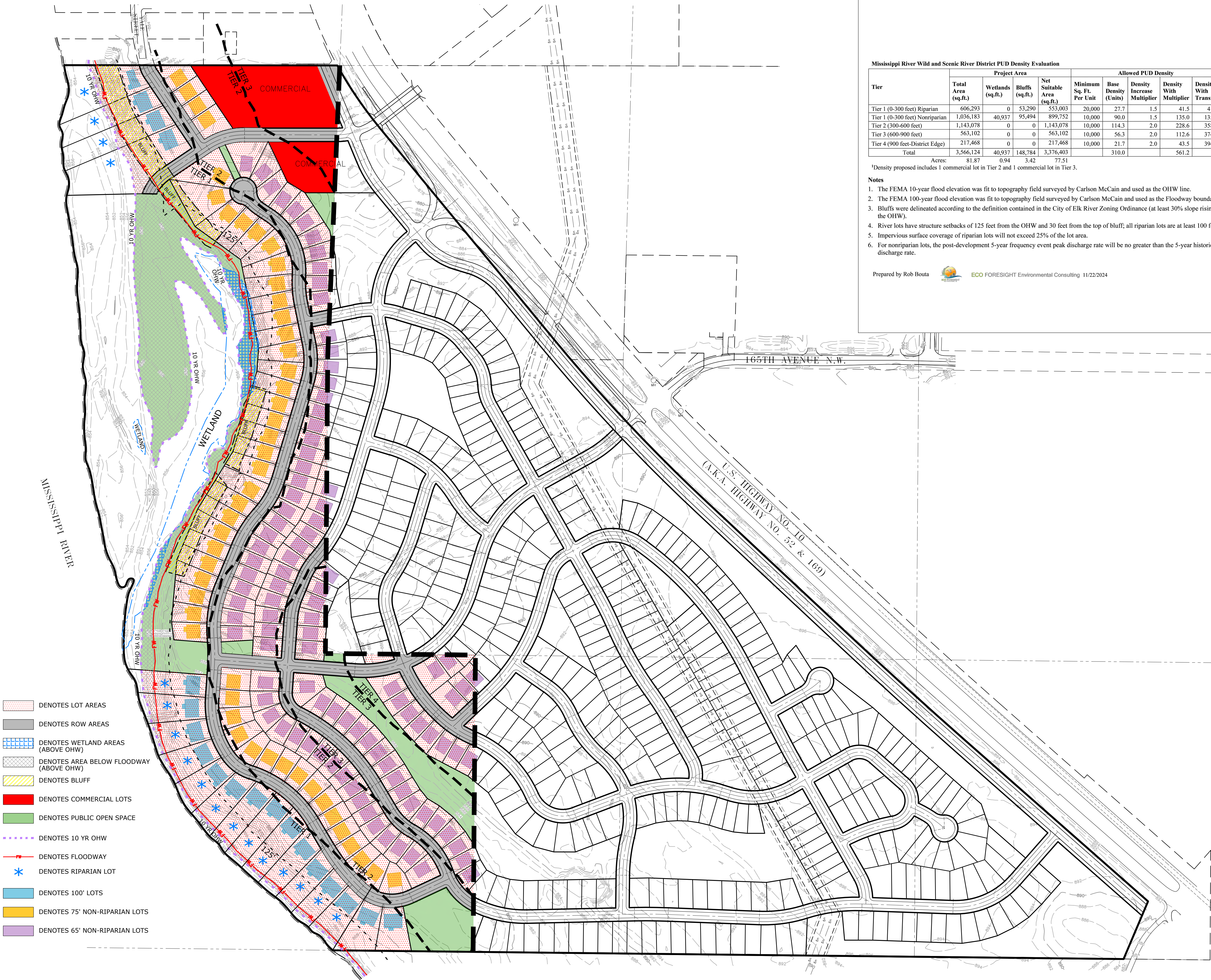
1. Residential impervious surface is calculated as an average of 6,000 square feet per residential lot.
2. Commercial lots are assumed to be 85% impervious.
3. Parts of residential and commercial lots that are not impervious are assumed to be open space.

Prepared by Rob Bouta  ECO FORESIGHT Environmental Consulting 11/22/2024

SPECHT FAMILY FARM
Elk River, Minnesota

CAPSTONE HOMES, INC.
14015 Sunfish Lake Boulevard, Suite 400
Ramsey, Minnesota 55303

REVISIONS	
1.	
2.	
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DRAWN BY: C4	
ISSUE DATE:	11/22/2024
PROJECT NO:	955

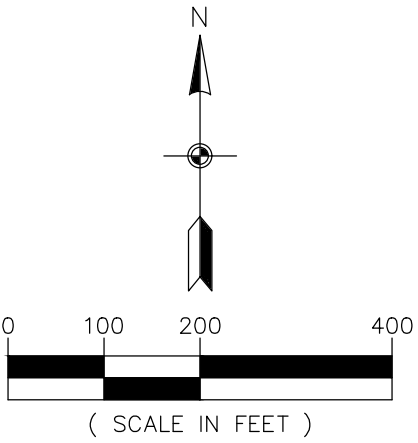


Tier	Project Area				Allowed PUD Density					Density ¹ Proposed	Unit Transfer to Next Tier
	Total Area (sq.ft.)	Wetlands (sq.ft.)	Bluffs (sq.ft.)	Net Suitable Area (sq.ft.)	Minimum Sq. Ft. Per Unit	Base Density (Units)	Density Increase Multiplier	Density With Multiplier	Density With Transfer		
Tier 1 (0-300 feet) Riparian	606,293	0	53,290	553,003	20,000	27.7	1.5	41.5	41.5	17	24.5
Tier 1 (0-300 feet) Nonriparian	1,036,183	40,937	95,494	899,752	10,000	90.0	1.5	135.0	135.0	30	105.0
Tier 2 (300-600 feet)	1,143,078	0	0	1,143,078	10,000	114.3	2.0	228.6	358.1	83	275.1
Tier 3 (600-900 feet)	563,102	0	0	563,102	10,000	56.3	2.0	112.6	374.7	25	350.7
Tier 4 (900 feet-District Edge)	217,468	0	0	217,468	10,000	21.7	2.0	43.5	394.5	13	381.5
Total	3,566,124	40,937	148,784	3,376,403		310.0		561.2		168	
Acres: 81.87 0.94 3.42 77.51											

- ¹Density proposed includes 1 commercial lot in Tier 2 and 1 commercial lot in Tier 3.
- Notes**
- The FEMA 10-year flood elevation was fit to topography field surveyed by Carlson McCain and used as the OHW line.
 - The FEMA 100-year flood elevation was fit to topography field surveyed by Carlson McCain and used as the Floodway boundary.
 - Bluffs were delineated according to the definition contained in the City of Elk River Zoning Ordinance (at least 30% slope rising to at least 25 feet above the OHW).
 - River lots have structure setbacks of 125 feet from the OHW and 30 feet from the top of bluff; all riparian lots are at least 100 feet wide at the OHW.
 - Impervious surface coverage of riparian lots will not exceed 25% of the lot area.
 - For nonriparian lots, the post-development 5-year frequency event peak discharge rate will be no greater than the 5-year historic undeveloped peak discharge rate.

Prepared by Rob Bouta ECO FORESIGHT Environmental Consulting 11/22/2024

- DENOTES LOT AREAS
- DENOTES ROW AREAS
- DENOTES WETLAND AREAS (ABOVE OHW)
- DENOTES AREA BELOW FLOODWAY (ABOVE OHW)
- DENOTES BLUFF
- DENOTES COMMERCIAL LOTS
- DENOTES PUBLIC OPEN SPACE
- DENOTES 10 YR OHW
- DENOTES FLOODWAY
- DENOTES RIPARIAN LOT
- DENOTES 100' LOTS
- DENOTES 75' NON-RIPARIAN LOTS
- DENOTES 65' NON-RIPARIAN LOTS



WILD AND SCENIC RIVER DISTRICT
PUD DENSITY EXHIBIT

SPECTH FAMILY FARM
Elk River, Minnesota

CAPSTONE HOMES, INC.
14015 Sunfish Lake Boulevard, Suite 400
Ramsey, Minnesota 55303

REVISIONS

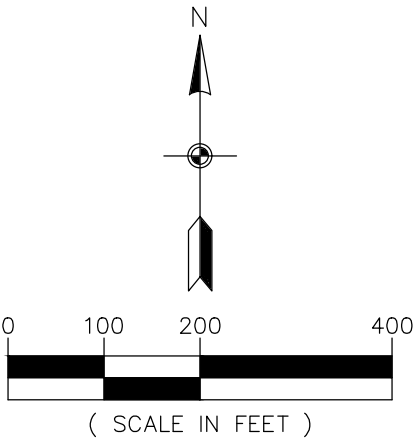
1.	11/12/2024	Revise layout.
2.	11/22/2024	Revise layout.
3.		
4.		
5.		
6.		

DRAWN BY: C/H
ISSUE DATE: 10/25/2024
PROJECT NO: 9556

1 of 1

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3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.488.7500 \ FAX 763.488.7595 \ CARLSONMCCAIN.COM



	DENOTES FUTURE FRONTAGE ROAD
	DENOTES 34' BACK TO BACK
	DENOTES 29' BACK TO BACK
	DENOTES 6' CONCRETE SIDEWALK
	DENOTES 10' BITUMINOUS TRAIL
	DENOTES FUTURE 10' BITUMINOUS TRAIL
	DENOTES GRAVEL WALKING PATH

NOTE: 60' RIGHT-OF-WAY TYPICAL UNLESS NOTED



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ENVIRONMENTAL

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

STREET WIDTH & SIDEWALK/TRAIL EXHIBIT

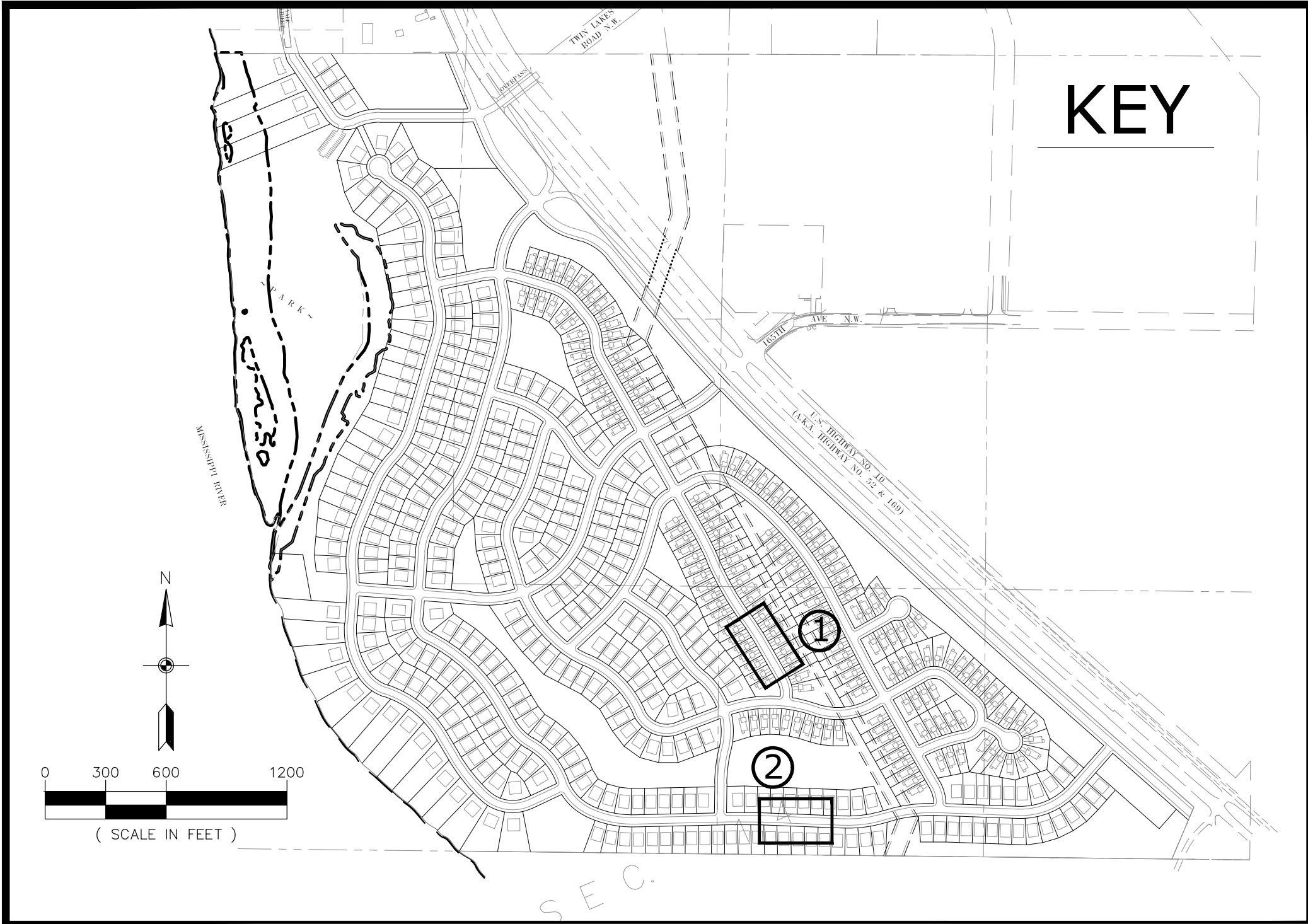
SPECHT FAMILY FARM
Elk River, Minnesota

CAPSTONE HOMES, INC.
14015 Sunfish Lake Boulevard, Suite 400
Ramsey, Minnesota 55303

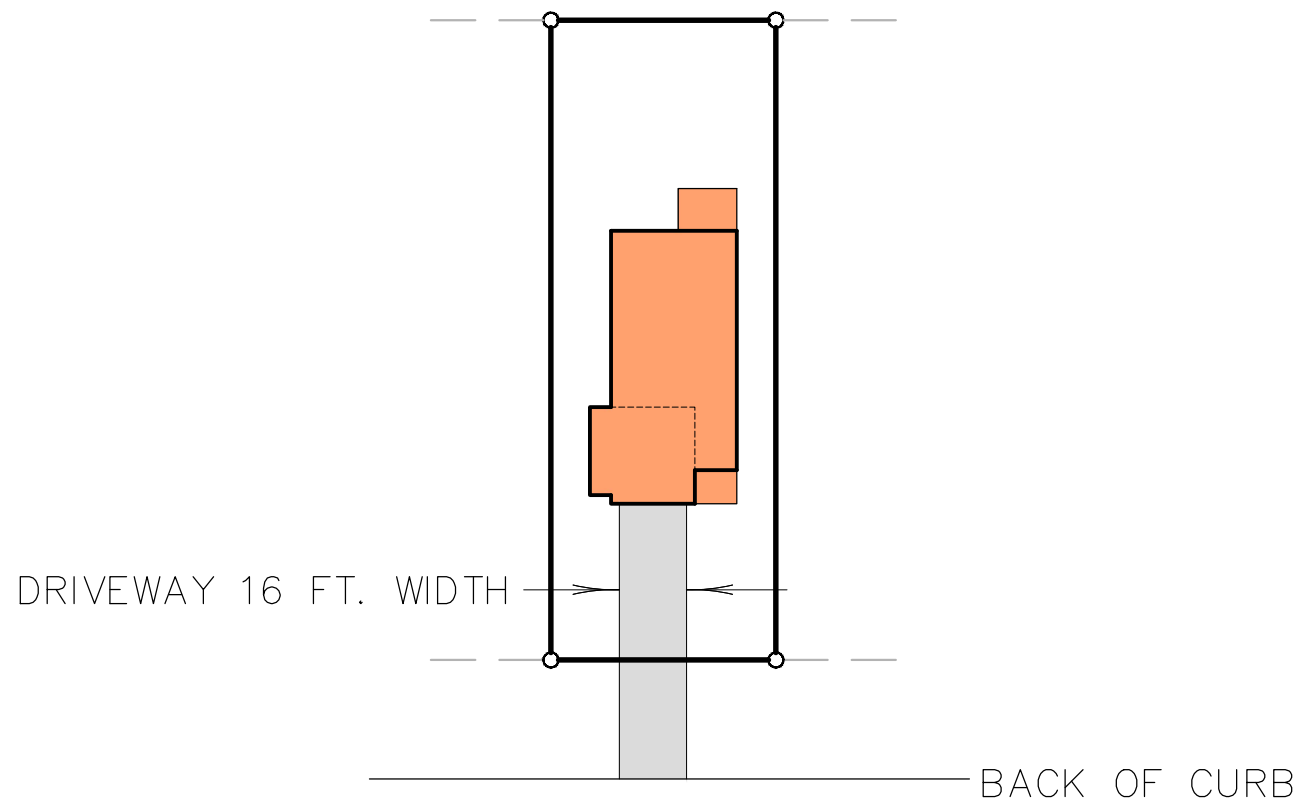
REVISIONS

- | | |
|--------------------------------------|----------|
| 1. 12/04/24 - Park Trails Added. | |
| 2. 12/09/24 - Sidewalk Revisions. | |
| 3. 12/12/24 - Sidewalk Added, Layout | |
| 4. | |
| 5. | |
| 6. | |
| DRAWN BY: | ADB / R |
| ISSUE DATE: | 12/02/20 |
| PROJECT NO: | 95 |

1 of 1

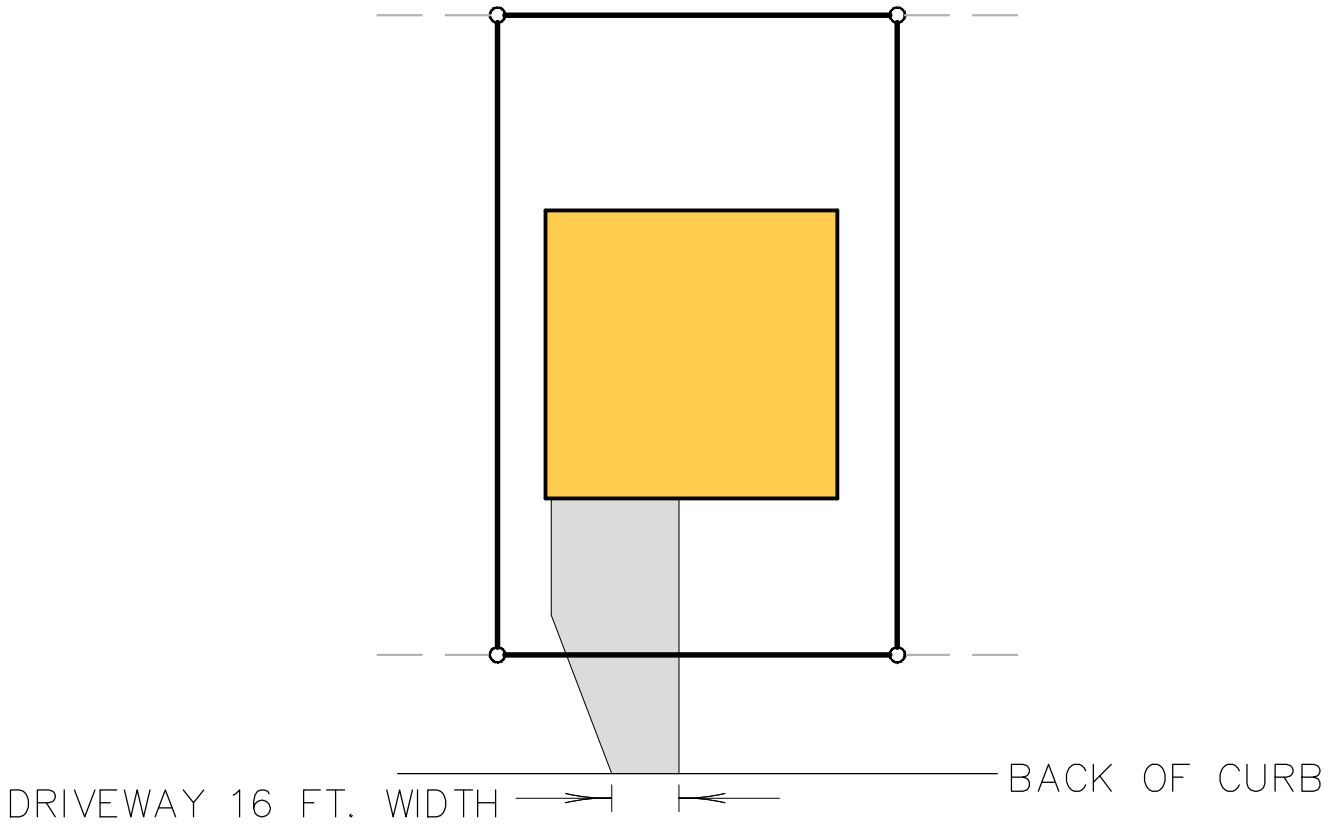


① 50' LIBERTY HOME LOT
(NOT TO SCALE)

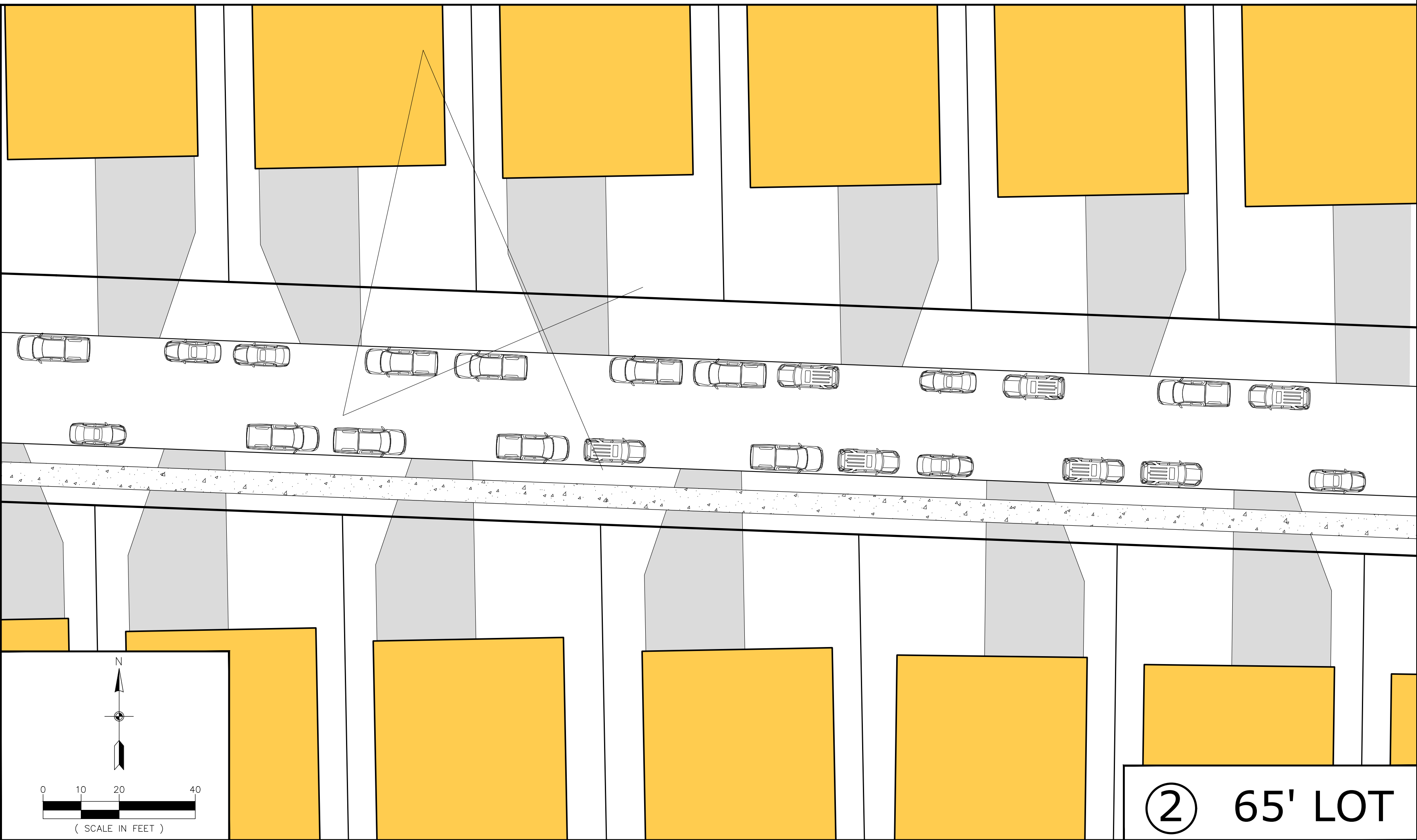
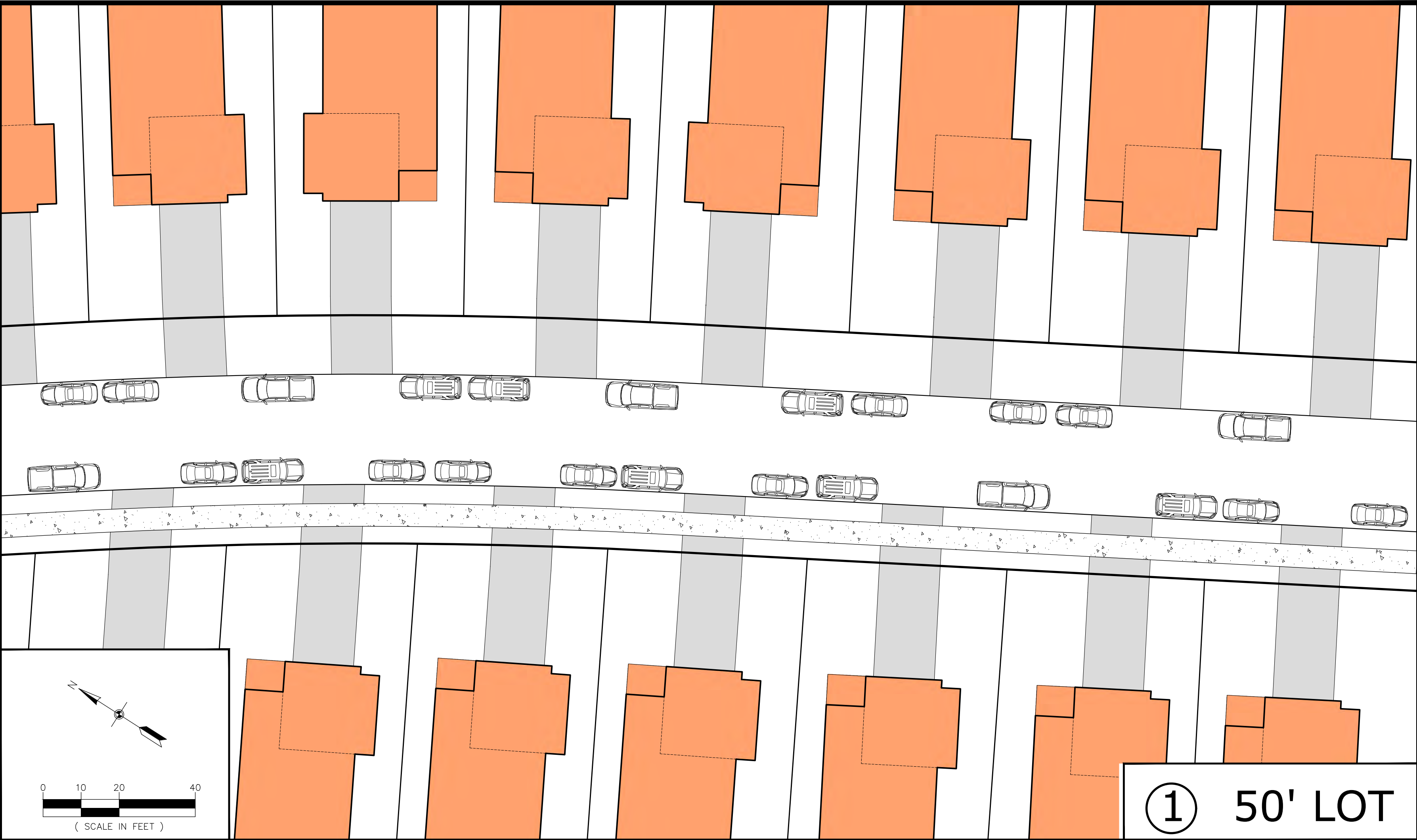


NOTE: MAXIMUM DRIVEWAY WIDTH FOR 50' LOTS IS 16' AT THE BACK OF CURB

② 65' LOT
(NOT TO SCALE)



NOTE: MAXIMUM DRIVEWAY WIDTH FOR 65' LOTS (AND LARGER) IS 30' AT THE RIGHT OF WAY



ENGINEERING
SURVEYING
ENVIRONMENTAL

CARLSON
McCain

3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.488.7500 \ FAX 763.489.7956 \ CARLSONMCCAIN.COM

PARKING EXHIBIT

SPECTH FAMILY FARM
Elk River, Minnesota

CAPSTONE HOMES, INC.
14015 Sunfish Lake Boulevard, Suite 400
Ramsey, Minnesota 55303

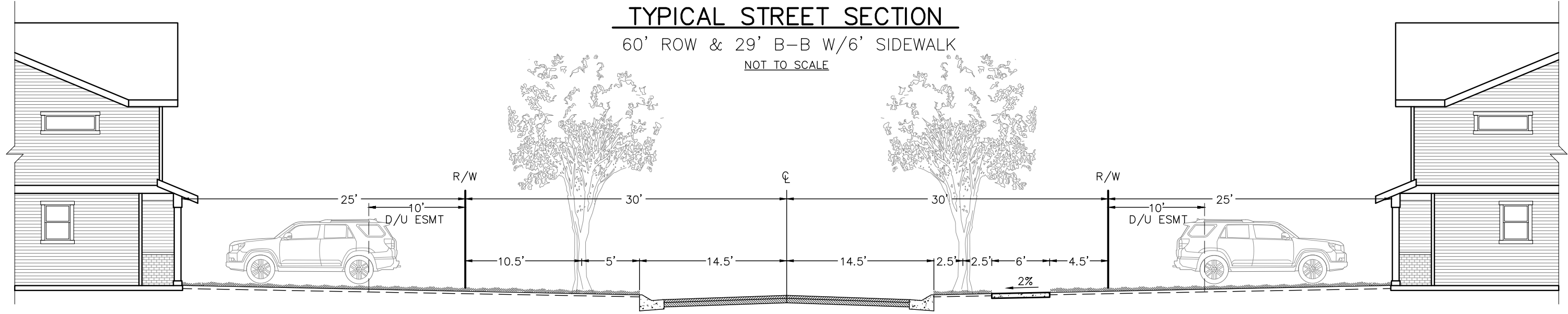
REVISIONS
1. 12/13/24 - Add Max Dwy Width Notes
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6.
DRAWN BY: ADB
ISSUE DATE: 12/5/2024
PROJECT NO: 9556

1 of 1

Page 75 of 82

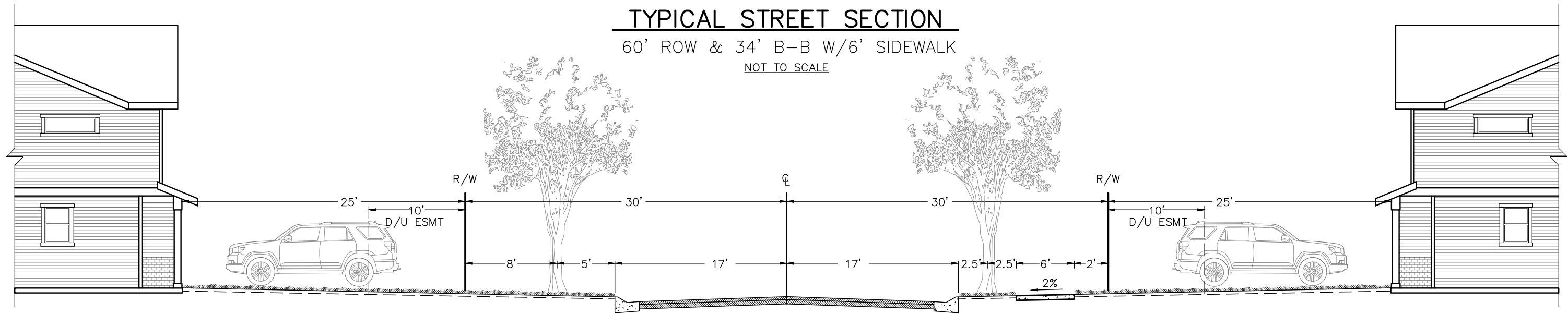
TYPICAL STREET SECTION

60' ROW & 29' B-B W/6' SIDEWALK
NOT TO SCALE



TYPICAL STREET SECTION

60' ROW & 34' B-B W/6' SIDEWALK
NOT TO SCALE



12/02/24

**CARLSON
McCain**

ENGINEERING
SURVEYING
ENVIRONMENTAL

3300 PHEASANT RIDGE DRIVE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7900
CARLSONMCCAIN.COM

Revisions:
1.

CAPSTONE HOMES, INC.
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

SPECHT FAMILY FARM
Elk River, Minnesota

TYPICAL STREET SECTIONS

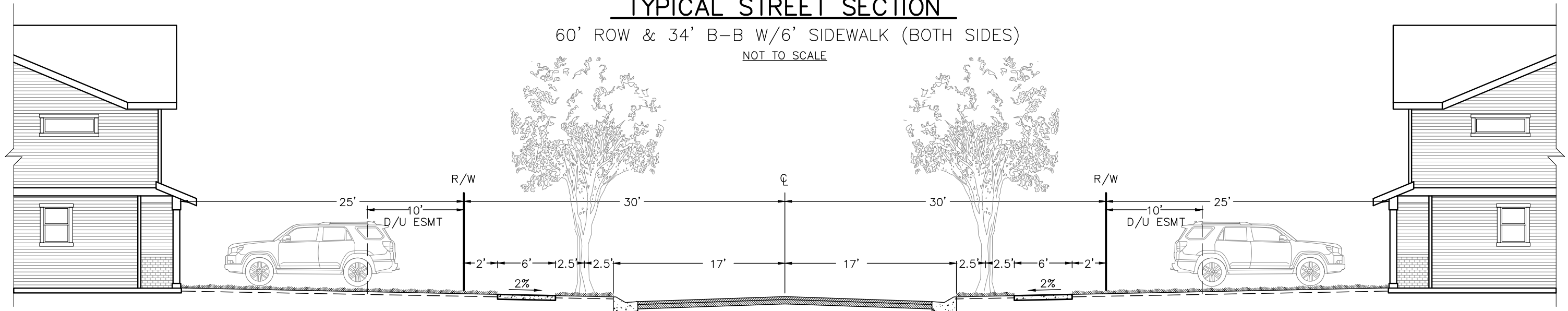
1 of 2

#9556

TYPICAL STREET SECTION

60' ROW & 34' B-B W/6' SIDEWALK (BOTH SIDES)

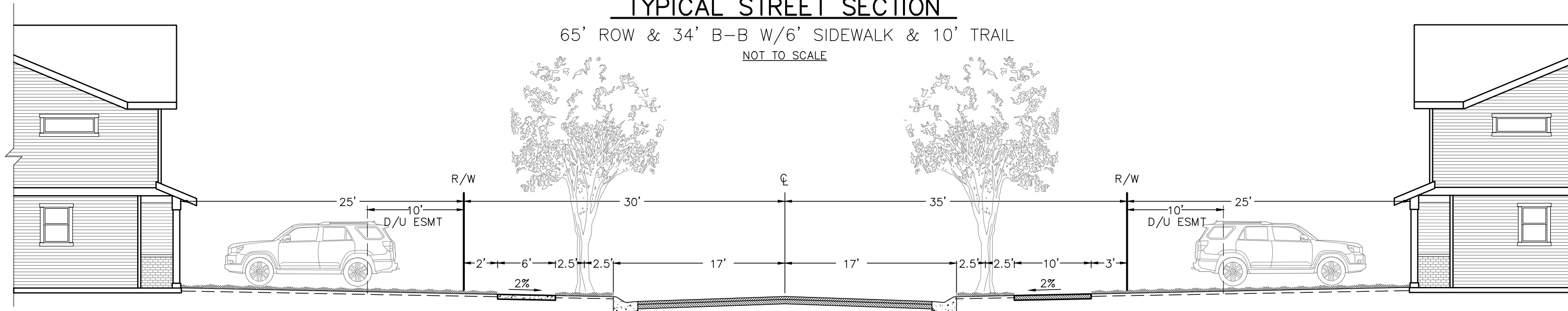
NOT TO SCALE



TYPICAL STREET SECTION

65' ROW & 34' B-B W/6' SIDEWALK & 10' TRAIL

NOT TO SCALE



12/02/24



3300 PHEASANT RIDGE DRIVE
SUITE 100
BLAINE, MN 55448
TEL 763.488.7800
FAX 763.488.7800
CARLSONMCCAIN.COM

Revisions:
1.

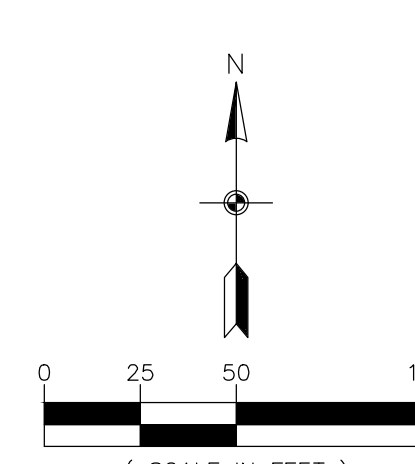
CAPSTONE HOMES, INC.
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

SPECHT FAMILY FARM
Elk River, Minnesota

TYPICAL STREET SECTIONS

2
of
2

#9556



CAPSTONE

— H O M E S —

Capstone Homes Inc.
14015 Sunfish Lake Blvd
Ramey, MN 55303

RE: Capstone PUD Ordinance Amendment development and building standards.

City of Elk River
13065 Orono Parkway NW
Elk River, MN 55330

City of Elk River,

We are pleased to submit our application for consideration of a Master PUD Ordinance Amendment, Rezoning application, and Comprehensive Plan amendment. Outlined below are the proposed design standards and park dedication proposal:

1. Street Design:
 - a. Entrance - Minor Streets have the city standard 60' Right of Way (ROW), with 34' of street section measured at the back of each curb. This street section includes a standard city sidewalk on one or both sides of the street and no parking restrictions.
 - b. Entrance with Trail – Minor Streets with Trail on one side and sidewalk on the other will be 65' ROW, with 34' of street section measure at the back of each curb.
 - c. Neighborhood – Minor side streets throughout the neighborhood have 60' ROW, with 29' street section measured at the back of each curb. This street section includes a sidewalk on one side of the street and no restrictions on parking.
 - d. For street section function and review Capstone welcomes a visit by any staff, commission, board, or council members to our Harvest Run community in Otsego. The model location is 6076 Quin Ave NE, Otsego, MN 55330. Harvest Run streets were built to the City of Otsego code requirements which is 29' back-to-back with sidewalk on one side and no parking restrictions.
2. Lot Width and Setback for the neighborhood will be as follows:
 - a. 50' Liberty Single Family Lot Width:
 - 35' home width
 - 7.5' side setbacks
 - 25' front/corner setback
 - Driveways for Liberty Lots shall be no wider than 16' at the back of curb.
 - b. 65' Single Family Lot Width:
 - 50' home width
 - 7.5' side setbacks
 - 25' front/corner setback
 - Driveways will have a maximum width of 30' measured at the ROW line.

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- c. 75' Single Family Lot Width:
 - 60' home width
 - 7.5' side setback
 - 30' front/corner setback
 - 30' rear primary structure setback from Bluff where it applies (Wild and Scenic Standards apply)
 - Driveways will have a maximum width of 30' measured at the ROW line.
 - d. 100' Single Family Riparian Lot Width:
 - 80' home width
 - 10' side setback
 - 30' front/corner setback
 - 30' rear primary structure setback from Bluff where it applies (Wild and Scenic Standards apply)
 - 125' rear primary structure setback from 10-year OHW (Wild and Scenic Standards apply)
 - Driveways will have a maximum width of 30' measured at the ROW line.
3. Park Dedication:
- a. 42.58 Acres dedicated of premium river front open space and greenway corridors throughout the neighborhood. This acreage is outlined in the Master PUD Park Exhibit.
 - b. The developer is requesting that the City design and install all park and trail improvements in dedicated acreage areas within a reasonable time proceeding complete dedication of lower park and greenway corridor land.
 - c. Dedication of land will coincide with multiple plats through future phases of development.
 - d. Note: 15.87 of additional Open Space (Highway Berm and Community Entrances) will be maintained by the Homeowners Association.
4. Offsite Utility and Roadway improvements:
- a. Developer will provide utility connections from offsite locations to the boundary of the project and throughout the full neighborhood. A significant cost is involved with these offsite improvements.
 - b. Oversizing of services required by City will be credited to the Developer in the corresponding phase of development.
 - c. Improvements are required at the location of Highway 10 and 165th Street. The Developer has planned to contribute up to \$200,000 towards the intersection improvements. The balance of the improvement cost funding will be determined by the City. This intersection is temporary and will be removed upon completion of the MNDOT funded Twin Lakes Overpass.
5. Wild and Scenic River District PUD:
- a. All Riparian (Lots adjacent to the river) Lots are 100' wide measured at the OHW (Ordinary High Water) level.

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— H O M E S —

- b. All Non-Riparian Lots on the Bluff that do not encounter the OHW are 75' wide measured at the ROW.
- c. Primary Structure Setback from the OHW will be 125'.
- d. The Shore Impact Zone is 50' from the OHW. 70% of the Shore Impact Zone will remain as open space.
- e. There are no restrictions on Seasonal Docks for all riparian lots.
- f. 65' Lots are permitted in the Wild and Scenic District in areas that are not Riparian or along the bluff.
- g. Open Space must meet or exceed the 50% standard as defined in Table 2 of the Mississippi Wild and Scenic River Open Space Exhibit.
- h. Lots on the bluff will have access through the bluff.
- i. Impervious Surface coverage of riparian lots will not exceed 25% of the lot area.
- j. Non-riparian lots will follow the post development 5-year historic undeveloped peak discharge rate as outlined in the City of Elk River Ordinance.

Capstone Homes has enjoyed working with City Staff, the Park Commission, Planning Commission and City Council during our initial phases of planning. We look forward to many years of continued work together to bring an exemplary neighborhood through The Specht Family Farm property for all the residents of Elk River.

Sincerely,



Matt Barker
Director of Land Development