



Planning Commission

Regular Meeting Agenda

Tuesday, June 24, 2025

6:30 PM

Elk River City Hall

- Regular meeting in Council Chambers

1. CALL MEETING TO ORDER

2. CONSIDER AGENDA

3. CONSIDER MINUTES

3.1 Draft Minutes from May 27, 2025

4. PUBLIC HEARINGS

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

4.1 Conditional Use Permit: Outdoor Vehicle Storage and Auto Sales, 9672 163rd Ave NW, Todd Bialon for Jarvis LLC

4.2 Conditional Use Permit: Changeable Copy Sign, Lamar Outdoor Advertising, 75-00943-0110

4.3 Preliminary Plat: Sherburne Meadows, Sherburne County - 10638 205th Ave. NW

4.4 Preliminary Plat: Oakwater Ridge, Capstone Homes - 16330 US Highway 10

5. GENERAL BUSINESS

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

6. COUNCIL LIAISON UPDATES

7. MOTION TO ADJOURN REGULAR MEETING



**Meeting of the Planning Commission
Held at the Elk River City Hall
Tuesday, May 27, 2025**

Members Present: Chair Perry Beise, Commissioner Eric Johnson, Commissioner Robert Rydberg, Commissioner Dennis Booth, Commissioner James Zahler, Commissioner Anthony Kaba

Members Absent: Commissioner Dornan Bland

Also Present: Councilmember Jennifer Wager

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

1. CALL MEETING TO ORDER

Pursuant to due call and notice thereof, the meeting was called to order at 6:51 P.M.

2. CONSIDER AGENDA

Moved by Commissioner Rydberg and seconded by Commissioner Booth to approve the agenda. Motion carried 6-0.

3. CONSIDER MINUTES

Moved by Commissioner Johnson and seconded by Commissioner Booth to approve the following consent items as outlined in their respective staff reports. Motion carried 6-0.

3.1 Draft Minutes - April 22, 2025

4. PUBLIC HEARINGS

4.1 Interim Use Permit: Residential Occupation, MJ and Carl Johnson, 19289 Upland Street NW

Mr. Leeseberg presented the staff report. He stated staff is recommending adding a fifth condition that the use of this request not begin until after the Certificate of Occupancy is issued and the Interim Use Permit is recorded.

Chair Beise opened the public hearing.

MJ Johnson, the applicant, shared a bit about her family and goals of operating this business out of her home. She was available to answer questions.

Robin Geist, 12478 193rd Lane NW, stated she lives directly behind the applicant's property and noted a few months ago, the city rezoned the property from commercial to residential, and now the property will be operating a commercial business out of it. She asked if other businesses could run out

of this same home, stating the future outbuilding appears large enough to store landscaping business equipment. She asked if it is just going to be the health business or is there going to be another business being run out of the home.

There being no one else to speak, Chair Beise closed the public hearing.

Mr. Leeseberg stated it was a great question but staff is not aware of any additional businesses being run out of the pole building. He noted that when they receive a building permit, any submitted plans are stamped and noted that any other use in the building than personal requires additional permitting. He stated he doesn't know if two residential occupations can be operated on one property but this exact same public hearing process would be required.

Chair Beise asked if the parcel could legally support a pole building of that size.

Mr. Leeseberg indicated he reviewed the numbers and believed it could.

Moved by Commissioner Johnson and seconded by Commissioner Kaba to recommend approval of the Interim Use Permit with the following conditions to satisfy the standards set forth in Section 30-654:

- 1. No more than two non-resident employees may be present during business hours.**
- 2. Hours of operation shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Saturday.**
- 3. The applicant must maintain current professional licensure and liability insurance.**
- 4. The interim Use Permit will terminate when the home is sold.**
- 5. The Interim Use Permit must be recorded after a Certificate of Occupancy is issued, and the occupation shall not begin until the Interim Use Permit is recorded.**

Motion Carried 6-0.

4.2 Conditional Use Permit: Commercial Recreational Facility, Pickle Paradise, 550 Freeport Ave. NW

Mr. Leeseberg presented the staff report.

Chair Beise opened the public hearing.

Matt and Julie Russo, 29140 143rd Street, Zimmerman, introduced himself and his wife as the future owners, and made themselves available to answer any questions.

Chair Beise asked if there were any similar facilities in the area.

Mr. Russo stated the closest indoor courts would be in the Maple Grove/Brooklyn Park area.

Commissioner Booth asked if they had an estimated date of opening.

Mr. Russo stated they anticipate September, allowing for most of the summer for outdoor pickleball use.

Moved by Commissioner Johnson and seconded by Commissioner Booth to recommend approval of the Conditional Use Permit as the standards set forth in Section 30-654 have been met.

Motion Carried 6-0.

4.3 Preliminary Plat and Ordinance Amendment (PUD): The Villas at Fillmore Third Addition, PID 75-00931-0030, Riverside Development

Mr. Carlton presented the staff report.

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

Moved by Commissioner Johnson and seconded by Commissioner Booth to recommend approval of an ordinance amendment codifying and updating the PUD for The Villas at Fillmore. Motion carried 6-0.

Moved by Commissioner Johnson and seconded by Commissioner Booth to recommend approval of the preliminary plat for The Villas at Fillmore Third Addition, with the following conditions:

1. Council approval of the ordinance amendment approving the PUD changes.
2. A Water Availability Charge for each lot must be paid before connection to the municipal water system.
3. Compliance with the City of Elk River Engineering Design Standards is mandatory for all planning and construction activities.
4. The development agreement must include a prorated cost share for the water main extension that was installed along Fillmore Street in 2022 and was paid for by Elk River Municipal Utilities (ERMU) in the amount of \$44,590.
5. The sanitary sewer will be privately owned/maintained.
6. The storm pipe will be privately owned/maintained as it captures only storm water from the private street.
7. Electrical service for the lift station is considered commercial. The developer will need to provide a secondary electric service.

Motion Carried 6-0.

4.4 Ordinance Amendment: PUD Amendment for Tall Pines P.U.D. Second Addition

Mr. Carlton presented the staff report.

Commissioner Johnson asked if there was an overflow for the pond to drain elsewhere if it overfills.

Mr. Carlton stated there was, and indicated engineering staff reviewed the plans to ensure it meets the standards of rate control.

Commissioner Zahler asked questions regarding the setbacks, and Mr. Carlton answered them, explaining the protection of the surrounding homes and minimizing runoff.

Commissioner Rydberg noted this was originally built as a dry pond, but now acts like a wet pond, and the goal is not trying to make it a dry pond again.

Chair Beise opened the public hearing.

Mike Saxton, representing the applicant and developer, Roger Derrick, was present for any questions.

Commissioner Rydberg asked Mr. Saxton if he was confident he could get the pond to drain out properly without causing problems elsewhere.

Mr. Saxton explained the outfall was constructed with criteria established by Sherburne County because the storm drain is located in the road and there was no other means of getting water out of the pond. It was designed to be a dry pond but soil borings did not detect the full soil makeup. Mr. Saxton stated they have attempted numerous solutions over the years and this is the compromise.

Domonic Gemelli, 11105 183rd Lane NW, stated he lives next to the pond, and distributed some photos. He explained his home is higher than the others homes in the development and stated if the pond drains, it will ruin the esthetics of his property. He stated water has never hit the outlet.

Elizabeth Gemelli, 11105 183rd Lane NW, and on the sales team for Evergreen Development. She stated one of the nicer selling features of the area is the walking path around the pond, it's used very heavily by the public, and her fear is if it becomes a dry pond, it will become a garbage dump. She stated it's beautiful and people would be disappointed if the pond were gone.

Mary Richardson, 11091 184th Circle NW, has lived in the development since the beginning and the pond does drain. She stated she and her husband like the pond and the builder told them it would be a wet basin. She stated the development is 55+, there are no children in the development, and is in support of the pond being a wet basin.

There being no one else to speak, Chair Beise closed the public hearing.

Moved by Commissioner Johnson and seconded by Commissioner Kaba to recommend approval of an ordinance amending the PUD agreement for Tall Pines, subject to the following conditions:

- 1. Staff approval of all civil plans identifying infrastructure improvements required to meet post-construction stormwater requirements.**
- 2. All improvements must be completed by July 31, 2025.**
- 3. The ordinance amending the PUD will not be recorded until the improvements have been completed, and the city has verified that the pond meets post-construction stormwater requirements.**

Motion Carried 6-0.

4.5 Modification of Legal Nonconforming Advertising Signs (Billboards)

Mr. Carlton presented the staff report. He distributed a handout from Erwin Specht, one of the property owners involved in this application. Mr. Specht asked in the handout (which was an email from Mr. Carlton) about the timing of the removal of billboards and Mr. Carlton indicated in the handout that the removal will be timed with the Oakwater Ridge subdivision being constructed.

Commissioner Rydberg asked what the allowed size of the billboards was, and if staff were comfortable setting a precedent with the entire stretch of Highway 10 to Ramsey, including clusters of billboards 350' apart.

Mr. Carlton stated the faces of billboards are allowed by ordinance to be 20x40. He stated the proposed billboard spacing of 350 feet, which is well below the ordinance requirement of a 1,200-foot but an improvement from the current ~220 feet separation, was a unique situation and would not create a precedent that would bind the city in the future.

Chair Beise opened the public hearing.

Jacob Steen, Larkin Hoffman Law Firm - 8300 Norman Center Drive, stated he was representing Security Bank and Trust, as trustee owning these properties. He stated it is a unique situation and, in order to accommodate the development of Oakwater Ridge, they requested to remove all 21 existing structures and replace them with 4 uniform billboards. In doing so, it would clean up and provide uniformity. Dan Franklin of Franklin Outdoor Advertising was also present to answer questions.

Commissioner Rydberg asked about the optimal number of billboards.

Dan Franklin, Franklin Outdoor Advertising, 8065 Hunter Lake Drive, Clear Lake, explained details about the placement of the signs and when they received repairs. Their goal is to create conformity, following ordinance requirements, at 10.5' by 36'. There were no plans for electronic signage.

There being no one else to speak, Chair Beise closed the public hearing.

Councilmember Wagner asked for clarification on when the removal of the current signs would be.

Mr. Carlton stated there was no required or specific timeline, but it would occur when the land underneath them was platted, potentially phased over 6-7 years. He indicated the property owner and billboard company would work together to determine the removal and replacement timeline.

Moved by Commissioner Booth and seconded by Commissioner Rydberg to recommend approval of the request to reduce, relocate, and modify legal nonconforming advertising signs (billboards) as outlined in the staff report, subject to the following conditions:

- 1. The city does not require the demolition or relocation of a billboard until the land beneath the structure is included in a final plat.**
- 2. Billboards must be removed from land included in a final plat for Oakwater Ridge and slated for dedication as a frontage road prior to releasing the plat for recording.**
- 3. Billboards relocated and constructed on the north side of Highway 10 must be done in accordance with the even spacing exhibit to improve compliance under the current city codes.**
- 4. At no time shall there be an increase in the total number of billboard structures, faces,**

or sign area on the subject properties.

Motion carried 6-0.

5. GENERAL BUSINESS

5.1 Downtown Master Plan

Mr. Carlton presented the staff report. He explained that the steering committee representing the council, multiple commissions, and the downtown business community has been working with Bolton and Menk to prepare a long-range vision for Elk River's downtown area. He noted that the plan identifies redevelopment opportunities on both public and privately-owned parcels and recommends a series of action steps to guide the city towards a shared vision. Plan highlights include development recommendations for key sites within the core downtown area - the King Avenue parking lot, the Elk River Lutheran Church site, and the block that includes Dare's Funeral Home. Redevelopment of these sites would largely be driven by property owners, and this plan is a tool the city has to guide the vision for the future of those properties.

Mr. Carlton then discussed the plan's suggested substantial changes to Main Street and Jackson Ave within the core downtown area, including transitioning to parallel parking on both sides of the street and widening the sidewalks to improve the pedestrian areas in downtown. Changes include wider sidewalks, larger planters with trees and vegetation, and benches. This will result in the loss of 19 on-street parking stalls, which has been a concern of the steering committee. However, the plan also recommends partnering with downtown businesses to enter into shared parking agreements for the use of those lots during off-peak hours and considering time limits for the street parking to facilitate increased turnover.

Mr. Carlton then reviewed the plan beyond the core downtown, identifying the area along Railroad Drive between Jackson and Gates Avenue as a larger redevelopment site referred to as Uptown. Much of this area is envisioned as a higher-density residential area with commercial uses to complement the additional growth.

Mr. Carlton outlined a summary of the comments received when the plan was released and comments received at a public open house on April 22, 2025. Comments and concerns about tax increases and parking considerations dominated, with many residents expressing concerns about affordability, specific to property taxes, the timing of the plan, implementation steps, and density of the uptown area. In response to these concerns, the plan has been updated to remove the three- to four-story apartment buildings along Gates Ave, and additional considerations for downtown parking, as noted earlier, have been included.

Mr. Carlton noted, with regard to costs and property tax implications, that nothing in this plan obligates the city to spend tax dollars purchasing and redeveloping private property. He stated the plan does provide a general vision for the city to evaluate proposed redevelopment opportunities as they are presented to the city. Most of these will be private developers who have already had conversations with landowners regarding the sale of their properties. The plans' recommendations for improvements to public assets, parking lots, and streets will be reviewed by the council in greater detail when those projects have been included in a city budget. Mr. Carlton asked the Planning Commission for their thoughts.

Commissioner Rydberg expressed concerns about how short Jackson Avenue is, and it really concerns him about the cross traffic. He felt this plan should include removing the left and rights off of Highway 10, and thought it would help with traffic going through town.

Councilmember Wagner stated she had also shared this same concern about Jackson Avenue for years, and after completing the study proposing Jackson as a one-way, it wasn't proposed as such. She stated they did discuss the Highway 10 pedestrian crossing solution by using an underpass under the railroad bed as a good solution. In the meantime, when crossing Highway 10 as a pedestrian, the city can request MnDOT to time the walking person where only the person is walking and there is no traffic allowed in either direction.

Commissioner Zahler asked for more details about the city block and street improvements coming from public funding along with the cost.

Mr. Carlton explained how public funding (pavement management, state funding) will be used to provide street improvements with engineers determining the cost, and when the improvements will be scheduled.

Commissioner Rydberg comments on utility improvements needing to be coordinated with MnDOT plans, especially with roundabouts.

Commissioner Zahler asked about the city-owned block and whether it would be sold to a private developer.

Mr. Carlton explained how the property transaction could work, and the city would ensure holding rights to provide public parking with a mixture of funding and TIF or tax abatement.

Commissioner Booth stated he liked this as a vision to work toward.

Commissioner Johnson agreed, stating it's a concept, so if they have a plan or opportunity that comes forward, they have a framework.

Commissioner Rydberg noted this was a flexible idea and had no problem adopting a plan.

Commissioner Zahler asked questions about the properties along Railroad Drive, as well as Main Street, and a comment from the plan stating the land value was worth more than the improvements on them. He wondered why they hadn't developed them. He asked if the city should be concerned with not having an interest in private investment in the plan area.

Mr. Carlton wasn't able to speak to that piece. Mr. Carlton stated the Minneapolis/ St. Paul Business Journal article reached out to the city regarding potential interest in redevelopment.

Councilmember Wagner also had an apartment builder contact her.

James Lang- 378 Gates Avenue, asked questions/concerns regarding the traffic on Gates, stating traffic is already busy. He wondered how many people would be added. There is also no easement on Gates either, and so concerned with what this plan will look like. He also asked about when roads would be repaved on Jackson at Main Street.

Mr. Carlton stated the work on Jackson and Main Street could be a 2026 or 2027 project, and the project is separate from this, but this plan will help show the design of what those improvements look like. He stated the work would not cross Highway 10 at this point.

Mr. Lang asked if the properties in the Uptown section are currently zoned commercial.

Mr. Carlton stated there is a mix of commercial and residential-zoned properties and sometimes the city will rezone prior to a developer proposing a plan or project.

Mr. Lang asked if there would be any rezoning to allow townhomes.

Mr. Carlton stated there has been no discussion about rezoning to any particular zone or use.

Mr. Lang asked about notification of future projects to residents and businesses.

Mr. Carlton explained how the downtown business members were members of the subcommittee, with information being shared in various groups such as DERBA and the Chamber, and there have been discussions regarding this plan on social media and in the Star News.

Mr. Lang suggested the city-owned parking lot behind The Depot be the location for a 2 or 3-story parking ramp.

Moved by Commissioner Johnson and seconded by Commissioner Booth to recommend approval of the Downtown Master Plan as outlined in the staff report.

Motion carried 6-0.

6. COUNCIL LIAISON UPDATES

Councilmember Wagner provided an update to the Planning Commission of recent City Council items.

7. MOTION TO ADJOURN REGULAR MEETING

Moved by Commissioner Johnson and seconded by Commissioner Kaba to adjourn the meeting.

Motion carried 6-0.

The meeting adjourned at 8:10 P.M.

Minutes prepared by Jennifer Green.

Perry Beise, Chair

Tina Allard, City Clerk



Request for Action

To
Planning Commission

Item Number
4.1

Meeting Date
June 24, 2025

Prepared By
Chris Leeseberg, Senior Planner

Item Description
Conditional Use Permit: Outdoor Vehicle Storage and Auto Sales, 9672 163rd Ave NW, Todd Bialon for Jarvis 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. The setback variance (V 25-09) shall be approved.
2. All outdoor storage shall follow Section 30-807.
3. The parking and driveway area outside the fenced area shall be bound by B612 curb and gutter.
4. All parking and driving areas must be finished with an approved surface - bituminous, concrete, or compacted Class 5.
5. All areas not identified for parking or driving areas shall be maintained as turf grass per city standards.
6. A 100% opaque fence shall be installed along the perimeter of the outdoor storage area that is visible from the right-of-way.
7. Except for short-term staging requirements, there shall be no storage of vehicles outside the approved storage area, including the city street, exterior parking area, and landscaped areas.
8. Staff approval of all site and civil plans.
9. No motor vehicle repairs shall be allowed.

Background/Discussion

The applicant has submitted a request for a Conditional Use Permit (CUP) to allow outdoor vehicle storage and auto sales on a 1.61-acre parcel located at 9672 163rd Avenue NW. The property is zoned General Industrial (I3), and vehicle sales and outdoor storage are listed as conditional uses within the district. The proposal does not include auto repairs, which will not be allowed. Access to the site is provided via 163rd Avenue NW.

The applicant is also seeking a variance (Case No. V 25-09) to encroach on the east side yard setback, the approval of which is included as a recommended condition. Encroachment into the side yard would also be consistent with a reduced side yard setback approved for the adjacent use.

The Elk River Vision

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

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.*

The proposed use will not endanger or detrimentally affect neighboring properties or the general public. The I3 zoning district is intended to accommodate light industrial and commercial uses such as vehicle sales and storage. Appropriate screening and site design elements will be required to mitigate visual impacts on surrounding properties and from the city right-of-way.

Staff recommends a 100% opaque fence be installed along the perimeter of the outdoor storage area that is visible from the right-of-way.

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

The subject property is guided for Industrial in the city's Comprehensive Plan. 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.

The proposed use is consistent with this designation and supports the plan's goal of providing locations for employment and service-oriented businesses.

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.*

There is one nearby vacant property which the applicant owns. The CUP will not impede normal and orderly development of surrounding vacant properties as the area is largely built out with compatible uses.

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 site is currently served by existing public infrastructure, including paved street access, drainage, and emergency services. The proposed use is not expected to place an undue burden on police, fire, or other public facilities and services. Traffic generated by the proposed use will be minimal and compatible with the surrounding roadway system.

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 proposed outdoor vehicle storage and sales use will not create excessive noise, dust, smoke, or odors. As a condition of approval, the applicant will be required to maintain a clean, orderly, and dust-free storage area and comply with all applicable nuisance and environmental standards.

The proposal does not include auto repair, which will not be allowed.

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.

The use, as conditioned, will comply with all applicable City Code requirements and all relevant zoning, licensing, and permitting requirements will be enforced prior to operation. The future building as shown does not meet setback requirements.

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

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

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

Financial Impact

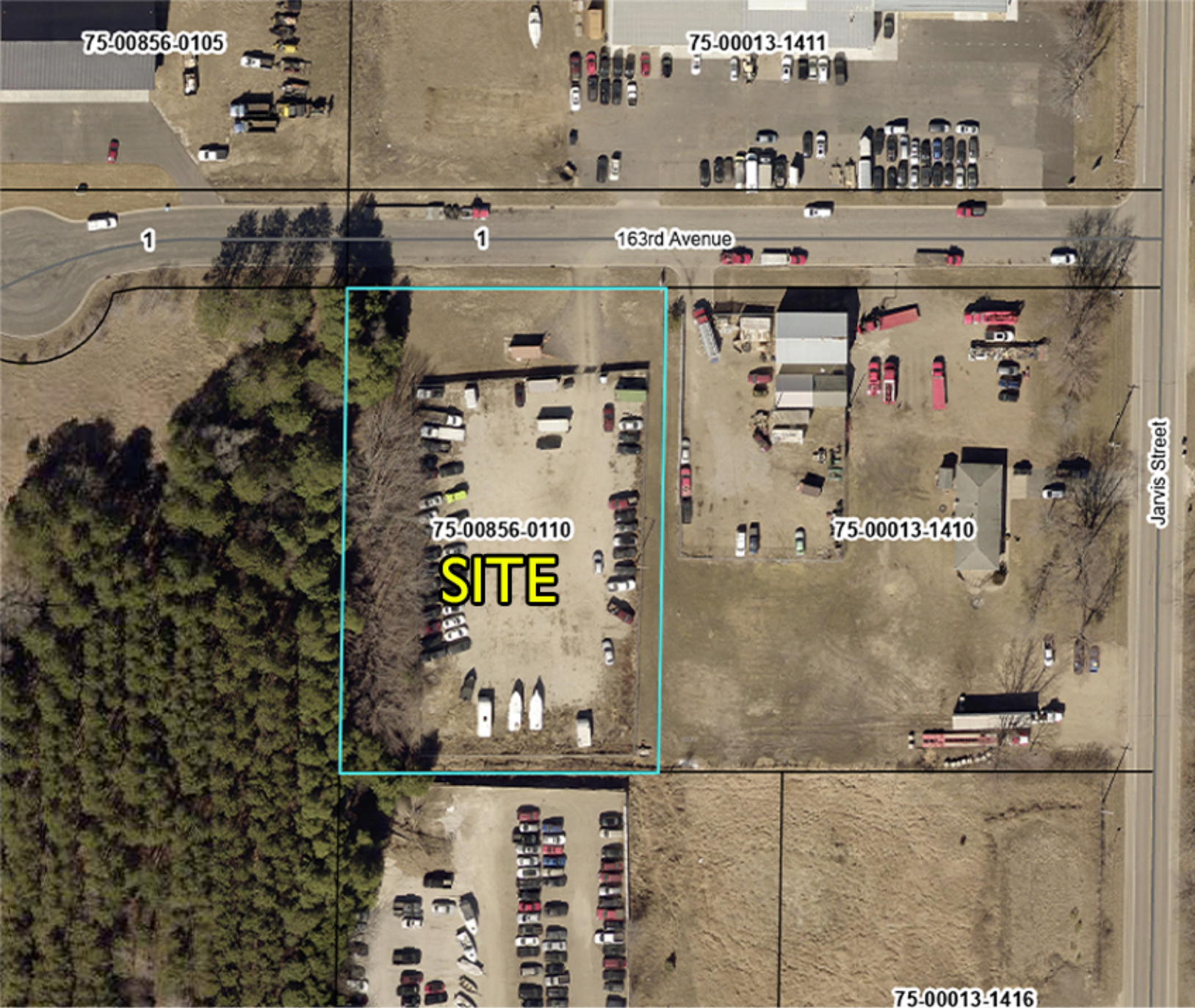
None

Mission/Policy/Goal

Support the growth and development of the community

Attachments

1. Location Map
2. Narrative
3. Site Plan
4. Civil Drawings



Project Location Map

Jarvis LLC - Todd Bialon

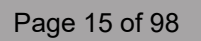
Conditional Use Permit
Variance

Case No: CU 25-06 & V 25-09

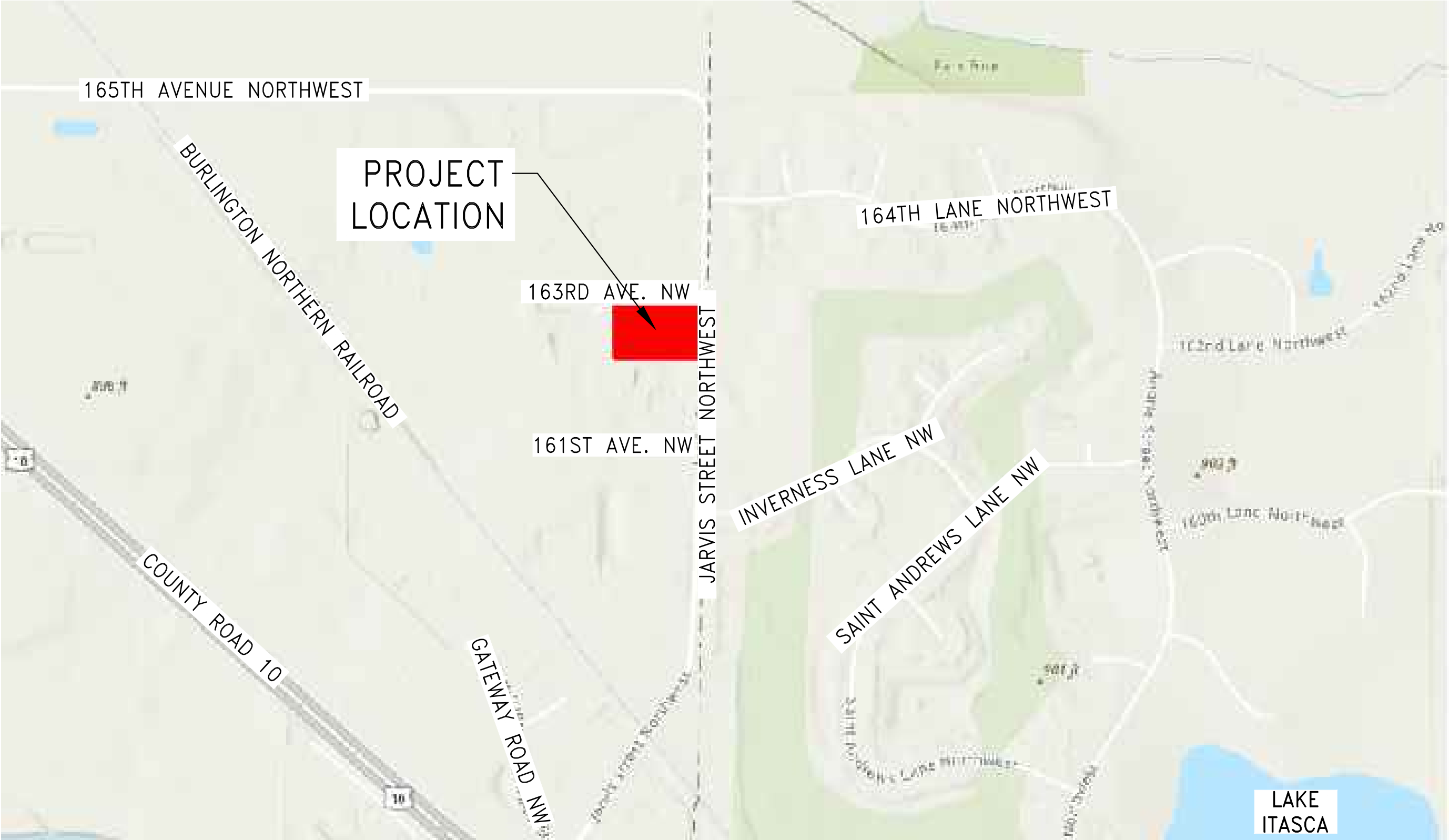


CU 25-06 Jarvis LLC-Todd Bialon Narrative

Applying for a CUP to continue the use that has been there. I will be putting up a building for for auto repair and auto sales. I am looking to have a zero lot line to the east with the Collin Brothers property.

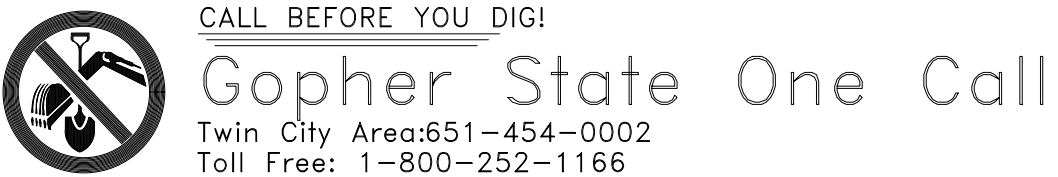


SITE DEVELOPMENT PLANS
FOR
COLLINS BROTHERS TOWING AND BIALON CENTER
16234 JARVIS ST NW
ELK RIVER, MINNESOTA

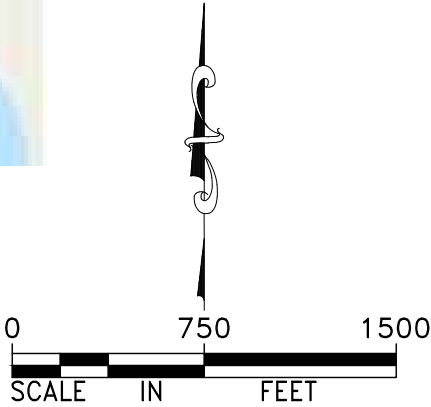
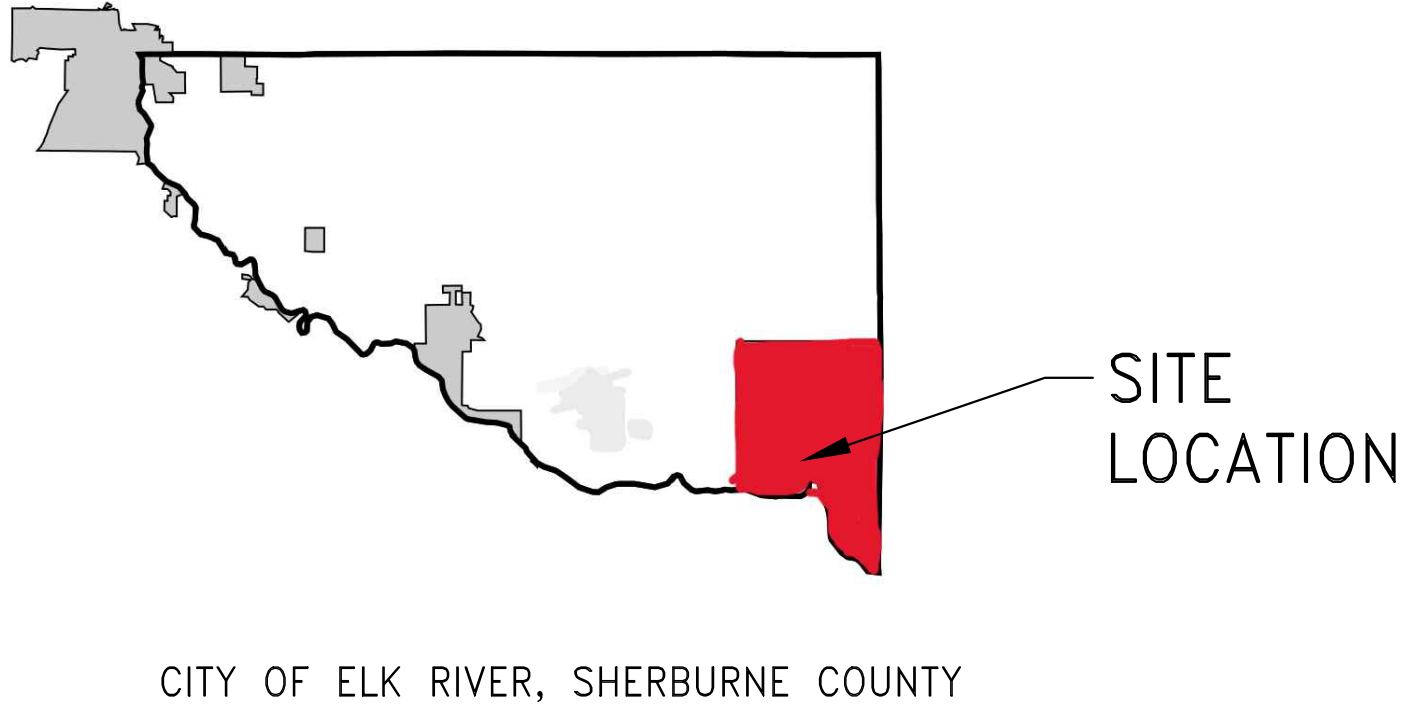


SHEET INDEX
THIS PLAN CONTAINS 10 SHEETS

SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2-C3	DETAILS
C4	EXISTING CONDITIONS & REMOVALS
C5	SITE PLAN
C6	GRADING & DRAINAGE PLAN
C7	UTILITY PLAN
C8-C9	STORMWATER POLLUTION PREVENTION PLAN
C10	ALTERNATE POND GRADING & DRAINAGE PLAN



THE SUBSURFACE UTILITY INFORMATION
DEPICTED IN THESE PLANS ARE SHOWN
ACCORDING TO CI/ASCE 38-02, "STANDARD
GUIDELINES FOR THE COLLECTION AND
DEPICTION OF EXISTING SUBSURFACE UTILITY
DATA," LEVEL D STANDARDS.



F:\survey\13-32-26 - sherburne\16234_jarvis st nw\02 Engineering - 90640\01 CAD\05 Sheet Files\01 Title Sheet.dwg

DESIGNED BY: JAP	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. JEFFREY A. PRASCH, P.E. DATE: 07.18.24 LIC. NO.: 52706	REVISIONS	
DRAWN BY: ABL		08.09.24	CLIENT COMMENTS
CHECKED BY: GRP		08.22.24	PARKING STRIPES
		09.05.24	TOTAL NUMBER OF SHEETS
		09.30.24	WEST PROPERTY IMPROVEMENTS

DEMARC
LAND SURVEYING & ENGINEERING
7601 73RD AVENUE N, BROOKLYN PARK, MN 55428
PHONE: 763.560.3093 FAX: 763.560.3522
www.DemarcInc.com

COLLINS BROTHERS TOWING
16234 JARVIS ST NW
ELK RIVER, MINNESOTA 55330
763.241.9177

BIALON CENTER (OLD 11TH HOUR
TOWING)
9672 163RD AVE NW
ELK RIVER, MINNESOTA

TITLE SHEET

PROJECT: 90640
SHEET NO. C1 of C10

F:\survey\13-32-26 - sherburne\16234 jarvis st nw\02 Engineering - 90640a\01 CAD\05 Sheet Files\03 Existing Conditions & Removals Plan.dwg

DESIGNED BY:
JAP
DRAWN BY:
ABL
CHECKED BY:
GRP

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

JEFFREY A. PRASCH, P.E.
DATE: 07.18.24 LIC. NO.: 52706

REVISIONS	
09.05.24	TOTAL NUMBER OF SHEETS
09.30.24	WEST PROPERTY IMPROVEMENTS

DEMARC
LAND SURVEYING & ENGINEERING
7601 73RD AVENUE N, BROOKLYN PARK, MN 55428
PHONE: 763.560.3093 FAX: 763.560.3522
www.DemarcInc.com

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763.241.9177

BIALON CENTER (OLD 11TH HOUR
TOWING)
9672 163RD AVE NW
ELK RIVER, MINNESOTA

EXISTING CONDITIONS &
REMOVALS

PROJECT: 90640
SHEET NO.
C4 of C10

REFERENCE NOTES:

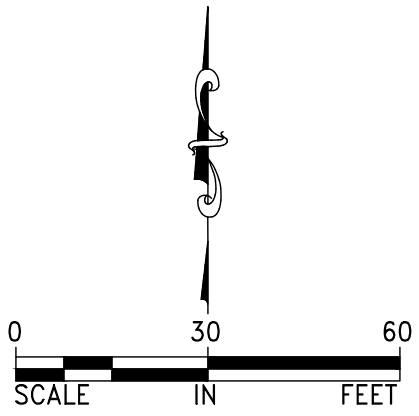
- 1 SAWCUT CONCRETE CURB & GUTTER (FULL DEPTH)
- 2 SAWCUT BITUMINOUS PAVEMENT (FULL DEPTH)
- 3 REMOVE CONCRETE CURB & GUTTER
- 4 REMOVE BITUMINOUS PAVEMENT (FULL DEPTH)
- 5 REMOVE FENCE
- 6 REMOVE GRAVEL
- 7 REMOVE BUILDING
- 8 PROTECT WELL
- 9 REMOVE SHED
- 10 REMOVE CONCRETE PAVEMENT

NOTES:

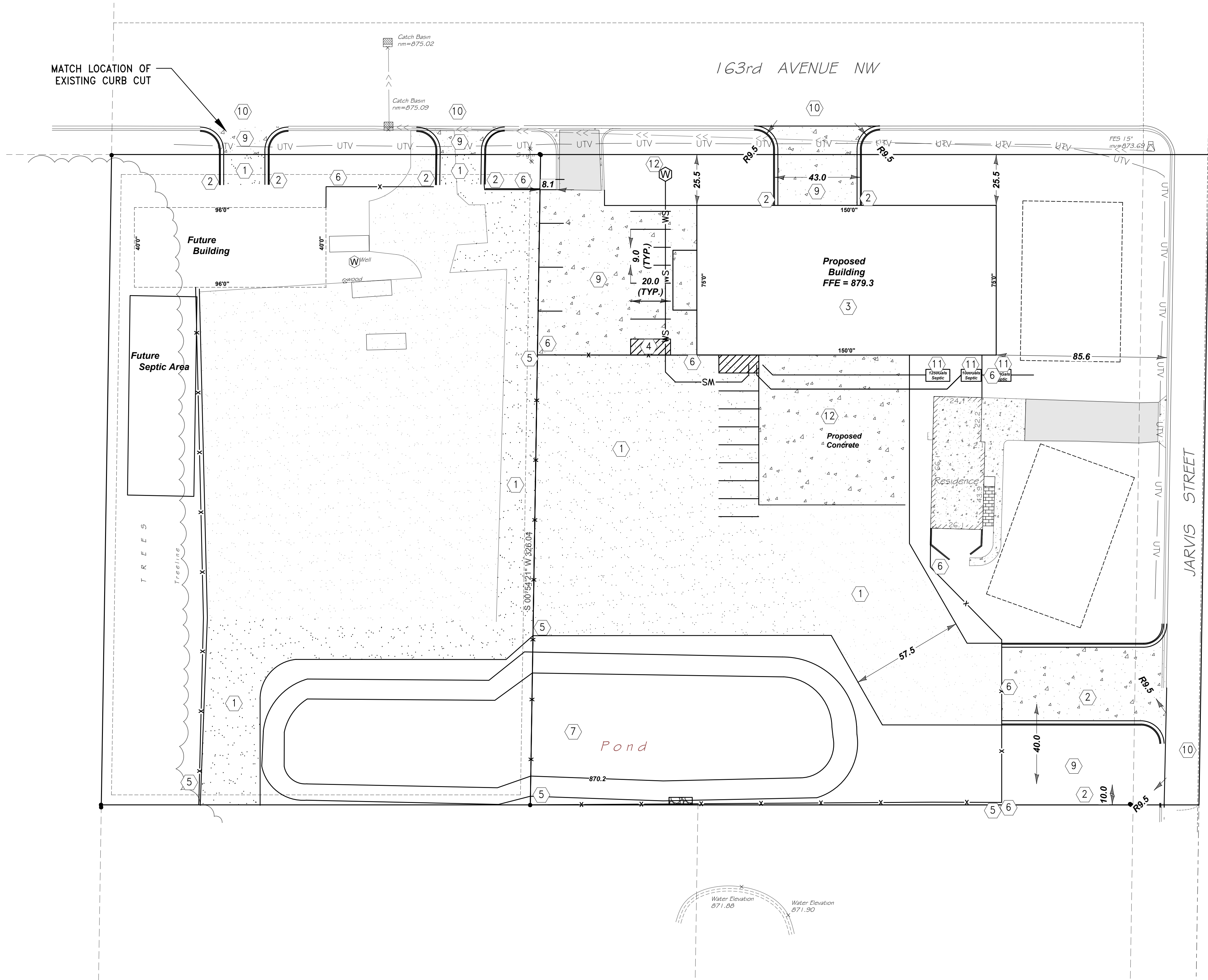
1. CONTRACTOR SHALL COORDINATE UTILITY RELOCATION WITH RESPECTIVE UTILITY COMPANIES.

LEGEND

- a30 — EXISTING CONTOUR
- EXISTING BUILDING
- EXISTING CURB & GUTTER
- >> EXISTING STORM SEWER
- > EXISTING SANITARY SEWER
- I — EXISTING WATERMAIN
- EXISTING CONCRETE PAVEMENT
- X EXISTING FENCE
- EXISTING SIGN
- EXISTING HYDRANT
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FES
- EXISTING CATCH BASIN
- REMOVE CURB & GUTTER
- REMOVE BOLLARD
- REMOVE BITUMINOUS PAVEMENT
- SAWCUT PAVEMENT
- CLEAR & GRUB TREES



F:\survey\13-32-26 - sherburne\16234 jarvis st nw\02 Engineering - 90640a\01 CAD\05 Sheet Files\04 Site Plan.dwg



REFERENCE NOTES:

- 1 GRAVEL PAVEMENT PER 1/C2
- 2 B612 CURB & GUTTER PER 5/C2
- 3 PROPOSED BUILDING (VERIFY WITH ARCHITECTURAL PLANS)
- 4 9 FT WIDE PAINTED ACCESS AISLE 45° 4 INCH WHITE CROSS HATCHING WITH NO PARKING SIGN
- 5 CHAINLINK FENCE
- 6 CHAIN LINK FENCE WITH SCREENING
- 7 INFILTRATION BASIN PER 8/C2
- 8 PATCH EXISTING BITUMINOUS PAVEMENT/CURB (MATCH EXISTING SECTION)
- 9 CONCRETE PAVEMENT PER
- 10 COMMERCIAL DRIVEWAY APRON
- 11 PROPOSED SEPTIC TANK
- 12 PROPOSED WELL

SITE DATA

EAST PARCEL:

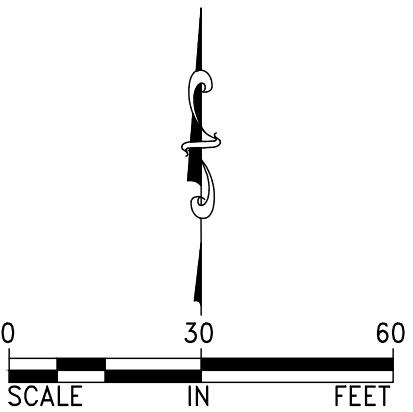
LOT AREA = 2.26 ACRES
DISTURBED AREA = 2.15 ACRES
EXISTING IMPERVIOUS AREA = 0.87 ACRES (38.5%)
PROPOSED IMPERVIOUS AREA = 1.31 ACRES (58.0%)
BUILDING COVERAGE = 0.30 ACRES (13.3%)
PROPOSED PARKING STALLS = 19

WEST PARCEL:

LOT AREA = 1.61 ACRES
DISTURBED AREA = 1.32 ACRES
EXISTING IMPERVIOUS AREA = 0.90 ACRES (55.9%)
PROPOSED IMPERVIOUS AREA = 0.97 ACRES (60.2%)

LEGEND

- EXISTING BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED TIPOUT CURB & GUTTER
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- PROPOSED GRADING LIMITS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS PAVEMENT
- PATCH BITUMINOUS PAVEMENT
- PROPOSED FENCE
- PROPOSED PARKING STRIPE
- NUMBER OF PARKING STALLS



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DRAWN BY: ABL	
CHECKED BY: GRP	

REVISIONS	
08.09.24	CLIENT COMMENTS
08.22.24	PARKING STRIPES
09.05.24	TOTAL NUMBER OF SHEETS
09.30.24	WEST PROPERTY IMPROVEMENTS

DEMARC
LAND SURVEYING & ENGINEERING
7601 73RD AVENUE N, BROOKLYN PARK, MN 55428
PHONE: 763.560.3093 FAX: 763.560.3522
www.DemarcInc.com

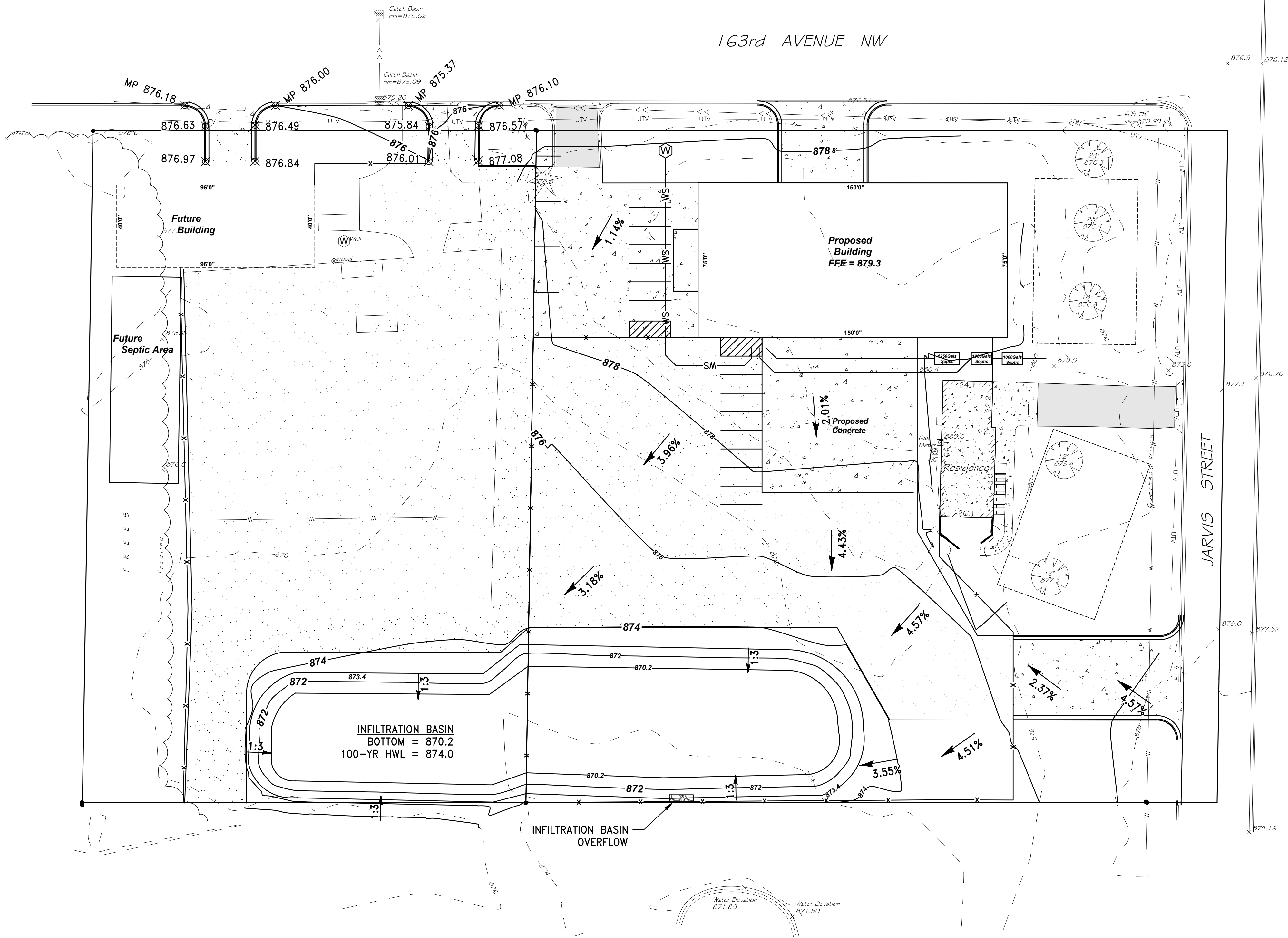
COLLINS BROTHERS TOWING
16234 JARVIS ST NW
ELK RIVER, MINNESOTA 55330
763.241.9177

BIALON CENTER (OLD 11TH HOUR TOWING)
9672 163RD AVE NW
ELK RIVER, MINNESOTA

SITE PLAN

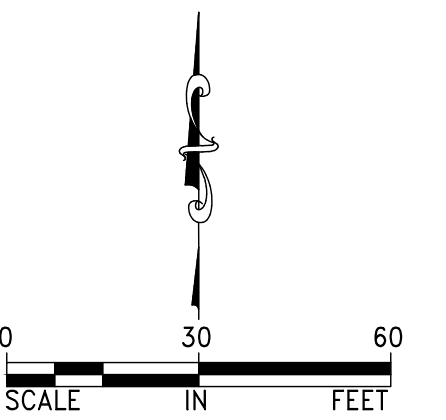
PROJECT: 90640
SHEET NO.
C5 of C10

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LEGEND

- 830 --- EXISTING CONTOUR
- 830 --- PROPOSED CONTOUR
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED TIPOUT CURB & GUTTER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATERMAIN
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED GRADING LIMITS
- 2.00% PROPOSED SLOPE
- HP 910.00 PROPOSED HIGH POINT
- MP 910.00 PROPOSED MATCH POINT
- LP 910.00 PROPOSED LOW POINT
- TS 910.00 PROPOSED TOP OF SLAB
- 910.00 PROPOSED GUTTER LINE OR FINISHED GROUND ELEVATION



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DRAWN BY:	ABL	
CHECKED BY:	GRP	

REVISIONS	
08.09.24	CLIENT COMMENTS
09.05.24	TOTAL NUMBER OF SHEETS
09.30.24	WEST PROPERTY IMPROVEMENTS

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COLLINS BROTHERS TOWING
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BIALON CENTER (OLD 11TH HOUR
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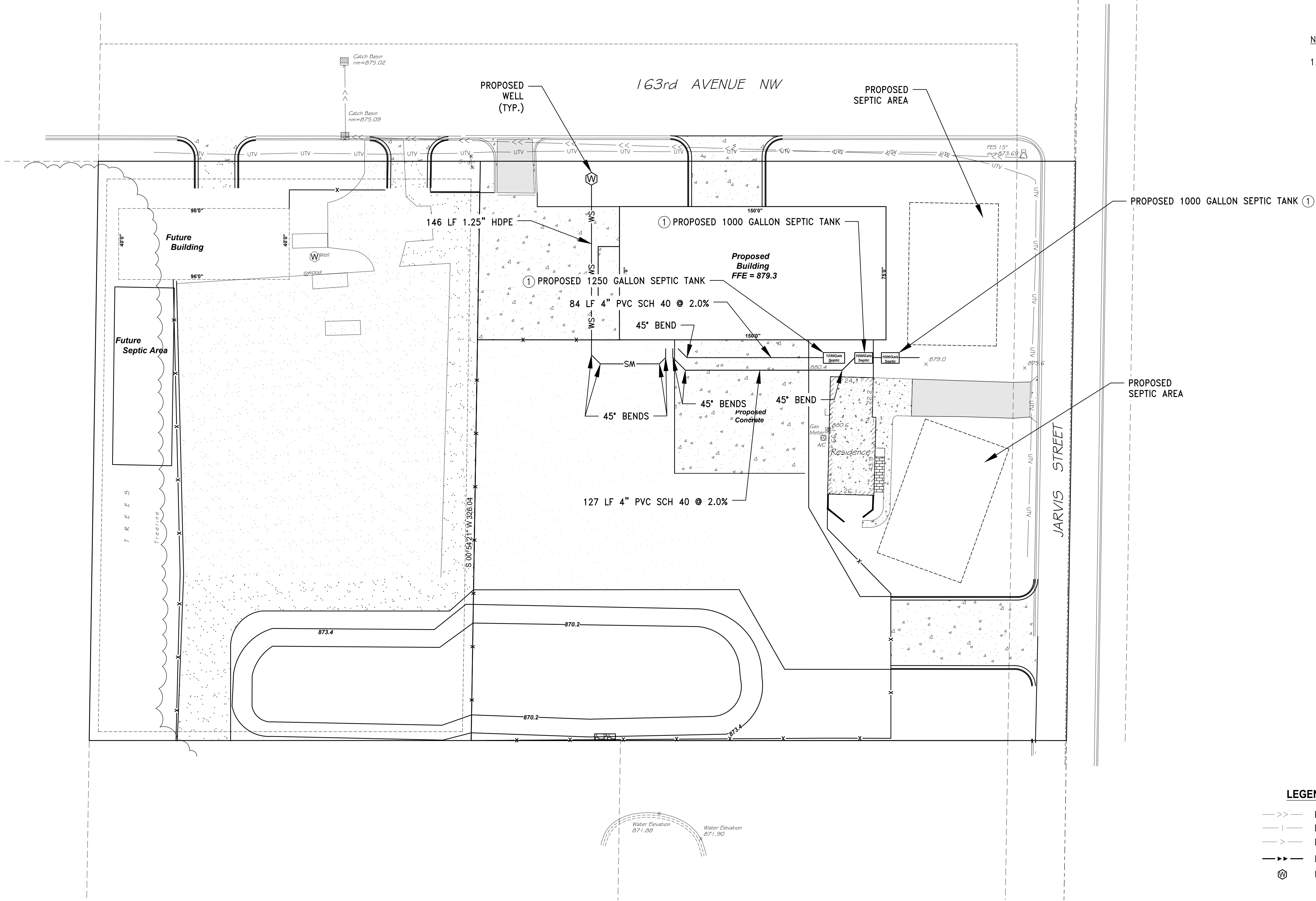
GRADING & DRAINAGE PLAN

PROJECT: 90640
SHEET NO.
C6 of C10

F:\survey\13-32-26 - sherburne\16234 jarvis st nw\02 Engineering - 90640\01 CAD\05 Sheet Files\08 Utility Plan.dwg

REFERENCE NOTES:
① SEPTIC TANK INVERTS AND SIZES DESIGNED BY OTHERS

NOTES:
1. WATER SERVICE SHALL MAINTAIN A MINIMUM OF 7.5' OF COVER.



DESIGNED BY: JAP	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. JEFFREY A. PRASCH, P.E. DATE: 07.18.24 LIC. NO.: 52706	REVISIONS	
DRAWN BY: ABL		08.09.24	CLIENT COMMENTS
CHECKED BY: GRP		09.05.24	TOTAL NUMBER OF SHEETS
		09.30.24	WEST PROPERTY IMPROVEMENTS

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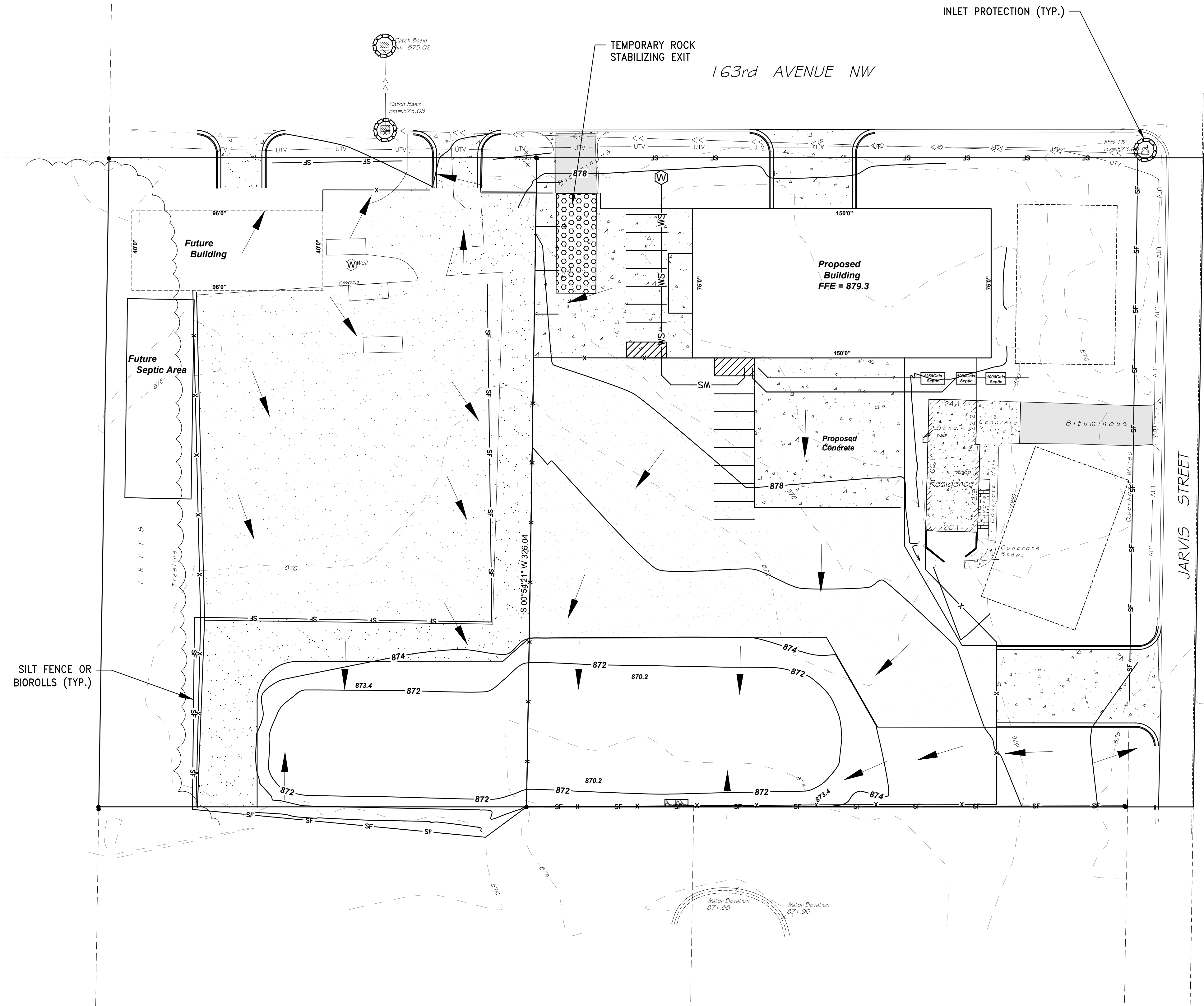
COLLINS BROTHERS TOWING
16234 JARVIS ST NW
ELK RIVER, MINNESOTA 55330
763.241.9177

BIALON CENTER (OLD 11TH HOUR
TOWING)
9672 163RD AVE NW
ELK RIVER, MINNESOTA

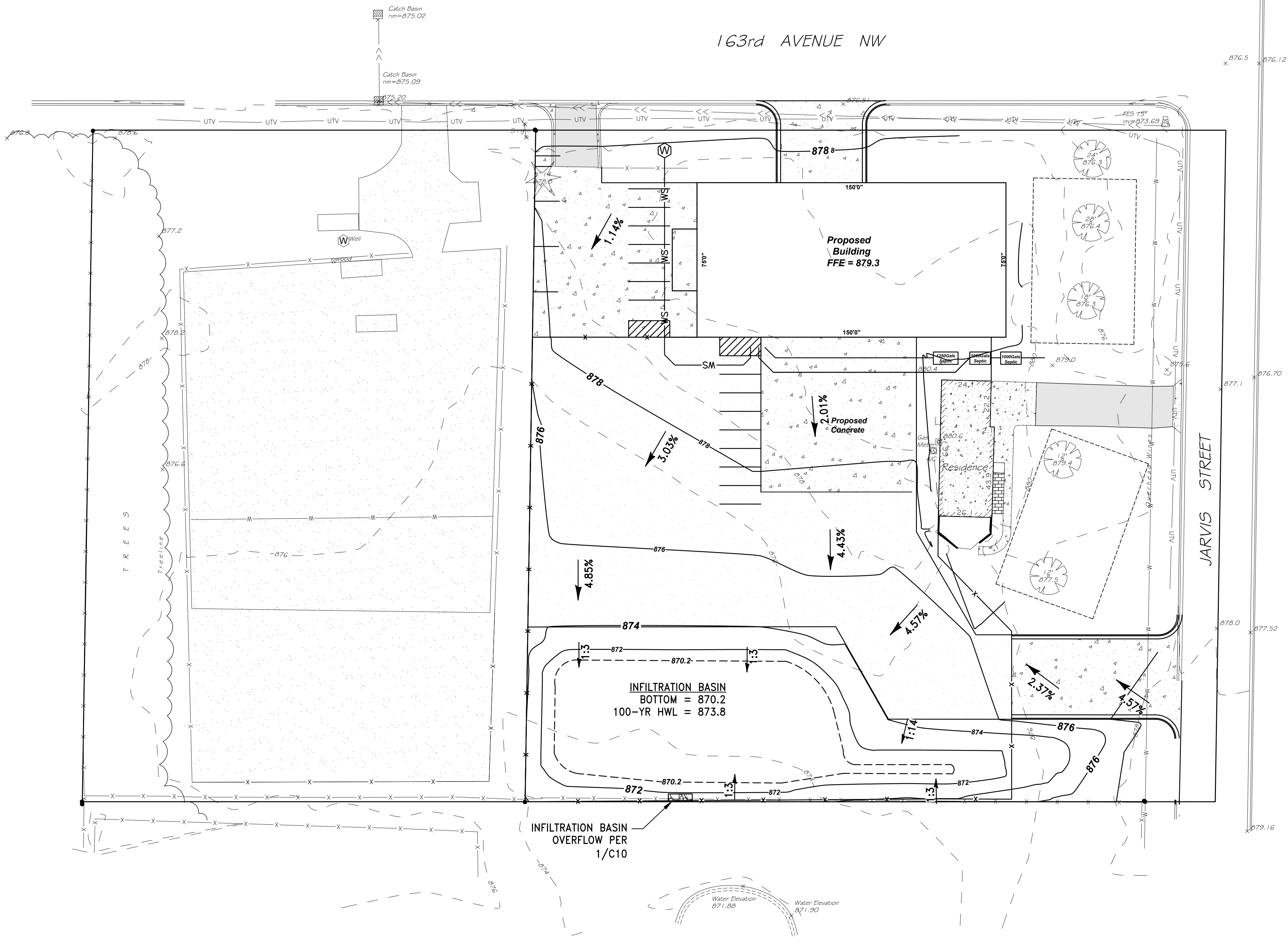
UTILITY PLAN

PROJECT: 90640
SHEET NO.
C7 of C10

F:\survey\13-32-26 - sherburne\16234 jarvis st nw\02 Engineering - 90640a\01 CAD\05 Sheet Files\09 Stormwater Pollution Prevention Plan.dwg

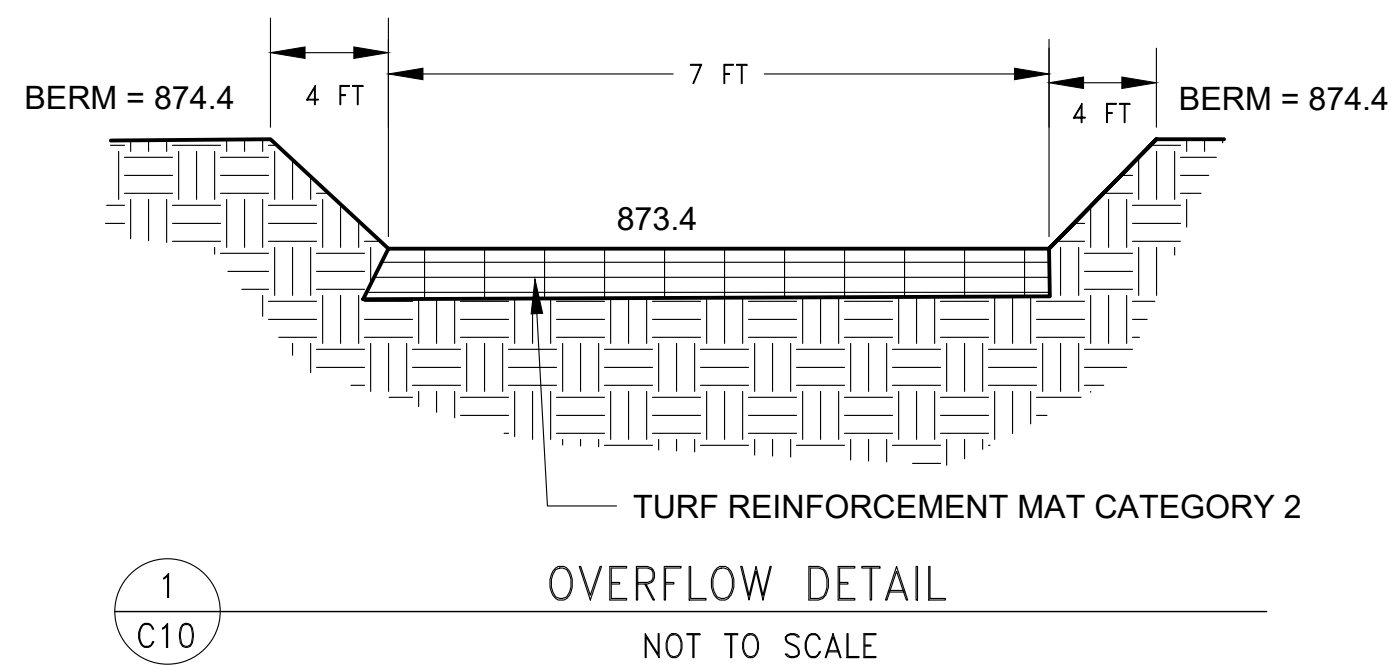


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LEGEND

- 830 --- EXISTING CONTOUR
- 830 --- PROPOSED CONTOUR
- ===== EXISTING CURB & GUTTER
- ===== PROPOSED CURB & GUTTER
- ===== PROPOSED TIPOUT CURB & GUTTER
- >>--- EXISTING STORM SEWER
- >>--- PROPOSED STORM SEWER
- |--- EXISTING WATERMAIN
- x--- EXISTING FENCE
- x--- PROPOSED FENCE
- ===== PROPOSED GRADING LIMITS
- 2.00% PROPOSED SLOPE
- HP 910.00 PROPOSED HIGH POINT
- MP 910.00 PROPOSED MATCH POINT
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- TS 910.00 PROPOSED TOP OF SLAB
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JAP	PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY	
DRAWN BY:	LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF	
ABL	MINNESOTA.	
CHECKED BY:		
GRP	DATE: 09.05.24	JEFFREY A. PRASCH, P.E. LIC. NO.: 52706



Request for Action

To
Planning Commission

Item Number
4.2

Meeting Date
June 24, 2025

Prepared By
Chris Leeseberg, Senior Planner

Item Description
Conditional Use Permit: Changeable Copy Sign,
Lamar Outdoor Advertising, 75-00943-0110

Reviewed by
Zack Carlton

Action Requested

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

1. The sign shall be constructed in accordance with all applicable city and state regulations, including compliance with brightness limits and digital display transition standards.
2. No additional signage shall be added without appropriate review and permitting.
3. The applicant shall provide a survey confirming that the sign location is outside regulated wetlands or demonstrate eligibility for an exemption under the Wetland Conservation Act.
4. Any disturbance to wetland areas shall require formal review and compliance with state and local wetland regulations.
5. The applicant must apply for and receive all state and local permits prior to beginning construction.

Background/Discussion

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow the installation of an advertising sign (billboard) that includes digital copy exceeding 30 square feet, as required under Section 30-864 of the City Code. The proposed sign includes 378 square feet of digital display area, which exceeds the threshold. The property is zoned Light Industrial (I-1) where advertising signs (billboards) are an allowed use. The changeable copy component of the sign requires the current CUP application

The proposed location is adjacent to Highway 169. There are wetlands in proximity to the site; however, the applicant has been asked to provide an exhibit to confirm that the new sign location is outside of wetland boundaries. If impacts on wetlands are identified, the project may be eligible for exemption under the Wetland Conservation Act (WCA).

Applicable Regulations

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

The Elk River Vision

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



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

The proposed billboard will be located adjacent to Highway 169, a high-traffic corridor already containing similar signage. The scale and location of the sign is not anticipated to endanger or detrimentally affect the use and enjoyment of surrounding properties or negatively impact public health, safety, or welfare. A permit from MnDOT may be required due to the proximity to the highway.

A condition noting permit requirements has been included in the recommendation for approval.

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

The property is zoned as Industrial, and 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. This use is located adjacent to a major transportation corridor. The sign supports commercial visibility and regional traffic-oriented business promotion, which aligns with the city's Comprehensive Plan goals for economic development and appropriate highway-oriented commercial 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 is fully developed and, as there are no surrounding vacant lots, the proposed use will not affect the development of the surrounding area as the use is compatible with existing development patterns along the highway corridor.

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 project will not place any burden on municipal services and requires no new connections to utilities and will not adversely affect traffic flow, emergency access, or other public facilities. Digital sign content will follow brightness and operational standards to avoid interference with traffic safety.

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 sign will be equipped with technology to ensure that glare, light spillover, and distractions are minimized, consistent with best practices for digital signage near roadways. The operation will not generate excessive noise, vibration, or pollutants.

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

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

The sign placement is expected to avoid impacts to nearby wetlands. Should any encroachments occur, the project will be reviewed for potential exemption or required compliance with the Wetland Conservation Act. No significant scenic or historic features will be affected.

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.*

All sign dimensions, materials, lighting, and installation details will comply with applicable City Code 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.

Financial Impact

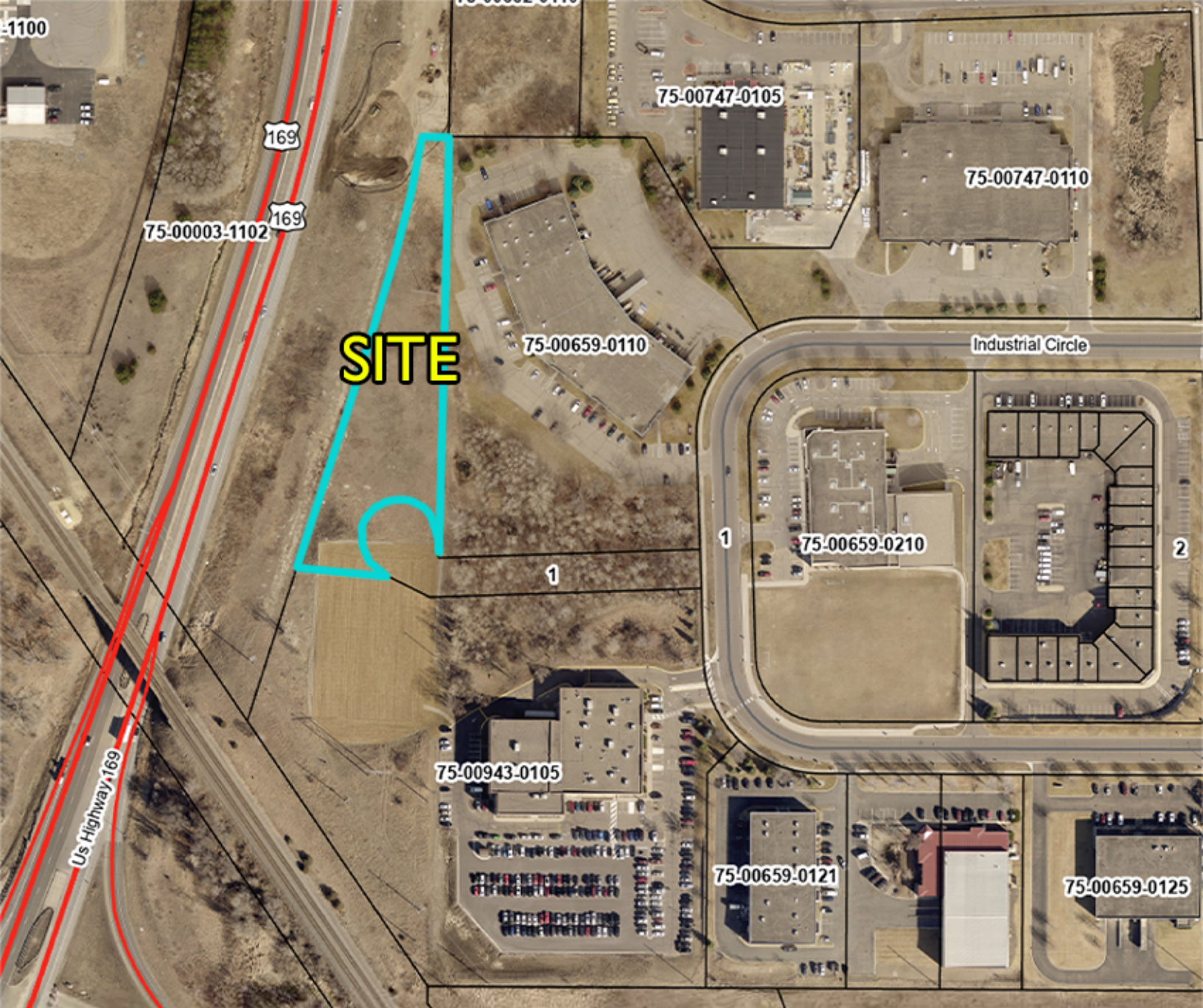
None

Mission/Policy/Goal

Support the growth and development of the community.

Attachments

1. Location Map
2. Sign Plan
3. Area Map
4. Great River Energy Email



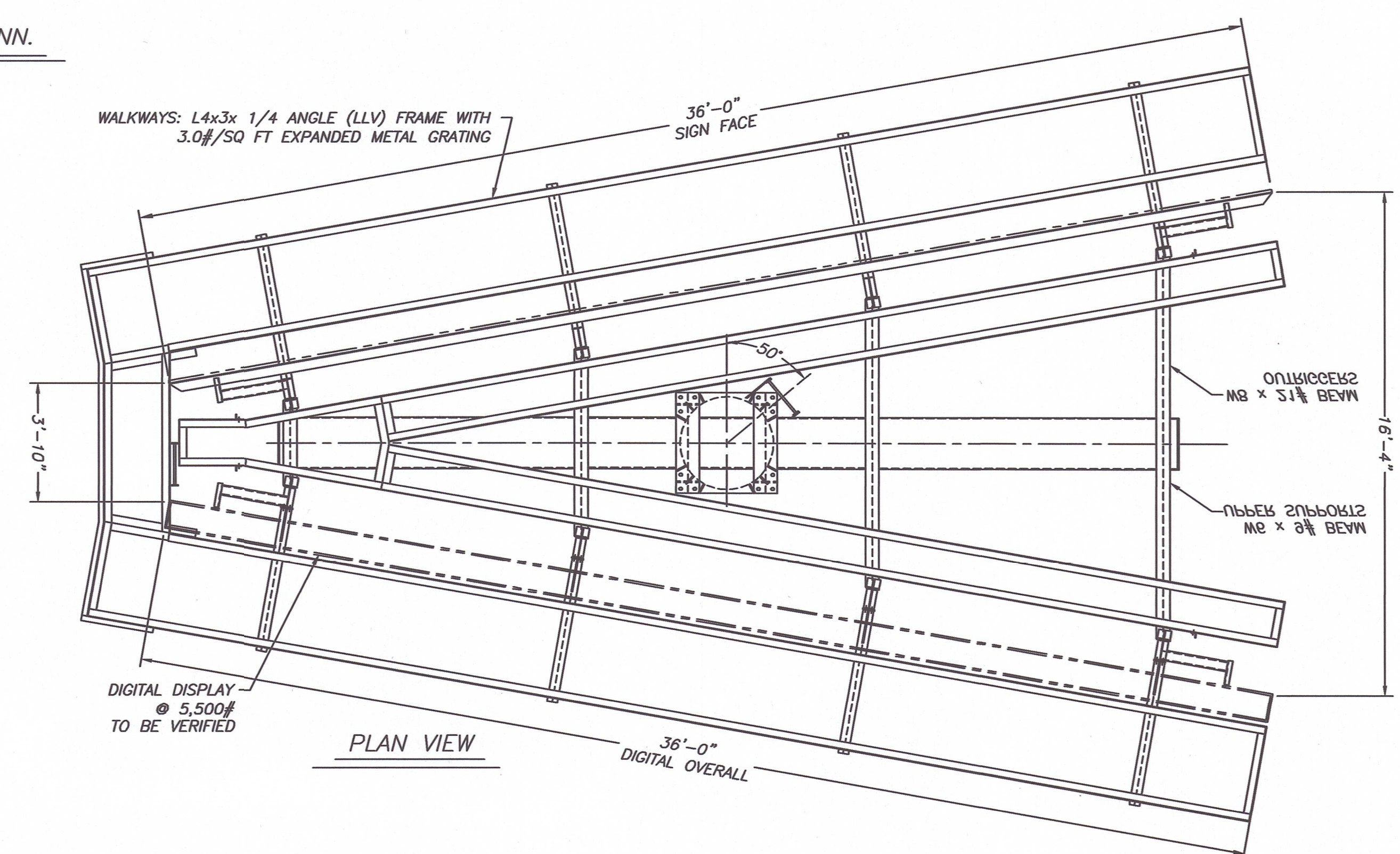
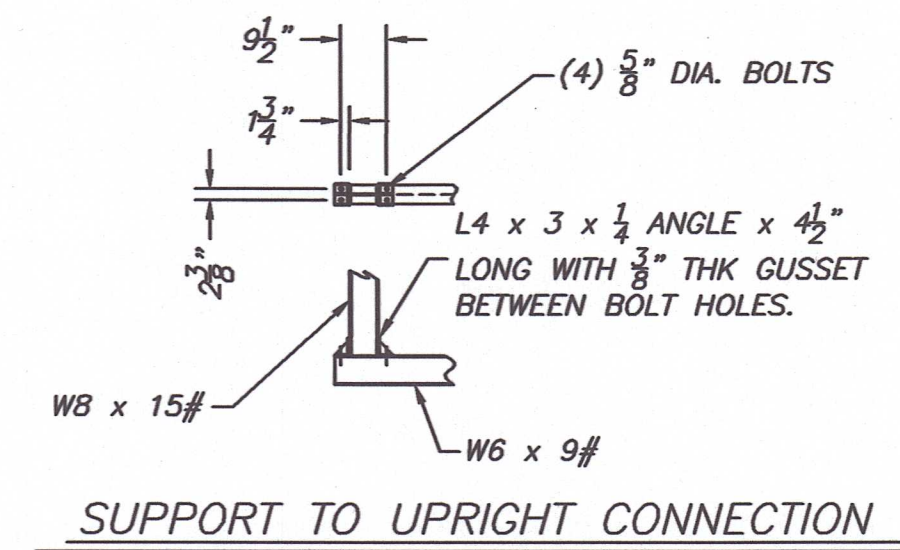
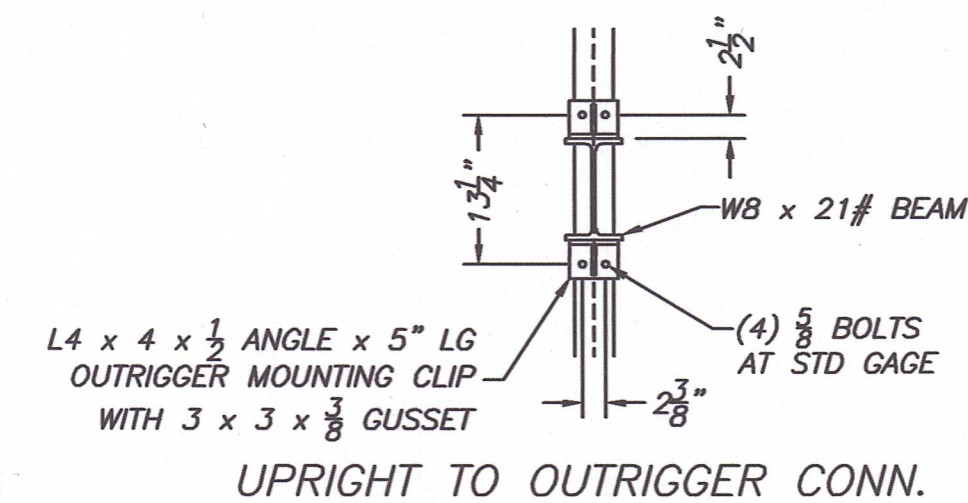
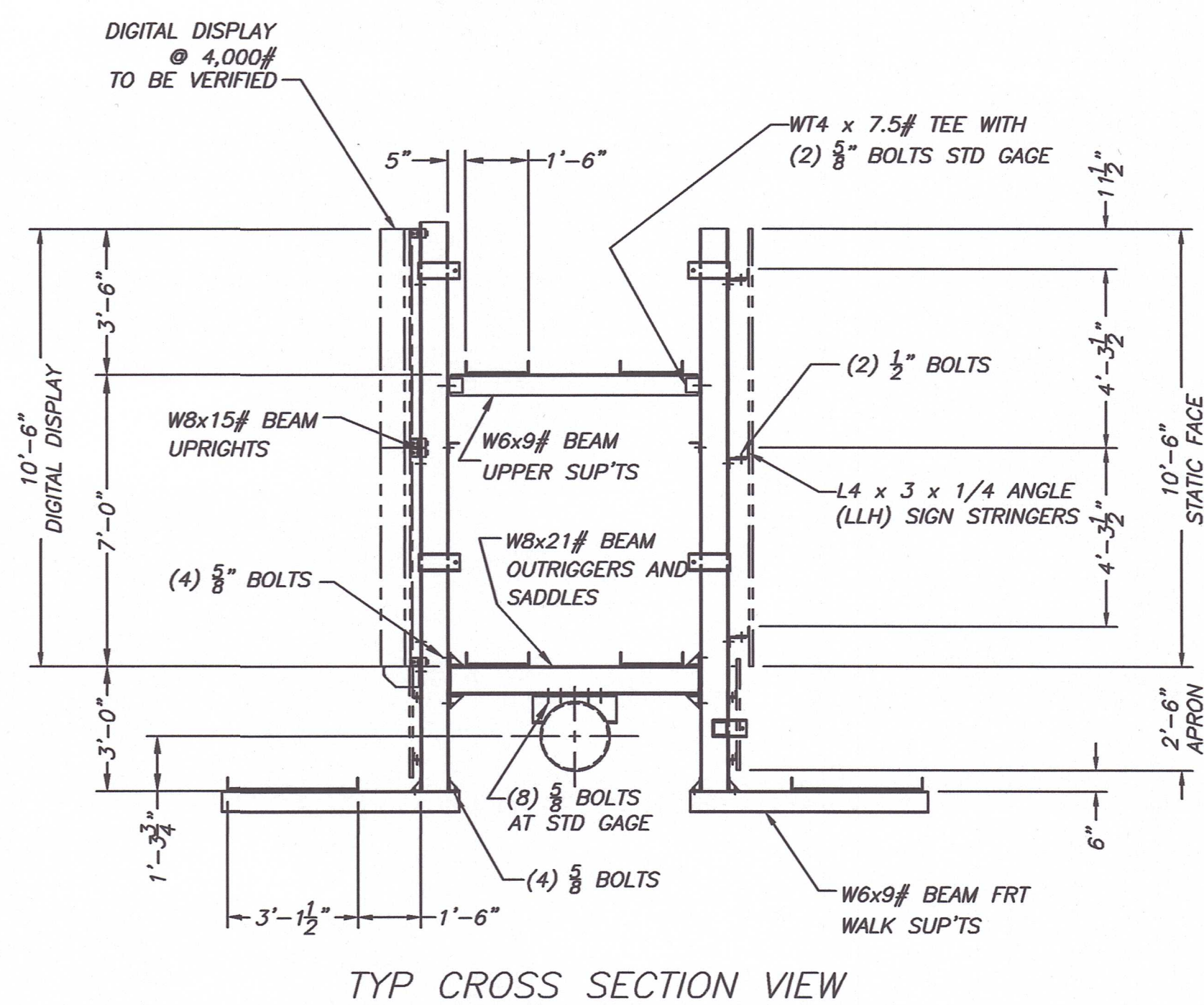
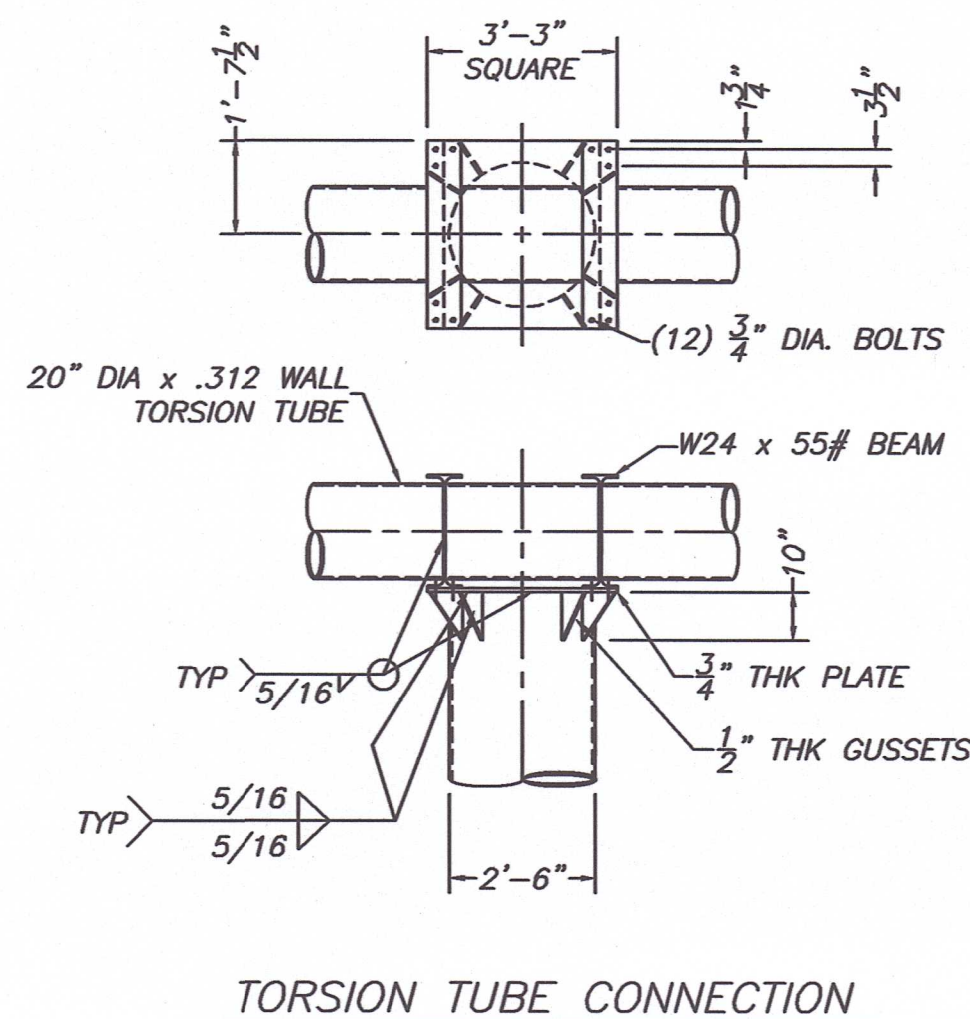
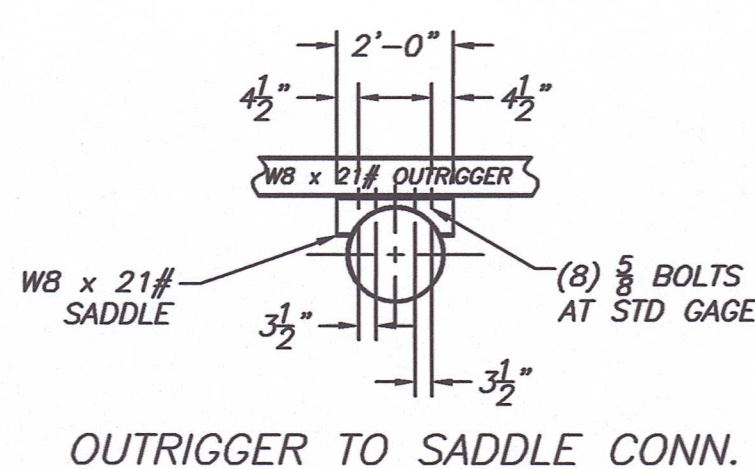
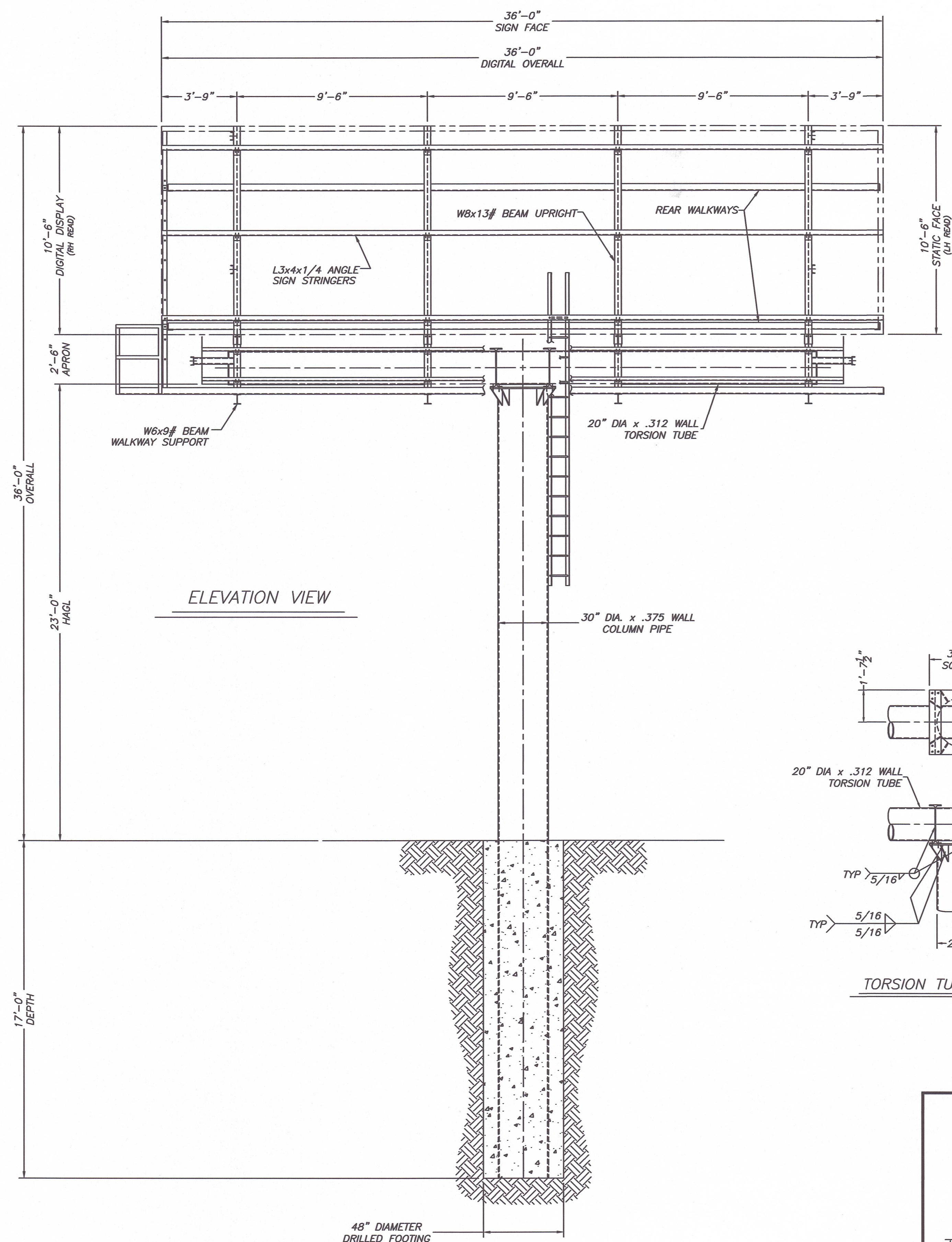
Project Location Map

Lamar Outdoor Advertising

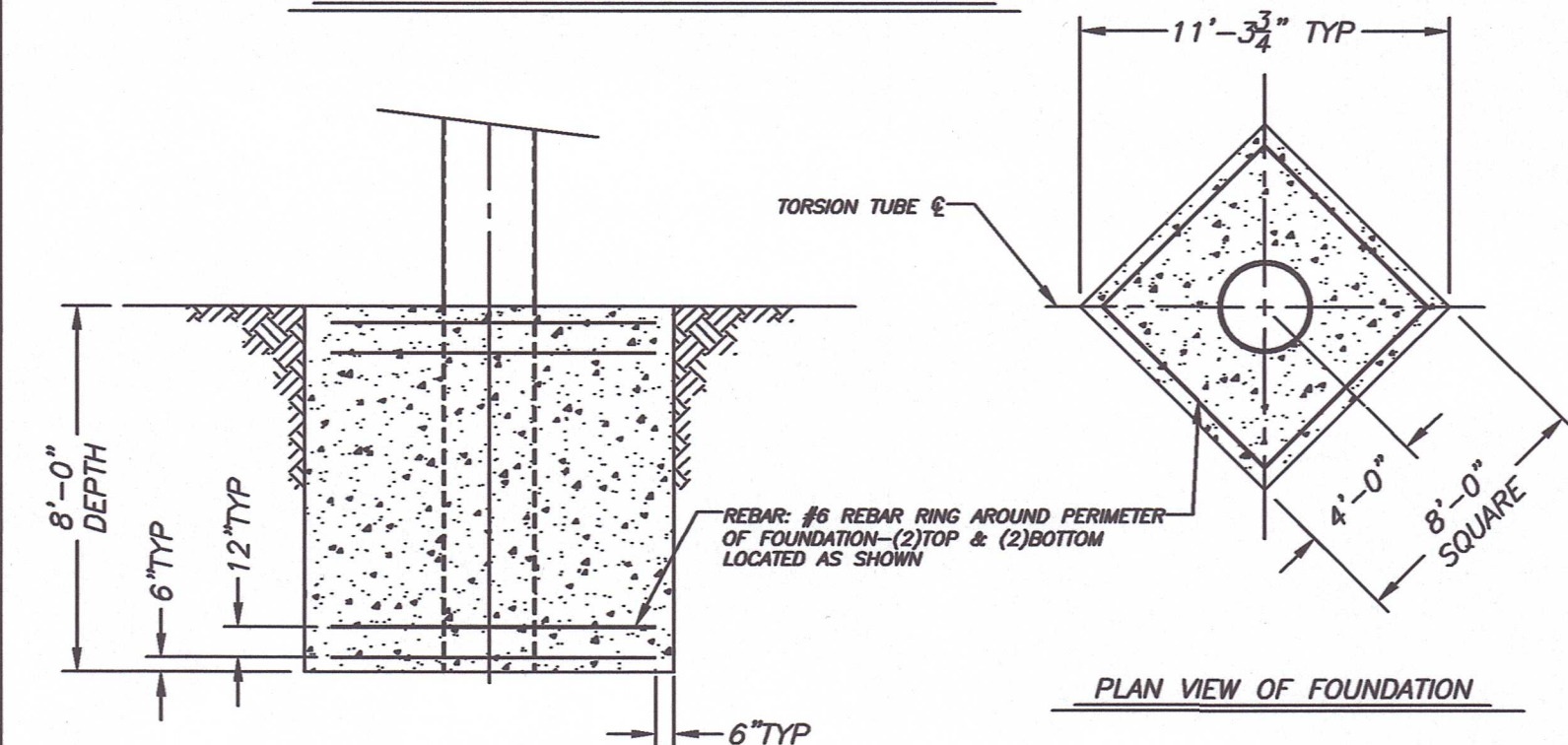
Conditional Use Permit

Case No: CU 25-05

REV.	CHANGE	BY	DATE
-	-	-	-



ALTERNATE BACKHOE FOOTING



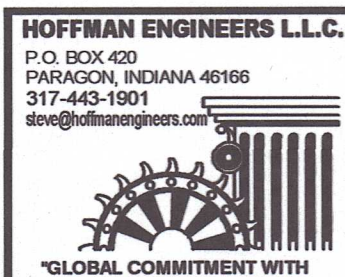
SPECIFICATIONS:

- STEEL ROLLED "W" BEAM SECTIONS: ASTM A992
- ALL OTHER STEEL ROLLED SECTIONS: ASTM A36
- PIPE SECTIONS: A.P.I. 5L X52
- BOLTS: MINIMUM 1/2" DIAMETER UNC. ALL BOLTS GRADE F3125 A325 UNLESS OTHERWISE SPECIFIED.
- CONCRETE: 3000 P.S.I. @ 28 DAYS.
- HORIZONTAL SOIL PRESSURE: 300#/FT²/FT.
- THIS DESIGN MEETS THE REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE FOR 115 M.P.H. (3 SEC GUST) WIND SPEED, RISK CATEGORY II, AND EXPOSURE "C".
- ALL WELDING SHALL BE IN ACCORDANCE WITH AWS STANDARDS USING E-70 ELECTRODES.
- ALL WALKWAYS TO HAVE SAFETY CABLES
- REINFORCING BAR: ASTM A-615 GRADE 60 (REBAR IS NOT REQUIRED IF FIBER REINFORCED CONCRETE IS USED.)
- WIND LOADING EXCEEDS SEISMIC LOADING.
- DESIGNED FOR WEIGHT OF (2) DIGITAL UNITS @ 7,000#/EA.

PROFESSIONAL ENGINEER
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
 PRINT NAME: JOHN D. HOFFMAN
 SIGNATURE: [Signature]
 DATE: 22 MAR 25 LICENSE#: 21640

PRODUCTIVITY FABRICATORS

SCALE: NONE	DRAWN BY: P. PLATT
DATE: 03/14/25	
10'-6" x 36'-0", CM, 16' V, 23'-0" HAGL	
LAMAR - ST. CLOUD, MN	DRAWING NUMBER 68-9289





From: [MacMillan, Michelle GRE-MG](#)
To: [Chris Leeseberg](#)
Subject: CUP Lamar Outdoor Advertising
Date: Tuesday, June 17, 2025 1:17:20 PM

Chris,

I received the notice of public hearing for the billboard proposed on PID 75-00943-0110. Great River Energy has a 230kV transmission line on this property with a 150 ft. easement lying 75 ft. on both sides of the centerline. If the billboard is proposed to be within the easement area, Lamar Outdoor Advertising will need to fill out an online application and submit a set of plans so we can review the location to make sure it does not cause a clearance violation to the transmission line. The link for the application is below.

<https://survey123.arcgis.com/share/ad33eeb68c464e58aab3addafb224930>

Michelle MacMillan

Field Representative
Great River Energy
12300 Elm Creek Boulevard
Maple Grove, MN 55369-4718

Direct: 763-445-5984
Main: 763-445-5000
Fax: 763-445-6784
Cell: 612-845-1204
mmacmillan@GREnergy.com



 *Please consider the environment before you print this e-mail.*

NOTICE TO RECIPIENT: The information contained in this message from Great River Energy and any attachments are confidential and intended only for the named recipient(s). If you have received this message in error, you are prohibited from copying, distributing or using the information. Please contact the sender immediately by return email and delete the original message.



Request for Action

To
Planning Commission

Item Number
4.3

Meeting Date
June 24, 2025

Prepared By
Zack Carlton, Community Development Director

Item Description
Preliminary Plat: Sherburne Meadows, Sherburne
County - 10638 205th Ave. NW

Reviewed by
Chris Leeseberg

Action Requested

Recommend, by motion, approval of the preliminary plat for Sherburne Meadows, subject to the following conditions:

1. An approved wetland replacement plan will be required.
2. Wetland boundaries identified on the plat may need to be updated after the subject site has received a Notice of Decision.
3. If the road is not immediately constructed as a through street, a temporary cul-de-sac will be required at the dead end.
4. Work with Elk River Municipal Utilities (ERMU) to secure required utility permits and coordinate overhead power lines.

Background/Discussion

Sherburne County has requested approval of a preliminary plat to support their proposed extension of CSAH 33. The submitted plat, Sherburne Meadows, includes four existing parcels (two are currently buildable) which will be redesigned to create three lots, one new buildable parcel, and dedicates right-of-way for the extension of CSAH 33.

The parcels are zoned R-1a (single-family residential) with a minimum lot size of 2.5 acres. The proposed lots meet the minimum design standards for the district. There are existing accessory structures that do not comply with city standards, but they will remain as legal nonconforming uses as the proposed changes do not negatively impact the setbacks or structures.

Applicable Regulations

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

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

The proposed subdivision is consistent with all zoning regulations. The proposed residential parcels comply with the standards and are granted access and frontage on a new public street. New structures will need to meet required setbacks, including those from wetlands.

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

The Elk River Vision

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



The subdivision supports the county's transportation plans and is consistent with all other applicable plans.

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

The existing wetlands on the property have been delineated, but impacts to these wetlands will require full approval from the state. Staff included a recommended condition to ensure the required wetland permits have been secured prior to beginning construction or recording a final plat.

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

The lots within the proposed subdivision have access to a city street, and identify primary and secondary septic locations. The county road project will extend further east from the subject site and improve regional transportation access.

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

Once the wetland impacts have been approved, the city's wetland setback and buffer ordinance will limit negative impacts to the natural features. The subdivision will not cause substantial environmental damage.

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

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

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

The properties around this subdivision are large lot single-family residential uses. The full CSAH 33 extension project will open up more land for continued residential growth. This subdivision will not adversely impact the development potential of the surrounding properties.

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

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

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

Financial Impact

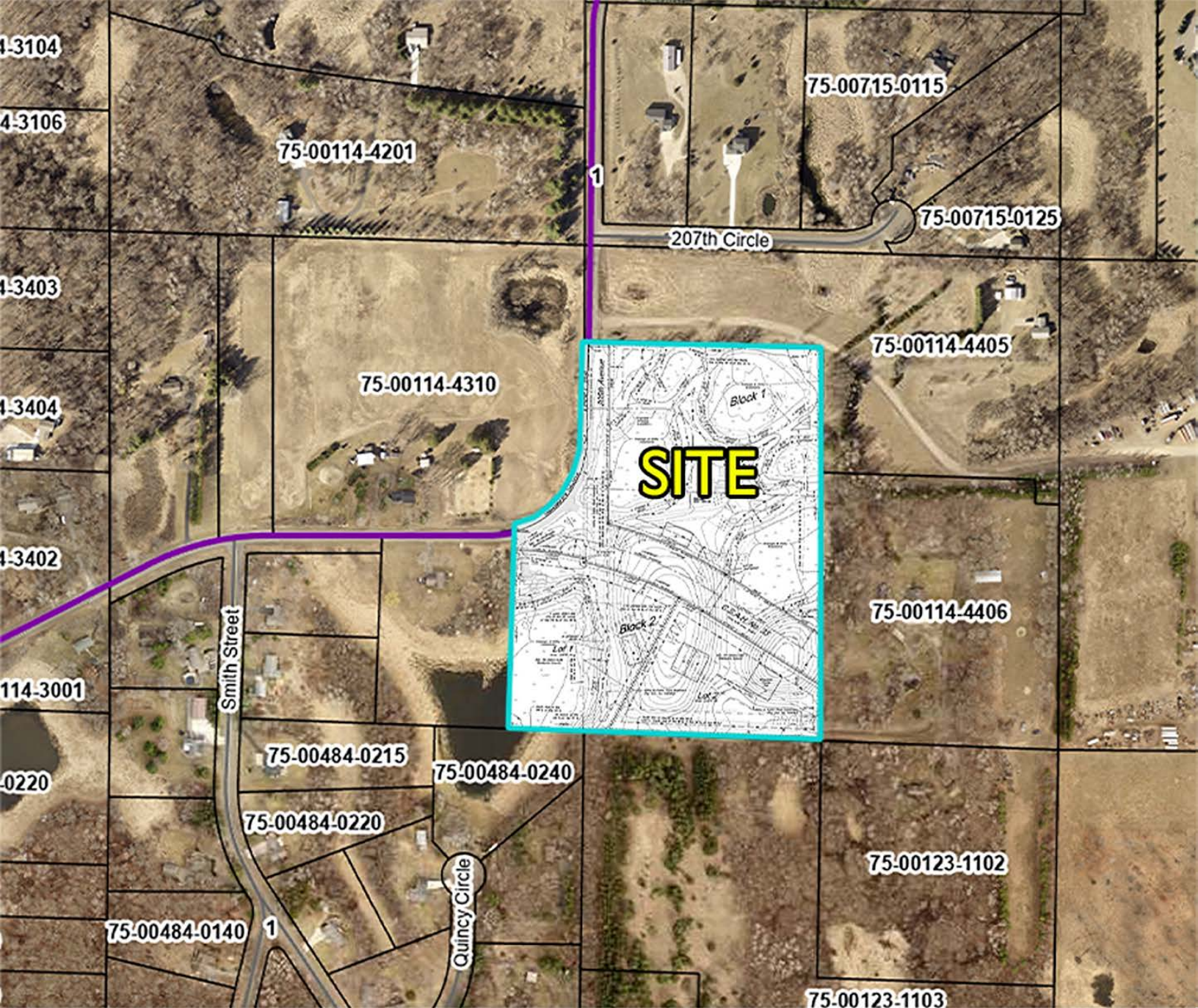
None

Mission/Policy/Goal

Support the growth and development of the community.

Attachments

1. Location Map
2. Sherburne Meadows Preliminary Plat
3. CSAH 33 Extension Information



Project Location Map

Sherburne Meadows

Preliminary Plat

Case No: P 25-17

Preliminary Plat of

SHERBURNE MEADOWS

CITY OF ELK RIVER
SHERBURNE COUNTY, MN

Proposed Plat Description:

(PID: 75-0014-4400 and 75-0014-4407 - Doc. No. 886822)

That part of the Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4) of Section 14, Township 33, Range 26, Sherburne County, Minnesota, described as follows: Commencing at the Southeast corner of said SE 1/4 of SE 1/4 of Section 14; thence West along the South line thereof a distance of 720.24 feet; thence North at right angles a distance of 1076.12 feet to a point to be hereafter known as point "A" for the purpose of this description; thence West parallel with said South line of the SE 1/4 of SE 1/4 to intersect the West line thereof at the actual point of beginning of the land to be described; thence return East along said parallel line to said point "A"; thence South at right angles a distance of 721.12 feet; thence West parallel with said South line of the SE 1/4 of SE 1/4 to intersect said West line of the SE 1/4 of SE 1/4; thence North along said West line to the point of beginning. AND, That part of the West Half of the Southeast Quarter of the Southeast Quarter (W 1/2 of SE 1/4 of SE 1/4) of Section 14, Township 33, Range 26 West, Sherburne County, Minnesota, described as follows: Commencing at the Southeast corner of said SE 1/4 of SE 1/4; thence West along the South line thereof a distance of 720.24 feet; thence North at right angles a distance of 1076.12 feet to a point to be hereafter known as point "A" for the purpose of this description; thence East at right angles to intersect the East line of said W 1/2 at the point of beginning; thence return West to said Point "A"; thence South at right angles a distance of 721.12 feet; thence East at right angles to the point of intersection with the East line of said W 1/2; thence North along said East line to the point of beginning and there terminating. AND, The South 355.11 feet of the West Half of the Southeast Quarter of the Southeast Quarter (W 1/2 of SE 1/4 of SE 1/4), Section 14, Township 33, Range 26, according to the U.S. Government Survey thereof.

Subject to the following easements:

Easements for utilities and public roads granted to the City of Elk River over the West 66 feet of the South 776 feet, and the South 66 feet and 66 feet wide angular over the South 355 feet, as described in Document Nos. 141776, 141777 and 148368. Easement for County Road No. 33 over the West 33 feet of that part lying North of the South 776 feet thereof.

AND

(PID: 75-0014-4316 and 75-0014-4320 - Doc. No. 948889)

That part of the Southwest Quarter of the Southeast Quarter (SW 1/4 of SE 1/4) of Section Fourteen (14), Township Thirty-three (33), Range Twenty-six (26) lying Southerly of the center line of County Road No. 33 as now laid out and constructed and East of a line described as follows: Beginning at a point on the South line of the said Southwest Quarter of the Southeast Quarter (SW 1/4 of SE 1/4) of Section Fourteen (14), 210 feet West of the Southeast corner thereof; thence North at right angles to intersect the center line of the said County Road No. 33 and there terminating. Except that part thereof lying Southerly of a line commencing at a point on the East line of the said Southwest Quarter of the Southeast Quarter (SW 1/4 of SE 1/4) of Section 14, 355.11 feet distant Northerly of the Southeast corner thereof; thence running Westerly to a point on the West line of the aforesaid tract 355 feet Northerly of the South line of the said Southwest Quarter of the Southeast Quarter (SW 1/4 of SE 1/4) of Section Fourteen (14) and there terminating, Sherburne County, Minnesota.

AND

That part of the Southwest Quarter of the Southeast Quarter (SW 1/4 of SE 1/4) of Section 14, Township 33, Range 26, lying Southerly of the center line of County Road No. 33 as now laid out and constructed and East of a line described as follows: Beginning at a point on the South line of the said Southwest Quarter of the Southeast Quarter (SW 1/4 of SE 1/4) of Section 14, 210 feet West of the Southeast corner thereof; thence North at right angles to intersect the center line of the said County Road No. 33 and there terminating. Except that part thereof lying Northerly of a line commencing at a point on the East line of the said Southwest Quarter of the Southeast Quarter (SW 1/4 of SE 1/4) of Section 14, 355.11 feet distant Northerly of the Southeast corner thereof; thence running Westerly to a point on the West line of the aforesaid tract 355 feet Northerly of the South line of the said Southwest Quarter of the Southeast Quarter (SW 1/4 of SE 1/4) of Section 14, and there terminating, Sherburne County, Minnesota.

SOILS CHART

Map symbol & soil name	Hydrologic group	Water table depth (in)
1288: Seelyville-Markey complex, ponded, 0 to 1 percent slopes	A/D	0
75: Bluffton loam, depressional, 0 to 1 percent slopes	B/D	0
544: Caltho muck, 0 to 1 percent slopes	B/D	0
169C: Braham loamy fine sand, 6 to 12 percent slopes	B	>80
1260B: Stonelake-Nebish complex, 2 to 6 percent slopes	A	>80
32B: Nebish fine sandy loam, 2 to 6 percent slopes	B	43-80
32C: Nebish fine sandy loam, 6 to 12 percent slopes	B	>80
543: Markey muck, occasionally ponded, 0 to 1 percent slopes	A/D	0
1253C: Stonelake-Sanburn complex, 6 to 15 percent slopes	A	>80
1253B: Stonelake-Sanburn complex, 1 to 6 percent slopes	A	>80
454C: Mahtomedi loamy coarse sand, 6 to 15 percent slopes	A	>80

* Data from USDA Web Soil Survey

Survey Notes:

- This survey was performed without the benefit of a title report. Limited search for restrictions or easements was made by the surveyor. We reserve the right to update this survey upon receipt of title documentation.
- Subject property is NOT part of the shoreland district or within a flood plain district as mapped by FEMA.
- Contours were created using MNDNR MN/Topo Lidar methods. (NAVD 88).
- Wetland delineation was performed by Sierra Cotter, BWSR Cert. No. 1450 on 5/22/25. Please refer to separate report.
- Soil borings were completed by Dan Bogart, MPCA Lic. No. 14094 of Bogart, Pederson & Associates on 5/23/25.
- Proposed dedicated right of way is shown per proposed alignment information supplied to us by Sherburne County Public Works.
- Existing Easements per Doc. No. 141776, 141777 and 148368 shown hereon will be vacated once future C.S.A.H. No. 33 is constructed. Said easements are not to be considered restrictive at this time.

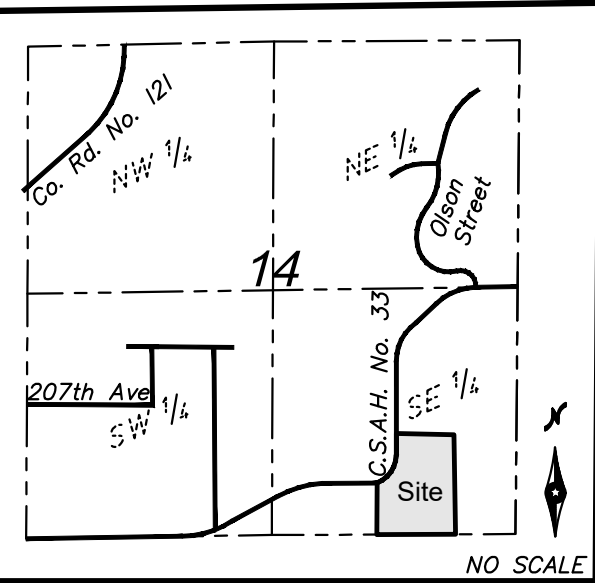
SOIL BORING LOG

Soil Boring #	Elevation	Mottling	Elev. of Mottled Soil
Soil Boring 1	966.6	None to 18"	N/A
Soil Boring 2	962.4	13"	961.3
Soil Boring 3	966.4	None to 16"	N/A
Soil Boring 4	965.3	None to 16"	N/A
Soil Boring 5	969.9	None to 26"	N/A
Soil Boring 6	966.5	19"	964.9

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

Signed: David J. Jurek
Date: 5/26/25 Lic. No. 64154

VICINITY MAP
Sec. 14, Twp. 33, Rng. 26
Sherburne County, MN



SCHEDULE OF DRY BUILDABLE AREAS FOR LOTS

Block	Lot	Total Lot Area (Ac)	Buildable Area (Ac)*
1	1	8.36	2.24
2	1	3.97	1.66
2	2	3.24	2.88

*Note: For the purpose of this plat, dry buildable area is defined as gross land area less the unbuildable land area that includes floodways, hydric and restrictive soils, land with slopes over 33 percent, wetlands and areas that cannot accommodate septic systems.

LEGEND:

- Denotes electrical cabinet
- Denotes mailbox
- Denotes septic cleanout
- Denotes septic manhole
- Denotes sign
- Denotes power pole
- Denotes guy wire
- Denotes telephone pedestal
- Denotes cable television box
- Denotes soil boring
- Denotes well
- Denotes culvert
- Denotes delineated wetland interior
- Denotes Jeffrey Caine, LS
- Denotes John Oliver, LS
- Denotes bituminous surface
- Denotes concrete surface
- Denotes gravel surface
- Denotes electric fence
- Denotes overhead electric
- Denotes underground gas line
- Denotes easement
- Denotes right of way
- Denotes major contour
- Denotes minor contour
- Denotes existing adjoiners
- Denotes delineated wetland perimeter
- Denotes building setback line
- Denotes soil type boundary
- Denotes limited access
- Denotes soils classification type
- Denotes proposed Primary & Alternate septic sites

P A

Bearings are based on the Sherburne County coordinate system (NAD83 2011 adj.). For the purpose of this plat, the South line of the SE 1/4 of the SE 1/4 is assumed to bear North 87 degrees 47 minutes 29 seconds West

- Denotes found iron monument
- Denotes 1/2 inch by 14 inch iron monument with a plastic plug stamped R.L.S. 64154 to be set within one year of platting date
- Denotes found cast iron monument

- Denotes set nail

REFERENCE BENCHMARK:

MNDOT Geodetic Monument "GRAVEL"
Elevation = 988.886 feet (NAVD 88)

PLAT BENCHMARK:

Top of well of the existing house #10576 on proposed Lot 1, Block 1
Elevation = 960.58 feet (NAVD 88)

OWNER/DEVELOPER:

David Rodel
Sherburne County Public Works
13880 Business Center Dr. NW
Suite 100, Elk River, MN 55330
763-765-3352

SURVEYORS & ENGINEERS:

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

TOTAL AREA: 18.85% Acres

EXISTING ZONING: R-la Single Family Residential

PROPOSED ZONING: R-la Single Family Residential

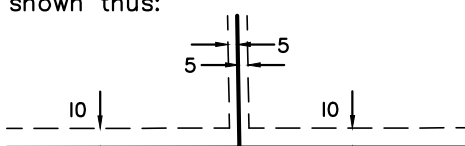
MINIMUMS:

160' Width
2.5 Acres
1.0 Acre of contiguous upland

DENOTES BUILDING SETBACKS:

35' Front
30' Rear
25' wetland buffer
20' wetland buffer setback
20' side

Drainage and Utility Easements are shown thus:



N.T.S.

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

DATE: 5/26/25
FIELD DATE: May 19th, 2025
BK/PG: 71.105/pg.73
DRAWN BY: CK
CHECKED BY: CAW/DJJ
DWG FILE: 25-0174 Prelim
FILE NO: 25-0174.00

REVISIONS:

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

Signed: David J. Jurek

Date: 5/27/25 Lic. No. 64154

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

PRELIMINARY PLAT

for
Sherburne County Public Works

SHERBURNE MEADOWS

City of Elk River

Sherburne County, MN

BOGART, PEDERSON & ASSOCIATES, INC.



CSAH 33 (205th Ave NW) RECONSTRUCTION AND REALIGNMENT PROJECT



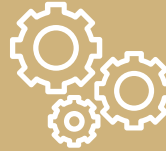
Sherburne County is preparing for the reconstruction of County State Aid Highway (CSAH) 33 between Auburn Street NW and CSAH 13 (Twin Lakes Road NW) in the City of Elk River. Preliminary design will help to:



Improve
Safety



Reduce East-West
Travel Time

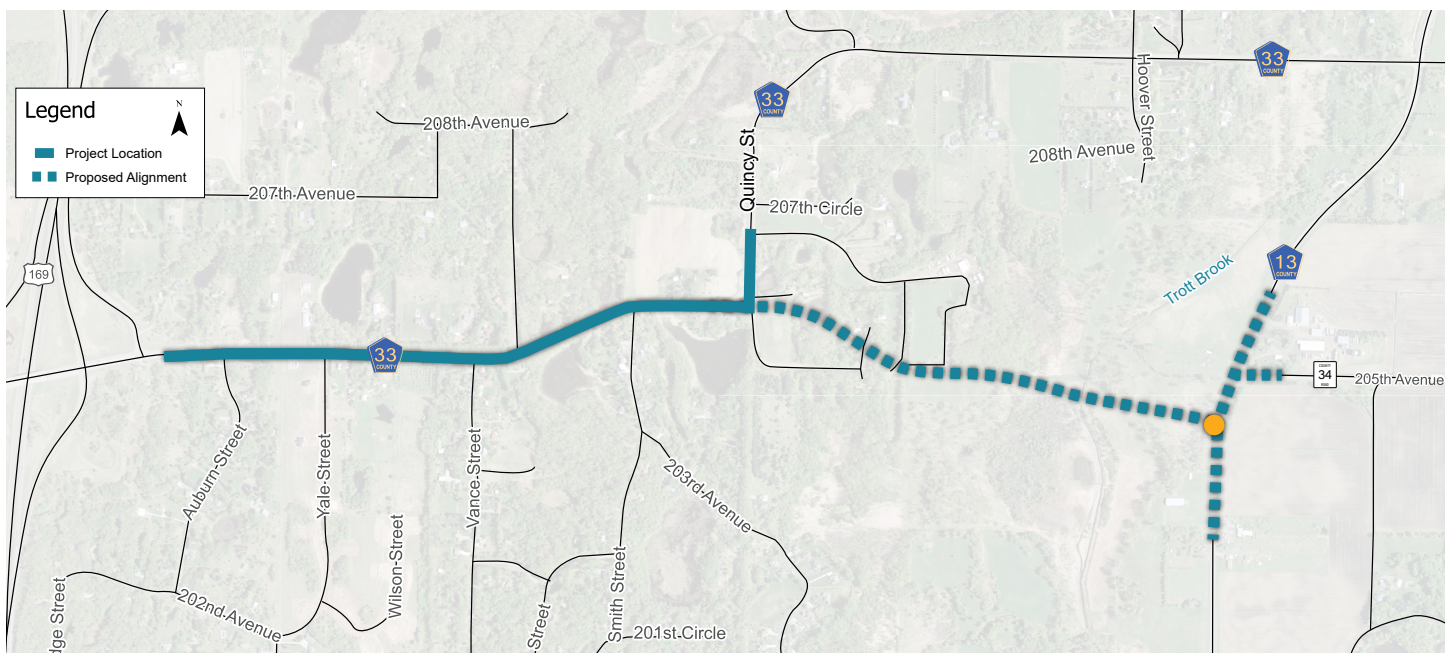


Improve
Operations



Improve Right Turn
Movement (Trucks at CSAH 13)

PROJECT MAP



PROJECT AREA ISSUES

CSAH 33, between Auburn St and CSAH 13, has safety, capacity and operational issues. Improvements will support continued growth along the corridor and improve mobility for large trucks and other vehicles that use the roadway. Several key issues include:

- » Substandard horizontal curves and a dangerous "S" curve
- » Limited shoulder width and difficult side slopes
- » Increased heavy truck traffic hauling materials across the northern suburbs
- » Safety issues at existing intersections
- » including need for dedicated right turn lanes and left bypass lanes.
- » Unsafe sightlines at several key intersections
- » CSAH 33 crash rate is 4 times higher than the average statewide crash rate for similar facilities



Request for Action

To
Planning Commission

Item Number
4.4

Meeting Date
June 24, 2025

Prepared By
Zack Carlton, Community Development Director

Item Description
Preliminary Plat: Oakwater Ridge, Capstone Homes
- 16330 US Highway 10

Reviewed by
Chris Leeseberg

Action Requested

Recommend, by motion, approval of the preliminary plat for Oakwater Ridge, subject to the following conditions:

1. All comments of the EAW must be addressed to the satisfaction of the representative agency.
2. Billboards along Highway 10 must be removed as the subdivision is developed and in accordance with City Council resolution 25-31.
3. Staff approval of all site, utility, grading, and landscape plans.
4. All wet stormwater basins require a 25-foot easement in accordance with setback and buffer requirements outlined in Sec. 30-1852. The buffer must be marked with approved signs.
5. Setback lines shown on the preliminary plat must reflect the 45-foot setback required for all wet ponds.
6. Trails and other features within the floodplain must comply with the floodplain ordinance standards.
7. All temporary dead-ends included in future development plans must include signage stating "Future Through Street" and a temporary cul-de-sac when the street will have driveway access.
8. Work with Elk River Municipal Utilities (ERMU) to adjust overhead power poles to support the development and future frontage road along Highway 10.
9. ERMU requires a per lot streetlight fee.
10. The subdivision must be developed in accordance with all requirements included in the Oakwater Ridge Master Plan and consistent with City Council action in their approval on April 7, 2025.
11. The developer and the city must design and install access improvements at Highway 10 and 165th Ave to support the traffic needs of the proposed development.
12. The MnDNR must provide written approval of the work proposed within the Wild and Scenic River District.
13. Along the property line with the Oliver Kelley Farm, the developer shall provide the following: vegetative screening and a private property sign every 500 feet along the non-wooded boundary, and one private property sign for each residential parcel along the wooded boundary.
14. The developer must also work with the Oliver Kelley Farm to resolve any encroachment concerns resulting from the existing fence.
15. Staff and the developer shall work together to resolve addressing and street alignment concerns.

Background/Discussion

Earlier this year, Capstone Homes began working with the city to develop approximately 250 acres along the Mississippi River as a single-family residential subdivision. Capstone's first step was to create a master

The Elk River Vision

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

plan/PUD for the 536-lot project. Starting with the PUD, the city and developer have created a shared vision for the area, which will simplify the platting process going forward, as the majority of the subdivisions' features and layout have already been reviewed by the city.

The master plan/PUD was approved by the City Council on April 7, 2025, and includes 536 single-family homes on parcels ranging in size from 50-feet wide to 100-feet wide. The density is highest near Highway 10, and the lots increase in width, lower density, closer to the Mississippi River in order to meet the Wild and Scenic River District Standards. Additionally, the NE area of the development includes land slated for future commercial uses and a planned interchange with Highway 10.

Comprehensive Plan

The Comprehensive Plan was updated as part of the PUD process and guides the site for Mixed Residential and Highway Business uses.

The proposed commercial areas and future uses align with the land use guidance. 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

As noted earlier, the development is located between Highway 10 and the Mississippi River, but it also 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, the developer, and the City Council have been working with MnDOT to design the interchange. The long-term success of the project will require improvements to the 165th Ave intersection and the developer and the city are working together to develop a cost-sharing agreement to design and fund the improvement.

Additional access to the development includes an extension of the existing Yale Street dead-end at 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. Plans also include a 10-foot trail moving through the development, which meets the city's long-term goal of connecting to the river trail in Ramsey.

The city streets will meet the city design standard of 34-feet wide.

City Utilities

All parcels will be served by city sewer and water. This requires the extension of existing trunk services, which are the responsibility of the developer. A water line will be extended south from Yale Court near Blaze Credit Union. This line will be installed along the existing Yale Street alignment, and installed at the developers' cost. Neighboring property owners will not be assessed a trunk fee, but service stubs are not included as part of the project. A second water line, completing a looped water system, and the main sanitary service will be brought in from the east, along the existing 165th Ave alignment.

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. Most parcels are between 65 and 75-feet wide and are consistent with developments that have 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.

Most of the lots, 293 in total, are 65-feet-wide. As noted earlier, this has been the most common parcel size constructed in the city for several years. The proposed setbacks of 25-feet for the front yard and 15 feet between buildings are also typical of these lot types.

The smallest lot sizes are close to Highway 10 and are 50-feet-wide with a front yard setback of 25-feet, but maintain 15-feet between buildings. These lots generated a fair amount of conversation at the Planning Commission and City Council. The Planning Commission had recommended increasing the minimum lot size to 52-feet, but the Council ultimately approved the PUD Master Plan with 50-foot lots. Parking has typically been a concern for smaller lots, and the PUD restricts driveway width to 16-feet to maximize curb space for parking.

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.

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 EAW was posted with the Environmental Quality Board (EQB) on May 20, 2025, and the comment period for the project closed on June 20, 2025. City staff and the developer continue to work through the EAW process and addressing all comments provided during this process is a recommended condition of approval.

Applicable Regulations

Preliminary Plat

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

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

The subdivision is being developed in accordance with the Council approved PUD/master plan. Any standards not specifically noted under that plan must conform with city codes.

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

The Comprehensive Plan guides the project area for Mixed-Residential Neighborhood Uses. This designation consists of neighborhoods with multiple housing types, including detached single-family, townhomes, villas (patio homes) etc.

The proposed project does not include townhomes, but through discussions with the City Council and Planning Commission the subdivision meets the plan's goals through the range of lot sizes.

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

The physical characteristics of the site support the proposed use. Stormwater features, including a network of pipes and basins, will ensure water leaving the site, and flowing on to adjacent properties, is consistent with present day metrics.

Additionally, the applicant is moving through the Environmental Assessment Worksheet (EAW) process and all state and local entities have had an opportunity to comment on the project's impact.

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

The subdivision includes all required connections to public utilities and stormwater infrastructure to meet city requirements. Additional permits required to comply with erosion control standards are required and must be secured prior to building permit issuance.

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

City staff, the developer, and the DNR worked together to ensure the project met the Wild and Scenic River District standards. This includes maintaining at least 50% open space for the entire area within the designated district, preserving 100-foot lots along the river, and 75-foot lots for areas along the bluff.

Additionally, the applicant is moving through the Environmental Assessment Worksheet (EAW) process and all state and local entities have had an opportunity to comment on the project's impact.

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

There are no conflicts with easements of record.

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

Most of the neighboring properties are already developed or dedicated to long-term uses prohibiting development. Surrounding properties include single-family and commercial uses to the north, existing agricultural and industrial uses across Highway 10, and the Oliver Kelley Farm to the south. The project will not have an adverse impact on the reasonable development of neighboring land.

8. *The proposed subdivision is not premature. A subdivision is premature if any of the following exists:*
 - a. *Lack of adequate stormwater drainage.*
 - b. *Lack of adequate roads.*
 - c. *Lack of adequate sanitary sewer systems.*
 - d. *Lack of adequate off-site public improvements or support systems.*

The remaining key consideration is the planned access at 165th Ave. The city and the developer are working closely to develop the plans and install the required improvements. However, until these improvements have been developed in accordance with MnDOT's standards, the development may not be approved to move forward. Staff are confident that the improvements will be finalized, but have included a condition of approval requiring the improvements to Highway 10. Without these improvements, MnDOT would not provide an access permit to the developer.

In reviewing the standards for approval of a Preliminary Plat, the proposed project meets the standards, and is recommended for approval with the outlined conditions.

Financial Impact

Mission/Policy/Goal

Explain how this meets the city's mission, current policies and/or council goals

Attachments

1. Location Map
2. Oakwater Ridge Preliminary Plat and Plans
3. Oakwater Ridge Master PUD dated April 7, 2025
4. Oakwater Ridge Site Rendering



Project Location Map

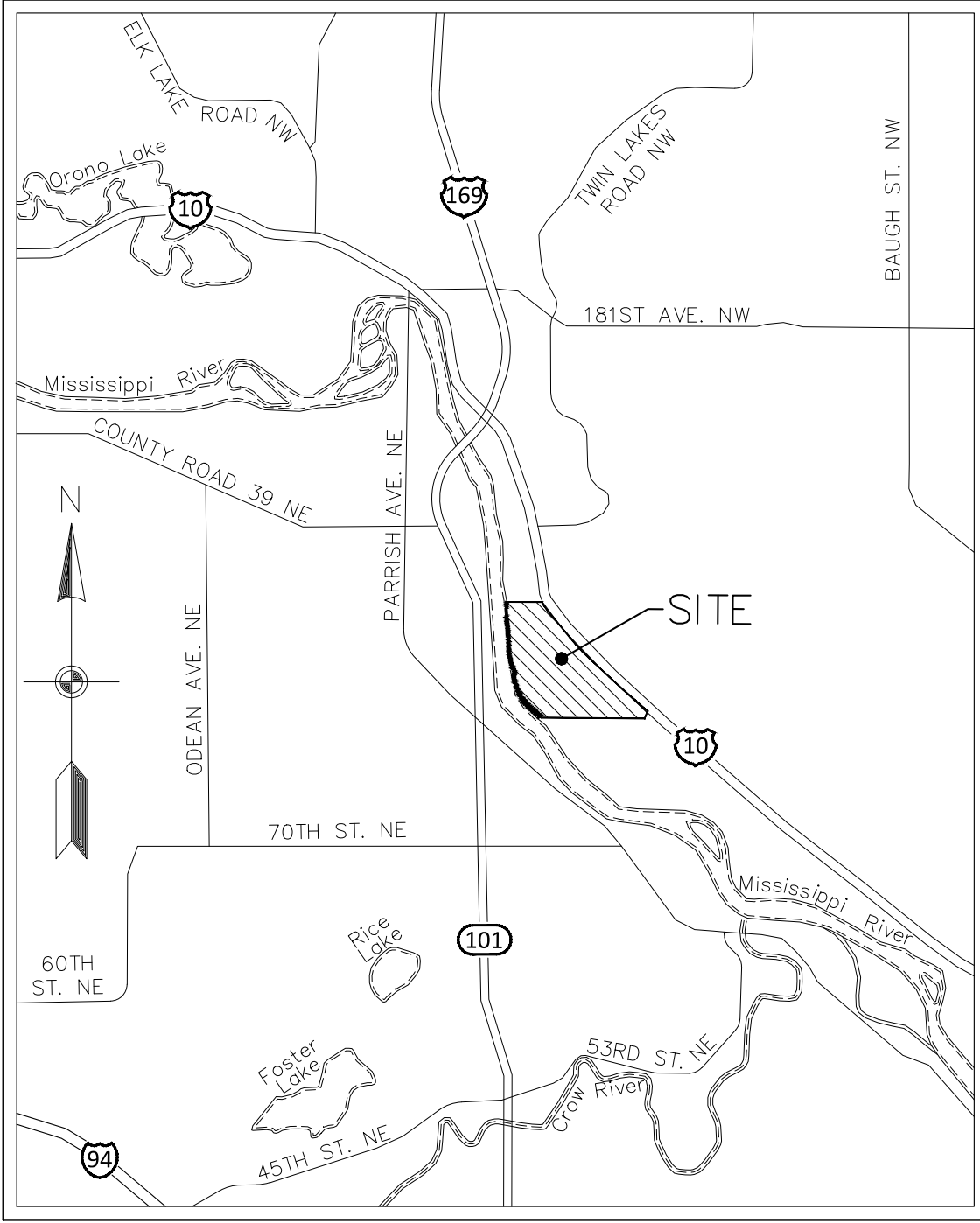
Capstone Homes

Preliminary Plat

Case No: P 25-14

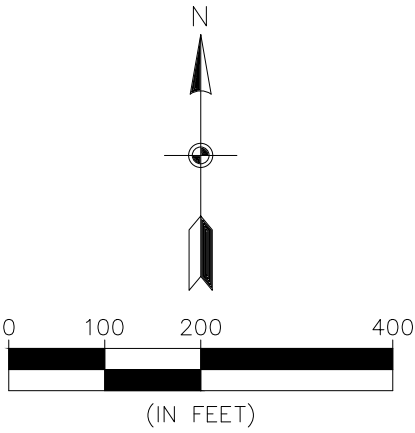
OAKWATER RIDGE
PRELIMINARY PLAT I
ELK RIVER, MINNESOTA

VICINITY MAP
NOT TO SCALE



SHEET INDEX

- 1. COVER
- 2-3. EXISTING CONDITIONS
- 4. PRELIMINARY PLAT INDEX
- 5-15. PRELIMINARY PLAT
- 16-17. REMOVALS PLAN
- 18. SITE & UTILITY INDEX
- 19-21. PRELIMINARY SITE & UTILITY PLAN
- 22. GRADING INDEX
- 23-33. PRELIMINARY GRADING & EROSION CONTROL PLAN
- 34-37. DETAILS
- L1-L7. LANDSCAPE PLAN



BENCHMARK

1. Minnesota Department of Transportation
Geodetic GSD Station No. 30561 (MnDot
Name Q 257) - Elevation 893.57 ft.
(NAVD88)

2. Minnesota Department of Transportation
Geodetic GSD Station No. 30498 (MnDot
Name K 257) - Elevation 894.067 ft.
(NAVD88)



The subsurface utility information shown on this plan is utility
Quality Level D. This quality level was determined according to
the guidelines of G/ASCE 38-02, entitled "Standard Guideline
for the Collection and Depiction of Existing Subsurface Utility
Data."



3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature: *Brian J. Krystofiak*
Date: 05/23/25 License #: 25063

Drawn: LC/KRO/NJP
Designed: BJK
Date: 05/23/25

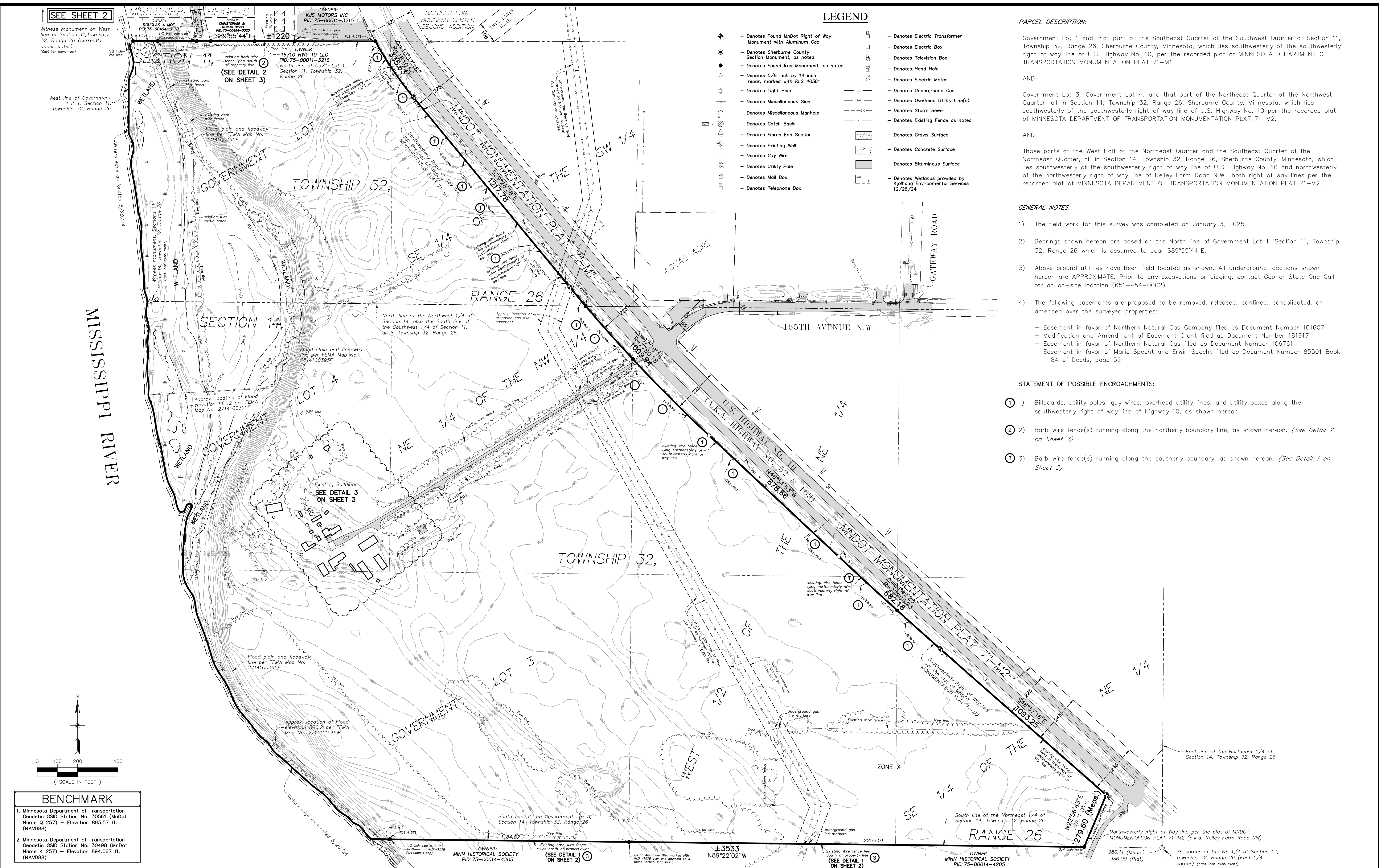
Revisions:
1.

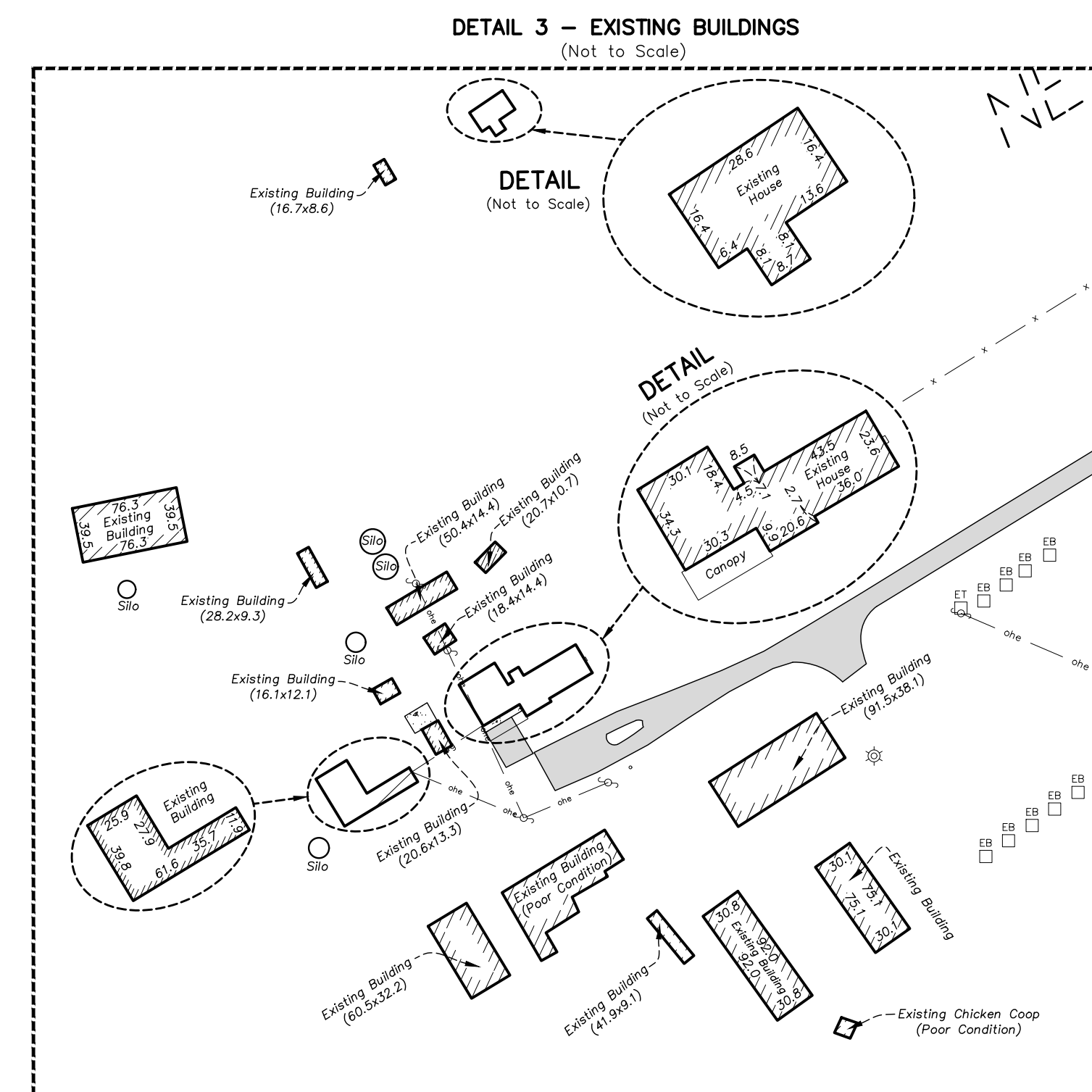
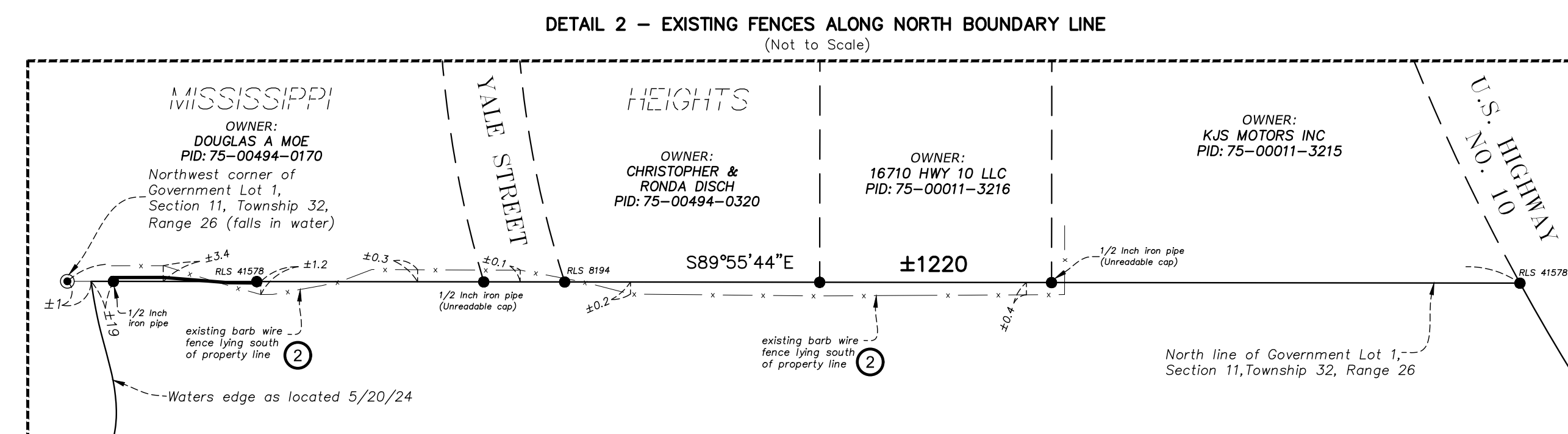
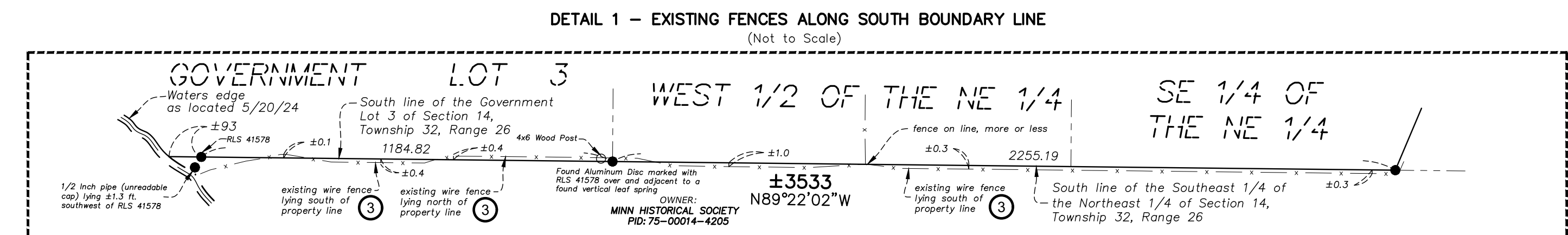
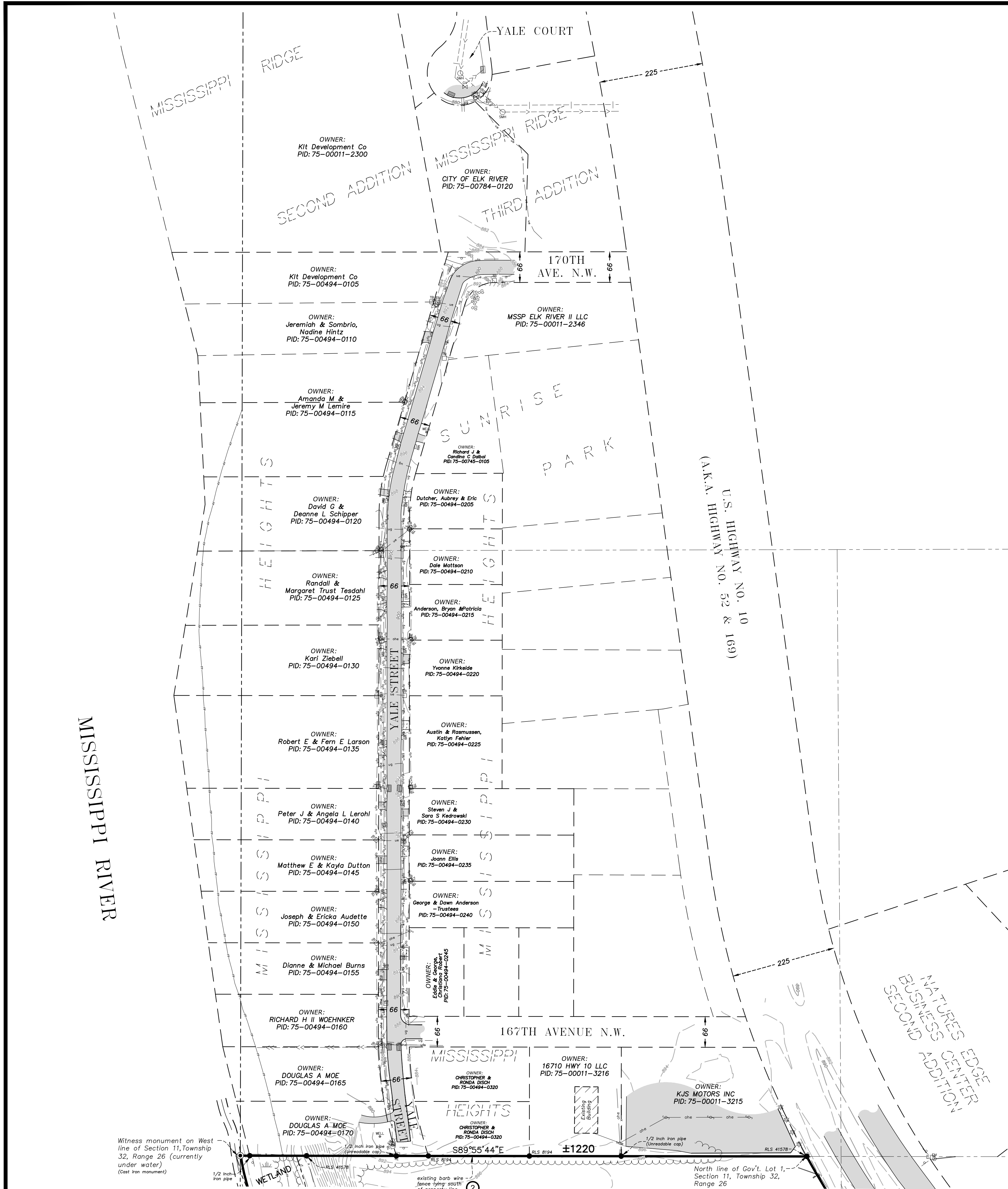
ELK RIVER 648-1 LAND, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

OAKWATER RIDGE
Preliminary Plat I
Elk River, MN

COVER

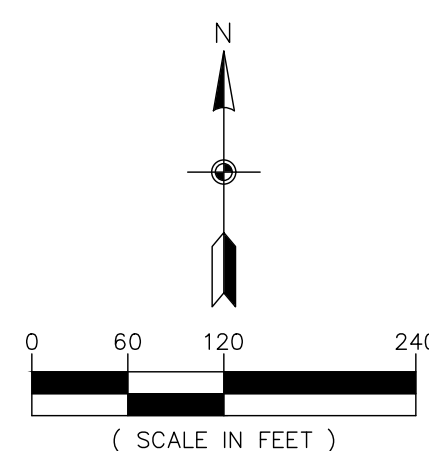
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of
37





LEGEND

- Denotes Found MnDot Right of Way Monument with Aluminum Cap
- Denotes Sherburne County Section Monument, as noted
- Denotes Found Iron Monument, as noted
- Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- Denotes Light Pole
- Denotes Miscellaneous Sign
- Denotes Miscellaneous Manhole
- Denotes Catch Basin
- Denotes Flared End Section
- Denotes Existing Well
- Denotes Guy Wire
- Denotes Utility Pole
- Denotes Telephone Box
- Denotes Electric Transformer
- Denotes Electric Box
- Denotes Television Box
- Denotes Hand Hole
- Denotes Electric Meter
- Denotes Underground Fiber Optic
- Denotes Underground Electric
- Denotes Underground Gas
- Denotes Overhead Utility Line(s)
- Denotes Storm Sewer
- Denotes Sanitary Sewer
- Denotes Watermain
- Denotes Existing Fence as noted
- Denotes Gravel Surface
- Denotes Concrete Surface
- Denotes Bituminous Surface
- Denotes Wetlands provided by Kjolhaug Environmental Services 12/26/24



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CARLSON-ENGINEERING.COM

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

Print Name: Thomas R. Balluff, L.S.
Signature: *Thomas R. Balluff*
Date: 5/23/25 License #: 40361

DRAWN BY: bjs
ISSUE DATE: 5/23/25
FILE NO: 2755

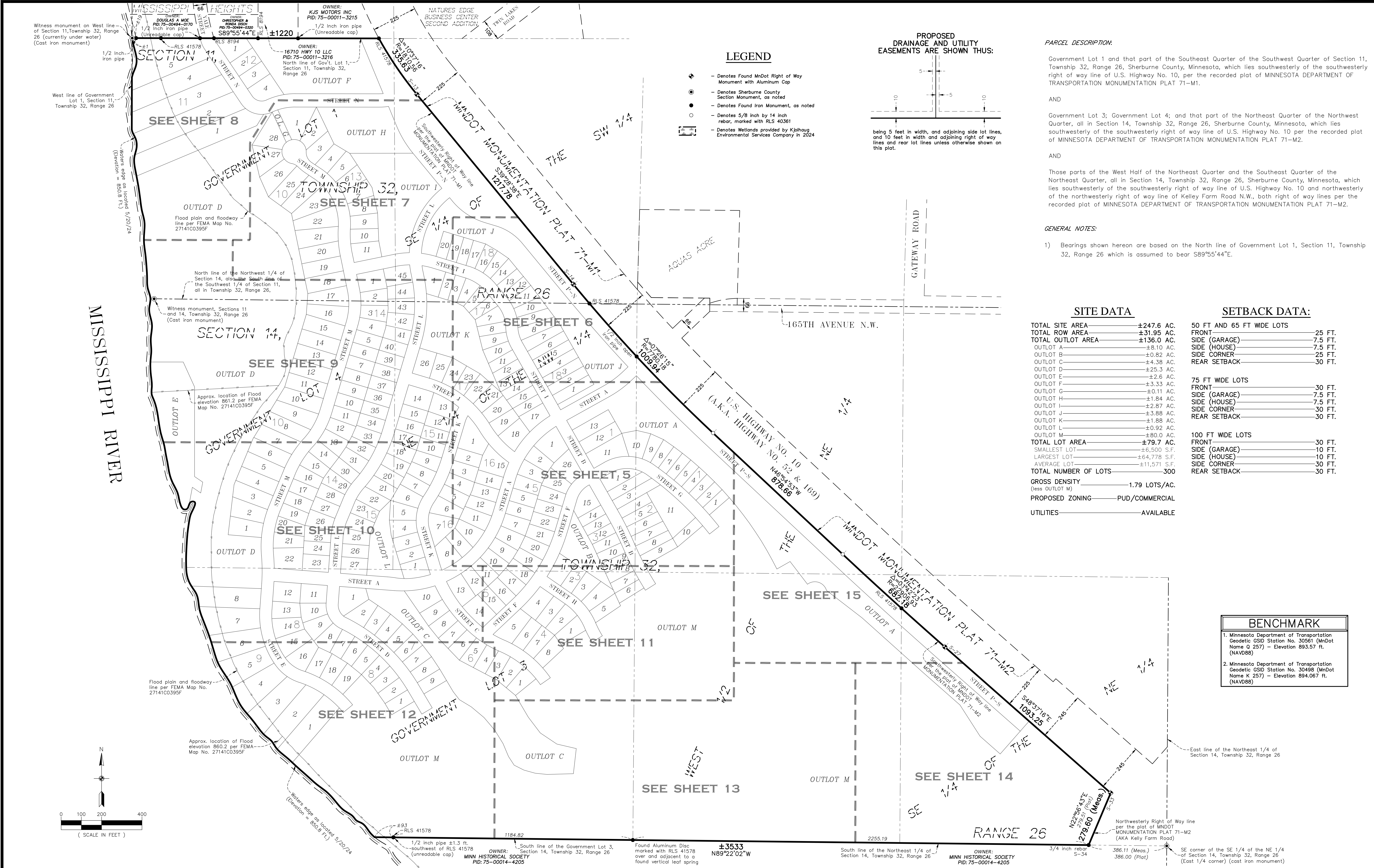
Revisions:

ELK RIVER 648-1 LAND, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

OAKWATER RIDGE
Preliminary Plat I
Elk River, MN

EXISTING CONDITIONS

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PARCEL DESCRIPTION:

Government Lot 1 and that part of the Southeast Quarter of the Southwest Quarter of Section 11, Township 32, Range 26, Sherburne County, Minnesota, which lies southwesterly of the southwesterly right of way line of U.S. Highway No. 10, per the recorded plat of MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 71-M1.

AND

Government Lot 3; Government Lot 4; and that part of the Northeast Quarter of the Northwest Quarter, all in Section 14, Township 32, Range 26, Sherburne County, Minnesota, which lies southwesterly of the southwesterly right of way line of U.S. Highway No. 10 and northwesterly of the northwesterly right of way line of Kelley Farm Road N.W., both right of way lines per the recorded plat of MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 71-M2.

AND

Those parts of the West Half of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter, all in Section 14, Township 32, Range 26, Sherburne County, Minnesota, which lies southwesterly of the southwesterly right of way line of U.S. Highway No. 10 and northwesterly of the northwesterly right of way line of Kelley Farm Road N.W., both right of way lines per the recorded plat of MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 71-M2.

GENERAL NOTES:

1) Bearings shown hereon are based on the North line of Government Lot 1, Section 11, Township 32, Range 26 which is assumed to bear S89°55'44"E.

SITE DATA		SETBACK DATA:	
TOTAL SITE AREA	±247.6 AC.	50 FT AND 65 FT WIDE LOTS	
TOTAL ROW AREA	±31.95 AC.	FRONT	25 FT.
TOTAL OUTLOT AREA	±136.0 AC.	SIDE (GARAGE)	7.5 FT.
OUTLOT A	±8.10 AC.	SIDE (HOUSE)	7.5 FT.
OUTLOT B	±0.82 AC.	SIDE CORNER	25 FT.
OUTLOT C	±4.38 AC.	REAR SETBACK	30 FT.
OUTLOT D	±25.3 AC.		
OUTLOT E	±2.6 AC.	75 FT WIDE LOTS	
OUTLOT F	±3.33 AC.	FRONT	30 FT.
OUTLOT G	±0.11 AC.	SIDE (GARAGE)	7.5 FT.
OUTLOT H	±1.84 AC.	SIDE (HOUSE)	7.5 FT.
OUTLOT I	±2.87 AC.	SIDE CORNER	30 FT.
OUTLOT J	±3.88 AC.	REAR SETBACK	30 FT.
OUTLOT K	±1.88 AC.		
OUTLOT L	±0.92 AC.	100 FT WIDE LOTS	
OUTLOT M	±80.0 AC.	FRONT	30 FT.
TOTAL LOT AREA	±79.7 AC.	SIDE (GARAGE)	10 FT.
SMALLEST LOT	±6,500 S.F.	SIDE (HOUSE)	10 FT.
LARGEST LOT	±64,778 S.F.	SIDE CORNER	30 FT.
AVERAGE LOT	±11,571 S.F.	REAR SETBACK	30 FT.
TOTAL NUMBER OF LOTS	300		
GROSS DENSITY	1.79 LOTS/AC.		
(less OUTLOT M)			
PROPOSED ZONING	PUD/COMMERCIAL		
UTILITIES	AVAILABLE		

BENCHMARK	
1. Minnesota Department of Transportation Geodetic GSID Station No. 30561 (MnDot Name Q 257) - Elevation 893.57 ft. (NAVD88)	
2. Minnesota Department of Transportation Geodetic GSID Station No. 30498 (MnDot Name K 257) - Elevation 894.067 ft. (NAVD88)	



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Print Name: Thomas R. Balluff, L.S.
Signature: *Thomas R. Balluff*
Date: 5/23/25 License #: 40361

OWNER: MINN HISTORICAL SOCIETY
PID: 75-00014-4205

DRAWN BY: NPC
ISSUE DATE: 5/23/25
FILE NO: 2755

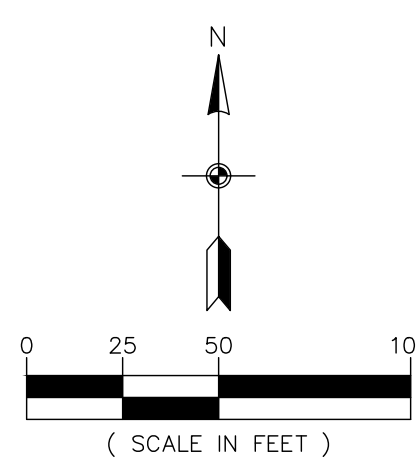
Revisions:

ELK RIVER 648-1 LAND, LLC
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OAKWATER RIDGE
Preliminary Plat I
Elk River, MN

PRELIMINARY PLAT INDEX









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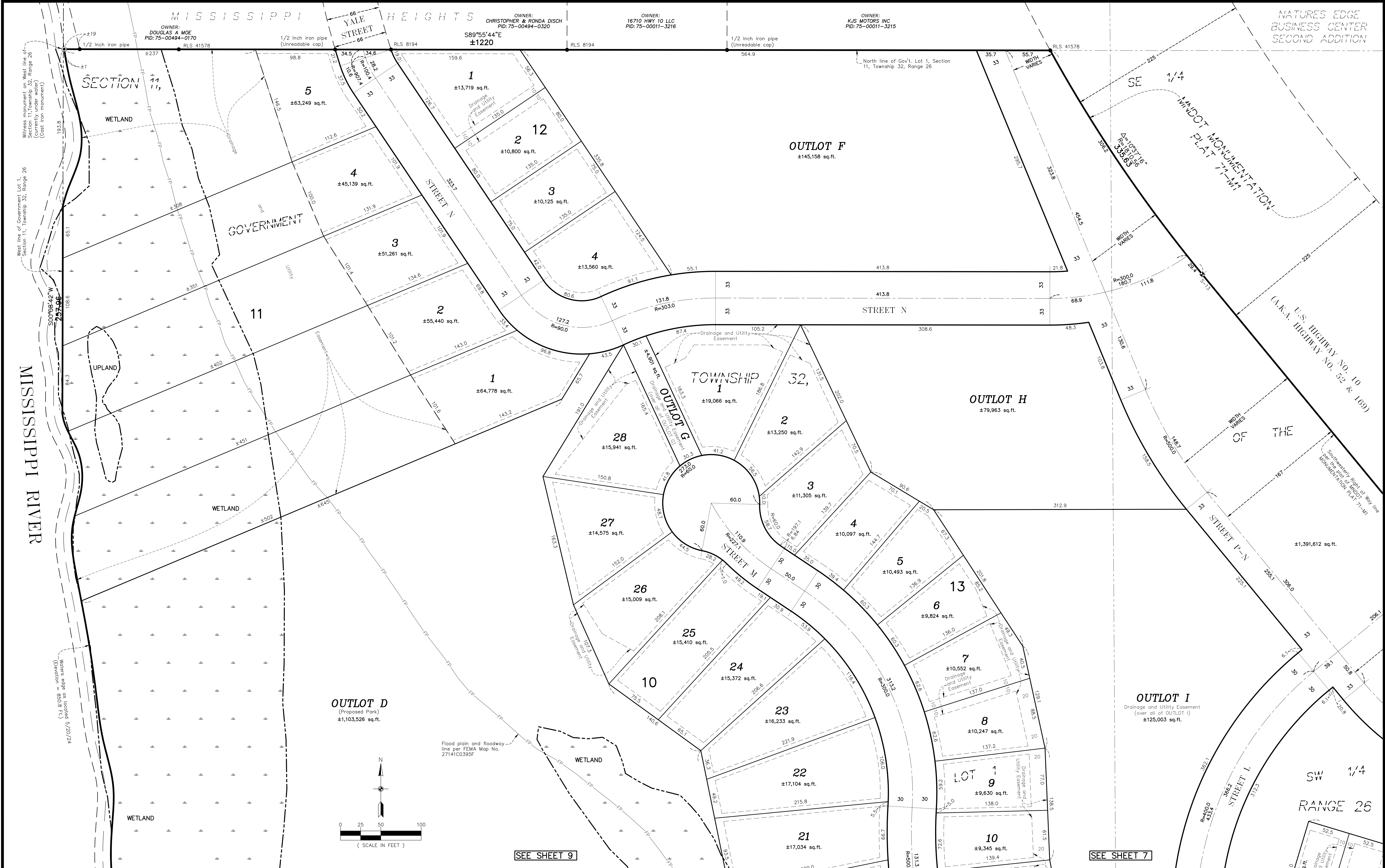
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OAKWATER RIDGE
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PRELIMINARY PLAT

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Print Name: Thomas R. Bailluff, L.S.
Signature: *Thomas R. Bailluff*
Date: 5/23/25 License #: 40361

DRAWN BY: NPC
ISSUE DATE: 5/23/25
FILE NO: 2755

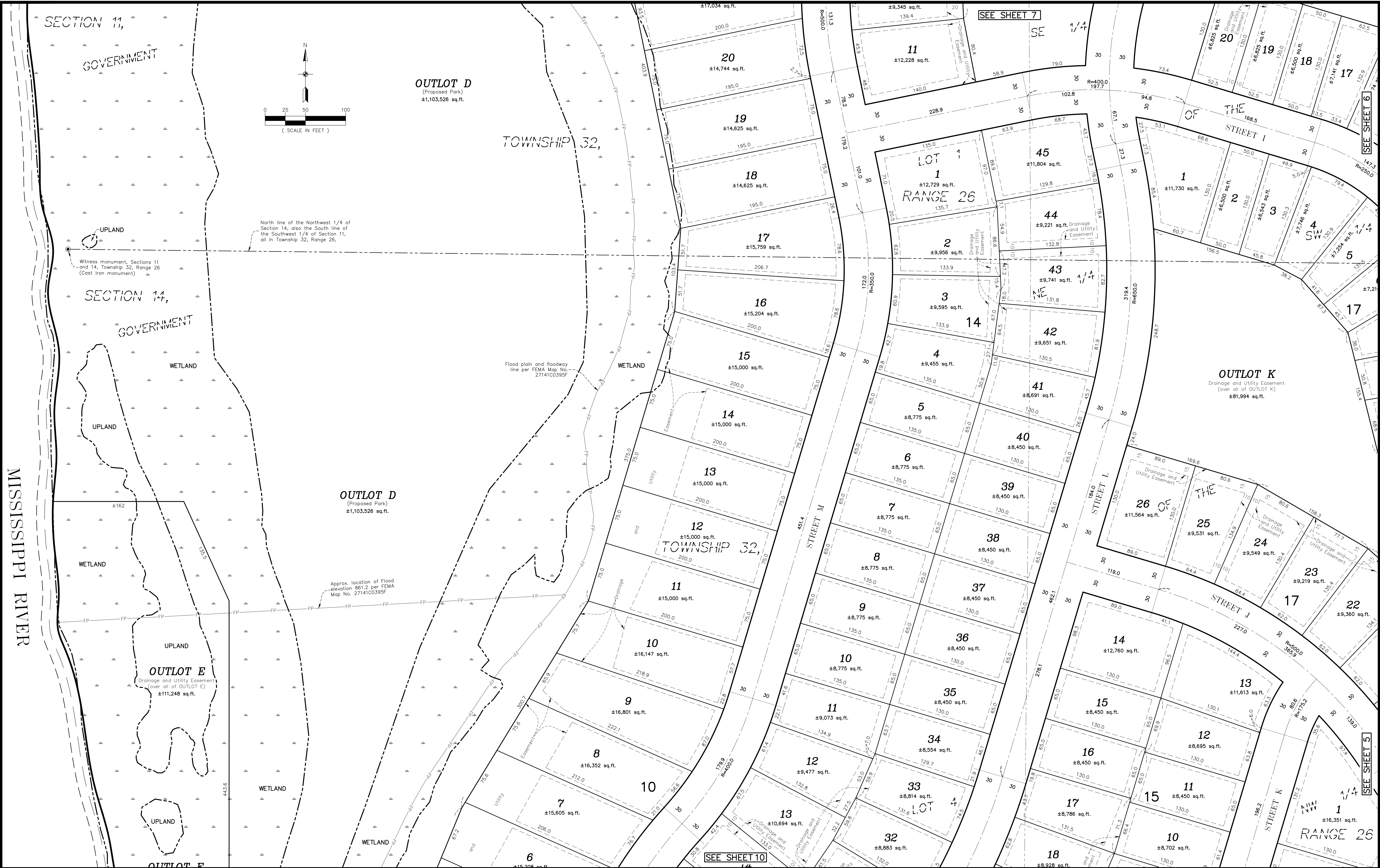
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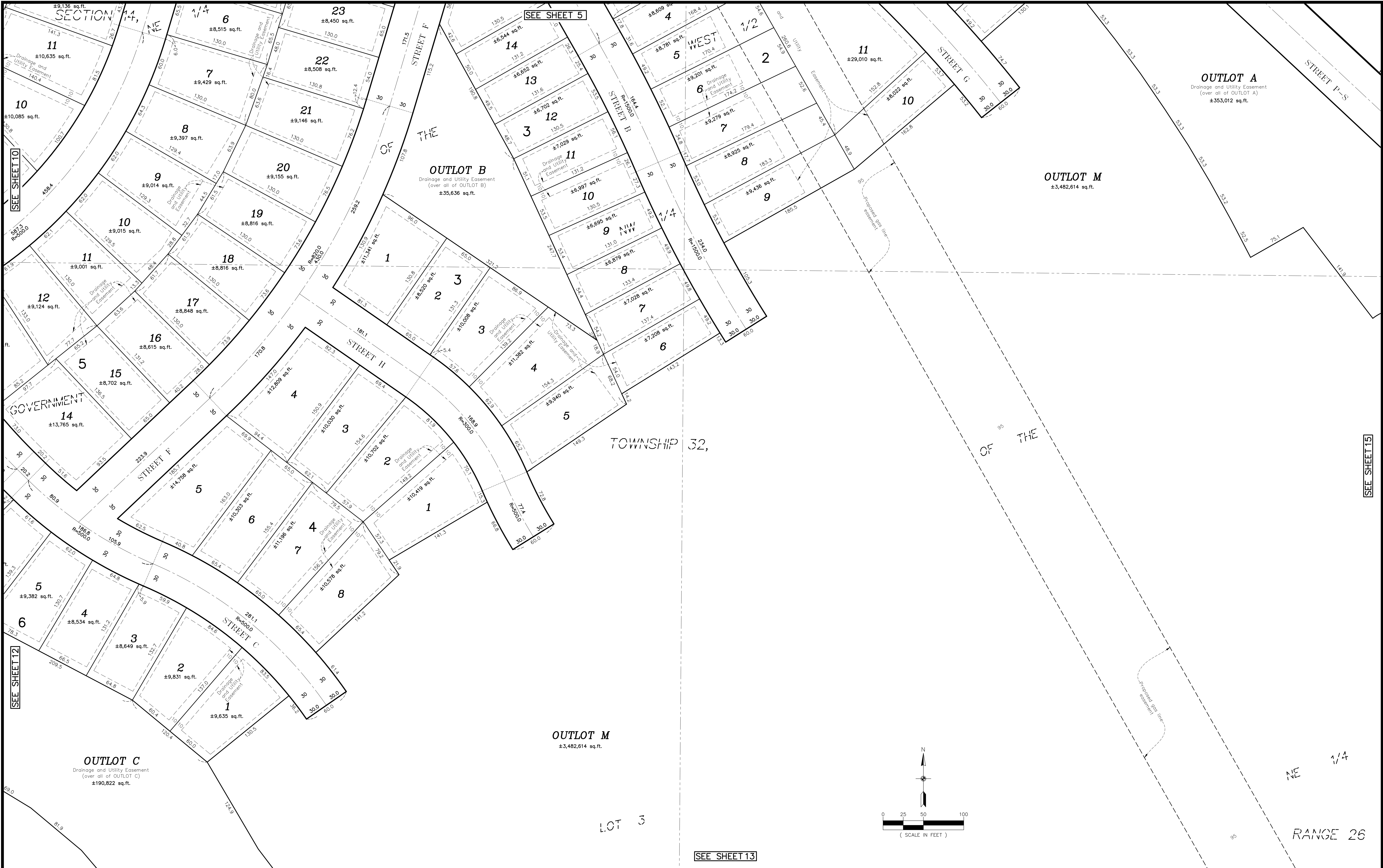
ELK RIVER 648-1 LAND, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
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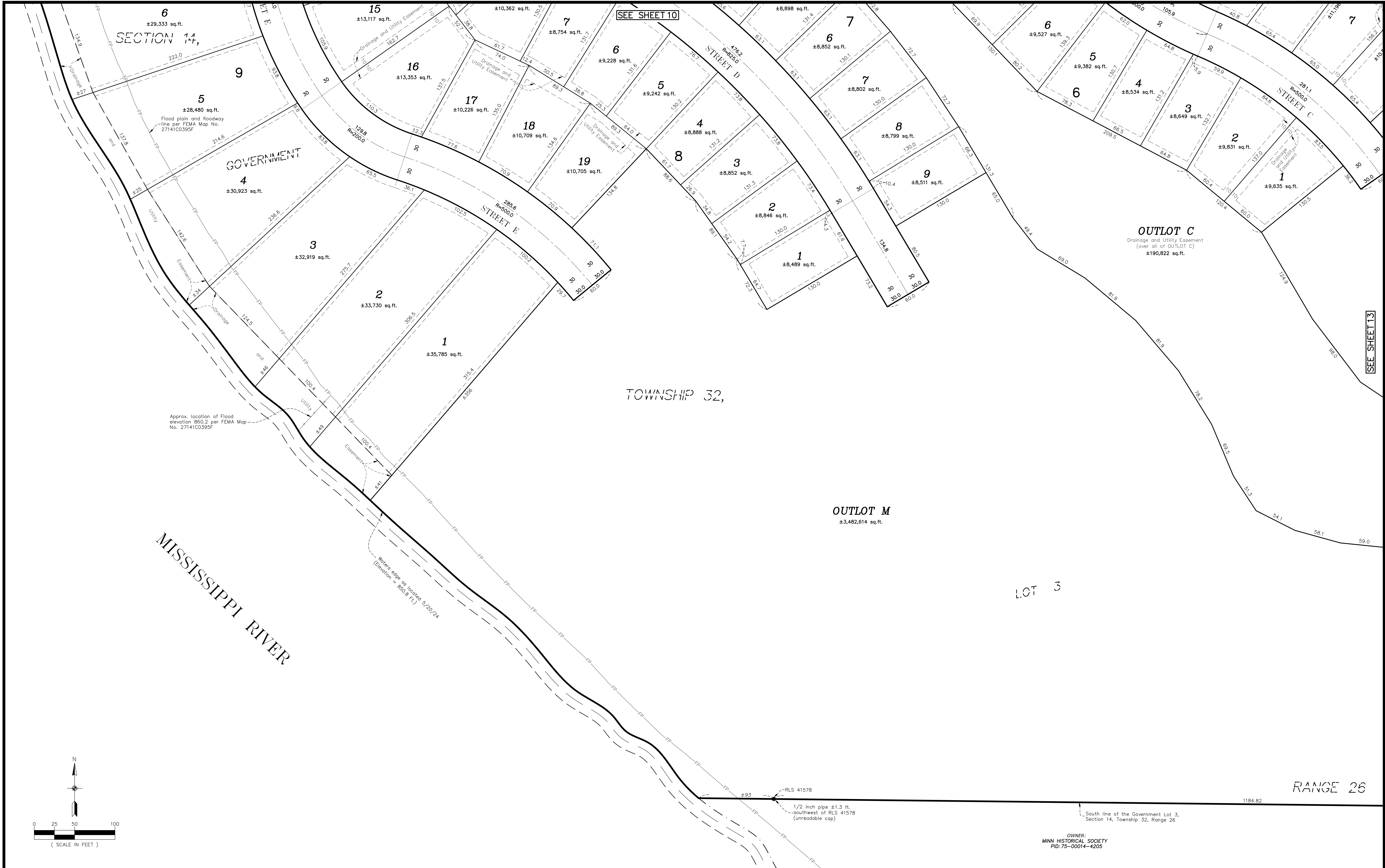
OAKWATER RIDGE
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PRELIMINARY PLAT

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of
37







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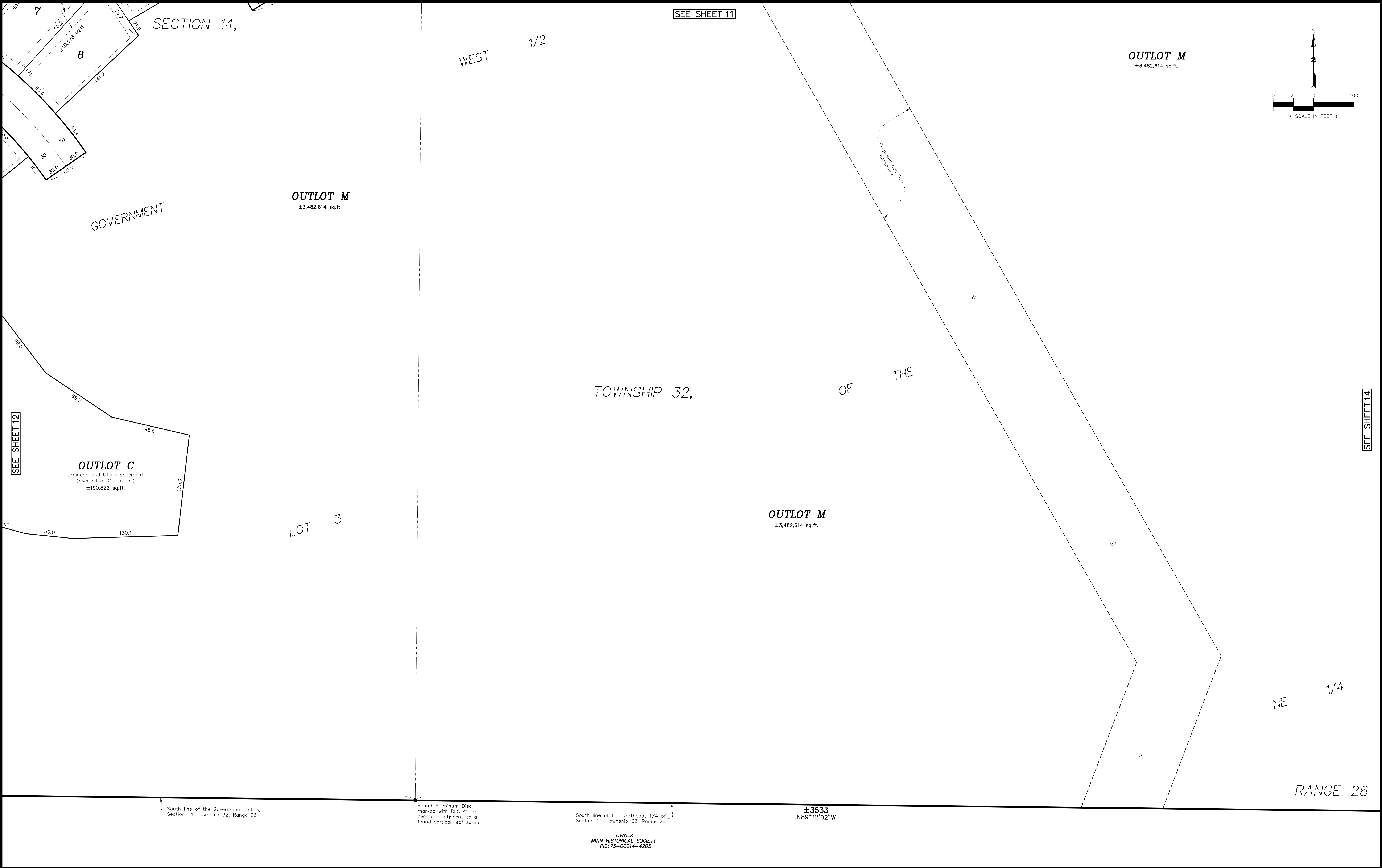
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OAKWATER RIDGE
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PRELIMINARY PLAT

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ISSUE DATE: 5/23/25

FILE NO: 2755

Revisions:

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MINN HISTORICAL SOCIETY
PID: 75-00014-4205

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OAKWATER RIDGE
Preliminary Plat I
Elk River, MN

PRELIMINARY PLAT

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37

WEST 1/2

SE $1/4$

OUTLOT M
±3,482,614 sq.ft.

OUTLOT A
Drainage and Utility Easement
(over all of OUTLOT A)
±353,012 sq.ft.

U.S. HIGHWAY NO. 52 TO 169
(A.K.A. HIGHWAY NO. 52 & 169)

MDOT MONUMENTATION PLAT 71-M-2

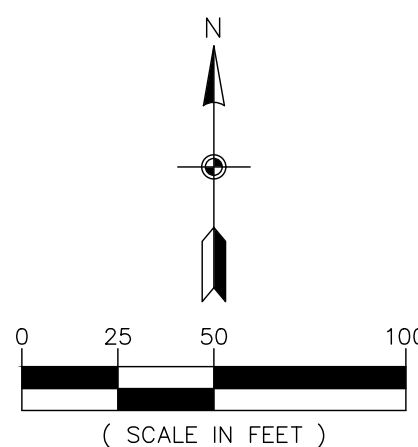
OUTLOT M
±3,482,614 sq.ft.

East line of the Northeast 1/4 of
Section 14, Township 32, Range 26

NE 1/4

RANGE 25

SE corner of the SE 1/4 of the NE 1/4
of Section 14, Township 32, Range 26
(East 1/4 corner) (cast iron monument)



South line of the Northeast 1/4 of
Section 14, Township 32, Range 26

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Signature: 
Date: 5/23/25 License #: 40361

DRAWN BY: _____ NPO
ISSUE DATE: 5/23/2015
FILE NO: 275

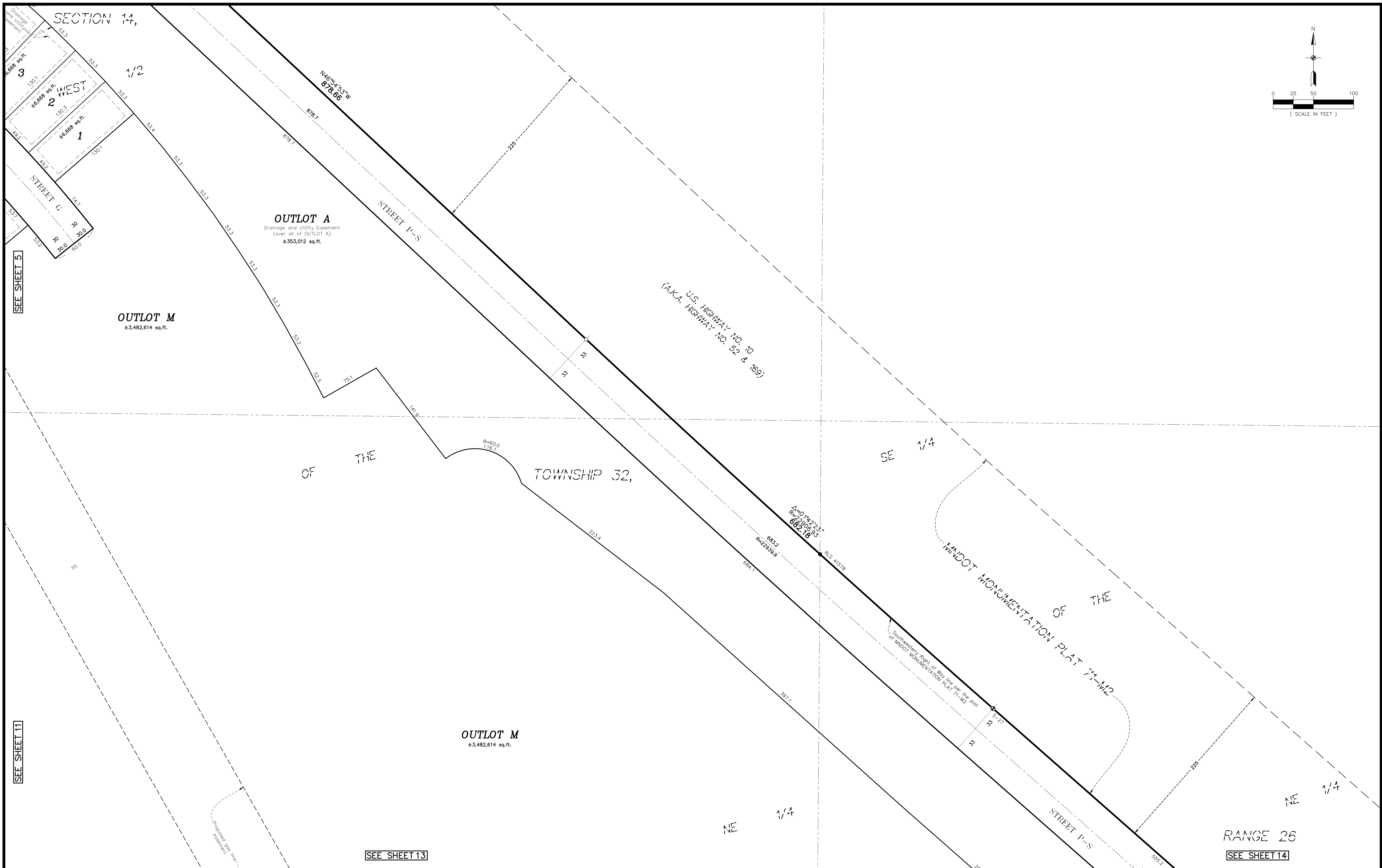
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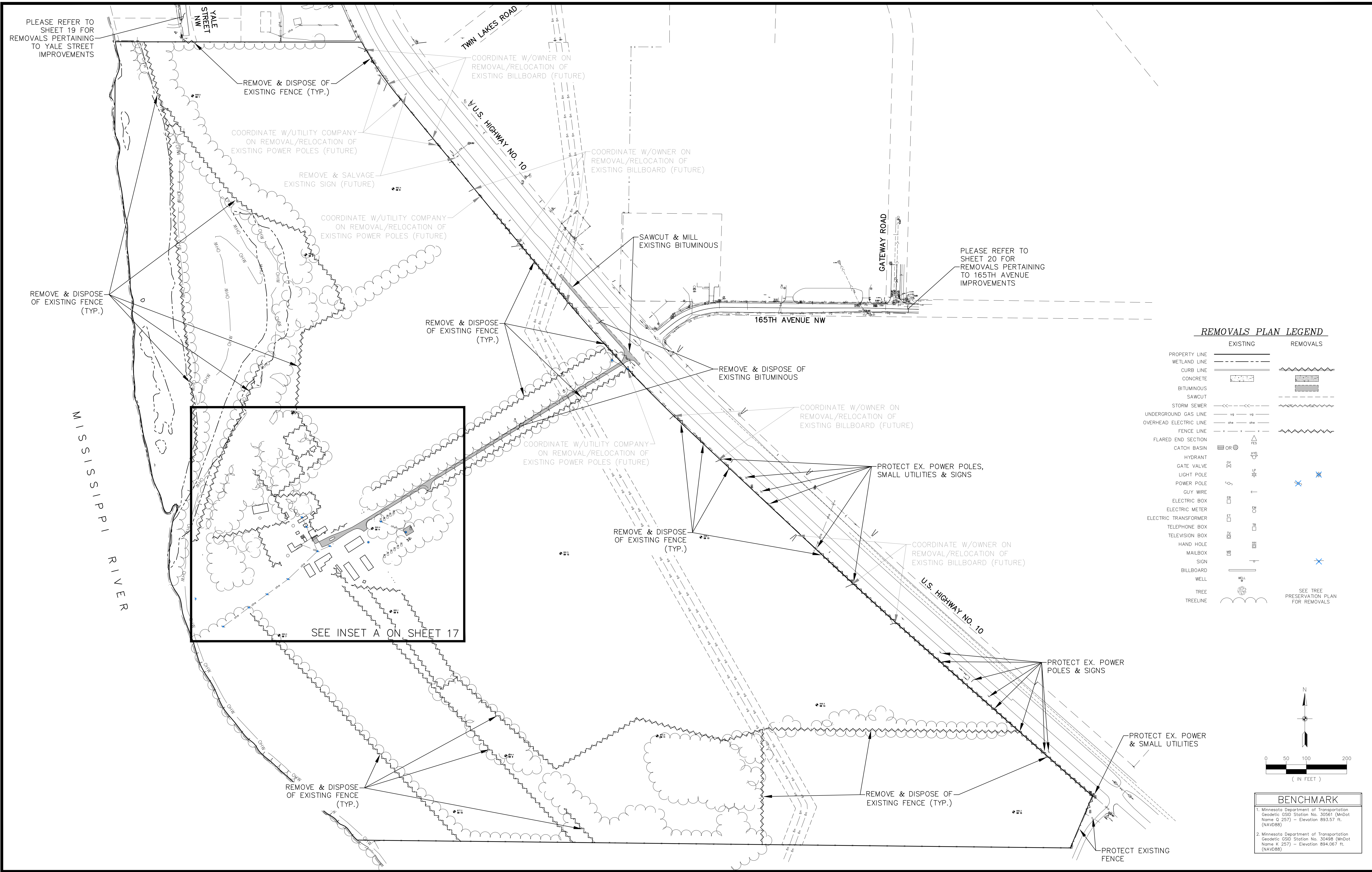
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OAKWATER RIDGE
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Elk River, MN

PRELIMINARY PLAT

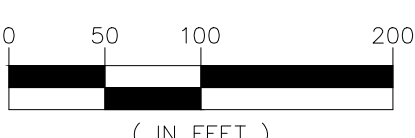
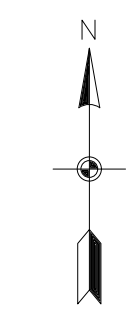
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REMOVALS PLAN LEGEND

EXISTING	REMOVALS
PROPERTY LINE	---
WETLAND LINE	---
CURB LINE	---
CONCRETE	---
BITUMINOUS	---
SAWCUT	---
STORM SEWER	---
UNDERGROUND GAS LINE	---
OVERHEAD ELECTRIC LINE	---
FENCE LINE	---
FLARED END SECTION	---
CATCH BASIN	---
HYDRANT	---
GATE VALVE	---
LIGHT POLE	---
POWER POLE	---
GUY WIRE	---
ELECTRIC BOX	---
ELECTRIC METER	---
ELECTRIC TRANSFORMER	---
TELEPHONE BOX	---
TELEVISION BOX	---
HAND HOLE	---
MAILBOX	---
SIGN	---
BILLBOARD	---
WELL	---
TREE	---
TREELINE	---



BENCHMARK
1. Minnesota Department of Transportation Geodetic CSID Station No. 30561 (MnDot Name Q 257) - Elevation 893.57 ft. (NAVD88)
2. Minnesota Department of Transportation Geodetic CSID Station No. 30498 (MnDot Name K 257) - Elevation 894.067 ft. (NAVD88)



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Print Name: Brian J. Krystofiak, P.E.
Signature: *Brian J. Krystofiak*
Date: 05/23/25 License #: 25063

Drawn: LC/KRO/NJP
Designed: BJK
Date: 05/23/25

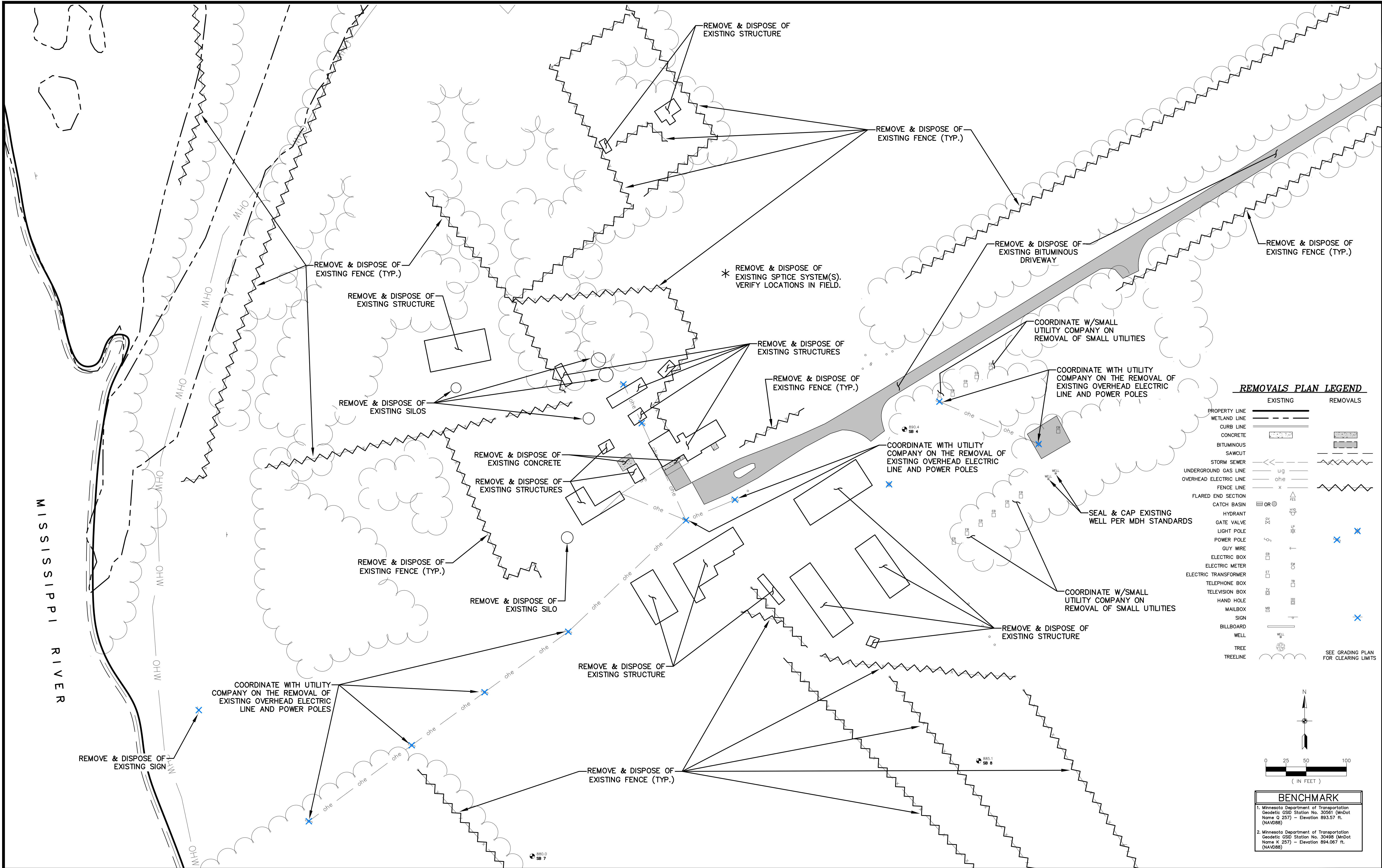
Revisions:
1.

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OAKWATER RIDGE
Preliminary Plat I
Elk River, MN

REMOVALS PLAN

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of
37



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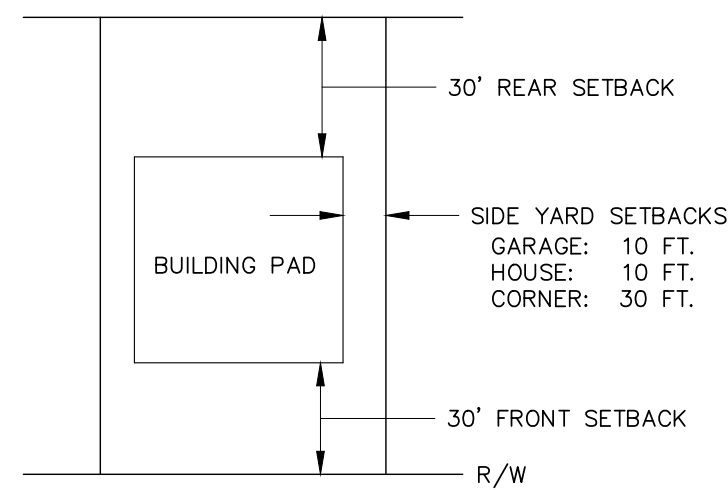
REMOVALS PLAN

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37

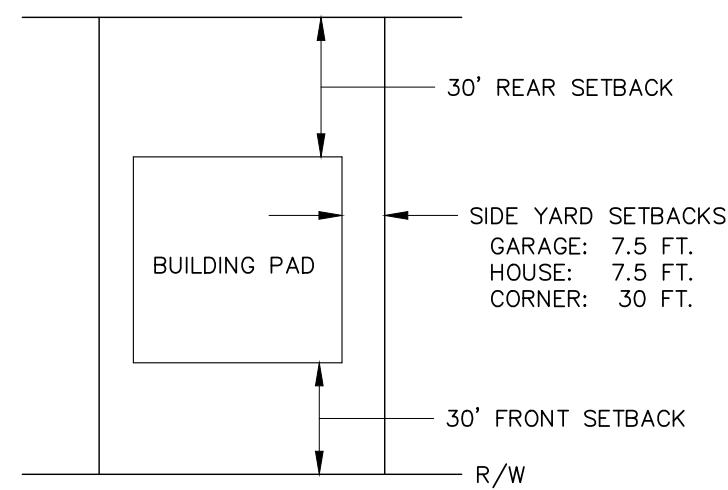
SITE PLAN LEGEND

EXISTING	PROPOSED
LIGHT POLE	
SANITARY MANHOLE	
MISCELLANEOUS SIGN	
EXISTING SPOT ELEVATION	
EXISTING TREE	
TELEVISION BOX	
FIRE HYDRANT	
GATE VALVE	
CLEANOUT	
ELECTRIC BOX	
GAS METER	
CATCH BASIN	
RAIN GUARDIAN	
ELECTRIC METER	
TELEPHONE BOX	
UTILITY POLE	
FLARED END SECTION	
STORM MANHOLE	
SERVICE	
SOIL BORING/TEST HOLE	
RETAINING WALL	
WATERMAIN	
SANITARY SEWER	
STORM SEWER	
PROPERTY LINE	
SETBACK LINE	
CURB	
WETLAND	
DITCH	
UNDERGROUND TELEPHONE	
UNDERGROUND ELECTRIC	
UNDERGROUND GAS	
UNDERGROUND FIBEROPTIC	
FENCE	
OVERHEAD ELECTRIC	
CONCRETE SURFACE	
BITUMINOUS SURFACE	

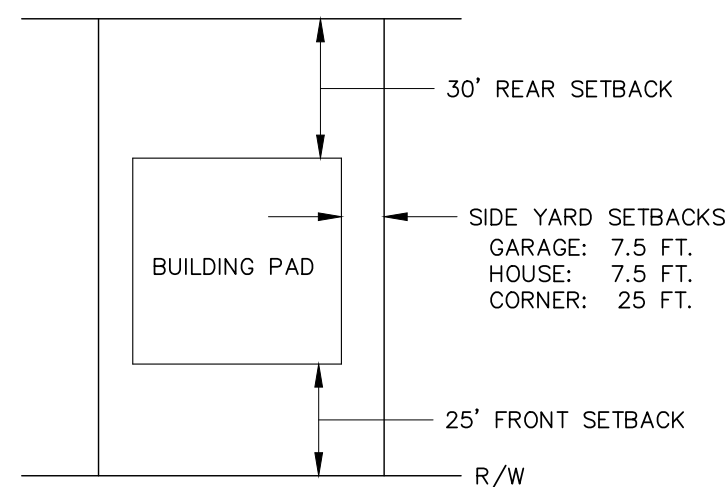
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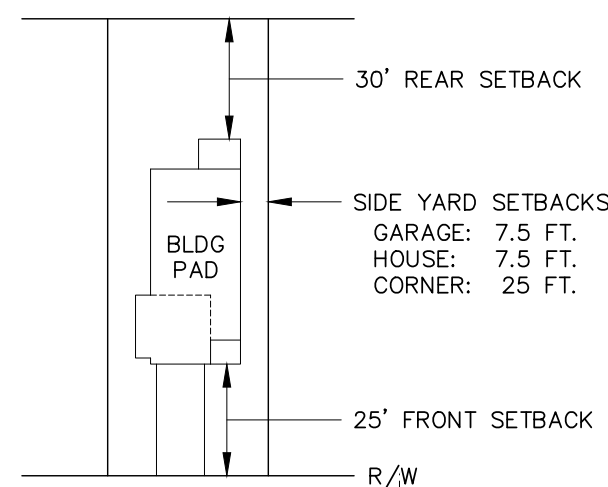
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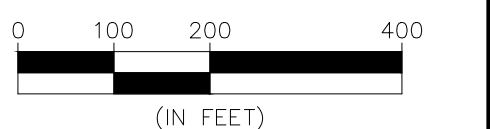
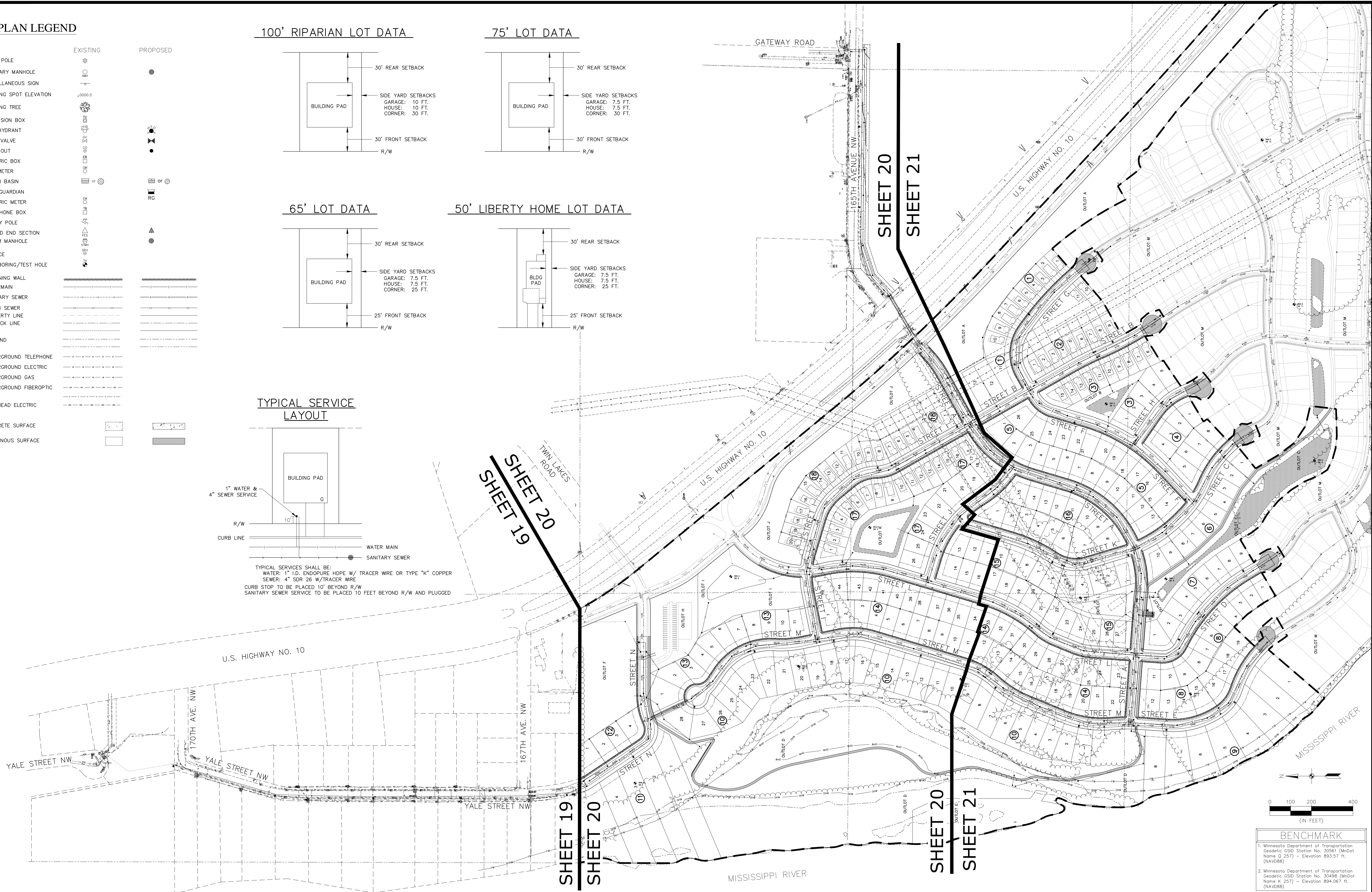
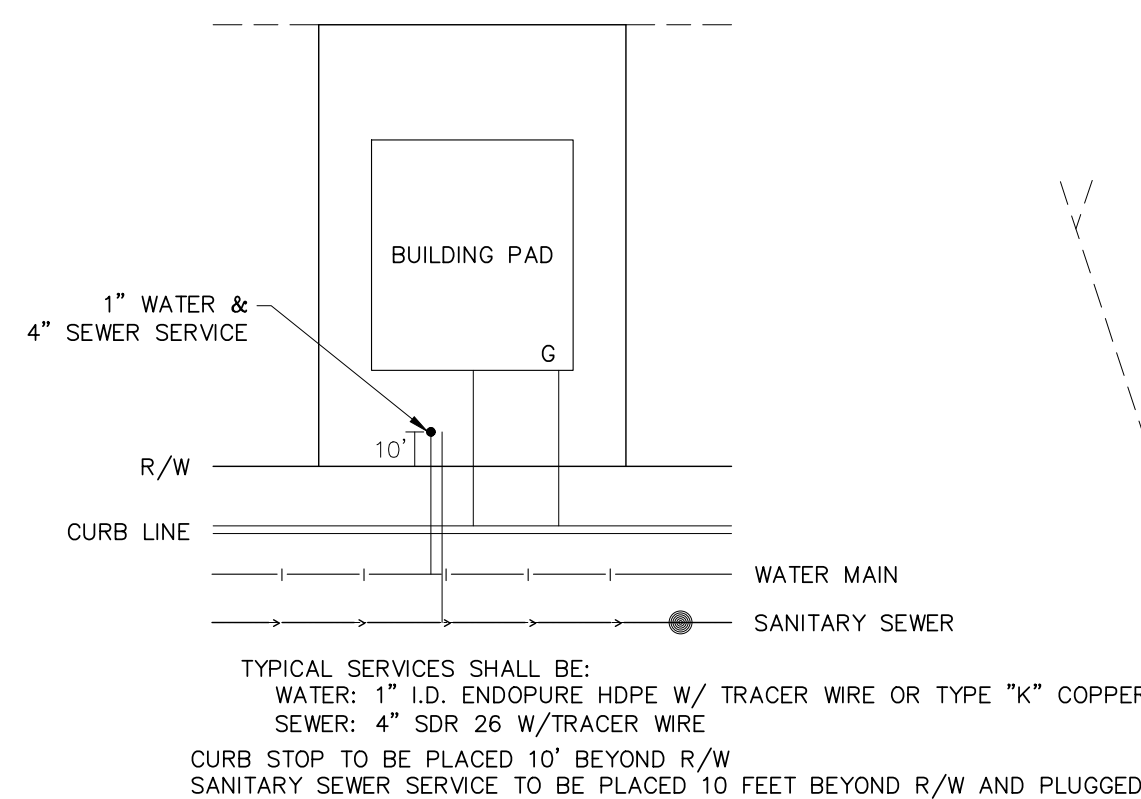
65' LOT DATA



50' LIBERTY HOME LOT DATA



TYPICAL SERVICE LAYOUT



BENCHMARK
1. Minnesota Department of Transportation Geodetic CS20 Station No. 30498 (MnDOT Name Q 257) - Elevation 893.57 ft. (NAVD88)
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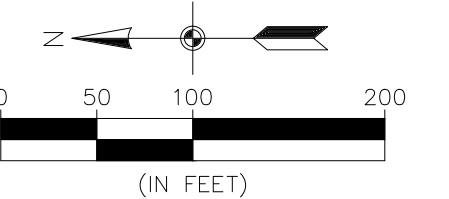
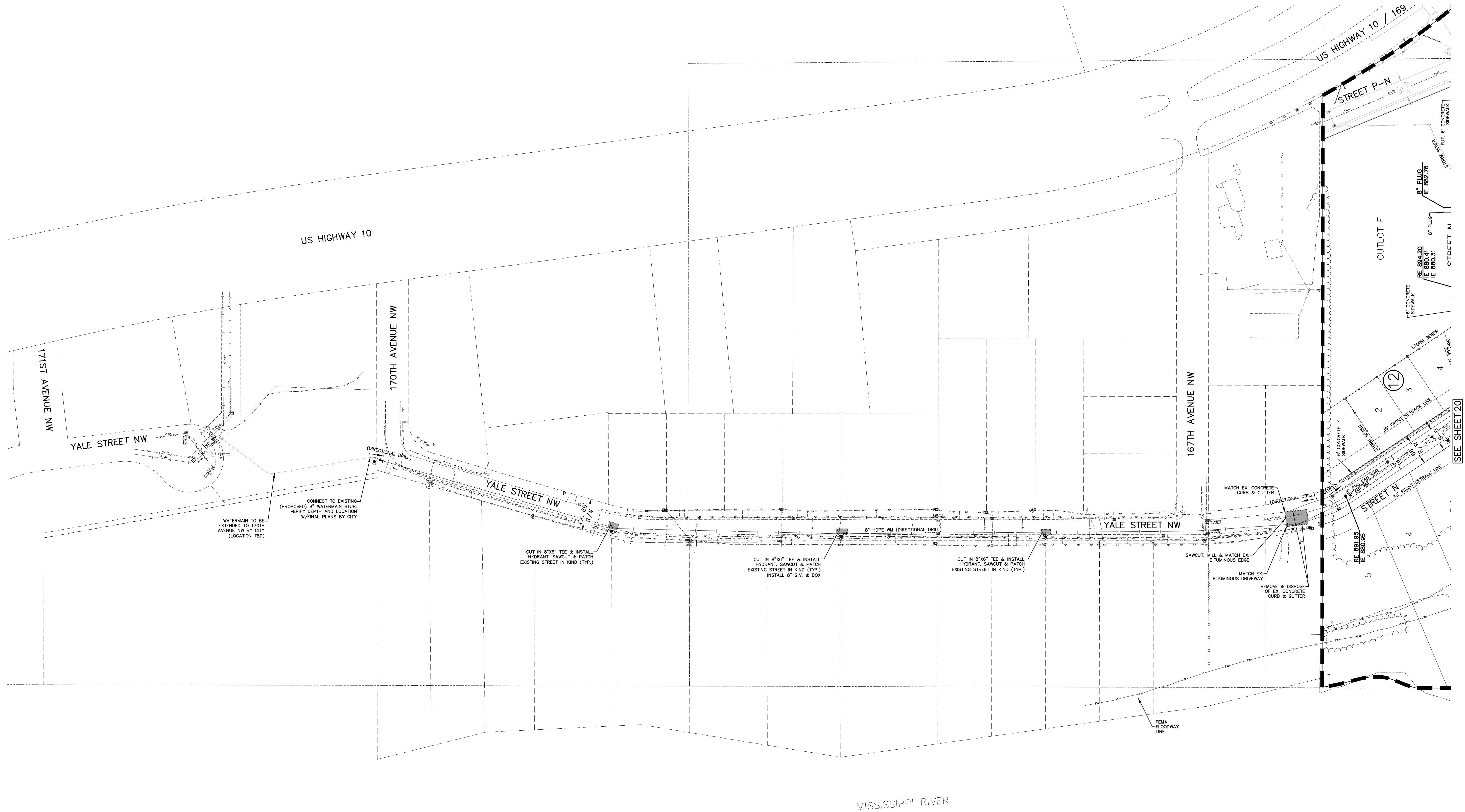
Revisions:
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OAKWATER RIDGE
Preliminary Plat I
Elk River, MN

PRELIMINARY SITE & UTILITY PLAN INDEX

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BENCHMARK	
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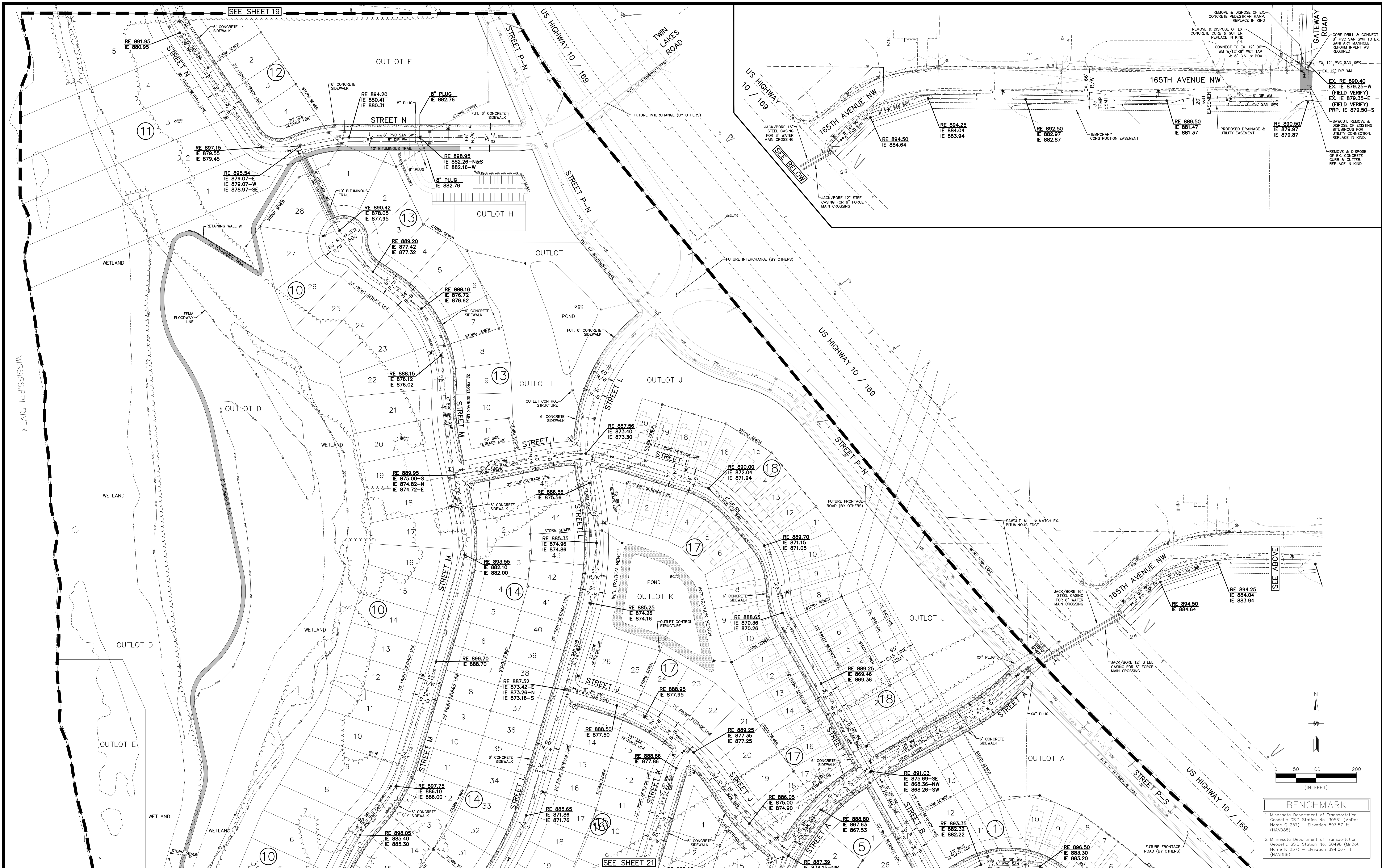
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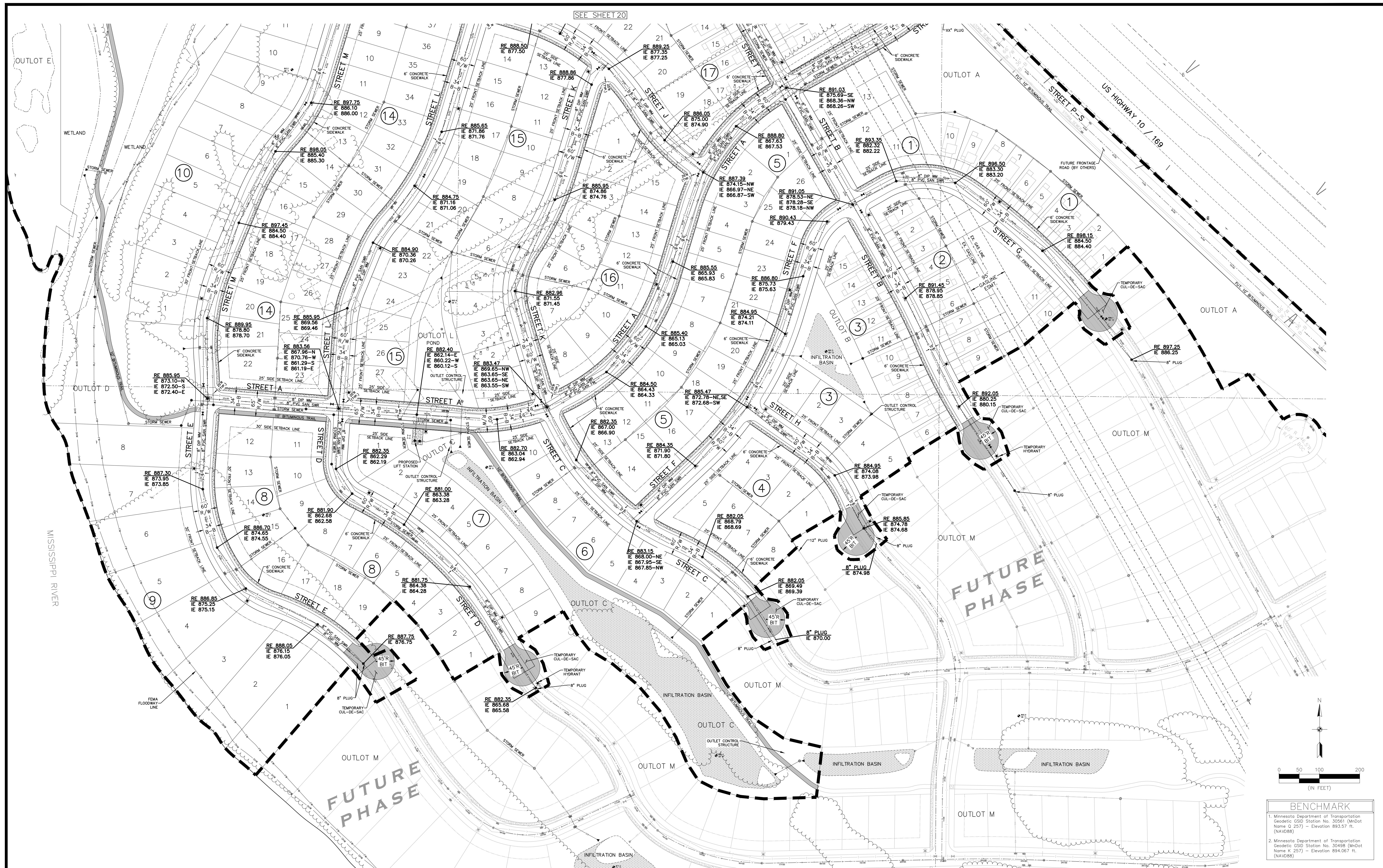
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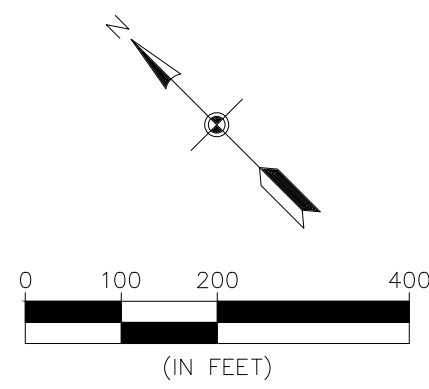
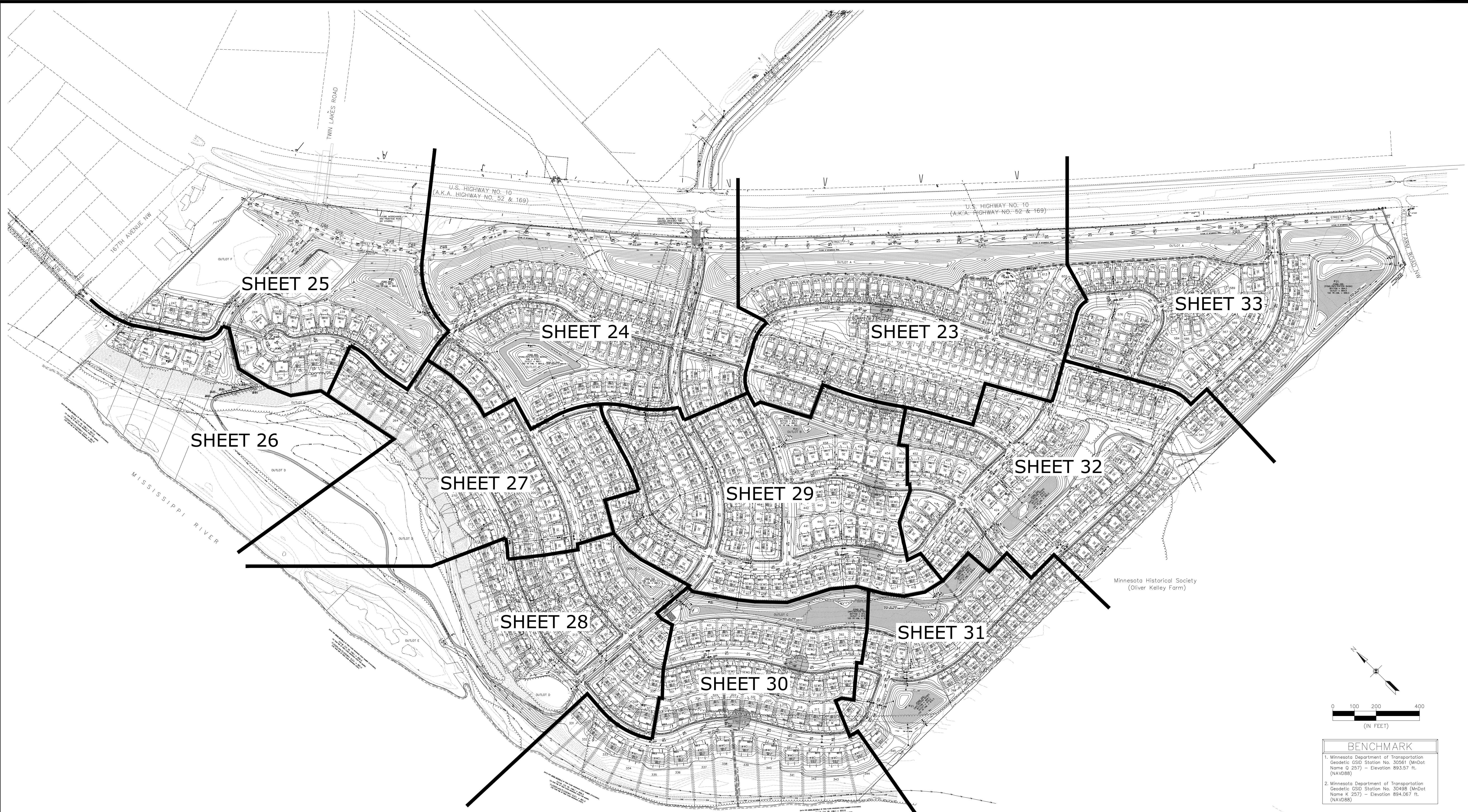
OAKWATER RIDGE
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Elk River, MN

**PRELIMINARY SITE &
UTILITY PLAN**

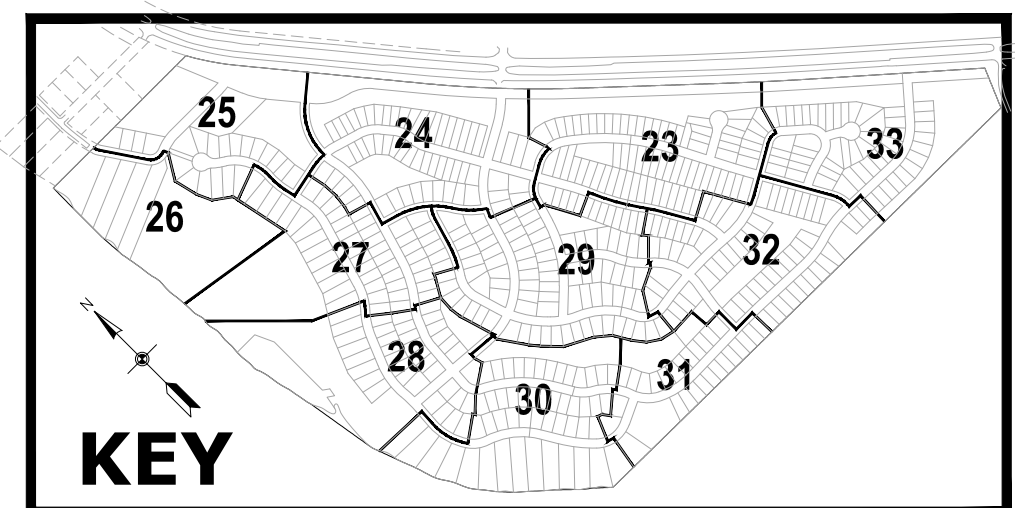
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37

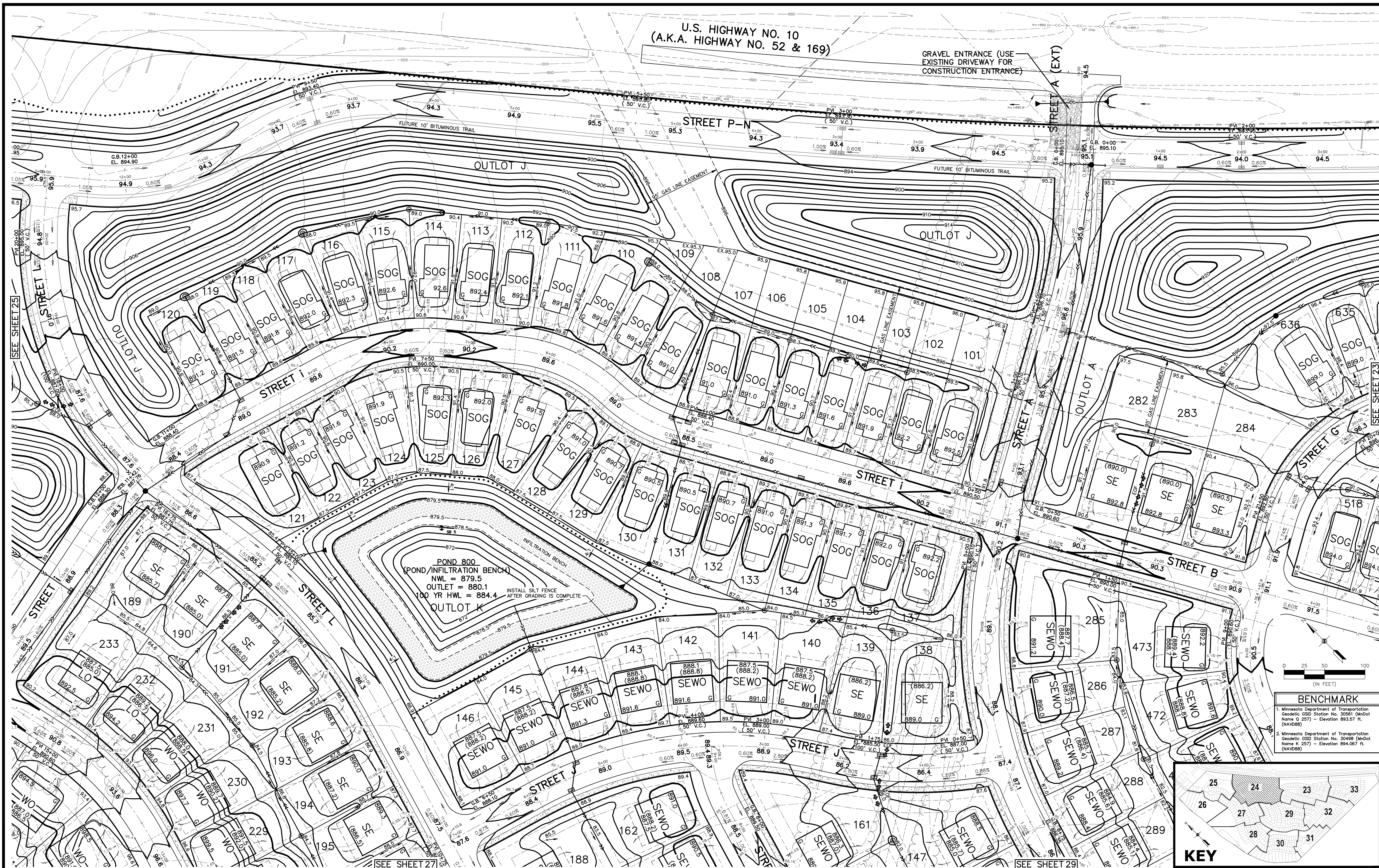


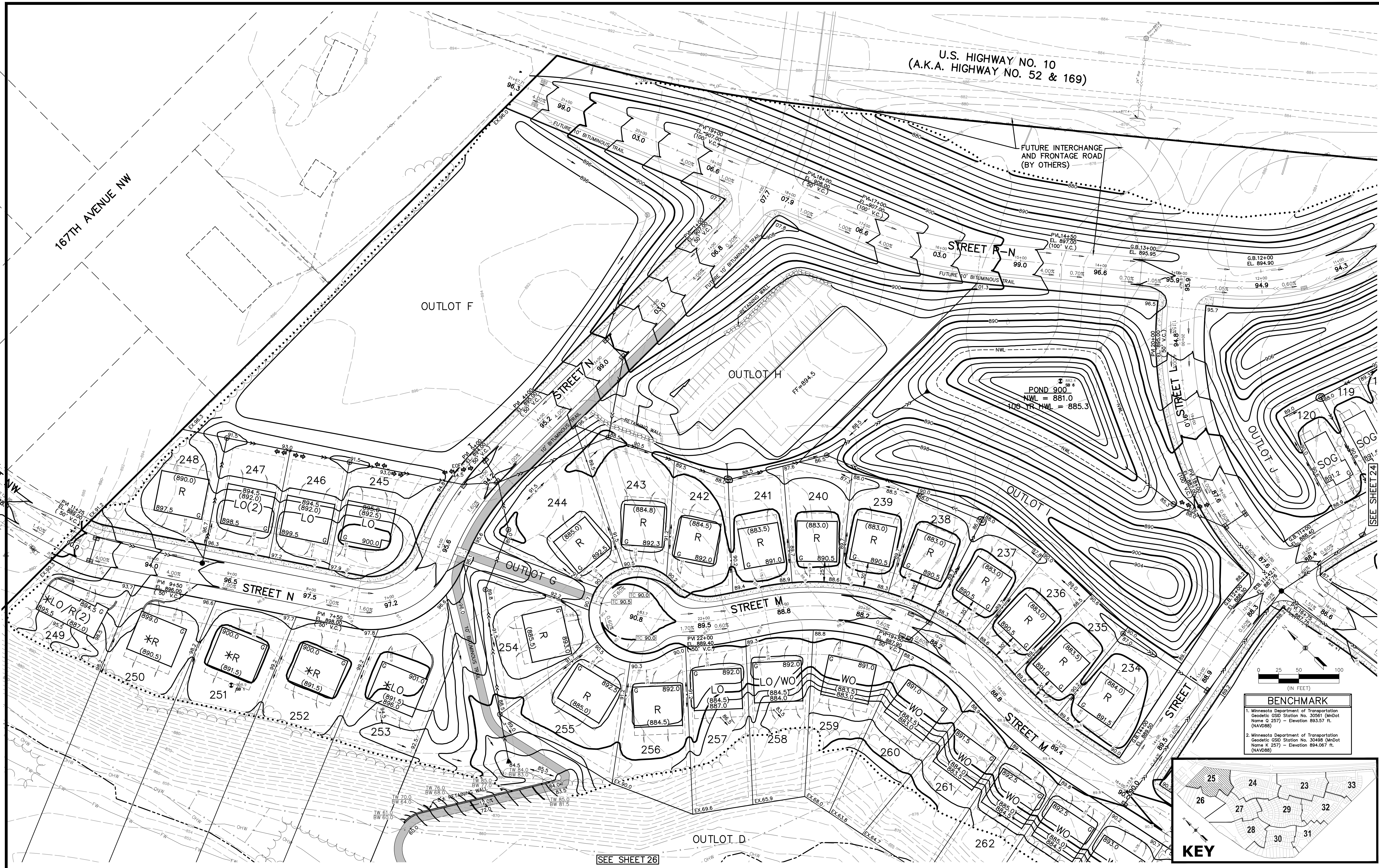




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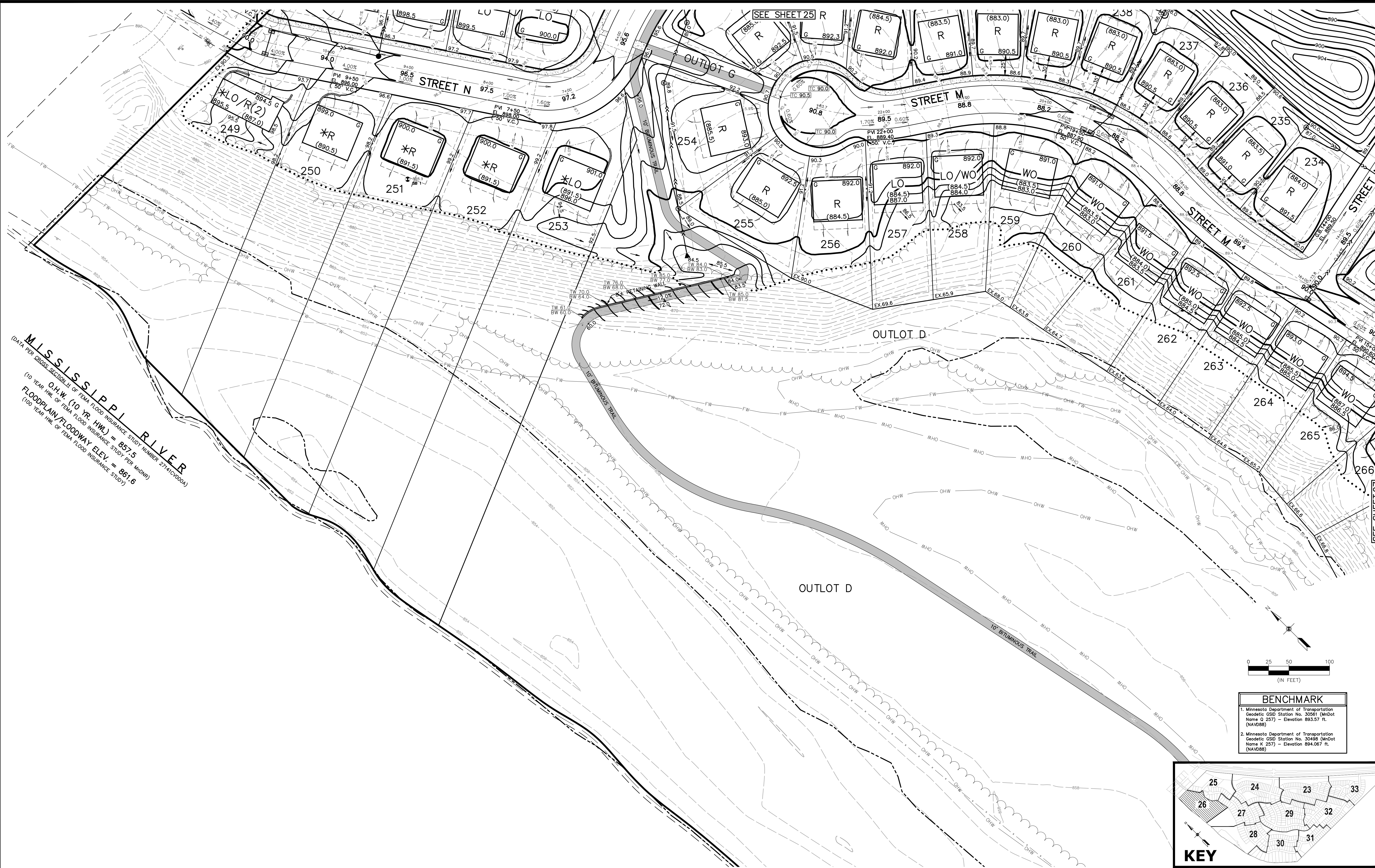
ELK RIVER 648-1 LAND, LLC
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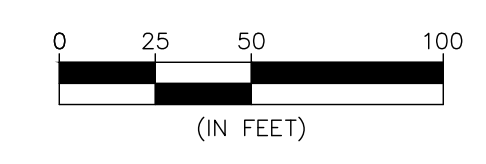
PRELIMINARY GRADING
& EROSION CONTROL PLAN

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of
37

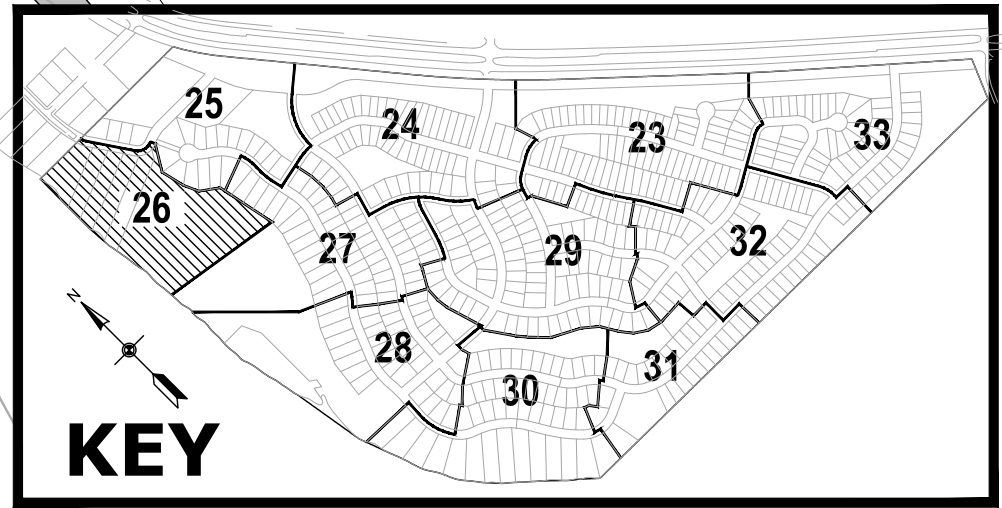


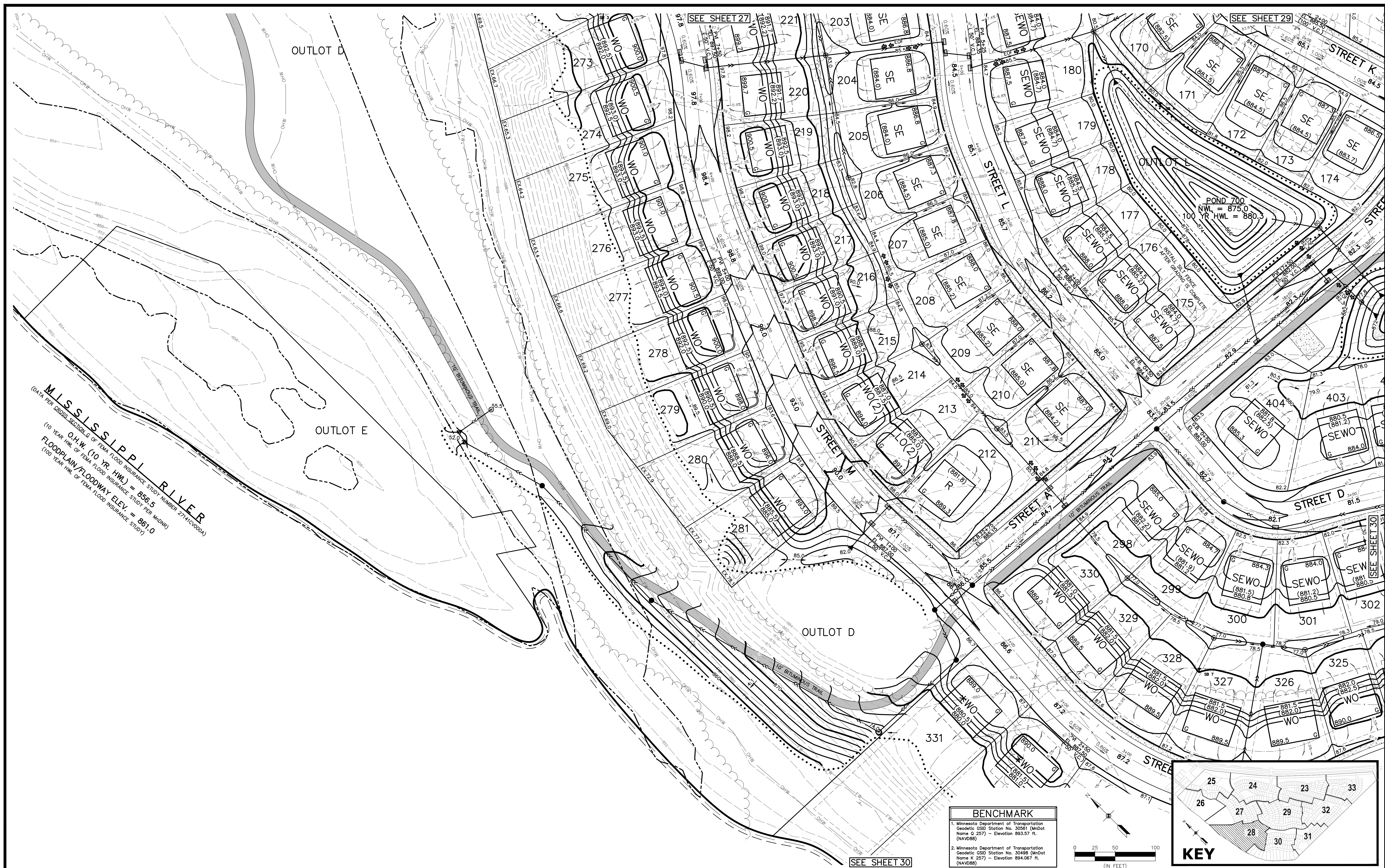


MISSISSIPPI RIVER
(DATA PER CROSS SECTION H OF FEMA FLOOD INSURANCE STUDY NUMBER 2741C0000A)
O.H.W. (10 YR. HWL) = 857.5
FLOODPLAIN/FLOODWAY ELEV. = 861.6
(100 YEAR HWL OF FEMA FLOOD INSURANCE STUDY)

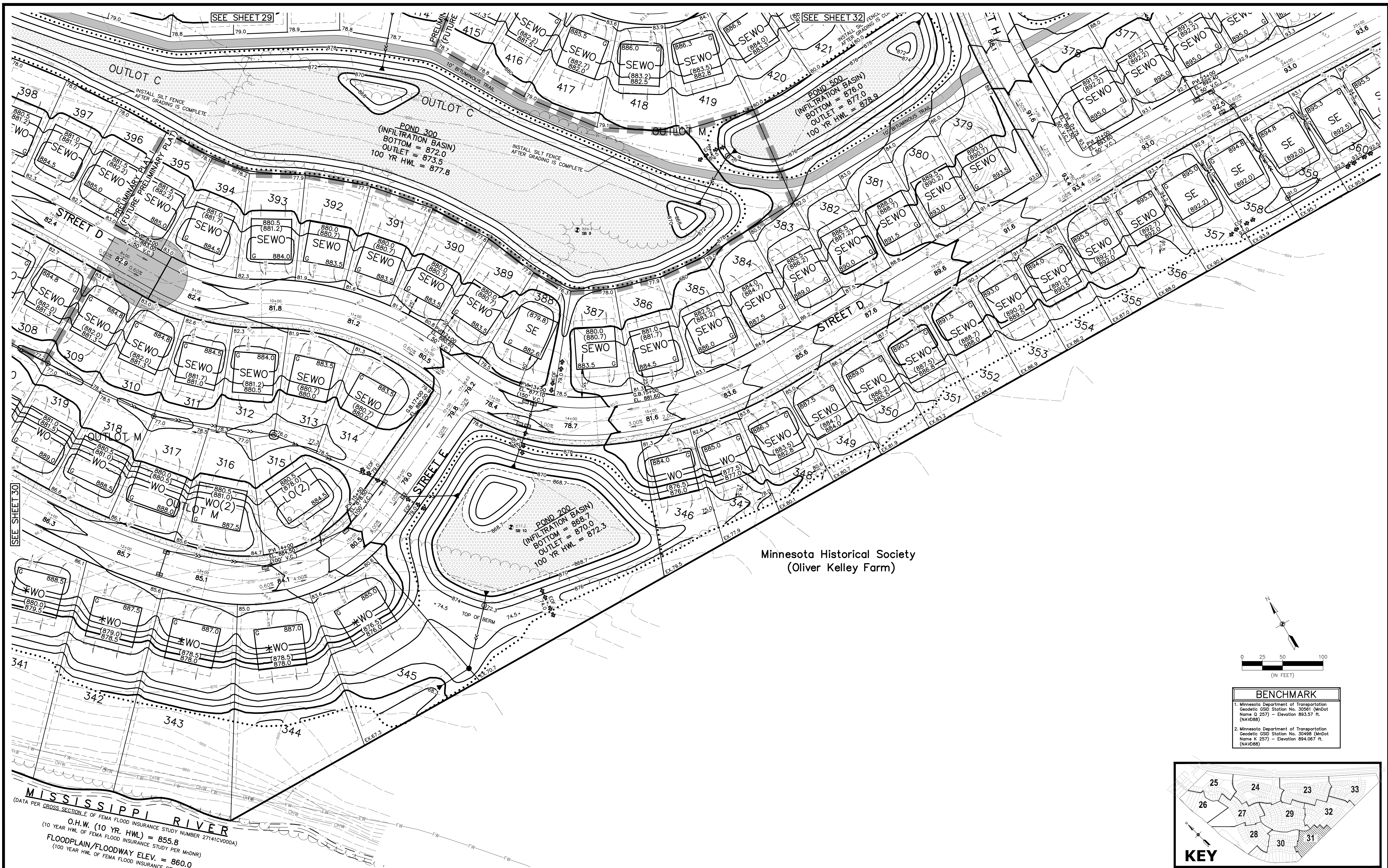


BENCHMARK	
1. Minnesota Department of Transportation Geodetic CSID Station No. 30561 (MnDot Name Q 257) - Elevation 893.57 ft. (NAVD88)	
2. Minnesota Department of Transportation Geodetic CSID Station No. 30498 (MnDot Name K 257) - Elevation 894.067 ft. (NAVD88)	



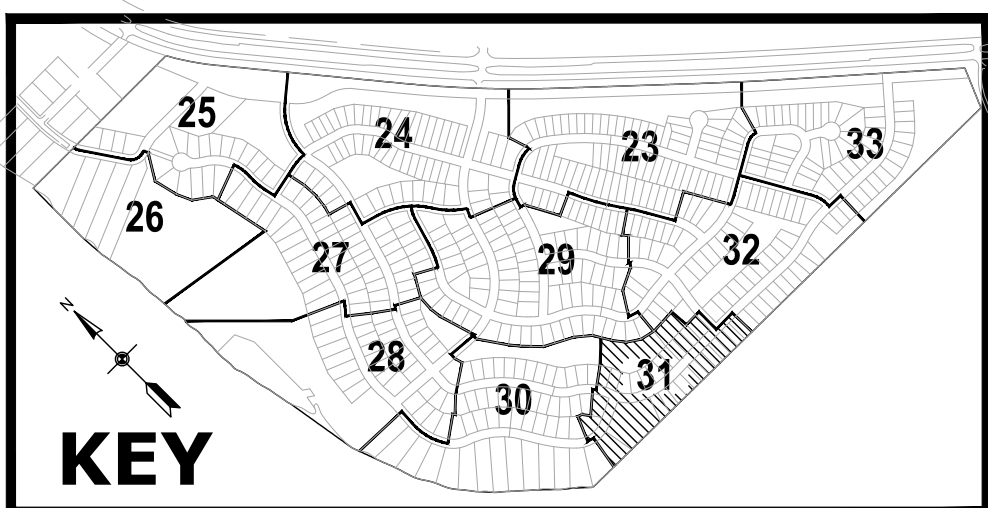






Minnesota Historical Society
(Oliver Kelley Farm)

BENCHMARK	
1. Minnesota Department of Transportation Geodetic GSD Station No. 30561 (MnDOT Name Q 257) - Elevation 893.57 ft. (NAVD88)	
2. Minnesota Department of Transportation Geodetic GSD Station No. 30498 (MnDOT Name K 257) - Elevation 894.98 ft. (NAVD88)	



3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.483.7900
FAX 763.483.7959
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature: *Brian J. Krystofiak*
Date: 05/23/25 License #: 25063

Drawn: LC/KRO/NJP
Designed: BJK
Date: 05/23/25

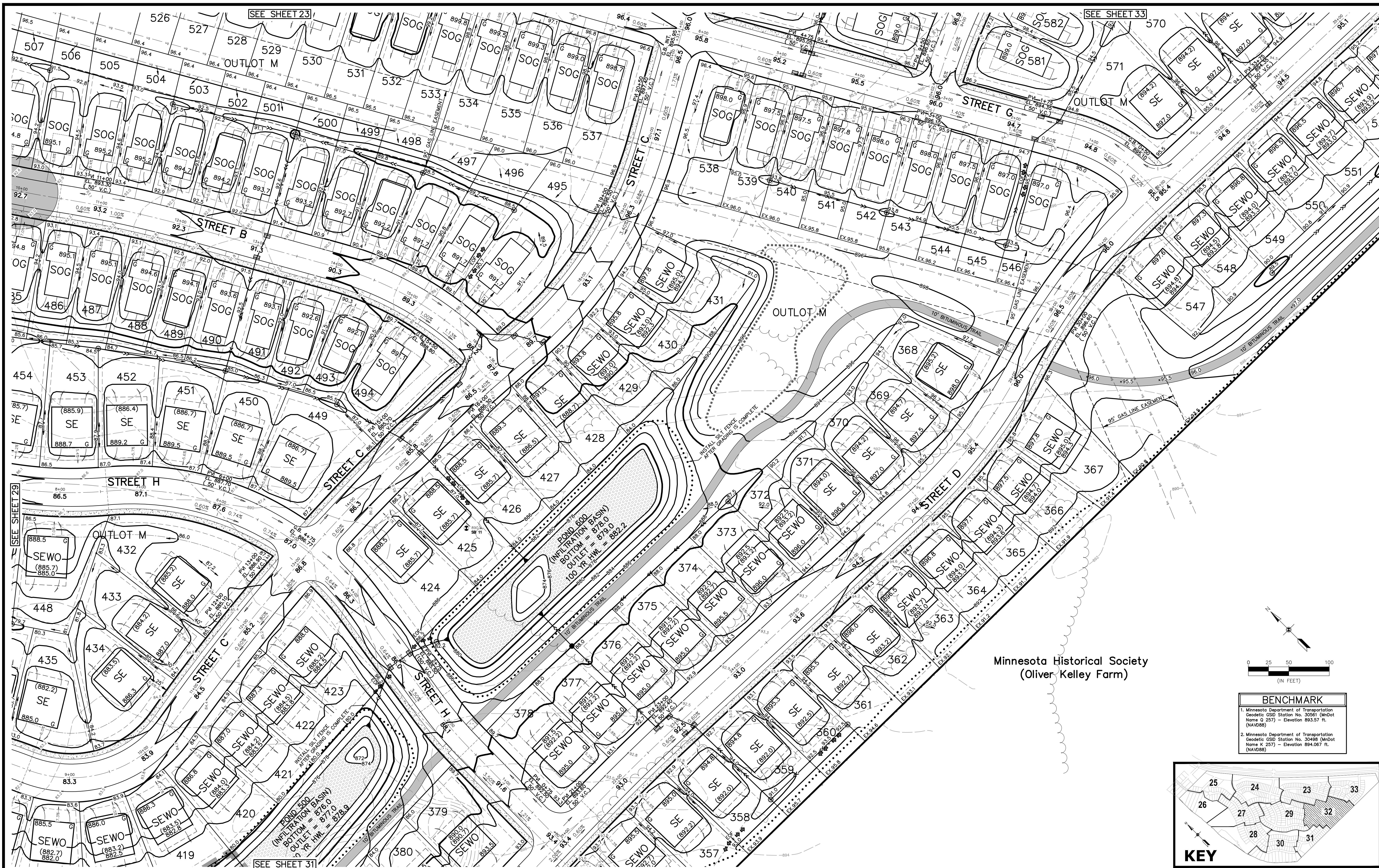
Revisions:
1.

ELK RIVER 648-1 LAND, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

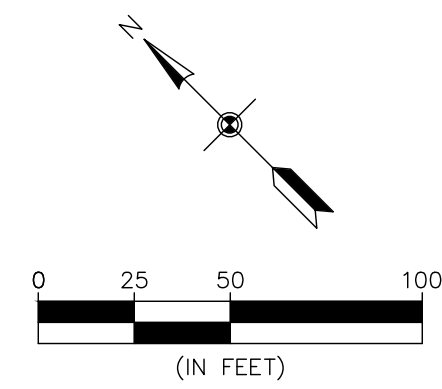
OAKWATER RIDGE
Preliminary Plat I
Elk River, MN

**PRELIMINARY GRADING
& EROSION CONTROL PLAN**

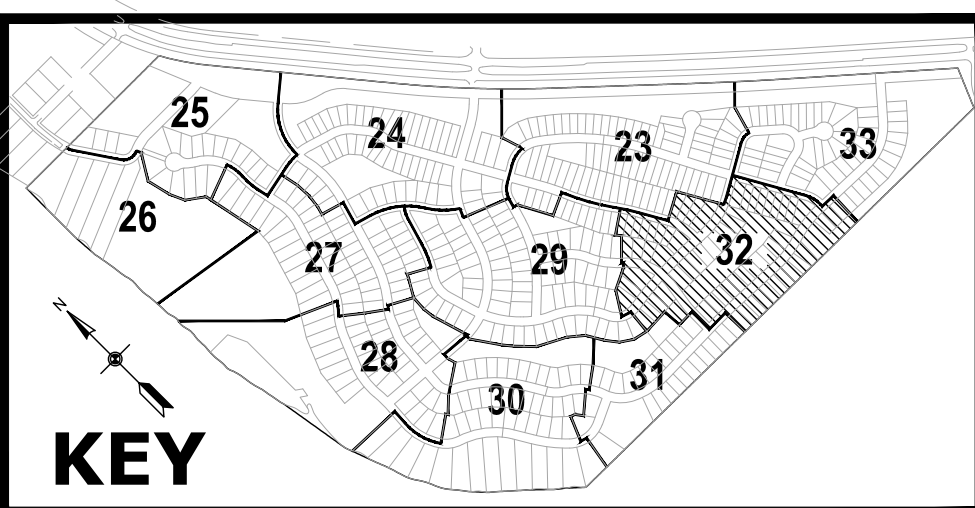
31
of
37



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BENCHMARK	
1. Minnesota Department of Transportation Geodetic GSID Station No. 30561 (MnDOT Name G 257) - Elevation 893.57 ft. (NAVD88)	
2. Minnesota Department of Transportation Geodetic GSID Station No. 30498 (MnDOT Name K 257) - Elevation 894.067 ft. (NAVD88)	



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Revisions:
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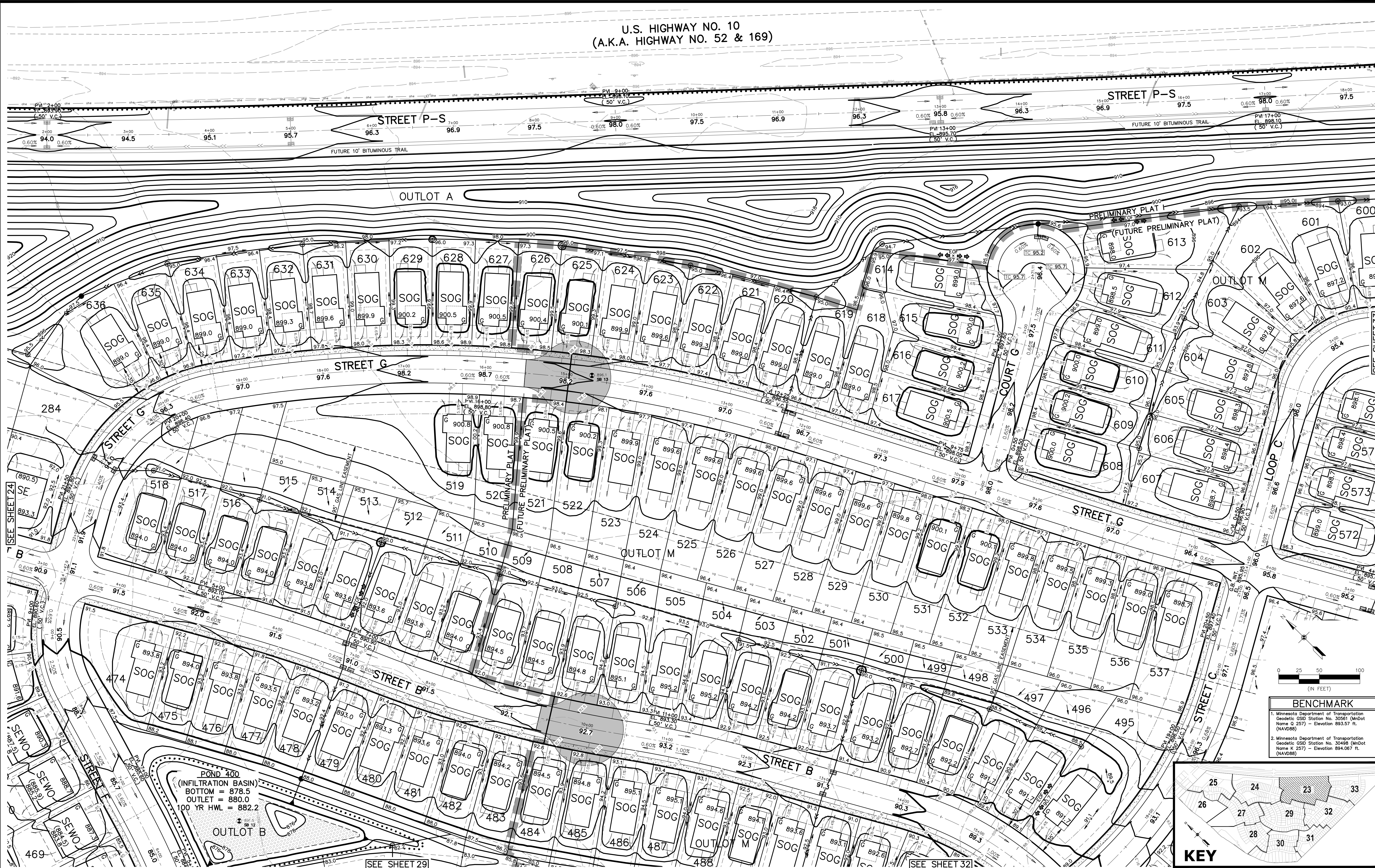
ELK RIVER 648-1 LAND, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

OAKWATER RIDGE
Preliminary Plat I
Elk River, MN

**PRELIMINARY GRADING
& EROSION CONTROL PLAN**

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of
37

U.S. HIGHWAY NO. 10
(A.K.A. HIGHWAY NO. 52 & 169)



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SURVEYING
PLANNING

3890 PHEASANT RIDGE DR NE
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BLAINE, MN 55449
TEL 763.489.7900
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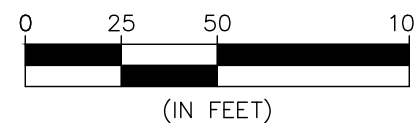
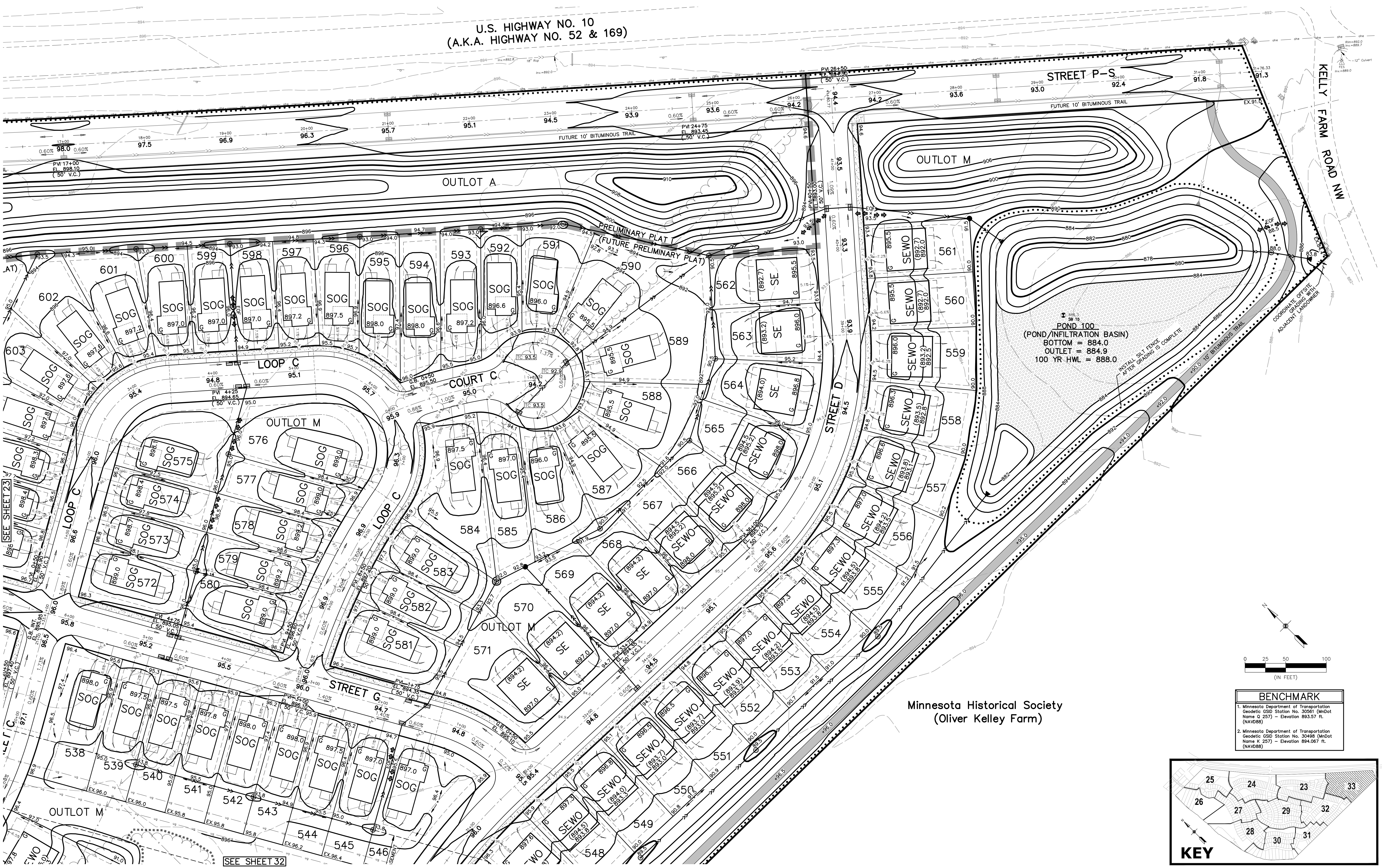
ELK RIVER 648-1 LAND, LLC
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Ramsey, MN 55303

OAKWATER RIDGE
Preliminary Plat I
Elk River, MN

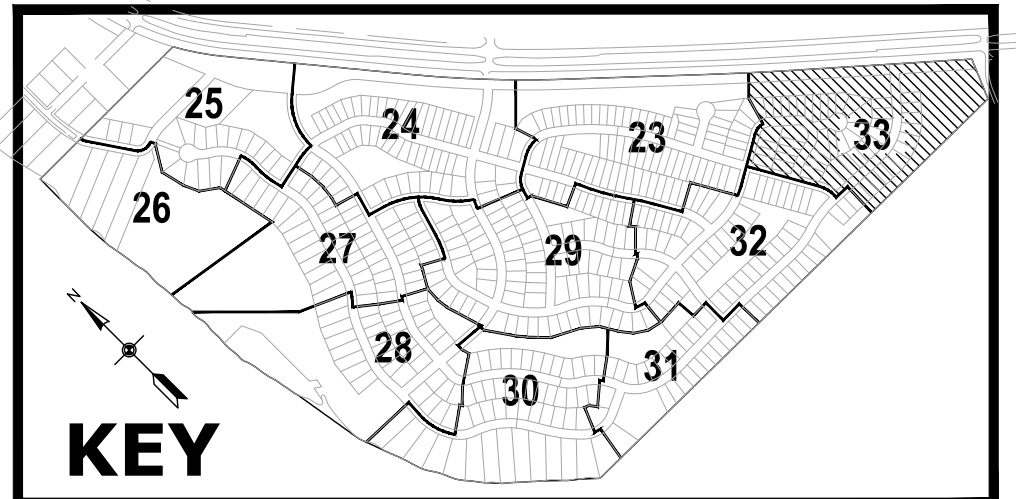
**PRELIMINARY GRADING
& EROSION CONTROL PLAN**

23
of
37

U.S. HIGHWAY NO. 10
(A.K.A. HIGHWAY NO. 52 & 169)



BENCHMARK	
1.	Minnesota Department of Transportation Geodetic CSID Station No. 30561 (MnDOT Name G 257) - Elevation 893.57 ft. (NAVD83)
2.	Minnesota Department of Transportation Geodetic CSID Station No. 30498 (MnDOT Name K 257) - Elevation 894.067 ft. (NAVD83)



CARLSON
ENGINEERING

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Revisions:
1.

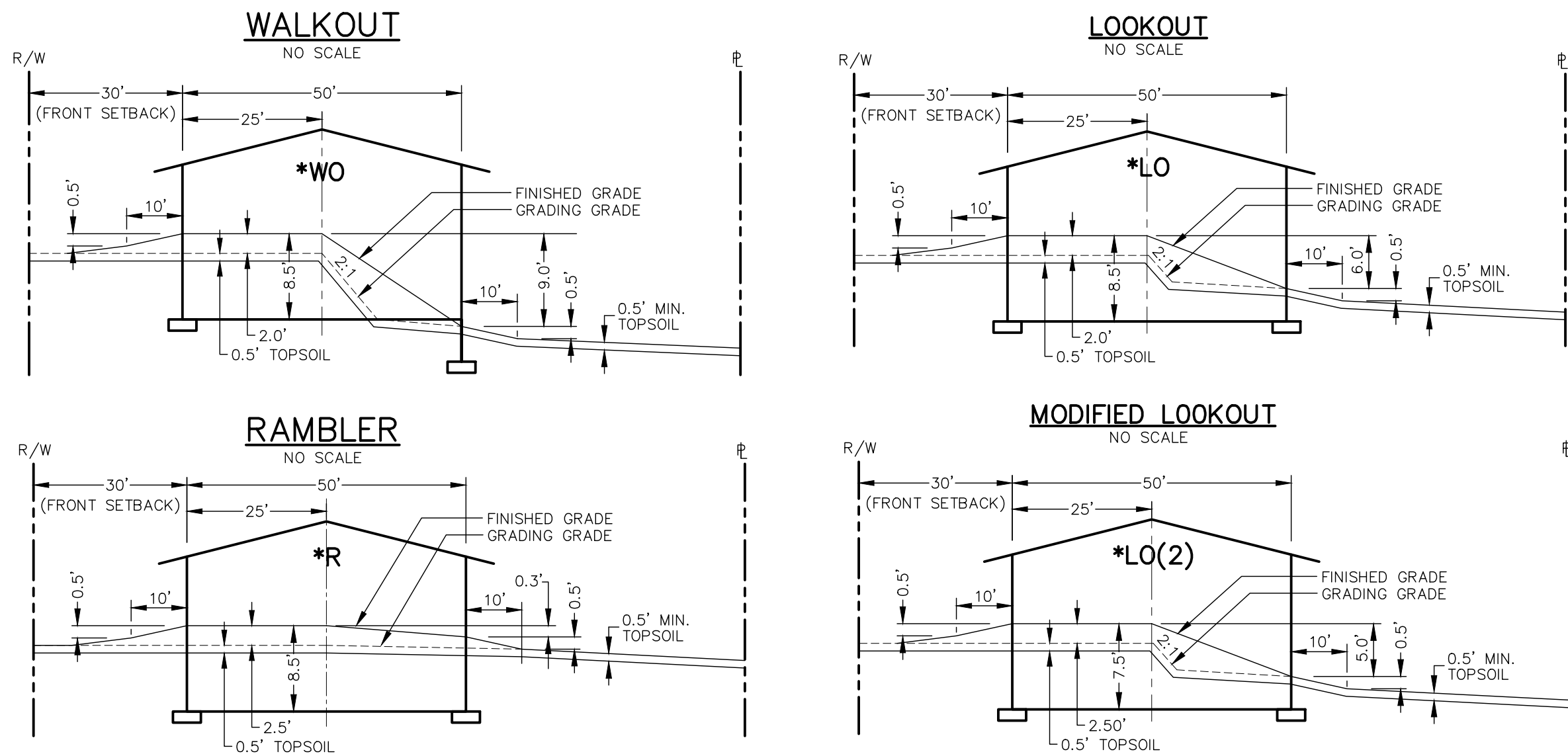
ELK RIVER 648-1 LAND, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

OAKWATER RIDGE
Preliminary Plat I
Elk River, MN

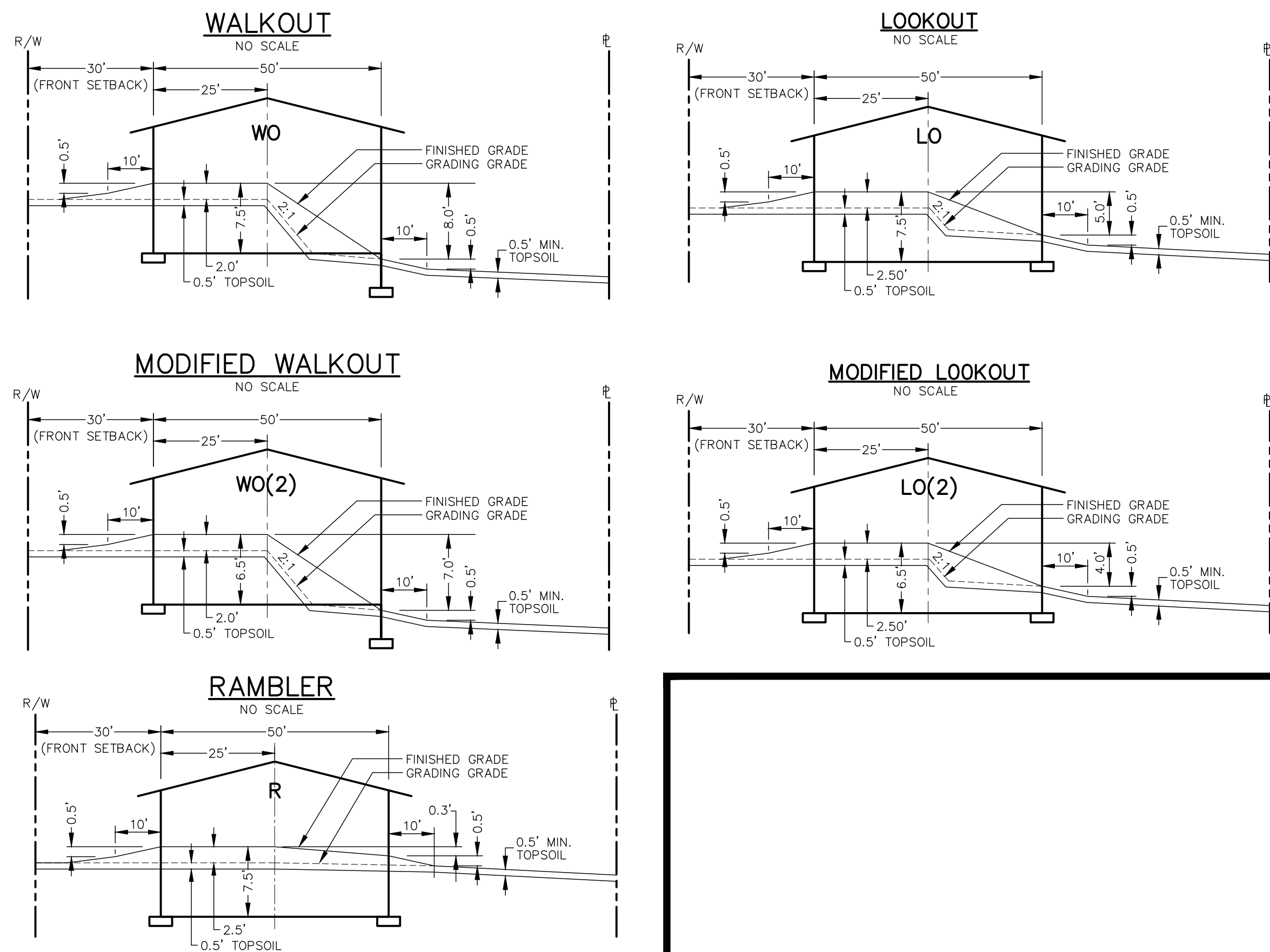
**PRELIMINARY GRADING
& EROSION CONTROL PLAN**

33
of
37

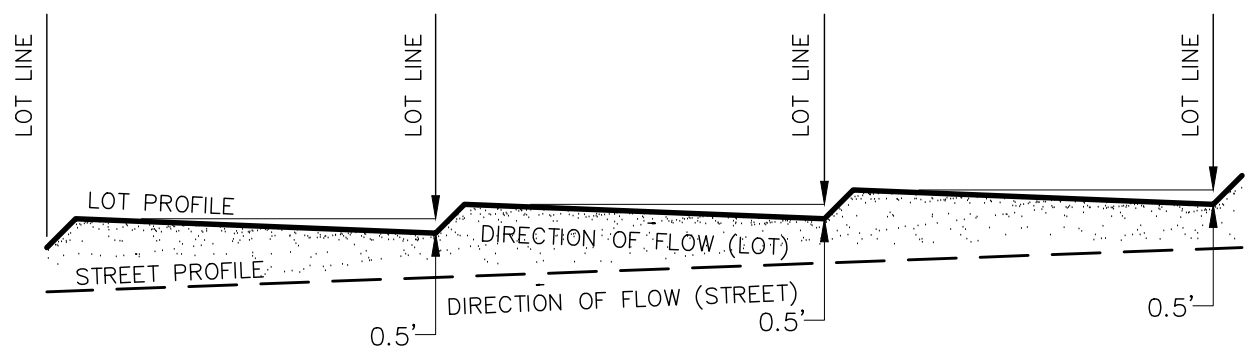
100' LOTS
249-253, & 331-345



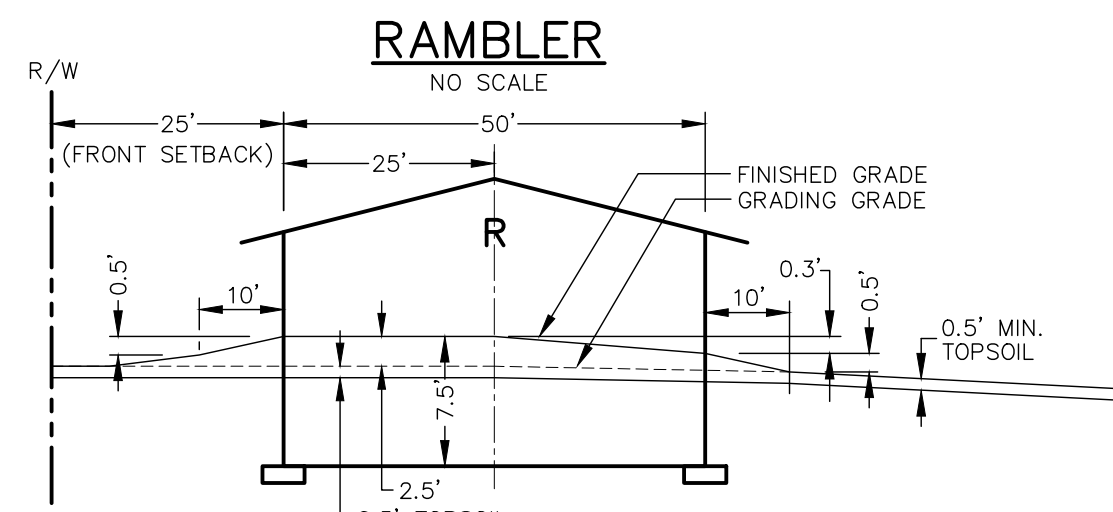
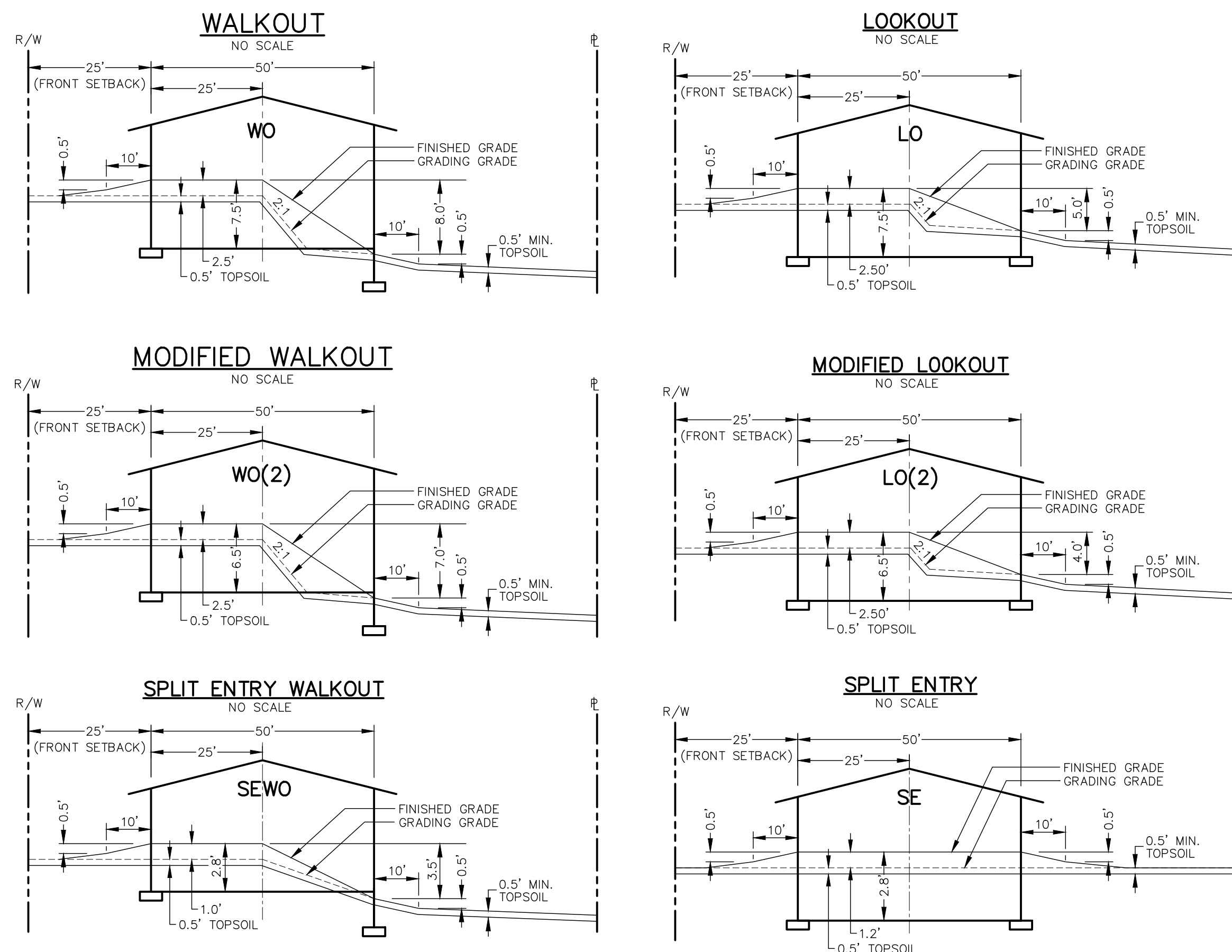
75' LOTS
245-248, 254-281, & 315-330



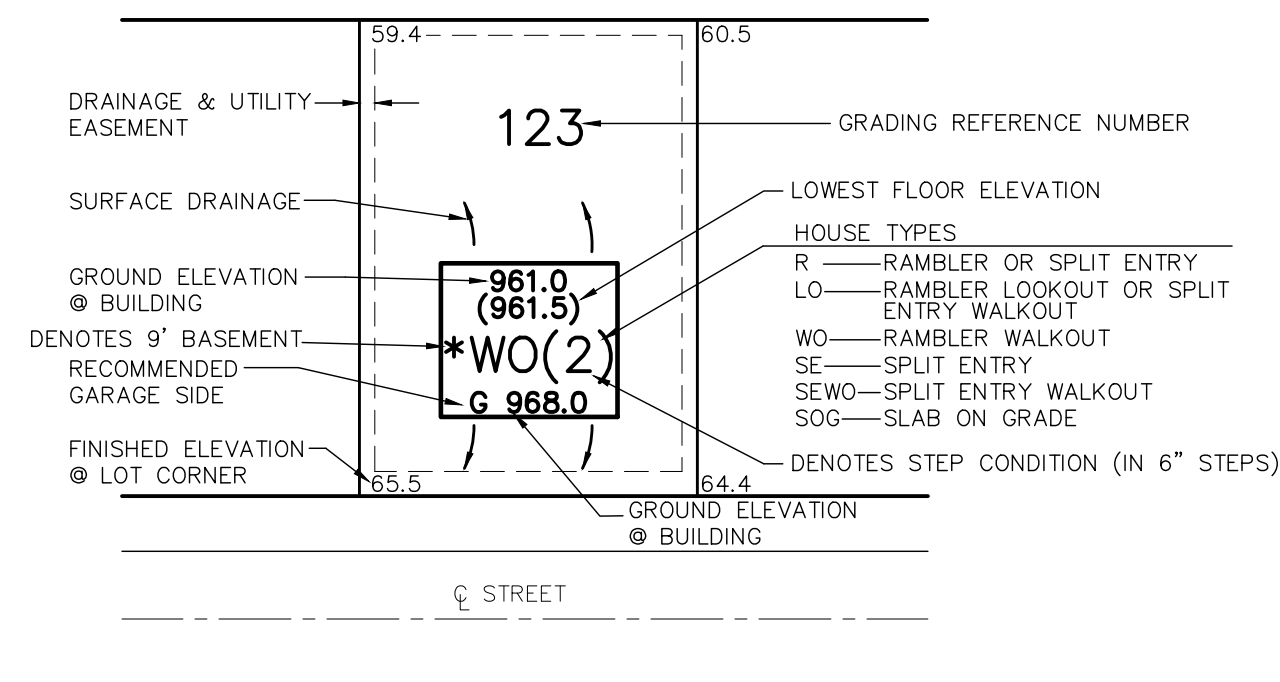
LOT BENCHING DETAIL



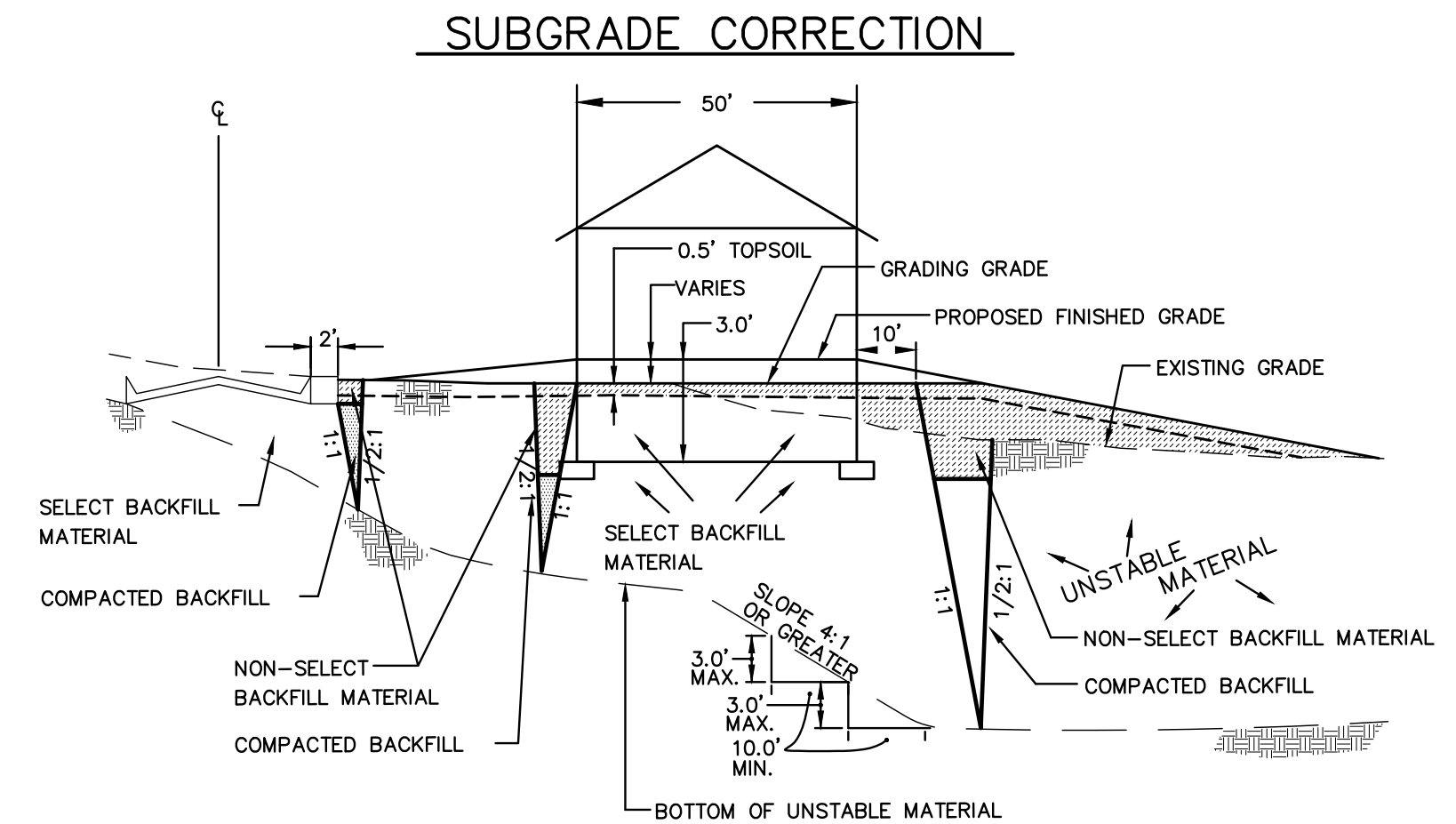
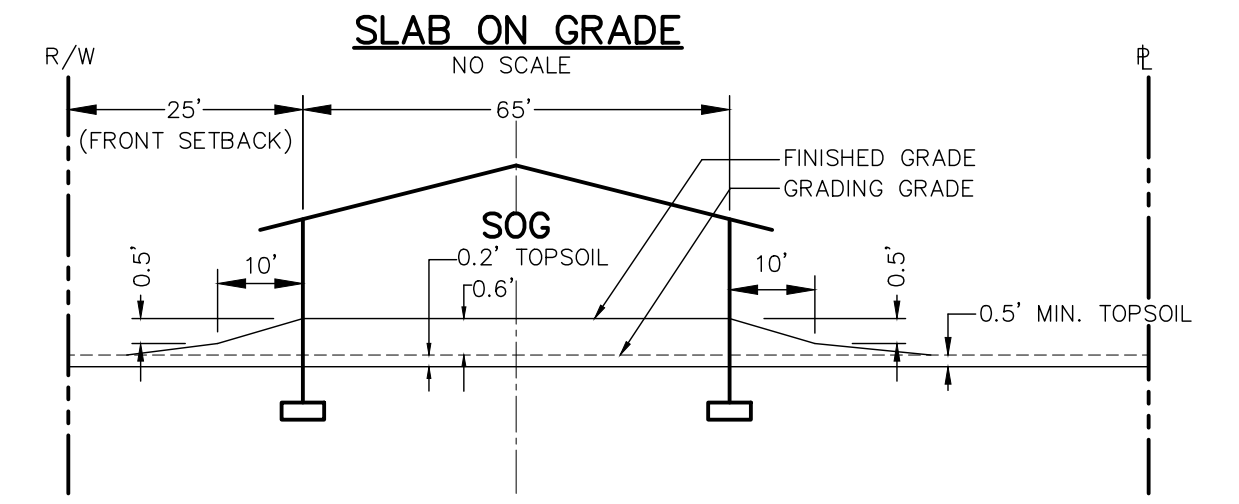
65' LOTS
138-244, 282-314, 346-473, & 547-571



GRADING PLAN LOT KEY



50' DETACHED TOWNHOME LOTS
101-137, 474-546, & 572-636



AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES

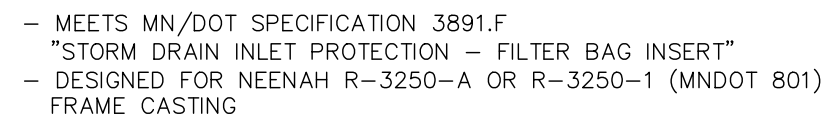


Diagram illustrating the cross-section of a trench for filter fabric installation. The diagram shows a vertical trench with a horizontal line indicating the "DIRECTION OF FLOW" from left to right. The trench is filled with "6\"X6\" TRENCH (COMPACTED BACKFILL)". The filter fabric is installed vertically, with a label indicating "FILTER FABRIC (36\" MAX. HEIGHT) OPENING IN FABRIC WEAVE < 212 μm". The fabric is anchored to the wall with "ANCHOR W/ METAL T-POST OR WOOD 2\"X2\" STAKE". The trench is 24\" MIN. deep, and the bottom is labeled "UNDISTURBED SOIL".

- NOTES:**
1. DIG A 6"x6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
 2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
 3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
 4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"x6" TRENCH.
 5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
 6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

Diagram illustrating the installation of a fence post. The post is anchored into the ground using a metal T-post or wood 2"x2" stake. The barrier fencing is made of copolymer material, 48" high. The post is driven into the ground to a minimum depth of 12" into the undisturbed soil.

- NOTES:**
1. TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
 2. ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
 3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
 4. SEE MNDOT SPECIFICATION 2572.

Diagram illustrating the cross-section of a curb and rock base. The curb is labeled "EXISTING SIDEWALK" and "AS REQ'D". The rock base is labeled "2" CLEAR ROCK (MIN.)" and "6" MIN." (thickness). The curb height is labeled "50" MIN.".

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

SEED: MnDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.

PAVEMENT SECTION

1.5" - SPWEA240C WEAR COURSE PER MN/DOT 2360
 2.5" - SPWN235C BASE COURSE PER MN/DOT 2357
 2.5" - SPWN235C BASE COURSE PER MN/DOT 2360
 8" - CLASS 5 AGGREGATE BASE MN/DOT 3138
 APPROVED SUBGRADE

SURMOUNTABLE CONCRETE CURB GUTTER
 TC = 0.04
 B618 TC = 0.13

2.0% MIN

2%

12"

12"

13'

30'

17'

17'

30'

13'

1'

6'

6'

4" CONCRETE ON APPROVED SUBGRADE (SEE PLAN FOR LOCATION)

6" SIDEWALK

SOD W/6" OF TOPSOIL SEED & MULCH REMAINING R/W

R/W

R/W

The diagram consists of two parts: a plan view at the top and a pavement section view at the bottom.

Plan View: Shows a cross-section of a street labeled "STREET A" with stationing from "STA 0+00" to "STA 17+00". The centerline is marked with a centerline symbol. The total width is 30' on each side of the centerline. The cross-section includes:

- 1' sidewalk on the far left and right.
- 6' sidewalk on the left and right.
- 4" concrete on approved subgrade on the left and right.
- 6" sidewalk on the left and right.
- 12" curb on the left and right.
- Surmountable concrete curb gutter on the left and right.
- 6" sidewalk on the left and right.
- 4" concrete on approved subgrade on the left and right.
- 6' sidewalk on the left and right.
- 1' sidewalk on the far left and right.

 Dimensions are given in feet: 1', 6', 13', 6', 30', 17', 30', 17', 6', 6', 1'.

Pavement Section View: Shows a cross-section of the pavement structure. The layers from top to bottom are:

- 1.5" - SPIWE240C WEAR COURSE PER MN/DDOT 2360
- BITUMINOUS TACK COAT PER MN/DDOT 2357
- 2.5" - SPWB230C BASE COURSE PER MN/DDOT 2360
- 8" - CLASS 5 AGGREGATE BASE MN/DDOT 3138
- APPROVED SUBGRADE

 The section is labeled "PAVEMENT SECTION" and includes a note "SOD W/6" OF TOPSOIL SEED & MULCH REMAINING R/W".

Additional Notes:

- "B618 TC = $\ell \pm 0.13'$ "
- "SEE PLAN FOR LOCATION" (repeated twice)

STREET A

STA 17+00 TO STA 23+45.19

Dimensions:

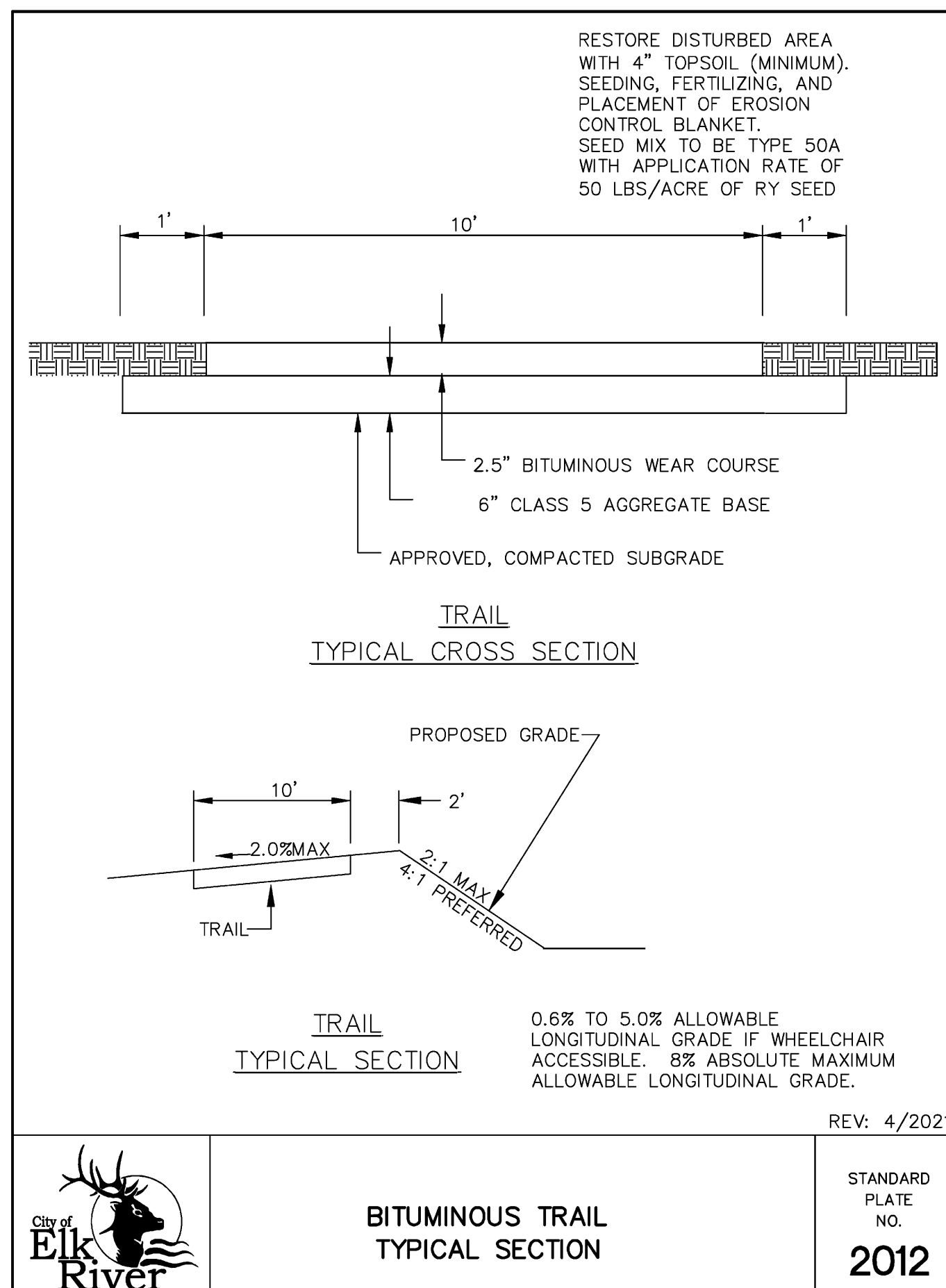
- Total width: 18' + 35' + 30' = 83'
- Left side segments: 1'-10" (R/W), 18' (Trail), 7' (Base)
- Right side segments: 6' (Surmountable Curb), 13' (Concrete Base), 1'-10" (R/W)
- Centerline offset: 17' from each end of the 35' segment
- Gutter slope: 2%
- Subgrade depth at ends: 12"

Materials & Notes:

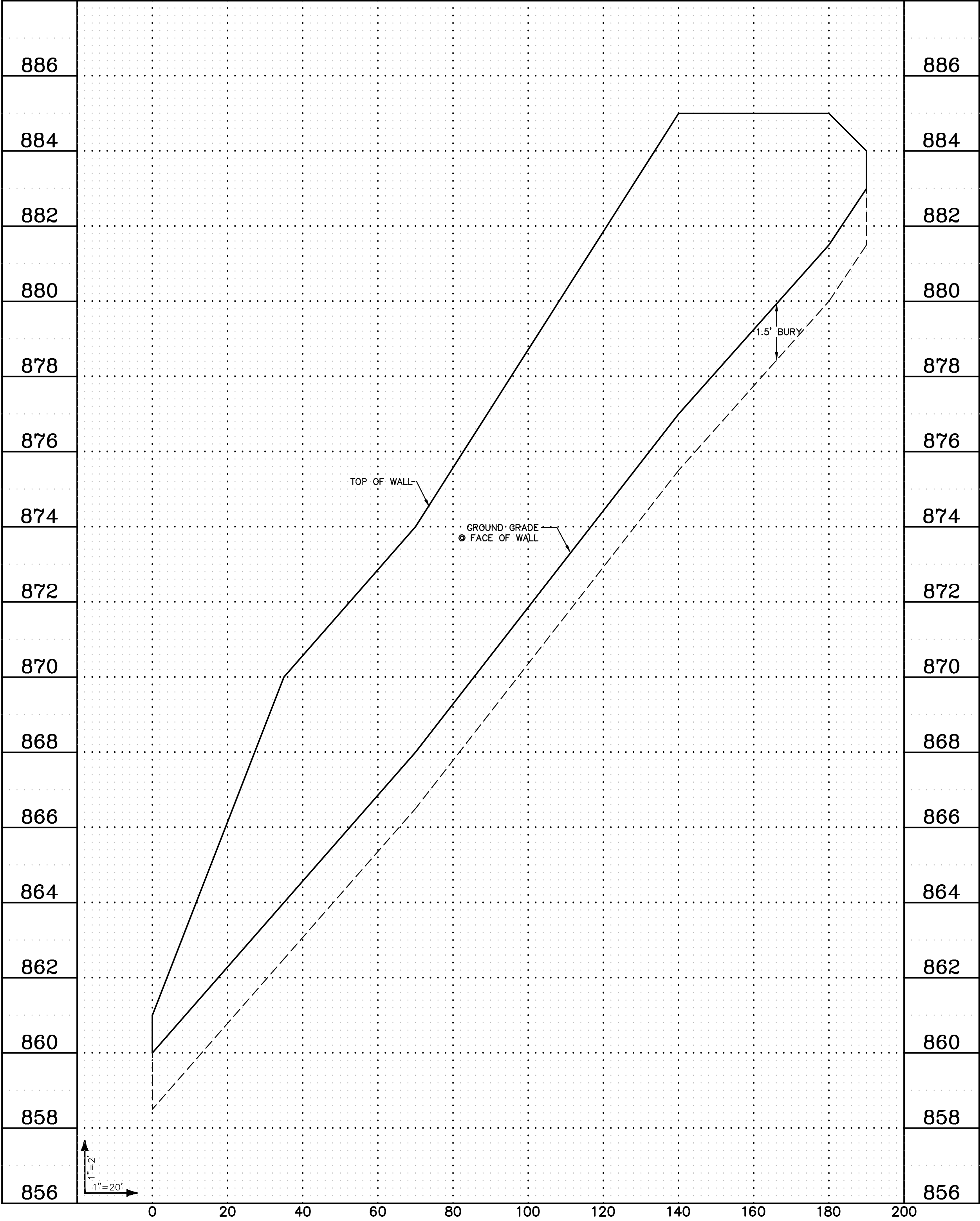
- 10" BITUMINOUS TRAIL
- 6" CLASS 5 AGGREGATE BASE SUBGRADE (SEE PLAN FOR LOCATION)
- SOD W/6" OF TOPSOIL SEED & MULCH REMAINING R/W
- 6" SIDEWALK
- 4" CONCRETE ON APPROVED SUBGRADE (SEE PLAN FOR LOCATION)
- SURMOUNTABLE CONCRETE CURB GUTTER TC = $\frac{1}{4}$ -0.04 B618 TC = $\frac{1}{4}$ +0.13'

PAVEMENT SECTION

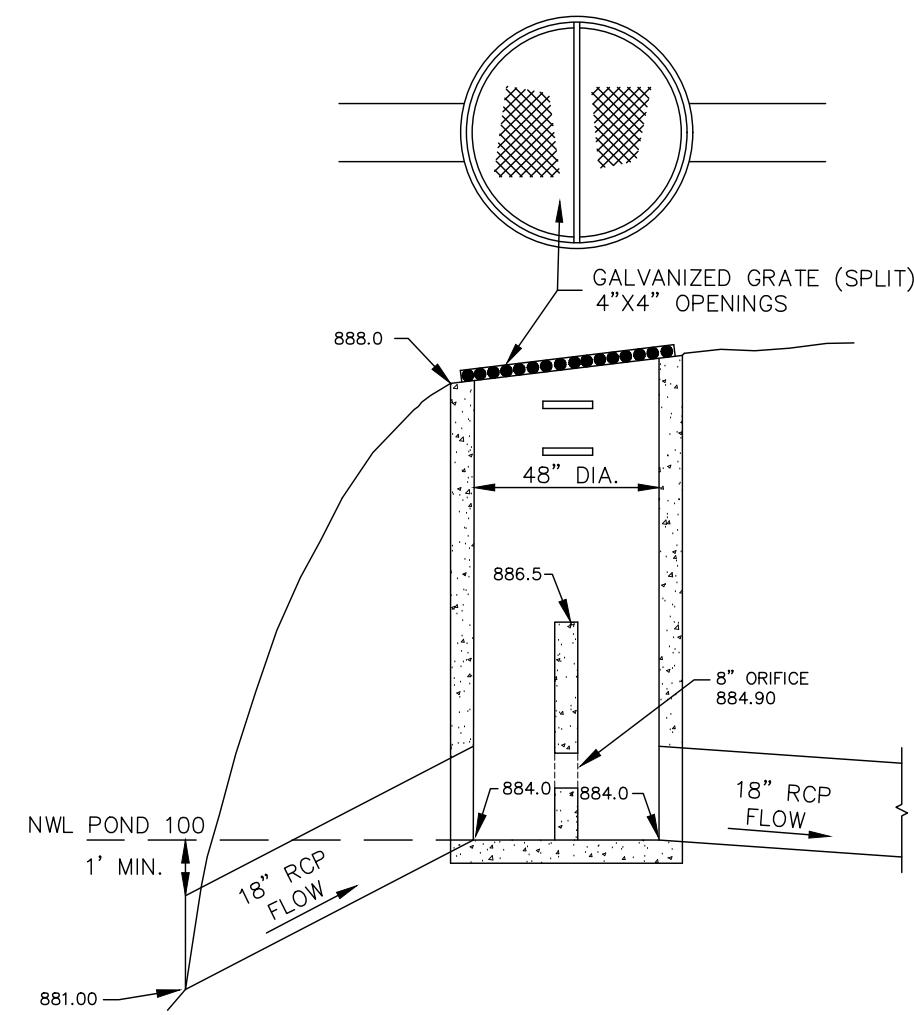
- 1.5"-SPWEA240C WEAR COURSE PER MN/DOT 2360
- BITUMINOUS TACK COAT PER MN/DOT 2357
- 2.5"-SPNB300C BASE COURSE PER MN/DOT 2360
- 8"-CLASS 5 AGGREGATE BASE MN/DOT 5138
- APPROVED SUBGRADE



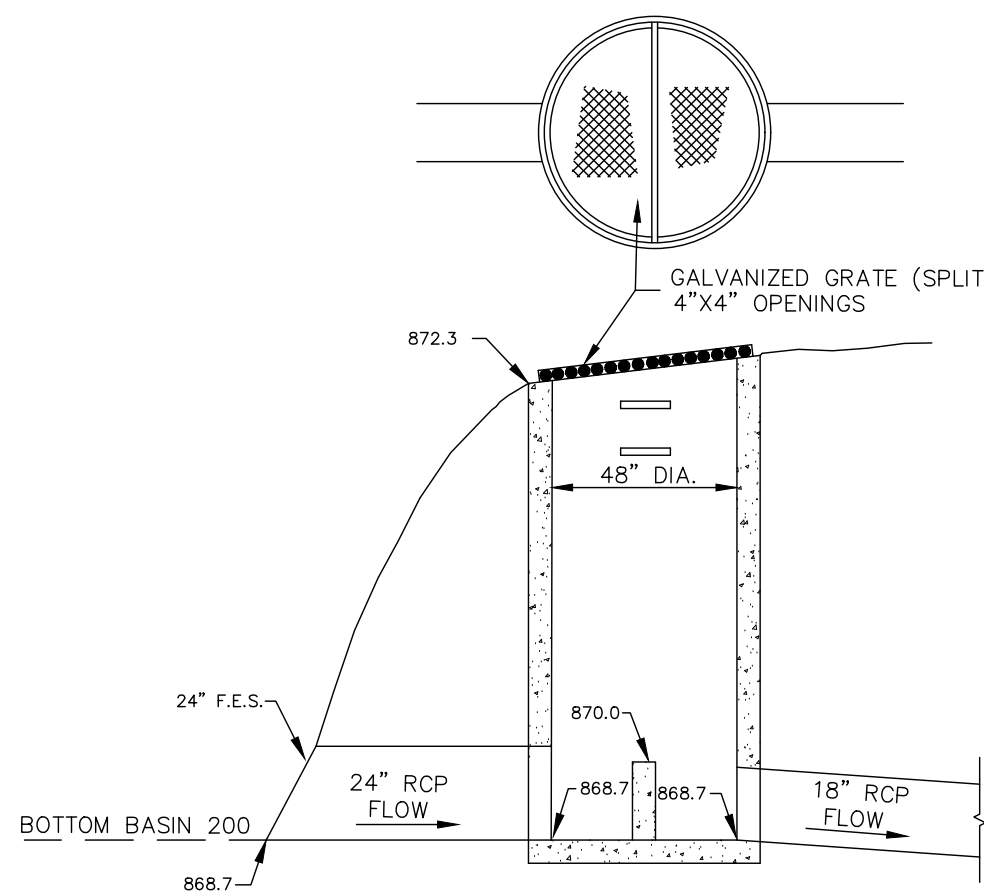
MODULAR RETAINING WALL #1
(1,360 SF)



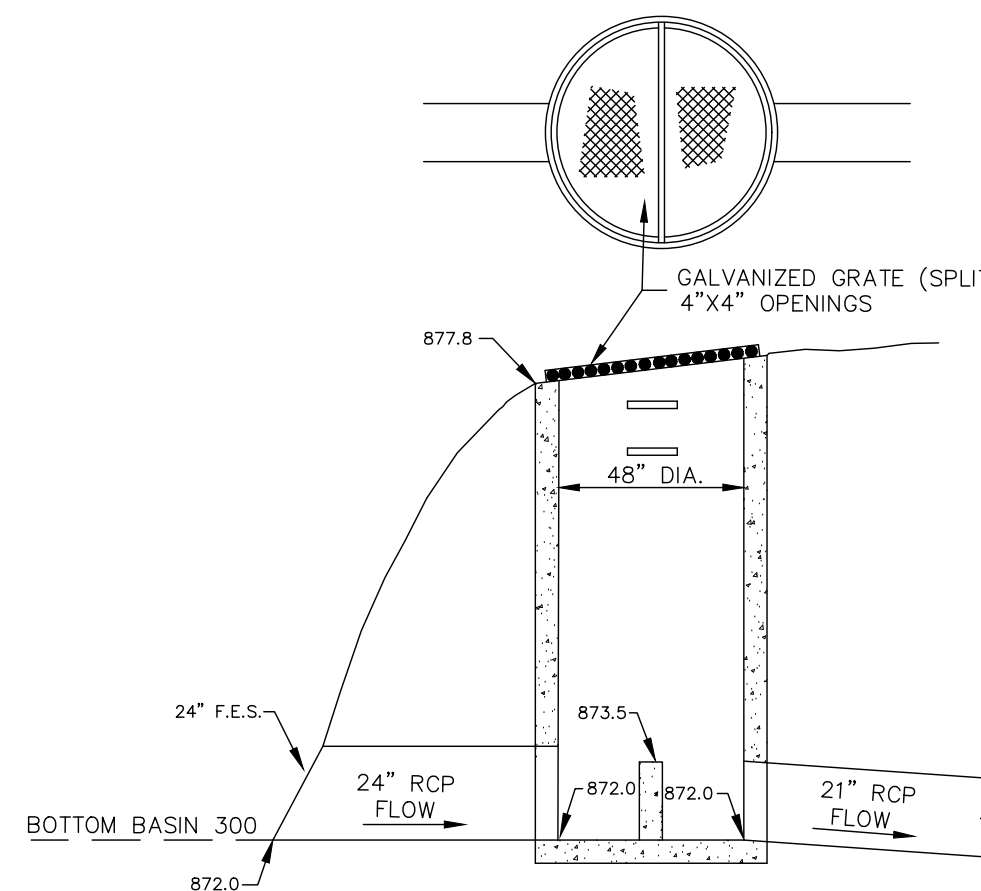
OUTLET CONTROL STRUCTURE POND 100



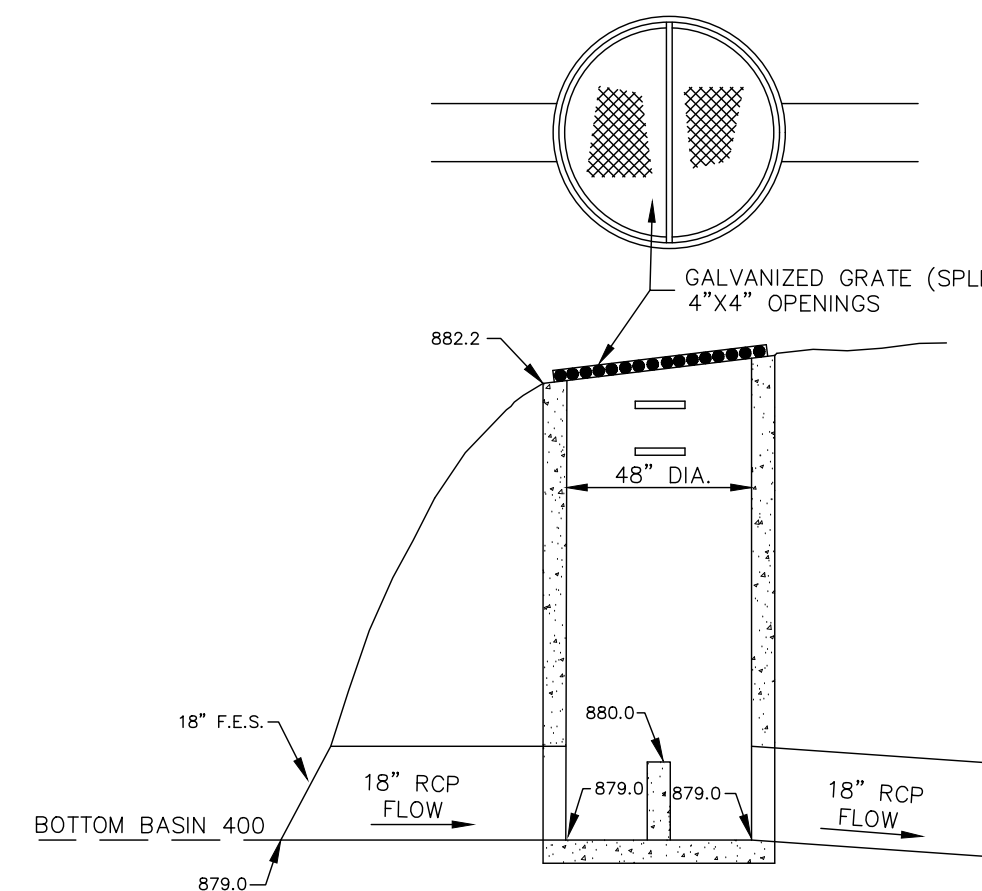
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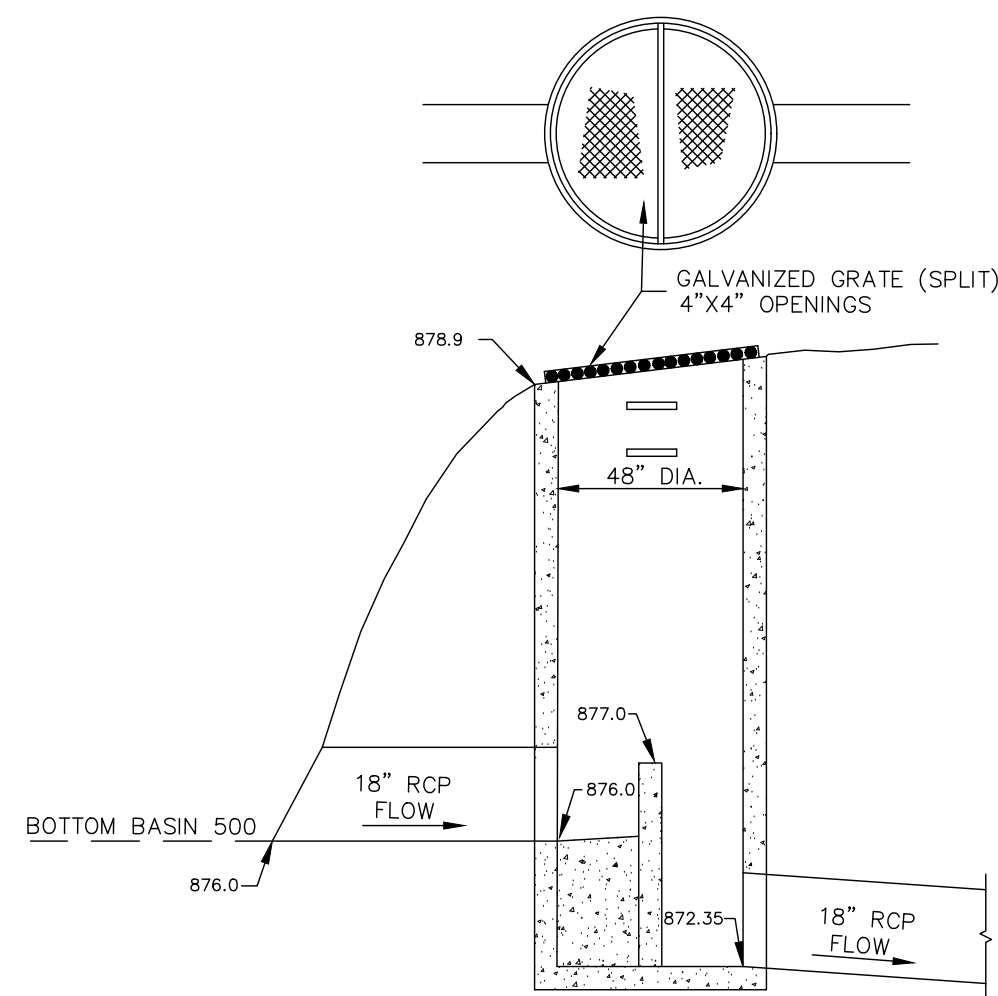
OUTLET CONTROL STRUCTURE POND 300



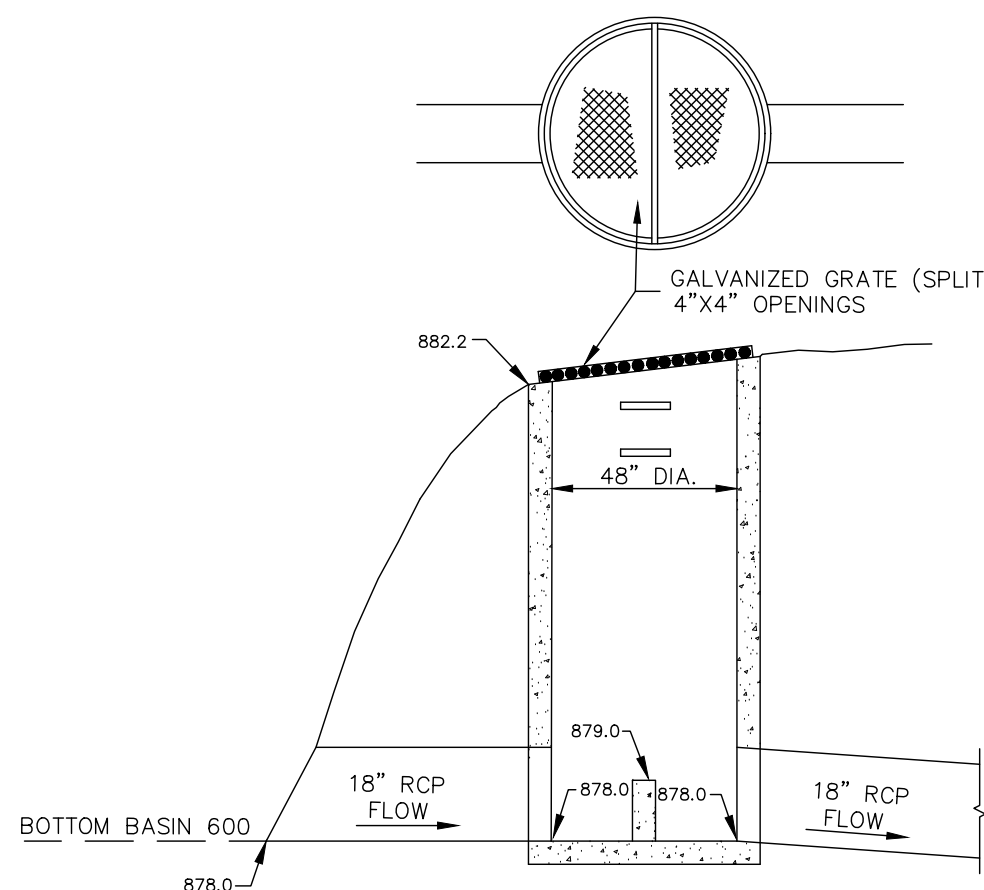
OUTLET CONTROL STRUCTURE POND 400



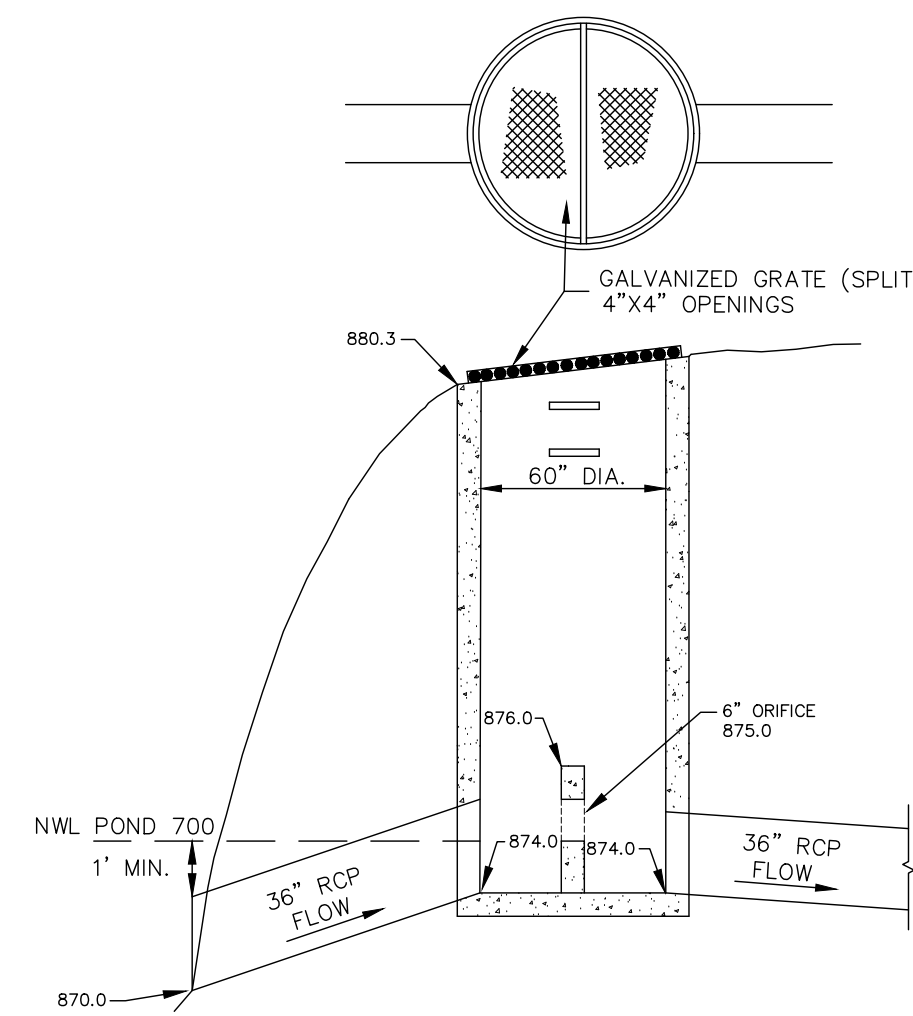
OUTLET CONTROL STRUCTURE POND 500



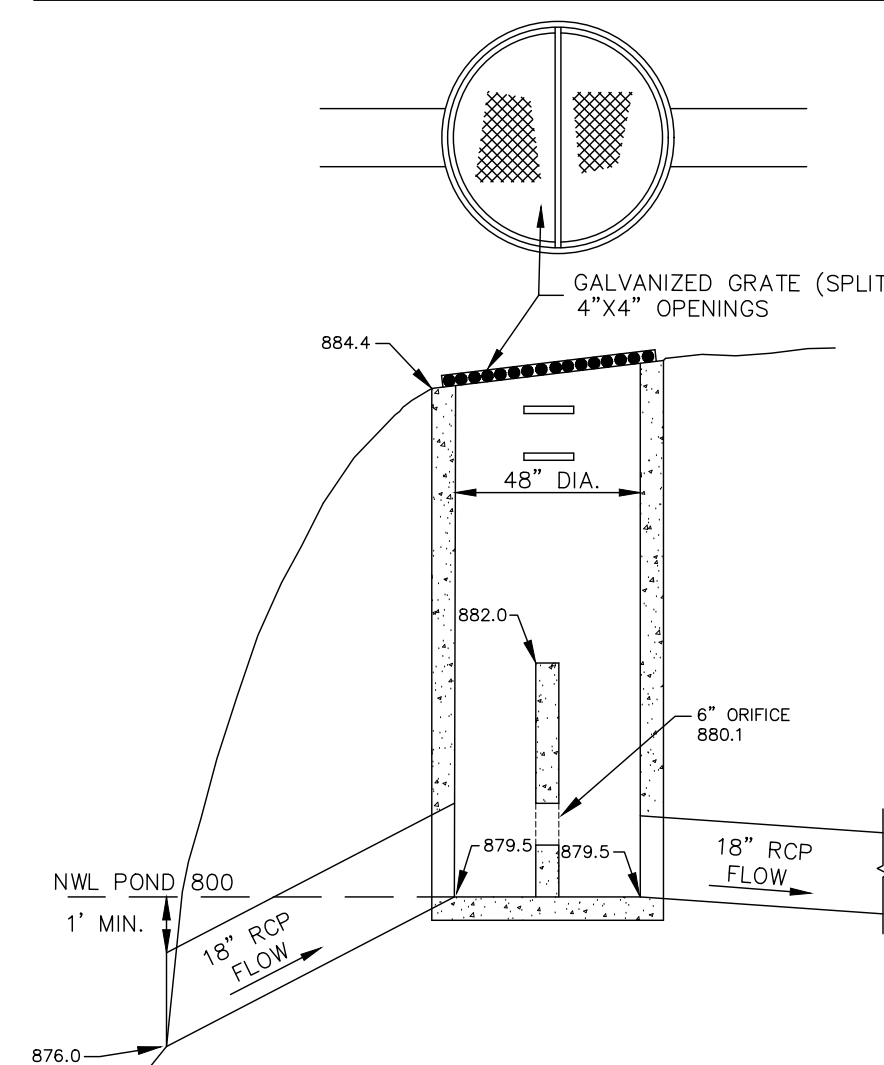
OUTLET CONTROL STRUCTURE POND 600



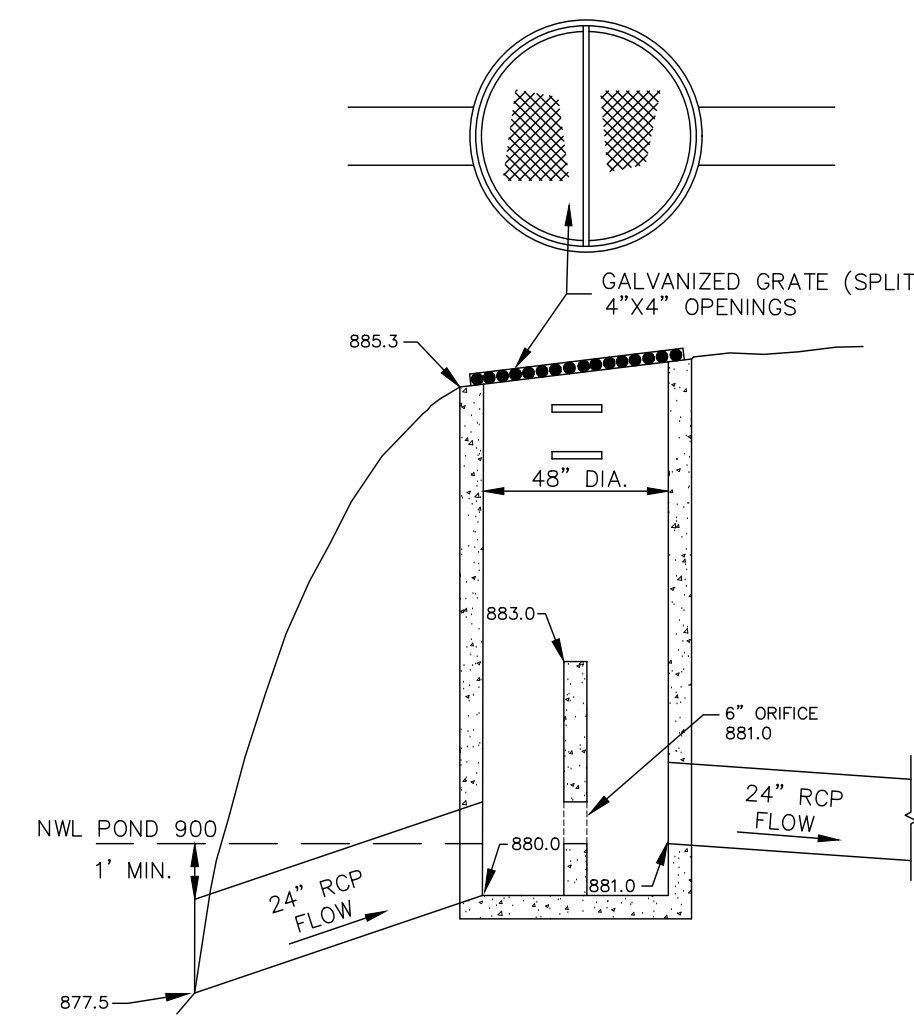
OUTLET CONTROL STRUCTURE POND 700



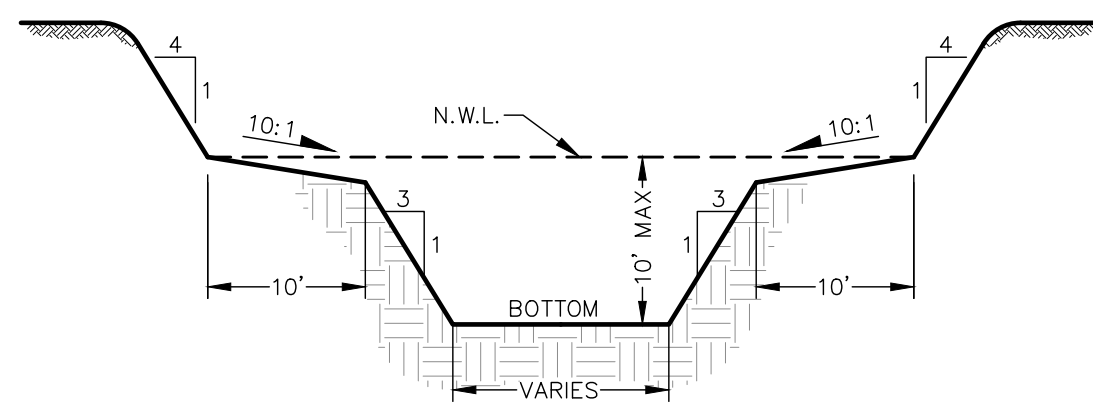
OUTLET CONTROL STRUCTURE POND 800



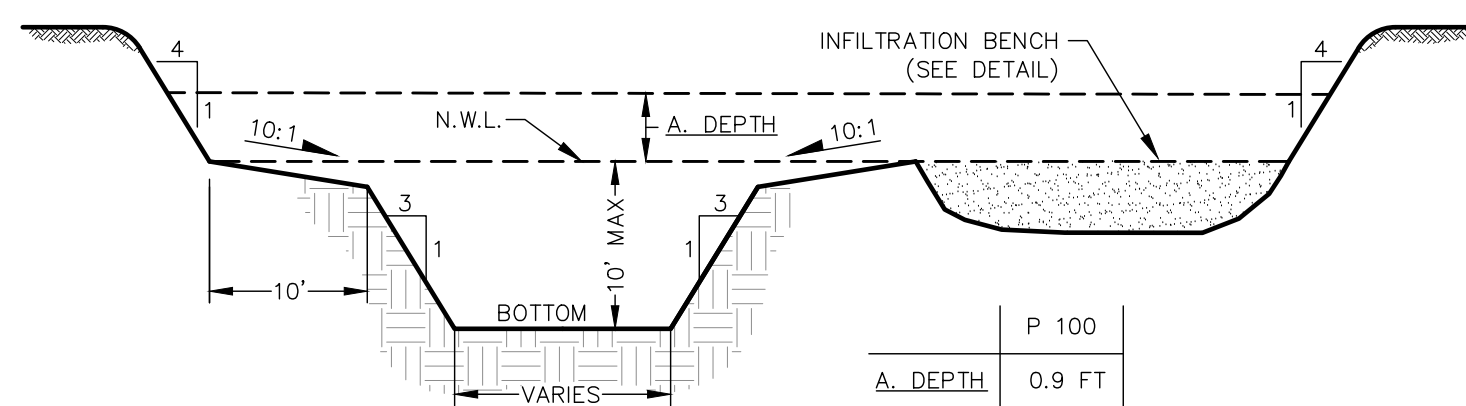
OUTLET CONTROL STRUCTURE POND 900



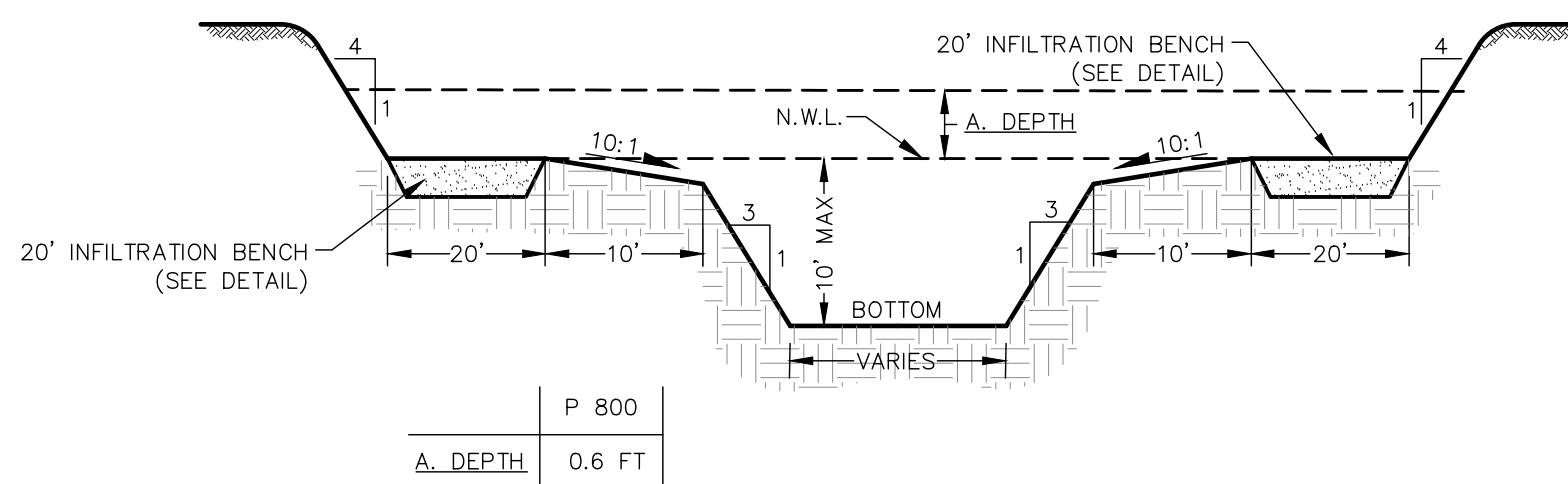
TYPICAL POND SECTION
POND 700 & 900



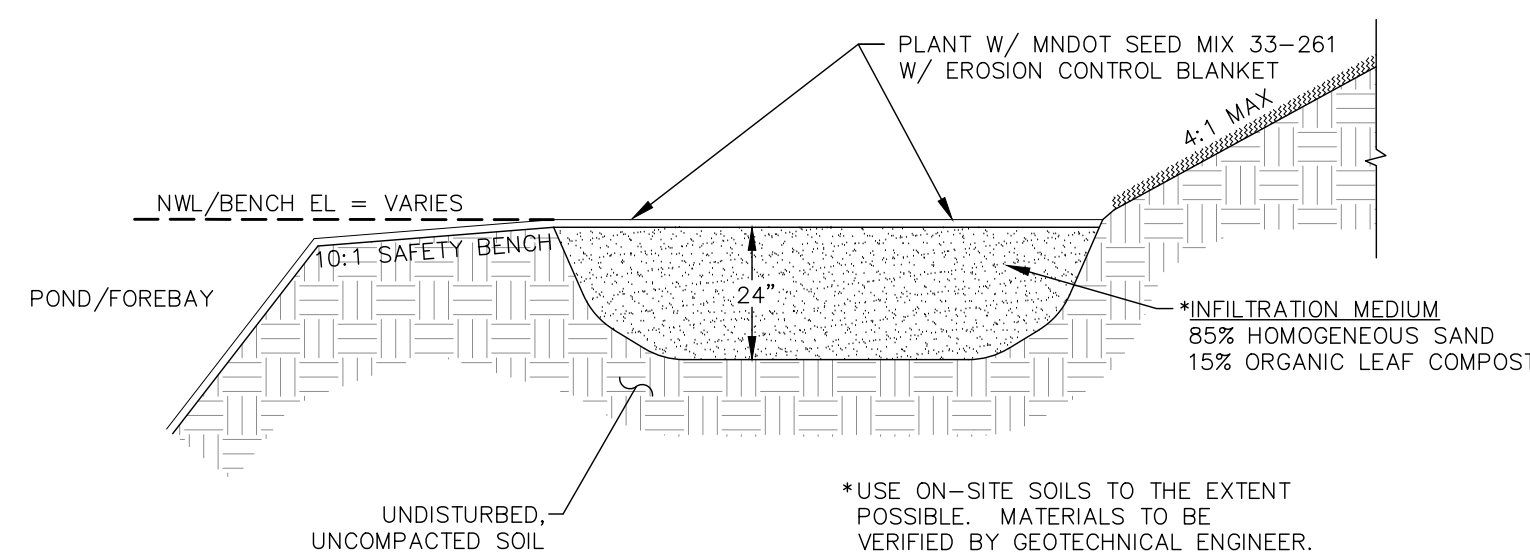
TYPICAL POND SECTION
POND 100 (WITH INFILTRATION BENCH)



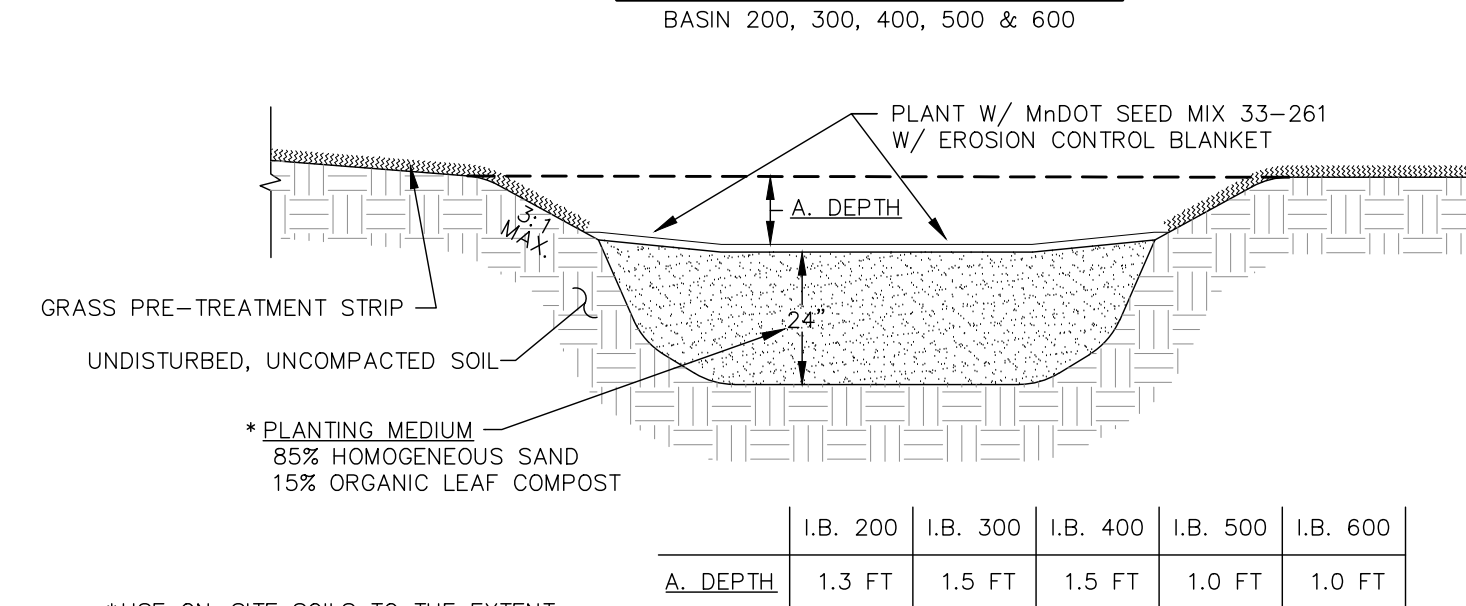
TYPICAL POND SECTION
POND 800 (WITH INFILTRATION BENCH)

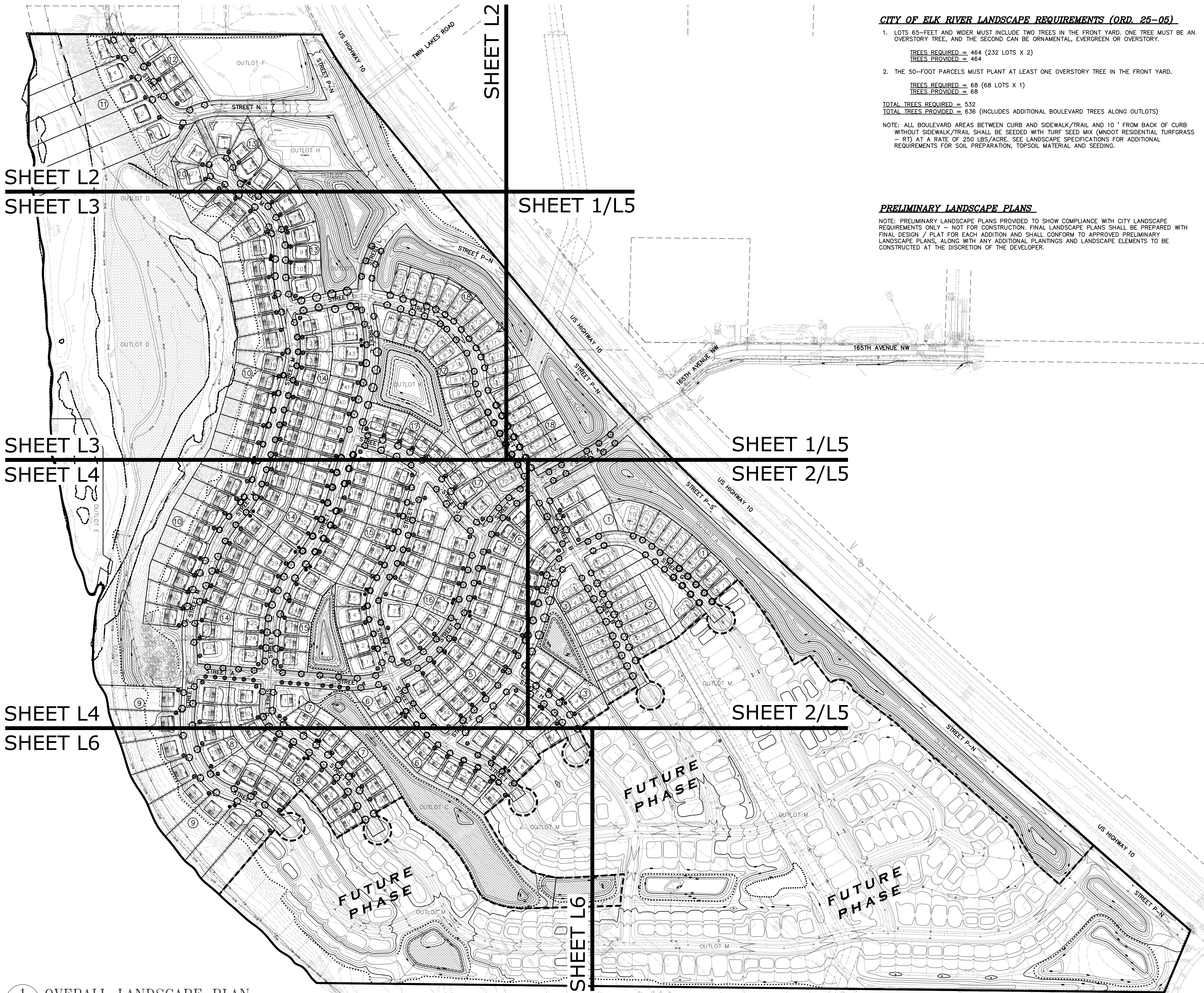


INFILTRATION BENCH



INFILTRATION BASIN
BASIN 200, 300, 400, 500 & 600





SHEET L2
SHEET L3

SHEET L3
SHEET L4

SHEET L4
SHEET L6

SHEET 1/L5

SHEET 1/L5
SHEET 2/L5

SHEET 2/L5

SHEET L6

CITY OF ELK RIVER LANDSCAPE REQUIREMENTS (ORD. 25-05)

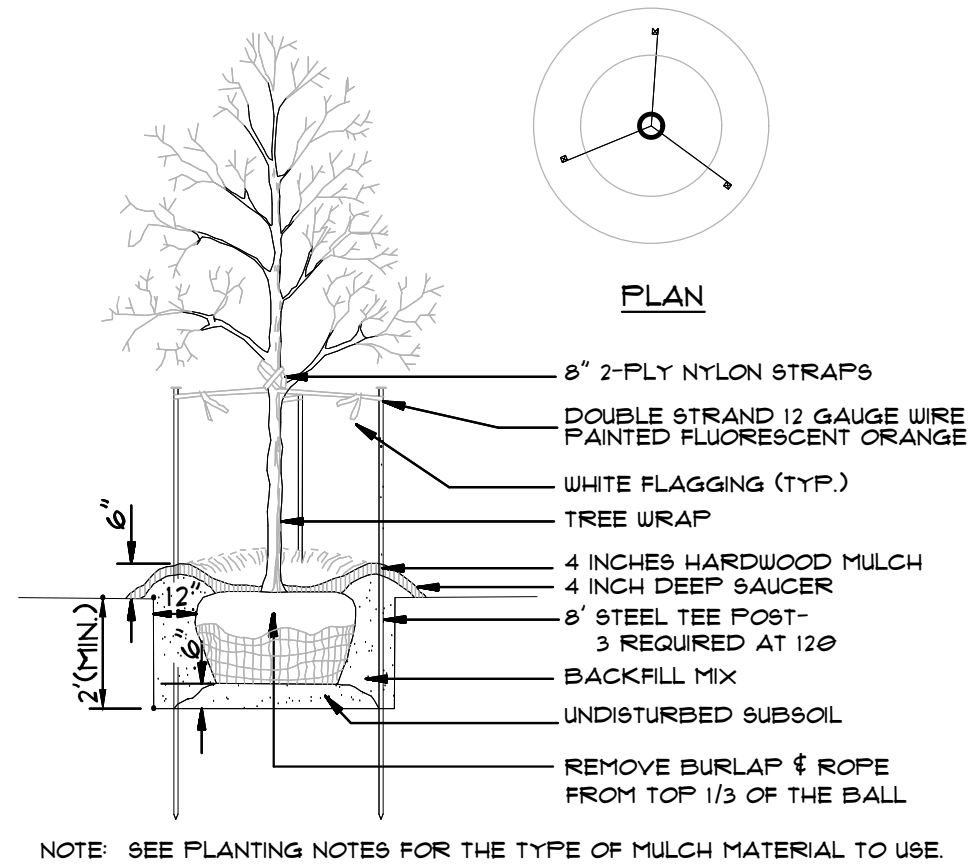
- LOTS 65-FEET AND WIDER MUST INCLUDE TWO TREES IN THE FRONT YARD. ONE TREE MUST BE AN OVERSTORY TREE, AND THE SECOND CAN BE ORNAMENTAL, EVERGREEN OR OVERSTORY.
TREES REQUIRED = 464 (232 LOTS X 2)
TREES PROVIDED = 464
 - THE 50-FOOT PARCELS MUST PLANT AT LEAST ONE OVERSTORY TREE IN THE FRONT YARD.
TREES REQUIRED = 68 (68 LOTS X 1)
TREES PROVIDED = 68
- TOTAL TREES REQUIRED = 532
TOTAL TREES PROVIDED = 636 (INCLUDES ADDITIONAL BOULEVARD TREES ALONG OUTLOTS)
- NOTE: ALL BOULEVARD AREAS BETWEEN CURB AND SIDEWALK/TRAIL AND 10' FROM BACK OF CURB WITHOUT SIDEWALK/TRAIL SHALL BE SEEDED WITH TURF SEED MIX (MNDOT RESIDENTIAL TURFGRASS - RT) AT A RATE OF 250 LBS/ACRE. SEE LANDSCAPE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SOIL PREPARATION, TOPSOIL MATERIAL AND SEEDING.

PRELIMINARY LANDSCAPE PLANS

NOTE: PRELIMINARY LANDSCAPE PLANS PROVIDED TO SHOW COMPLIANCE WITH CITY LANDSCAPE REQUIREMENTS ONLY - NOT FOR CONSTRUCTION. FINAL LANDSCAPE PLANS SHALL BE PREPARED WITH FINAL DESIGN / PLAT FOR EACH ADDITION AND SHALL CONFORM TO APPROVED PRELIMINARY LANDSCAPE PLANS, ALONG WITH ANY ADDITIONAL PLANTINGS AND LANDSCAPE ELEMENTS TO BE CONSTRUCTED AT THE DISCRETION OF THE DEVELOPER.

LANDSCAPE PLAN NOTES

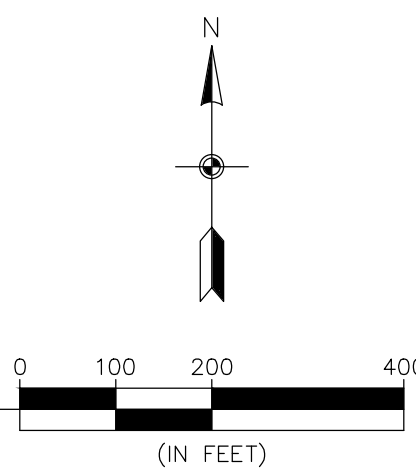
- EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
- UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
- PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
- CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
- SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
- UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
- CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
- DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
- REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
 - ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
 - LANDSCAPE SPECIFICATIONS.
 - PLAN DRAWINGS.
 - PLANT / MATERIAL SCHEDULES.
 - CITY STANDARD SPECIFICATIONS AND DETAILS.
 - MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.



A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

- SCAFFRY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
 - TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
 - SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
 - PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. BACKFILL WITH APPROXIMATELY 1/2" OF THE TOP OF ROOTBALL, WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND WIRE FROM TOP 1/3 OF THE BALL. REMOVE ALL TUNE.
 - PLUMB AND BACKFILL WITH BACKFILL SOIL.
 - WATER TO SETTLE PLANTS AND FILL VOIDS.
 - WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
 - PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
- NOTE: GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.
- GUY ASSEMBLY- 16" POLYPROPYLENE OR POLYETHYLENE 4/8 INCH 1/2" WIDE STRAP (TYP) DOUBLE STRAND 10 GA. WIRE, 2-1" ROLLED STEEL POSTS (MNDOT 340P) # 180P O.C. (SEE STAKING DIAGRAM)
- COORDINATE STAKING TO INSURE 120/120° UNIFORM ORIENTATION OF GUY LINES AND STAKES
- STAKING DIAGRAM
- GUY WIRE WITH WEBBING FLAGGING- ONE PER WIRE
- 4"-6" SHREDDED BARK
- MULCH
- EXISTING GRADE
- MINIMUM 1/2 WIDTH OF ROOT BALL
- PLANTING SOIL MIXTURE (SEE SPEC.)
- UNDISTURBED OR STABILIZED SUBSOIL

B CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE



1 OVERALL LANDSCAPE PLAN
L1



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger, RLA
Signature: _____
Date: 05/23/25 License #: 56346

Drawn: LC/MER/NJP
Designed: RJR
Date: 05/23/25

Revisions:
1.

ELK RIVER 648-1 LAND, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

OAKWATER RIDGE
Preliminary Plat I
Elk River, MN

**PRELIMINARY
LANDSCAPE PLAN**

L1
of
7



1
L2
LANDSCAPE PLAN ENLARGEMENT



3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger, RLA
Signature: *[Signature]*
Date: 05/23/25 License #: 56346

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Date: 05/23/25

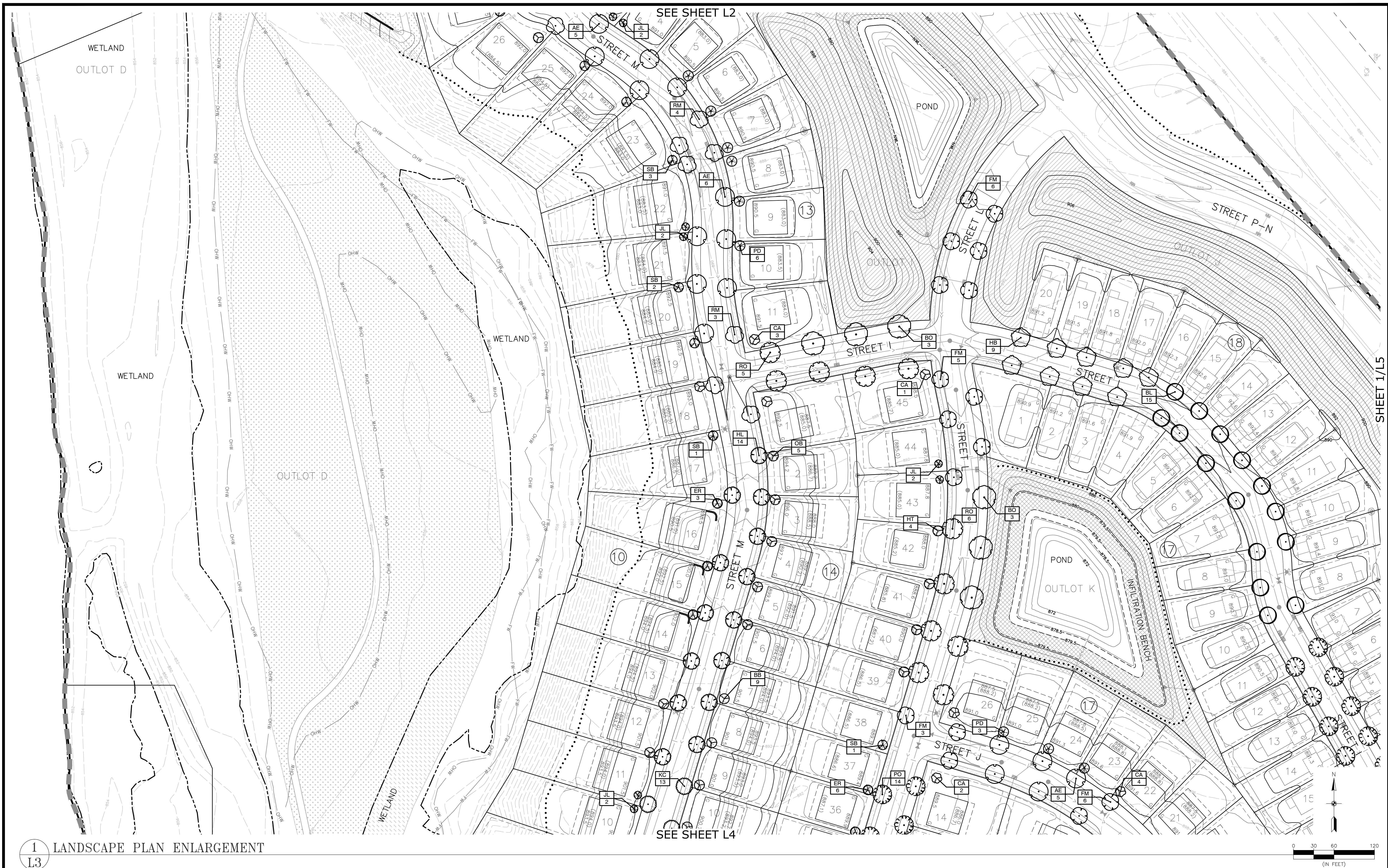
Revisions:
1.

ELK RIVER 648-1 LAND, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

OAKWATER RIDGE
Preliminary Plat I
Elk River, MN

**PRELIMINARY
LANDSCAPE PLAN**

L2
of
7



1 LANDSCAPE PLAN ENLARGEMENT
L3



3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
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Signature:
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Drawn: LC/MER/NJP
Designed: RJR
Date: 05/23/25

Revisions:
1.

ELK RIVER 648-1 LAND, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

OAKWATER RIDGE
Preliminary Plat I
Elk River, MN

**PRELIMINARY
LANDSCAPE PLAN**

L3
of
7



1 LANDSCAPE PLAN ENLARGEMENT
L4



3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 05/23/25 License #: 56346

Drawn: LC/MOR/NJP
Designed: RJR
Date: 05/23/25

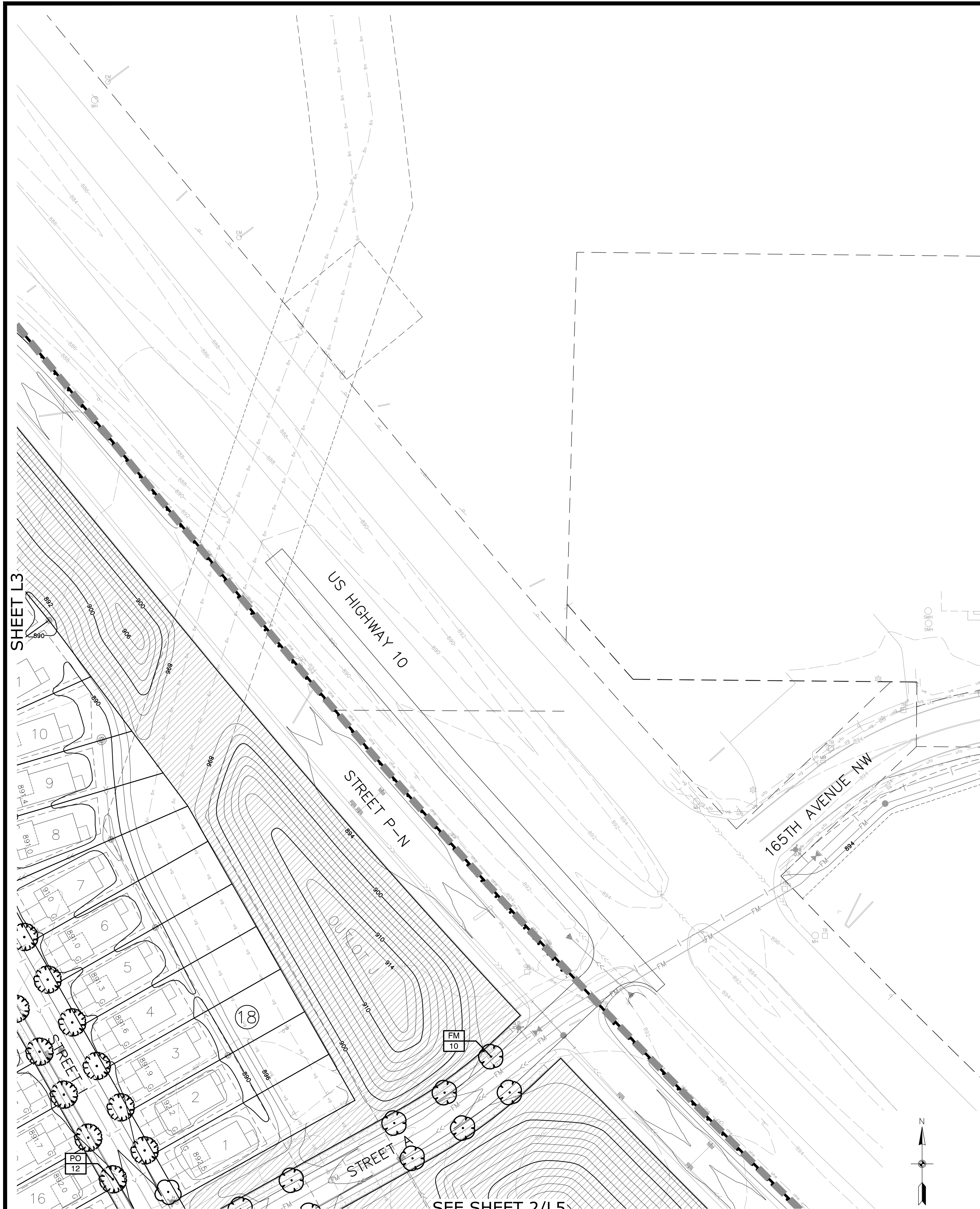
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ELK RIVER 648-1 LAND, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

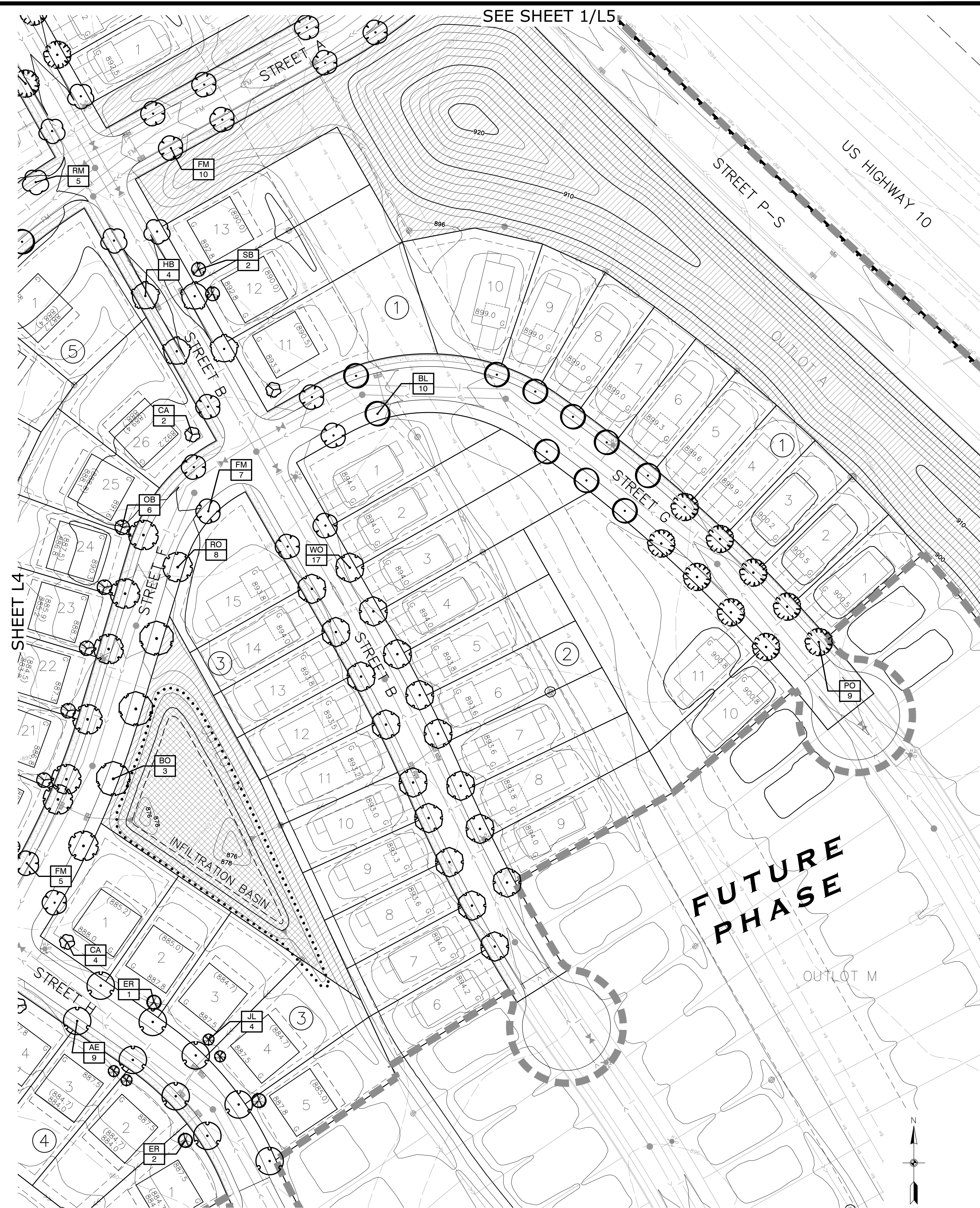
OAKWATER RIDGE
Preliminary Plat I
Elk River, MN

**PRELIMINARY
LANDSCAPE PLAN**

L4
of
7



1 LANDSCAPE PLAN ENLARGEMENT
L5



2 LANDSCAPE PLAN ENLARGEMENT
L5



ENGINEERING
SURVEYING
PLANNING

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 05/23/25 License #: 56346

Drawn: LC/MQB/NJP
Designed: RJR
Date: 05/23/25

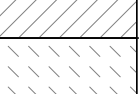
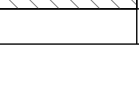
Revisions:
1.

ELK RIVER 648-1 LAND, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

OAKWATER RIDGE
Preliminary Plat I
Elk River, MN

**PRELIMINARY
LANDSCAPE PLAN**

L5
of
7

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	49	Acer rubrum 'Northwood'	Northwood Red Maple	2" Cal.	B&B
	FM	58	Acer x freemanii 'Sienna'	Sienna Glen Maple	2" Cal.	B&B
	HB	25	Celtis occidentalis	Common Hackberry	2" Cal.	B&B
	HL	36	Gleditsia triacanthos inermis 'Harve'	Northern Acclaim Thornless Honey Locust	2" Cal.	B&B
	KC	24	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	2" Cal.	B&B
	WO	44	Quercus bicolor	Swamp White Oak	2" Cal.	B&B
	PO	35	Quercus ellipsoidalis	Northern Pin Oak	2" Cal.	B&B
	BO	9	Quercus macrocarpa	Bur Oak	2" Cal.	B&B
	RO	24	Quercus rubra	Red Oak	2" Cal.	B&B
	BL	36	Tilia americana 'Boulevard'	Boulevard Linden	2" Cal.	B&B
	AE	50	Ulmus americana 'Princeton'	American Elm	2" Cal.	B&B
		390	SUBTOTAL:			
ORNAMENTAL TREES						
	OB	35	Aesculus glabra 'JN Select' TM	Early Glow Ohio Buckeye	1.5" Cal.	B&B
	SB	24	Amelanchier x grandiflora 'Autumn Brilliance' Clump Form, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7' Ht.	B&B
	BB	27	Carpinus caroliniana	Blue Beech	1.5" Cal.	B&B
	ER	22	Cercis canadensis (MN Strain)	Eastern Redbud	1.5" Cal.	B&B
	PD	29	Cornus alternifolia 'Wstackman'	Golden Shadows Pagoda Dogwood	1.5" Cal.	B&B
	HT	37	Crataegus crus-galli 'Inermis'	Thornless Hawthorn	1.5" Cal.	B&B
	CA	38	Malus x 'Prairifire'	Prairifire Crabapple	1.5" Cal.	B&B
	JL	34	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B
		246	SUBTOTAL:			
GROUND COVERS						
	TI	459,185 sf	Type I - Turf Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 250 lb/ac	MnDOT Residential Turfgrass (RT)	seed	
	TII	242,052 sf	Type II - Stormwater Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 25 lb/ac	MnDOT Wet Ditch (WD)	seed	
	TIII	716,503 sf	Type III - Native Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 35 lb/ac	MnDOT Southern Shortgrass Roadside (SSR)	seed	
	TIV	41,775 sf	Type IV - Wetland Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 35 lb/ac	MnDOT Southern Tallgrass Roadside (STR)	seed	
		1,459,515 sf	SUBTOTAL:			

OAKWATER RIDGE

Elk River, MN

CAPSTONE
— H O M E S —



PLANNED UNIT DEVELOPMENT

April 7th, 2025

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 —

Carlson
McCain
ENVIRONMENTAL • ENGINEERING • SURVEYING

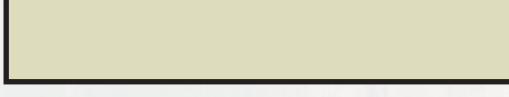
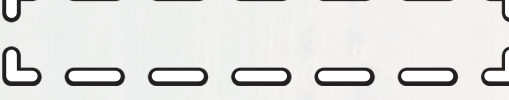
KJOLHAUG
ENVIRONMENTAL
SERVICES COMPANY

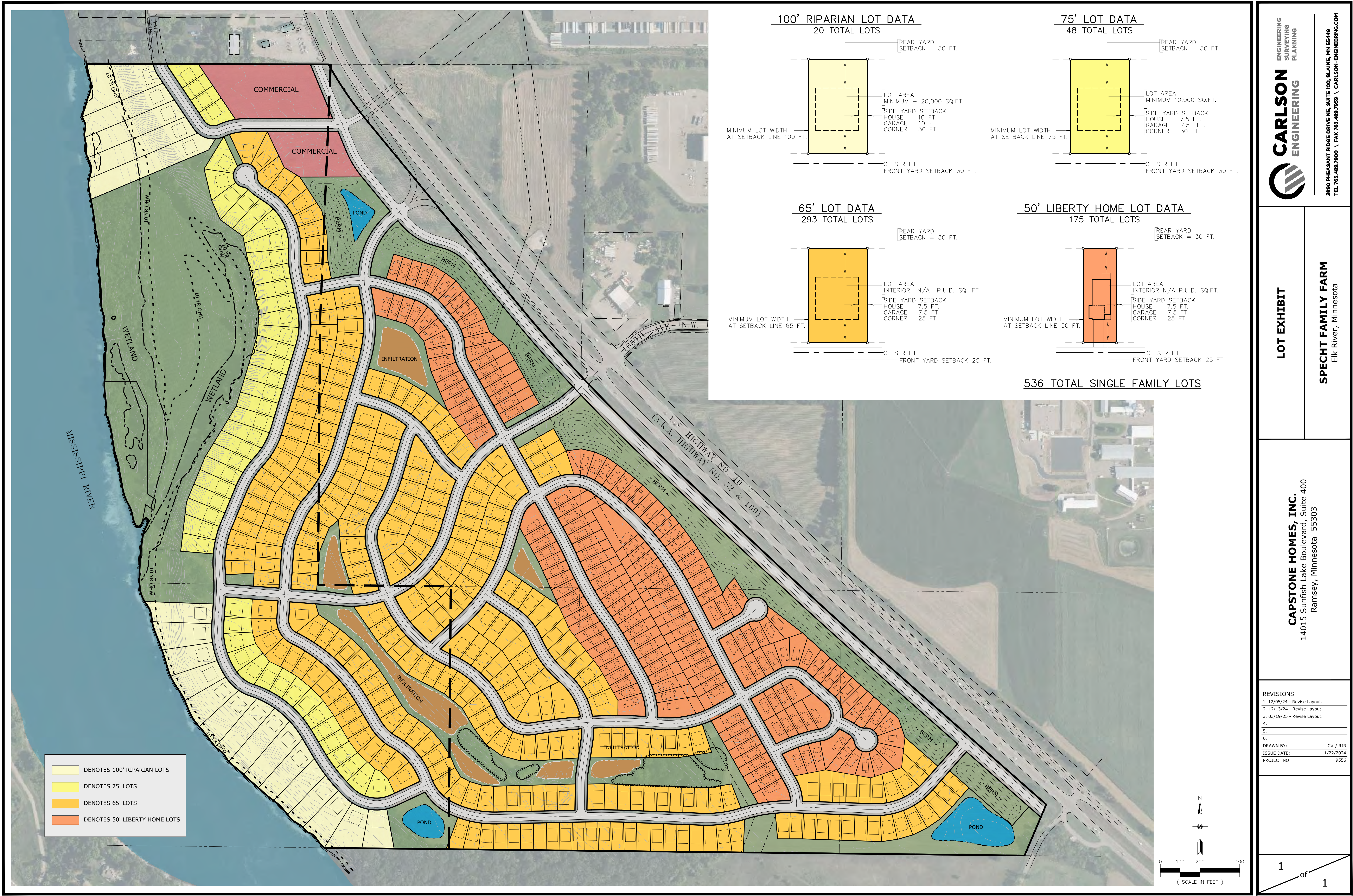
14015 Sunfish Lake Blvd NW, Ste 400
Ramsey, MN 55303

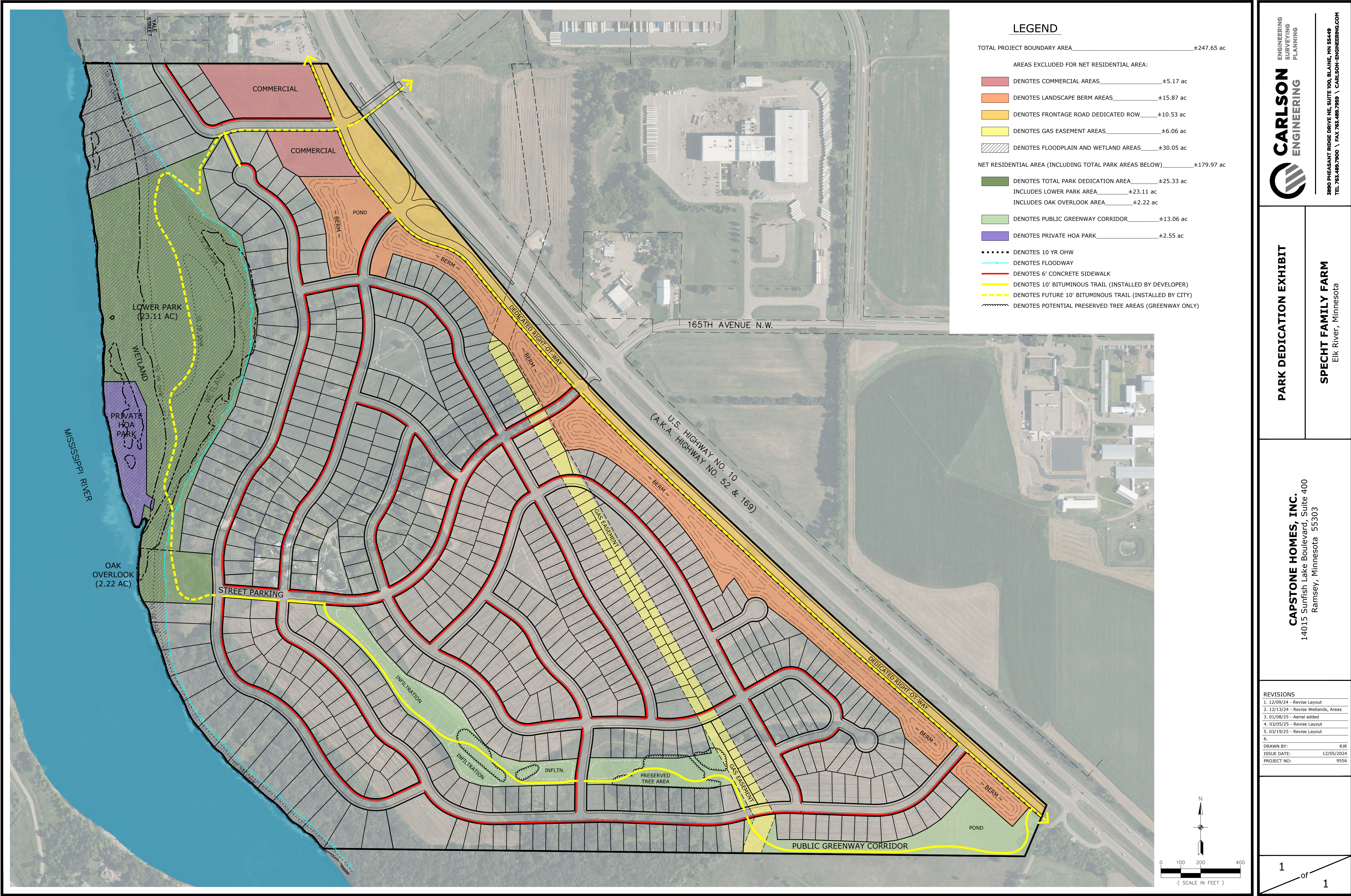
3890 Pheasant Ridge Dr. NE, Ste 100
Blaine, MN 55449

2500 Shadywood Road, Ste 130
Orono, MN 55331



SITE DATA		
	Liberty Homes (50' Lot)	175
	Classic Homes (65' Lot)	293
	Bluff Homes (75' Lot)	48
	River Homes (100' Lot)	20
Total Residential Lots		536
	Open Space	51.98 ac.
	Future Commercial	5.17 ac.
	Future Frontage Road ROW	10.53 ac.
Net Residential Area		179.97 ac.
Total Site Area		247.65 ac.





LEGEND

TOTAL PROJECT BOUNDARY AREA	±247.65 ac
AREAS EXCLUDED FOR NET RESIDENTIAL AREA:	
DENOTES COMMERCIAL AREAS	±5.17 ac
DENOTES LANDSCAPE BERM AREAS	±15.87 ac
DENOTES FRONTAGE ROAD DEDICATED ROW	±10.53 ac
DENOTES GAS EASEMENT AREAS	±6.06 ac
DENOTES FLOODPLAIN AND WETLAND AREAS	±30.05 ac
NET RESIDENTIAL AREA (INCLUDING TOTAL PARK AREAS BELOW)	±179.97 ac
DENOTES TOTAL PARK DEDICATION AREA	±25.33 ac
INCLUDES LOWER PARK AREA	±23.11 ac
INCLUDES OAK OVERLOOK AREA	±2.22 ac
DENOTES PUBLIC GREENWAY CORRIDOR	±13.06 ac
DENOTES PRIVATE HOA PARK	±2.55 ac
DENOTES 10 YR OHW	
DENOTES FLOODWAY	
DENOTES 6' CONCRETE SIDEWALK	
DENOTES 10' BITUMINOUS TRAIL (INSTALLED BY DEVELOPER)	
DENOTES FUTURE 10' BITUMINOUS TRAIL (INSTALLED BY CITY)	
DENOTES POTENTIAL PRESERVED TREE AREAS (GREENWAY ONLY)	

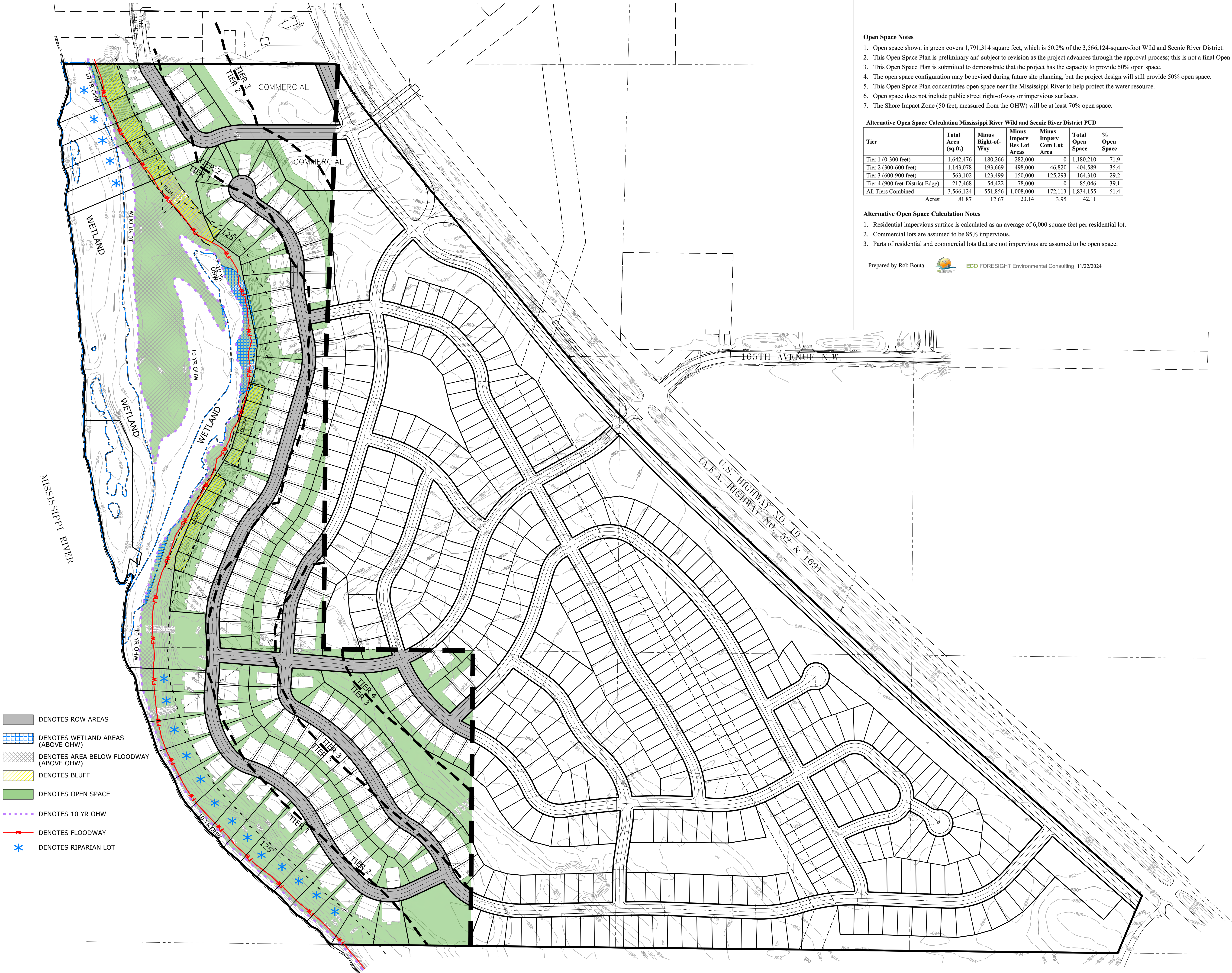
PARK DEDICATION EXHIBIT

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. 01/08/25 - Aerial added	
4. 03/05/25 - Revise Layout	
5. 03/19/25 - Revise Layout	
6.	
DRAWN BY:	RJR
ISSUE DATE:	12/05/2024
PROJECT NO:	9556

1 of 1



Open Space Notes

1. Open space shown in green covers 1,791,314 square feet, which is 50.2% of the 3,566,124-square-foot Wild and Scenic River District.
2. This Open Space Plan is preliminary and subject to revision as the project advances through the approval process; this is not a final Open Space Plan.
3. This Open Space Plan is submitted to demonstrate that the project has the capacity to provide 50% open space.
4. The open space configuration may be revised during future site planning, but the project design will still provide 50% open space.
5. This Open Space Plan concentrates open space near the Mississippi River to help protect the water resource.
6. Open space does not include public street right-of-way or impervious surfaces.
7. The Shore Impact Zone (50 feet, measured from the OHW) will be at least 70% open space.

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 Com Lot Area	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	

Alternative Open Space Calculation Notes

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 Bouda



ECO FORESIGHT Environmental Consulting 11/22/2024

WILD AND SCENIC RIVER DISTRICT
OPEN SPACE EXHIBIT

SPECTH FAMILY FARM
Elk River, Minnesota

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

REVISIONS

1. 03/21/2025 Revised layout.
- 2.
- 3.
- 4.
- 5.
- 6.

DRAWN BY: C
ISSUE DATE: 11/22/2024
PROJECT NO: 9556

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of

1

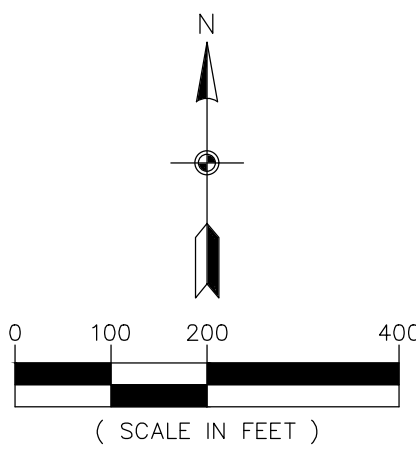


Tier	Project Area				Allowed PUD Density					Density ¹ Proposed	Unit Transfer to Next Tier
	Total Area (sq.ft.)	Wetlands (sq.ft.)	Bluffs (sq.ft.)	Net Suitable Area (sq.ft.)	Minimum Sq. Ft. Per Unit	Base Density (Units)	Density Increase Multiplier	Density With Multiplier	Density With Transfer		
Tier 1 (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

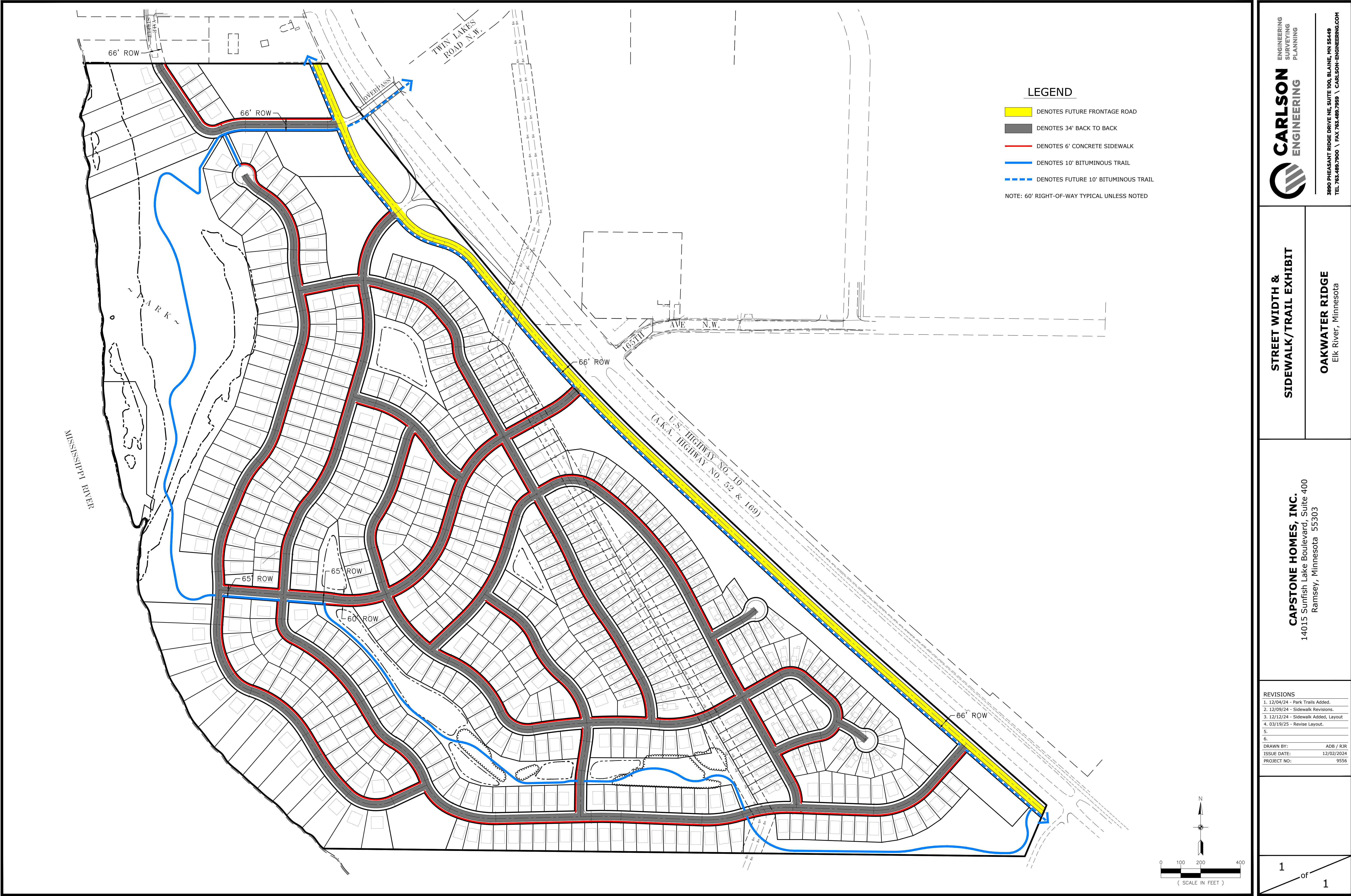
CAPSTONE HOMES, INC.
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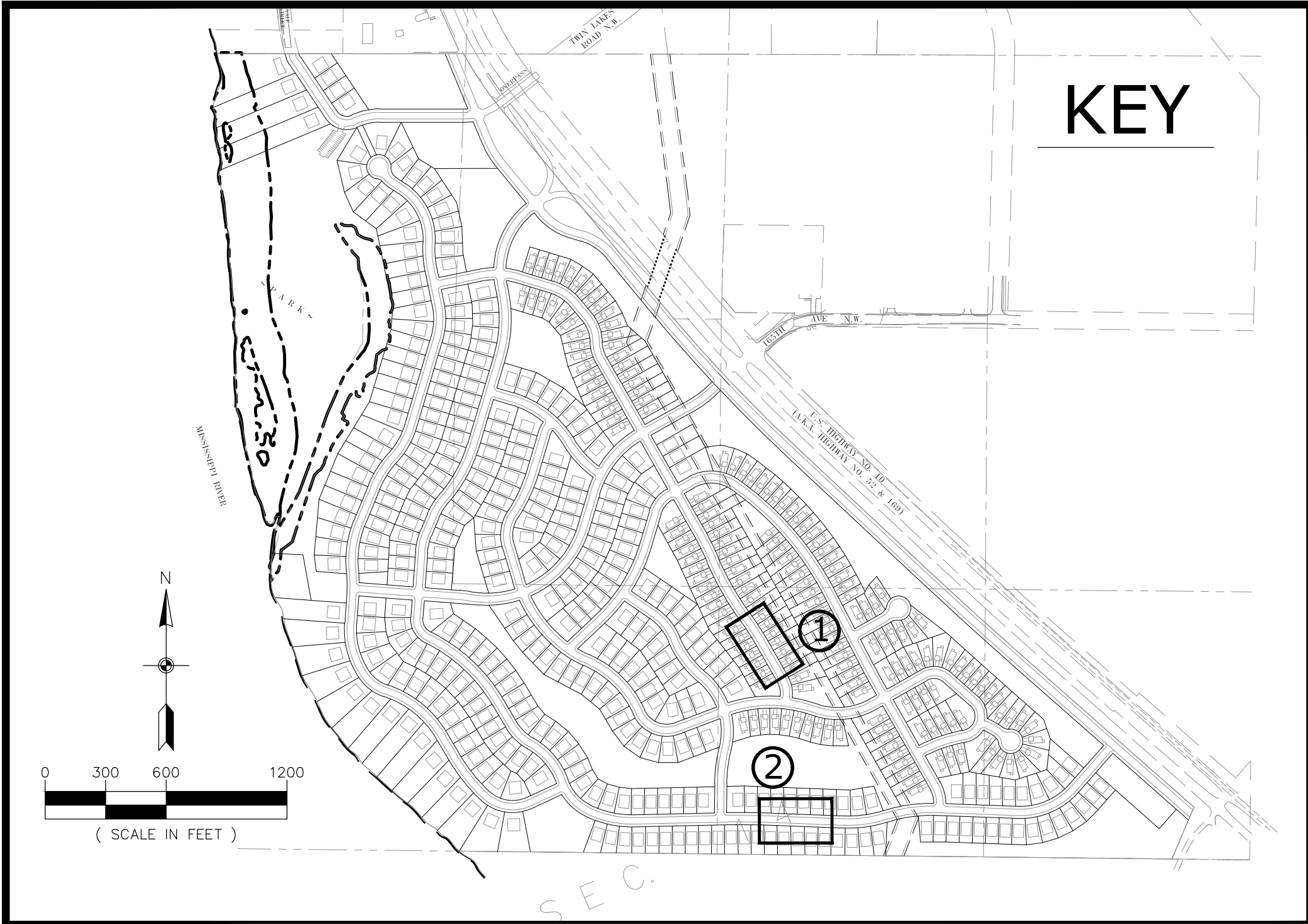
REVISIONS

1.	11/12/2024	Revise layout.
2.	11/22/2024	Revise layout.
3.	03/21/2025	Revise layout.
4.		
5.		
6.		

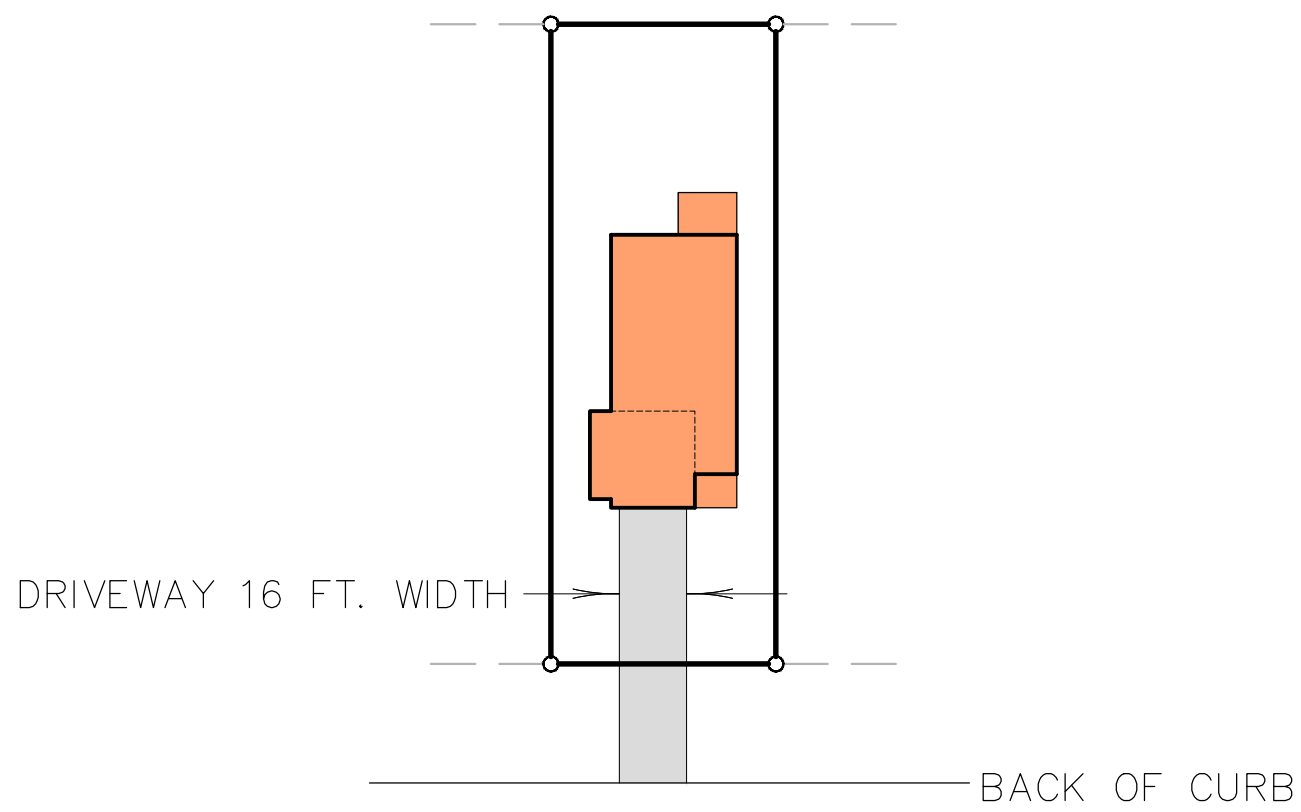
DRAWN BY: C#
ISSUE DATE: 10/25/2024
PROJECT NO: 9556

1 of 1



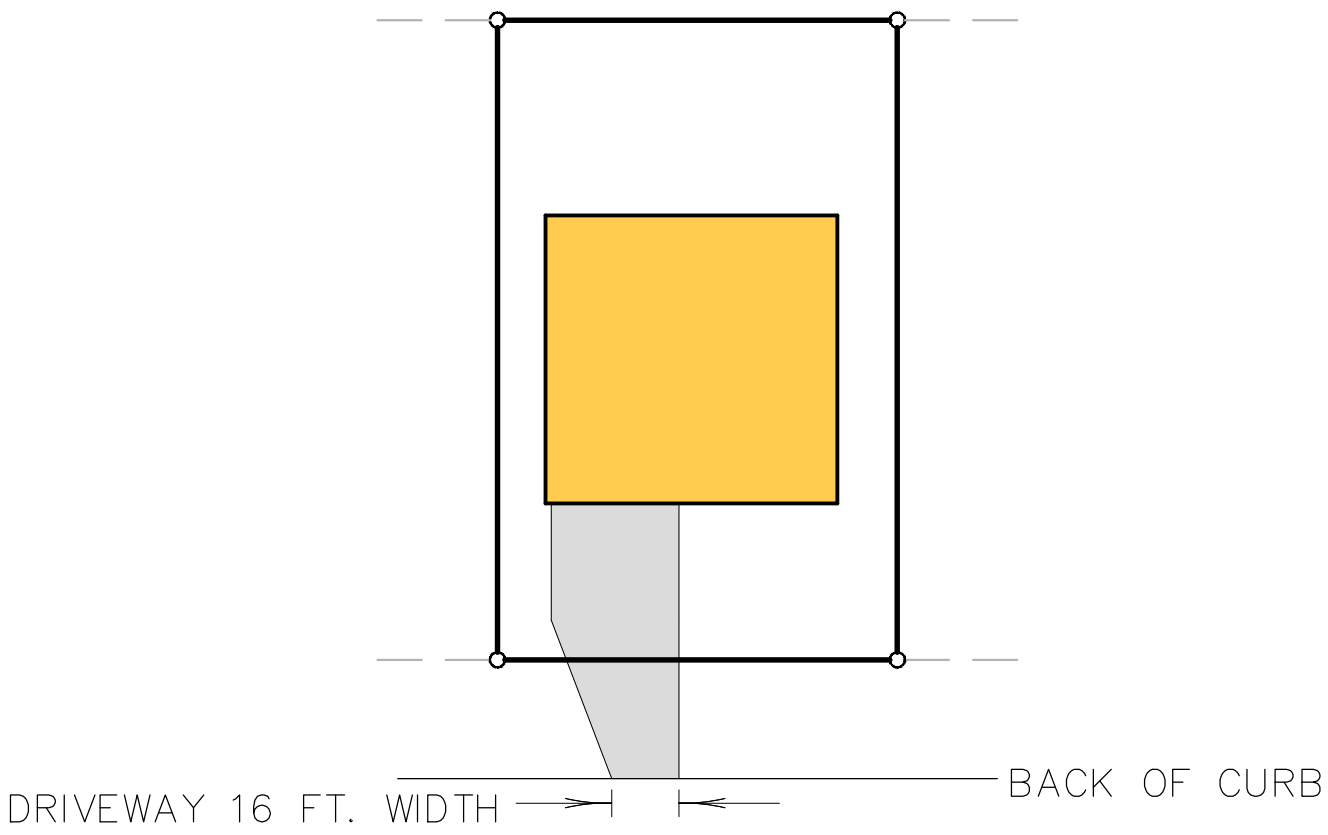


① 50' LIBERTY HOME LOT
(NOT TO SCALE)

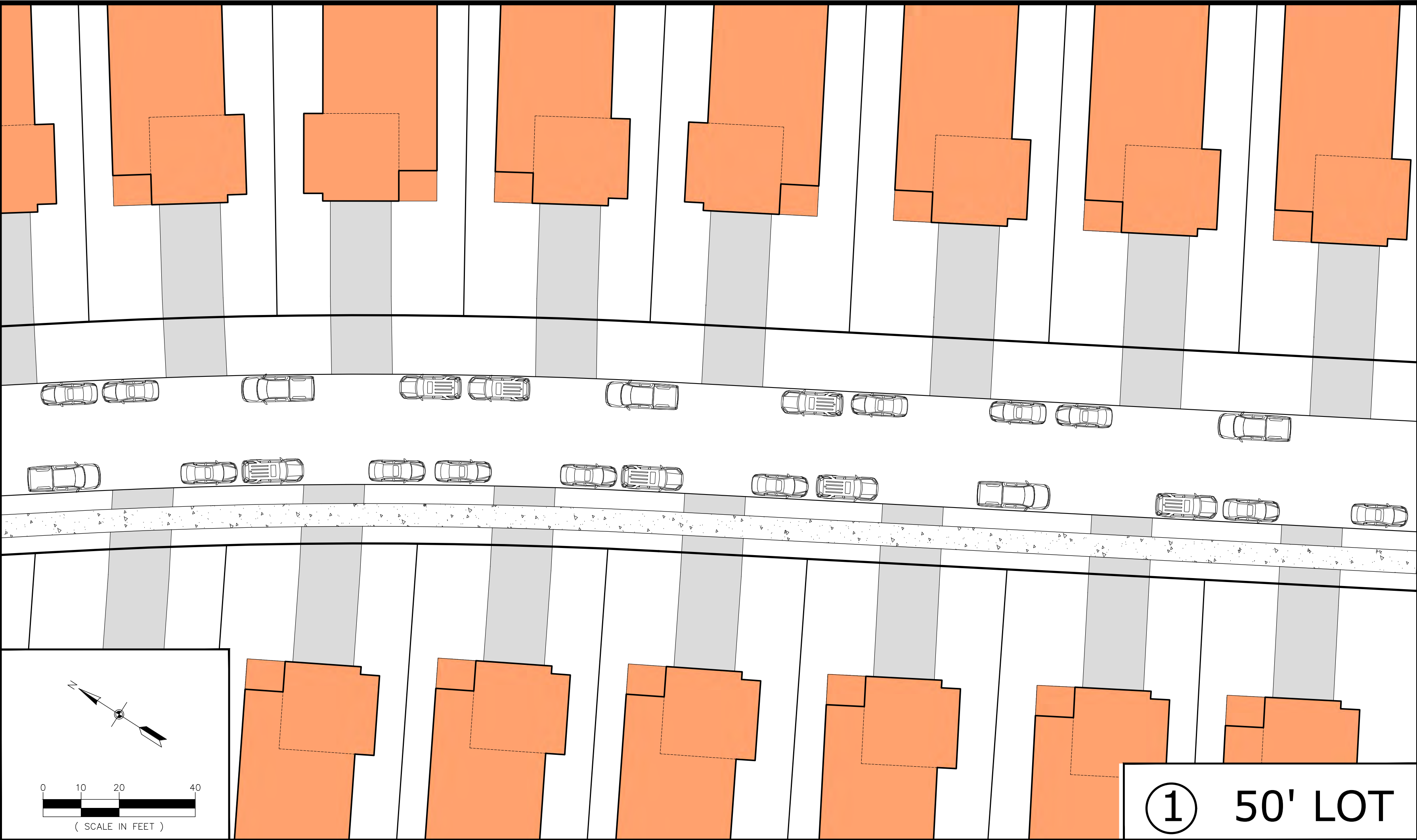


NOTE: MAXIMUM DRIVEWAY WIDTH FOR 50' LOTS IS 16' AT THE BACK OF CURB

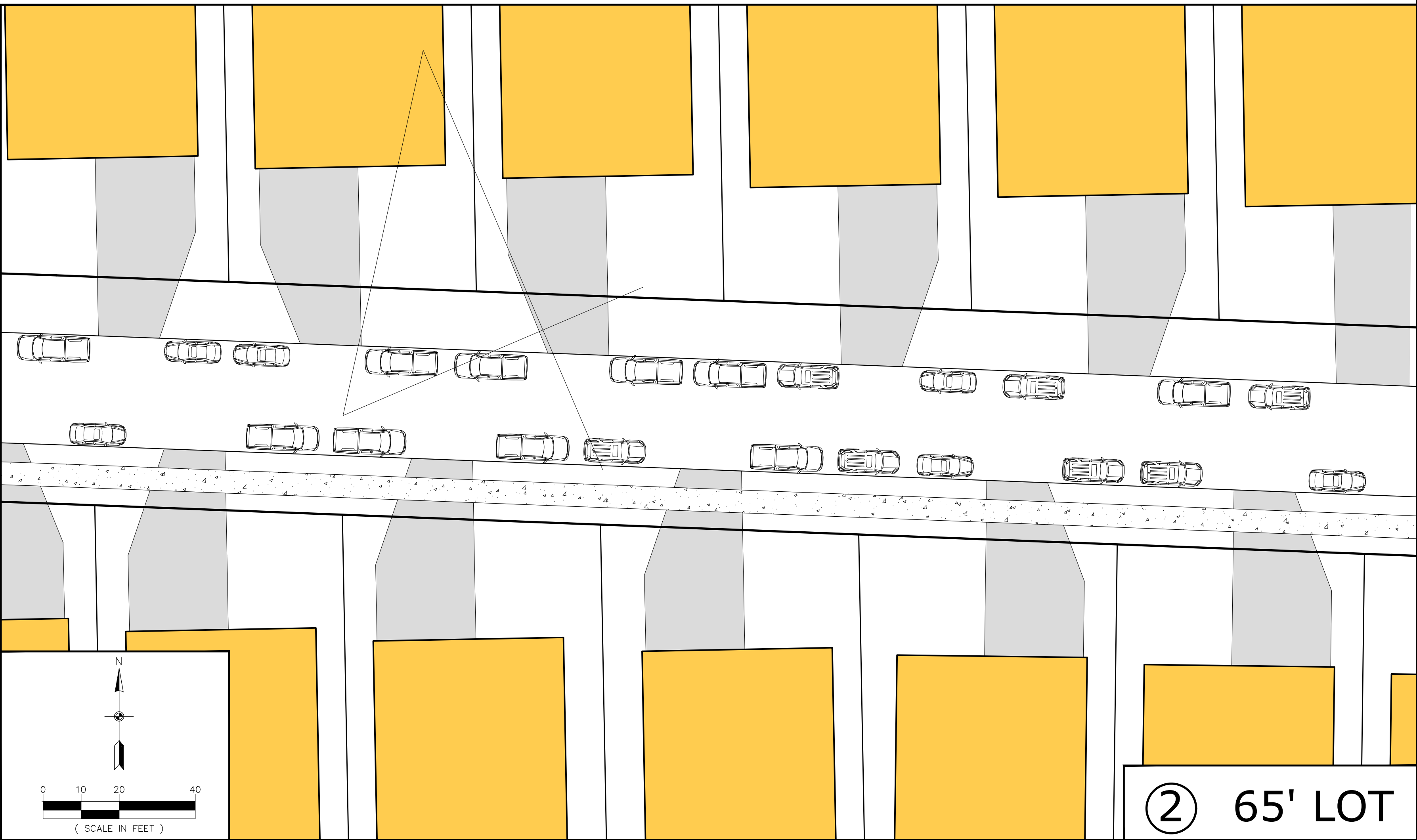
② 65' LOT
(NOT TO SCALE)



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



① 50' LOT



② 65' LOT

ENGINEERING
SURVEYING
ENVIRONMENTAL

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

PARKING EXHIBIT

SPECTH FAMILY FARM
Elk River, Minnesota

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

REVISIONS

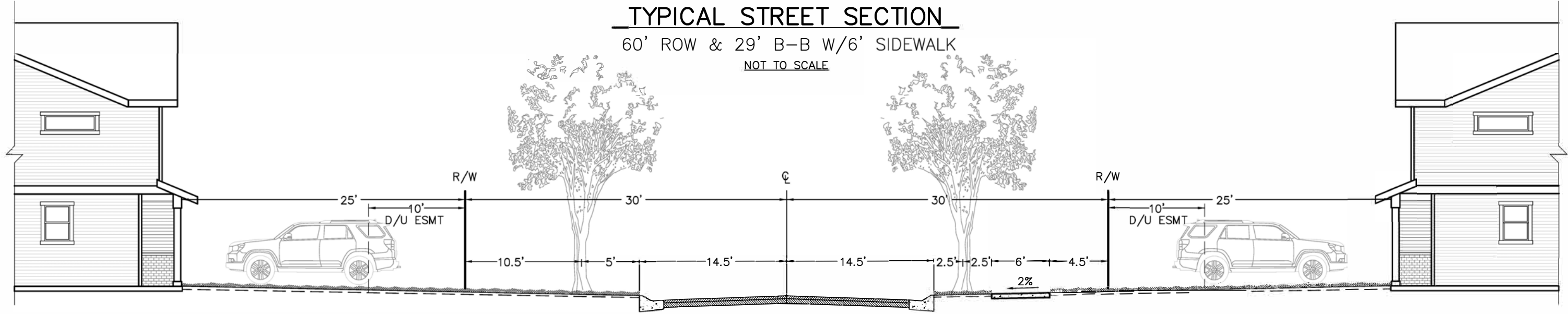
1.	12/13/24 - Add Max Dwy Width Notes
2.	
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DRAWN BY: ADB
ISSUE DATE: 12/5/2024
PROJECT NO: 9556

1 of 1

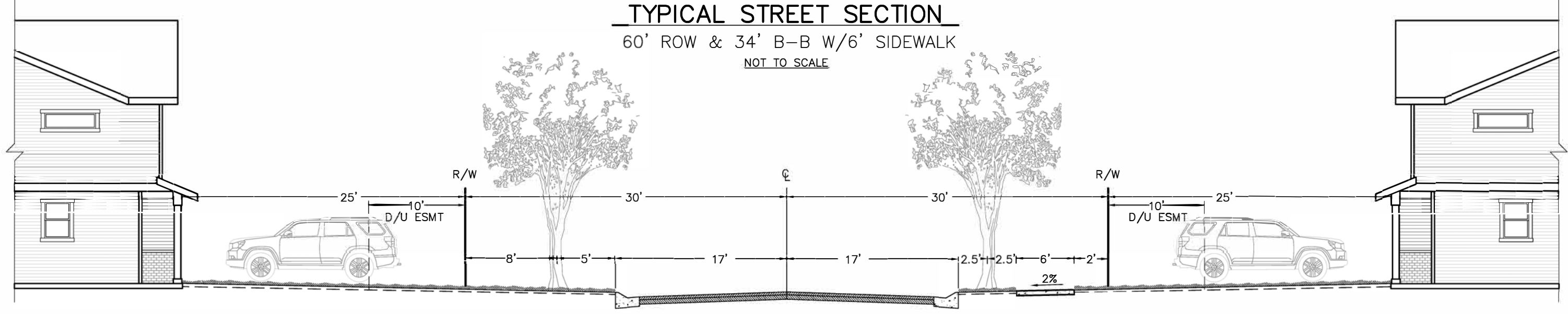
TYPICAL STREET SECTION

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

3890 PHEASANT RIDGE DR NE
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Revisions:
1.

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

SPECHT FAMILY FARM
Elk River, Minnesota

TYPICAL STREET SECTIONS

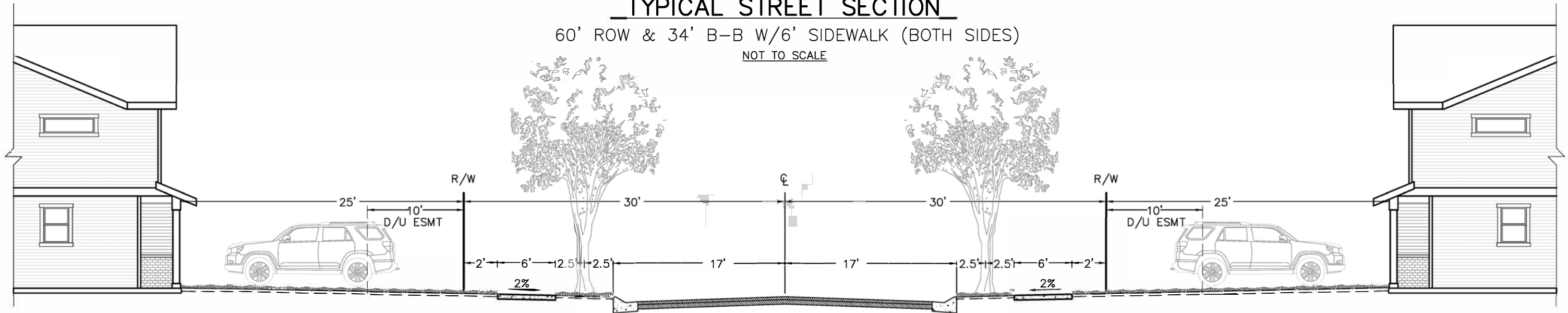
1 of 2

#9556

TYPICAL STREET SECTION

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

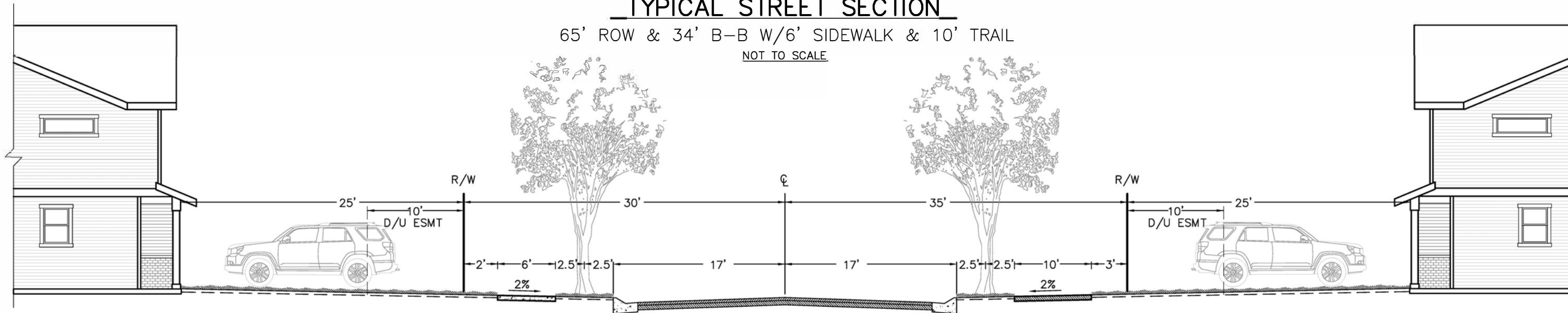
NOT TO SCALE



TYPICAL STREET SECTION

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

NOT TO SCALE



12/02/24



2890 PHEASANT RIDGE DR NE
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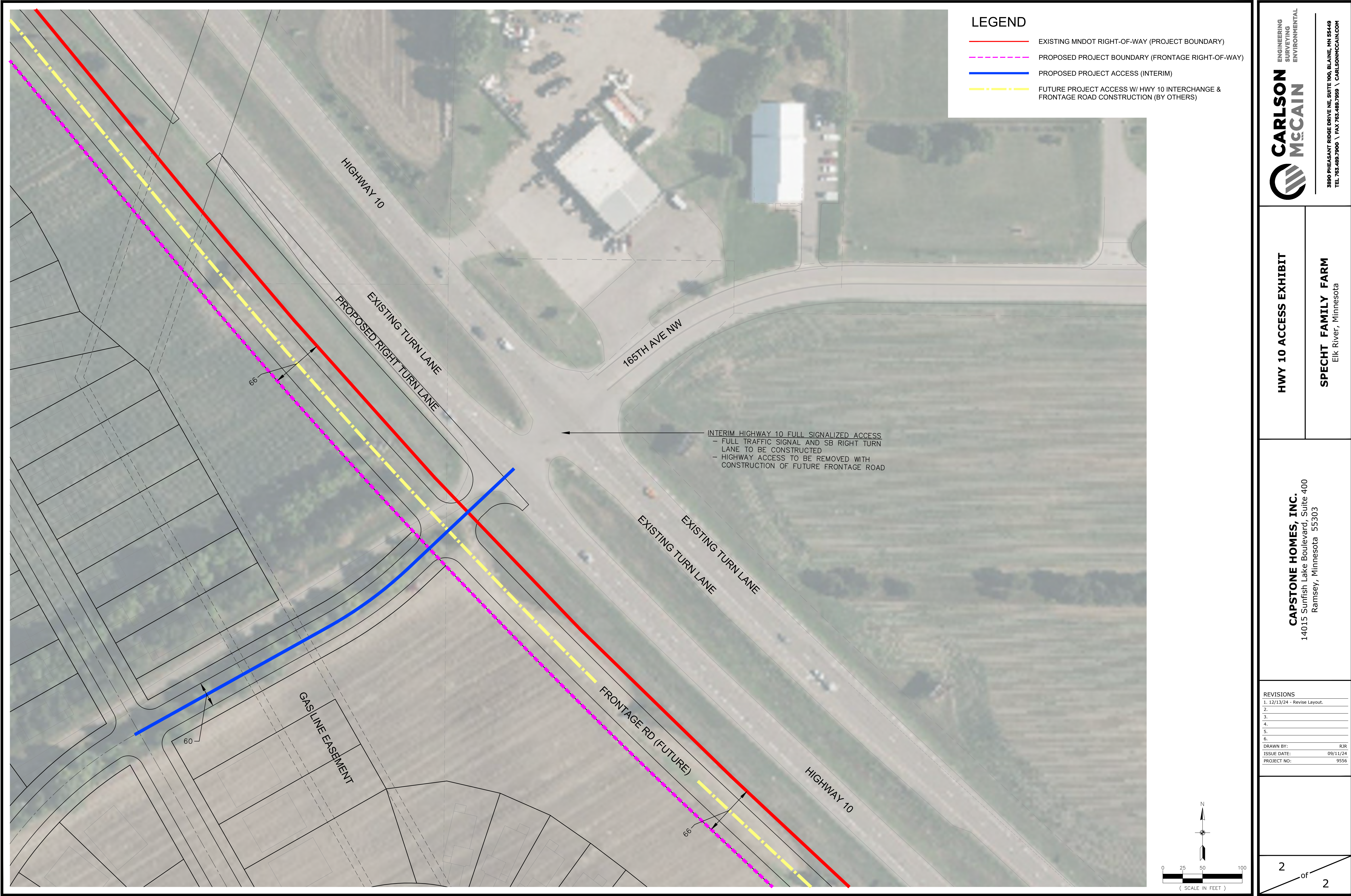
SPECHT FAMILY FARM
Elk River, Minnesota

TYPICAL STREET SECTIONS

2
of
2

[Save Date: 12/02/24] [P:\jobs\9541 - 9560\9556 - specht farm - elk river\cad c3d\eng] neering\exh1\dwg\9556-street sectr on.dwg

#9556





SITE DATA		
	Liberty Homes (50' Lot)	175
	Classic Homes (65' Lot)	293
	Bluff Homes (75' Lot)	48
	River Homes (100' Lot)	20
	Total Residential Lots	536
	Open Space	51.98 ac.
	Future Commercial	5.17 ac.
	Future Frontage Road ROW	10.53 ac.
	Net Residential Area	179.97 ac.
	Total Site Area	247.65 ac.