



# Board of Adjustments

Tuesday, June 24, 2025

6:30 PM

Elk River City Hall

## Regular Meeting Agenda

- Regular meeting in Council Chambers

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1. CALL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE

3. CONSIDER AGENDA

4. CONSIDER MINUTES

4.1 Draft Minutes from May 27, 2025

5. PUBLIC HEARINGS

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

5.1 Variance: Wetland Setback for Driveway, David Held - 20189 Meadowvale Rd NW

5.2 Variance: Zero Lot Line Setback, Todd Bialon with Jarvis LLC - 9672 163rd Ave. NW

6. MOTION TO ADJOURN REGULAR MEETING



**Meeting of the Board of Adjustments  
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 Wagner

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 6:30 P.M.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. CONSIDER AGENDA

**Moved by Commissioner Johnson and seconded by Commissioner Zahler to approve the agenda. Motion carried 6-0.**

4. 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.**

4.1 Draft Minutes - April 22, 2025

5. PUBLIC HEARINGS

5.1 Variance: Front Yard Setback, William Brey - 18696 Queen Circle NW

Mr. Leeseberg presented the staff report.

Chair Beise opened the public hearing.

**William Brey**, 18696 Queen Circle NW, stated he was the applicant and stated this request was to accommodate his growing family. He stated his current home has no more than one bedroom on each floor, and by doing this expansion, it will allow additional bedrooms and a front door repositioning. He stated their home was the first built in the cul-de-sac and the front door faces the neighbor's house. They cannot expand to the rear of the home due to the river. He commented on the 25% maximum

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for impervious surfaces, and noted the current plans are at 23% impervious surface.

**Dan Ganfield**, 18658 Queen Circle NW, stated he was against the "easy" answer of declining this, comparing this request to another home on Lake Orono whose owner desired expansion, receiving variances, moving the current home off the property, and created a beautiful rebuild after moving a home. He stated he was in support of this request and excited to see what this home expansion can provide for the Brey family.

**Katie Ganfield**, 18658 Queen Circle NW, reiterated Mr. Ganfield's comments and felt the home being on a cul-de-sac makes it less likely to change the esthetics of a neighborhood.

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

Commissioner Rydberg agreed that the home being located in a cul-de-sac would not change the esthetics of the neighborhood and to him, the house was built facing the wrong way. With the improvement to the impervious surface percentage, he was in support of granting the variance request.

Chair Beise commented that every home located in a cul-de-sac where someone is requesting a setback variance would be subject to approval if this was approved.

Commissioner Rydberg noted the applicant didn't have any control over how the house was positioned when it was built.

Commissioner Johnson asked if staff had received any feedback from the direct neighbors.

Mr. Leeseberg stated he has not received any feedback from any of the neighbors.

Commissioner Johnson stated he feels the home's positioning is awkward. He stated he was trying to think of how they could meet the 5 applicable regulations to approve a variance. He felt the applicant's request to make the expansion was reasonable given the home was built prior to him purchasing it.

Commissioner Booth asked if the applicant could expand on the garage side of the home.

Commissioner Johnson asked questions about the grade.

Mr. Leeseberg stated about 4 - 6 feet.

The Board discussed the request and reviewed the 5 applicable regulations and asked to view photos of the property. There was consensus that the plight of the petition was an awkward-shaped lot (unique), at the end of a cul-de-sac, with no other direction to expand the home due to the river in the rear yard.

**Moved by Commissioner Johnson and seconded by Commissioner Rydberg to approve the front yard setback variance due to the uniqueness of the property: the river in the rear yard, and the shape of the lot has a slope prohibiting them from expanding the house to the east.**

**Motion Carried 6-0.**

6. MOTION TO ADJOURN REGULAR MEETING

**Moved by Commissioner Rydberg and seconded by Commissioner Booth to adjourn the meeting. Motion carried 6-0.**

The meeting adjourned at 6:51 P.M.

Minutes prepared by Jennifer Green.

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Perry Beise, Chair

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Tina Allard, City Clerk

DRAFT



# Request for Action

**To**  
Board of Adjustments

**Item Number**  
5.1

**Meeting Date**  
June 24, 2025

**Prepared By**  
Zack Carlton, Community Development Director

**Item Description**  
Variance: Wetland Setback for Driveway, David Held - 20189 Meadowvale Rd NW

**Reviewed by**  
Joseph Hale  
Chris Leeseberg

## Action Requested

Approve, by motion, the variance request for David Held to allow a driveway to encroach up to 1-foot from a delineated wetland, and into the wetland setback ordinance:

1. The general purpose and intent of the ordinance are met.
2. The property has a land use of residential and the use is consistent with the comprehensive plan.
3. The proposed use is reasonable and is permitted in the zoning ordinance.
4. The plight of the petitioner is due to circumstances unique to the property, not a consequence of the petitioner's own action or inaction.
5. The variance will not alter the essential character of the locality.

If the Board approves the request, staff recommend the following conditions:

1. The plat of Meadow Hills must be approved by the City Council and recorded with Sherburne County.
3. The applicant shall work with staff for an on-site review of the driveway location prior to beginning construction activities.
4. All areas within the 25-foot wetland buffer strip and 20-foot wetland buffer strip setback that are not part of the driveway or side slope shall not to be maintained as yard areas (no mowing, planting, or landscaping) and must be left to grow naturally.
5. All conditions and best practices outlined by the Wetland Conservation Act via the Technical Evaluation Panel decision shall be satisfied.

## Background/Discussion

The property owner, David Held, has requested a variance to encroach into the 45-foot wetland setback to support construction of two driveways for two new residential parcels. The applicant has also submitted an application for a simple plat, Meadow Hills, subdividing one existing parcel into three lots. The Sherburne County Highway department requires the two new parcels to be served by a single driveway, centrally located between the two lot lines.

As part of the platting process, the applicant completed a wetland delineation, which was approved in 2024. The delineated wetlands create a challenge in accessing the buildable areas of the two new lots. Due to the central access point, one driveway will get very close to a delineated wetland; the second will go through an

### The Elk River Vision

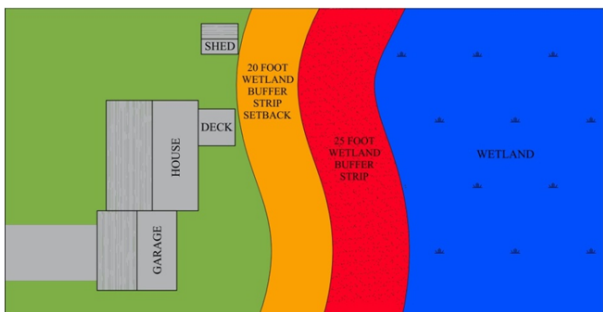
*A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity*



existing wetland. The applicant applied for an exemption under the Wetland Conservation Act (WCA) to permit the impact on the existing wetland. Approval of the de minimus exemption (impact to wetlands) was received in October 2024.

### Applicable Regulations

The city ordinance identifies two wetland buffers (shown in image below): first, a 25-foot no-mow/maintenance buffer, which prohibits alterations to the established vegetation, (red) and second, an additional 20-foot buffer prohibiting structures (orange). The proposed driveway extends 24 feet into the wetland setback and wetland buffer area. Section 30-1852 regulates wetland setbacks. Staff have no concerns about issuing a variance for the driveways as the location results in the least impact on wetlands due to local and county regulations.



### Variance Requirements

A variance may be granted when the petitioner establishes that the variance satisfies all five of the criteria described below. The variance is:

1. *Is in harmony with the general purpose and intent of the ordinance, and*

The proposed variance is in harmony with the general purpose and intent of the ordinance in that it will support two driveways without minimal direct impact on the surrounding natural resources. The 625 SF impact has received approval through the appropriate state-mandated process. The impact to the wetland and the second driveway location do impact the wetland setback and buffer, but these impacts will be minimized during the permitting process. Staff have included conditions to ensure oversight of the construction process and ensure compliance with the WCA approval.

2. *Is consistent with the City of Elk River comprehensive plan.*

The variance is consistent with the City of Elk River's Comprehensive Plan in that it supports residential growth while providing the best possible outcome to protect wetlands and minimize costs for future homeowners. The variance would allow for focused development in an area that has largely been developed.

Variances may be granted when the petitioner establishes that there are practical difficulties in complying with the zoning ordinance. Practical difficulties mean that:

3. *The petitioner proposes to use the property in a reasonable manner not permitted by the zoning ordinance;*

Residential uses within an existing residential area is a reasonable use of the property. The impacts to the wetland and buffer area have been minimized.

4. *The plight of the petitioner is due to circumstances unique to the property, not a consequence of the petition's own action or inaction; and*

The central access point between the two parcels is a requirement of the Sherburne County Highway Department. The wetland setback variance supporting development of lot 2 would not be required if a second access point was permitted by the county. The buildable area of lot 3 is on the opposite side of the

wetland, which provided support for the applicant's WCA application. The approved wetland impacts do not include a large enough area to account for the driveway and the 45-foot setback as the review process looks to minimize impacts, ultimately requiring a variance from our setback ordinances.

5. *The variance, if granted, will not alter the essential character of the locality.*

The proposed variance would not alter the essential character of the locality. The lots created with the associated plat meet the minimum area and dimension requirements of the zoning district. The driveways will serve the legal lots and are proposed to be constructed with minimal impacts on the surrounding wetland.

If the Board of Adjustments denies the request, or an appeal is made by any interested party by July 4, 2025, the variance will be reviewed by the City Council on Monday, July 21, at 6:00p.m.

### **Financial Impact**

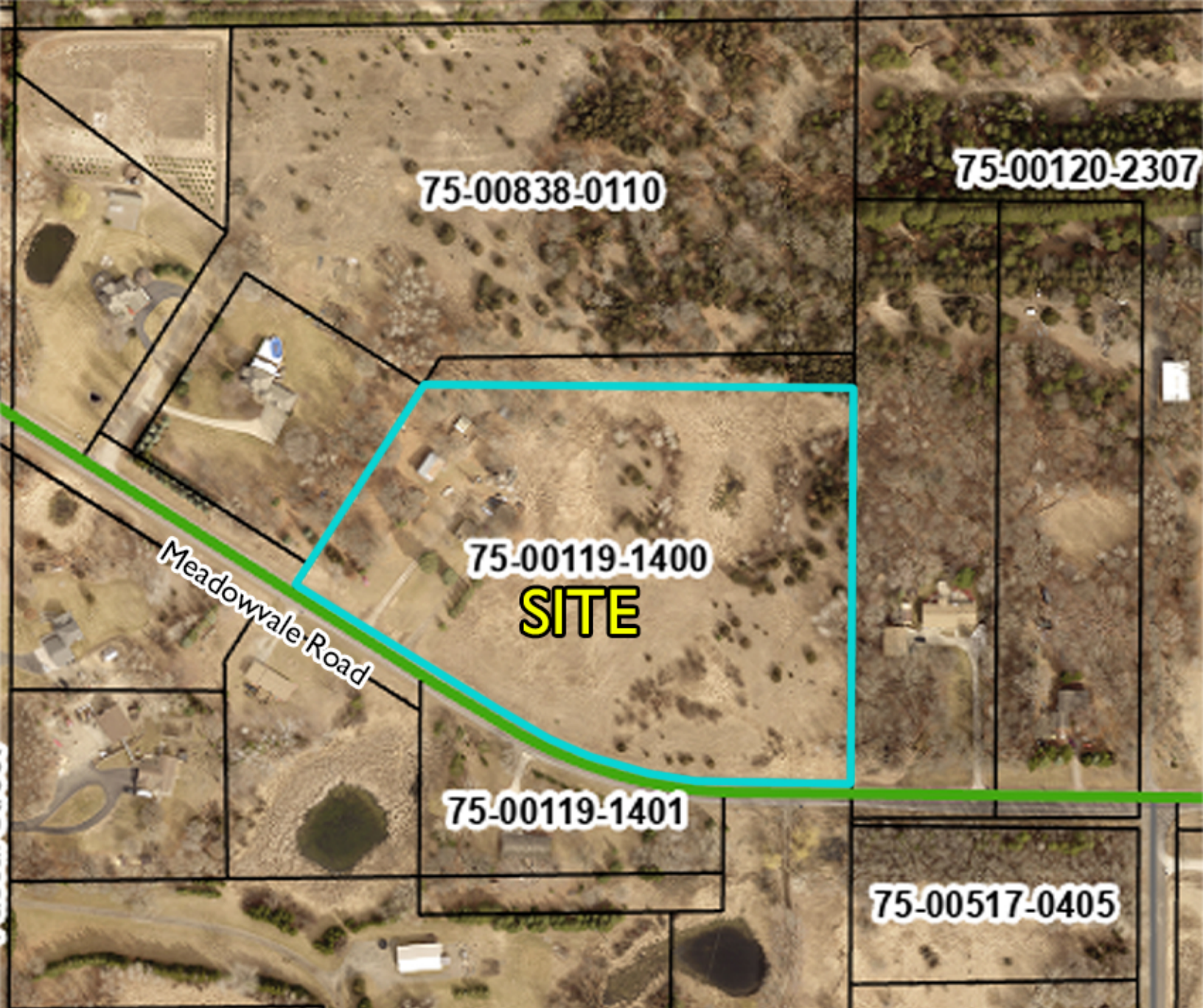
None

### **Mission/Policy/Goal**

Support the growth and development of the community.

### **Attachments**

1. Location Map
2. Plat of Meadow Hills
3. Wetland Notice of Decision



# Project Location Map

Held  
Variance

Case No: V 25-08



# Preliminary Plat of MEADOW HILLS

CITY OF ELK RIVER  
SHERBURNE COUNTY, MN

Bearings are based on the R.L.S. No. \_\_\_\_ For the purpose of this plat, the East line of Tract A is assumed to bear North 0 degrees 33 minutes 24 seconds East

- Denotes found iron monument
- ⊙ Denotes 1/2 inch by 14 inch iron monument with a plastic plug stamped R.L.S. 47466 to be set within one year of platting date
- ⊙ Denotes Sherburne County R/W disk
- ✕PK Denotes found PK nail

REFERENCE BENCHMARK:  
MNDOT Geodetic Monument "HOBBIT"  
Elevation = 969.74 feet (NAVD 88)

PROJECT BENCHMARK:  
Top of well on proposed Lot 1, Block 1  
Elevation = 968.58 feet (NAVD 88)

OWNER/DEVELOPER:  
Kathleen A Held Living Trust  
David Held - Trustee  
20225 Meadowvale Rd.  
Elk River, MN 55330  
612-865-6622

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

TOTAL AREA: 10.23% Acres

EXISTING ZONING: R-1a Single Family Residential

PROPOSED ZONING: R-1a Single Family Residential

MINIMUMS:  
160' Width  
2.5 Acres

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: 5/16/25  
FIELD DATE: March 10th, 2025  
BK/PG: 71.105/pg. 68  
DRAWN BY: CK  
CHECKED BY: CAW/DJJ  
DWG FILE: 22-0486 Prelim  
FILE NO: 22-0486.00

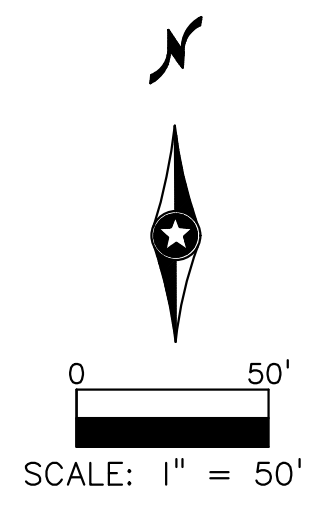
REVISIONS:


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

Signed: Craig Wensmann  
Craig A. Wensmann  
Date: 5/19/25 Lic. No. 47466

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

PRELIMINARY PLAT  
for  
Kathleen A Held Living Trust  
MEADOW HILLS  
City of Elk River  
Sherburne County, MN



**Proposed Plat Description:**  
Tract A, Registered Land Survey No. \_\_\_\_, Sherburne County, Minnesota.

- 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. Information shown hereon is from existing Certificate of Titles.
  - Subject property is NOT part of the shoreland district or within a flood plain district as mapped by FEMA.
  - Contours were created using RTK GPS methods. (NAVD 88).
  - Wetland delineation was performed by Matthew Blesi, BWSR Cert. No. 5092, of Bogart, Pederson & Associates, Inc., on 12/6/22. Notice of decision revised on 1/5/2023. Further delineation work completed by Sierra Cotter, BWSR Cert. No. 1456 on 9/27/25 for possible wetland impacts and was approved on 10/28/24. Please refer to separate reports.
  - Centerline for County Hwy. No. 32 is shown per R.L.S. No. \_\_\_\_, which is based on the underlying deed. Right of way is shown per Sherburne County Highway Right of Way Plat No. 46 which does not run parallel with said centerline.
  - Soil borings were completed by Dan Bogart, MPCA Lic. No. L4094 of Bogart, Pederson & Associates on 5/23/25.

I hereby certify that a boundary survey has been completed for the preliminary plat of MEADOW HILLS, Sherburne County, Minnesota.  
Signed: Craig Wensmann  
Craig A. Wensmann  
Date: 5/19/25 Lic. No. 47466

**SOILS CHART**

Map symbol & soil name	Hydrologic group	Water table depth (in)
1109: Isantil loamy fine sand, 0 to 2 percent slopes	A/D	6
1254: Ricolake fine sandy loam, 0 to 3 percent slopes	A/D	18-30
169B: Braham loamy fine sand, 3 to 6 percent slopes	A/D	6
158B: Zimmerman fine sand, 1 to 6 percent slopes	A	>80

• Data from USDA Web Soil Survey

**SCHEDULE OF DRY BUILDABLE AREAS FOR LOTS**

Block	Lot	Total Lot Area (Ac)	Buildable Area (Ac)*
1	1	2.79	2.10
1	2	3.29	1.09
1	3	3.07	1.27

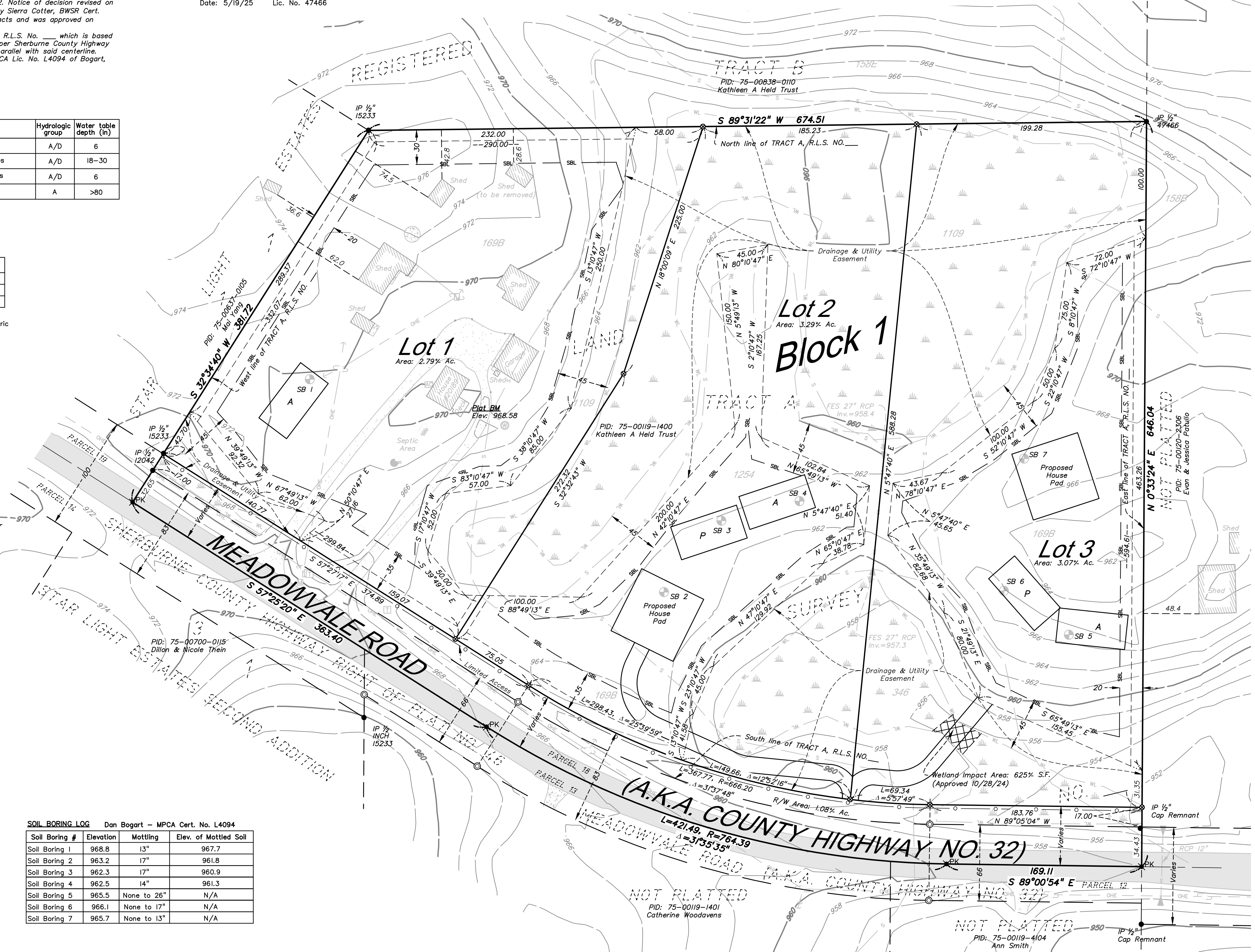
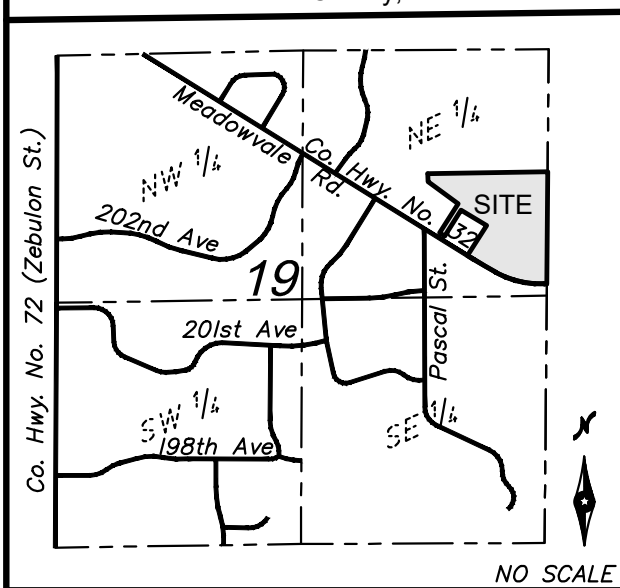
\*Note: For the purpose of this plat, dry buildable area is defined by contiguous acreage containing non-hydric soils and void of wetlands, hydric vegetation, floodways, bluffs, right of way and restrictive easements and land with slopes over 33%.

- LEGEND:**
- Denotes mailbox
  - Denotes septic cleanout
  - Denotes septic manhole
  - Denotes power pole
  - Denotes guy wire
  - Denotes telephone pedestal
  - Denotes electric meter
  - Denotes cable television box
  - Denotes soil boring
  - Denotes well
  - Denotes culvert
  - Denotes delineated wetland interior
  - LS 47466 Denotes Craig Wensmann, LS
  - LS 12042 Denotes David Kohanek, LS
  - LS 15233 Denotes Dennis Taylor, LS
  - Denotes bituminous surface
  - Denotes concrete surface
  - Denotes gravel surface
  - O— Denotes overhead electric
  - E— Denotes easement
  - R— Denotes right of way
  - M— Denotes major contour
  - m— Denotes minor contour
  - A— Denotes existing adjoiners
  - SBL— Denotes building setback line
  - S— Denotes soil type boundary
  - W— Denotes delineated wetland edge
  - o— Denotes limited access
  - ys— Denotes soils classification type
  - Denotes proposed Primary & Alternate septic sites

**SOIL BORING LOG** Dan Bogart - MPCA Cert. No. L4094

Soil Boring #	Elevation	Mottling	Elev. of Mottled Soil
Soil Boring 1	968.8	13"	967.7
Soil Boring 2	963.2	17"	961.8
Soil Boring 3	962.3	17"	960.9
Soil Boring 4	962.5	14"	961.3
Soil Boring 5	965.5	None to 26"	N/A
Soil Boring 6	966.1	None to 17"	N/A
Soil Boring 7	965.7	None to 13"	N/A

**VICINITY MAP**  
Sec. 19, Twp. 33, Rng. 26  
Sherburne County, MN



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



If you wish to appeal this decision, you must provide a written request within 30 calendar days of the date you received the notice. All appeals must be submitted to the Board of Water and Soil Resources Executive Director along with a check payable to BWSR for \$500 *unless* the LGU has adopted a local appeal process as identified below. The check must be sent by mail and the written request to appeal can be submitted by mail or e-mail. The appeal should include a copy of this notice, name and contact information of appellant(s) and their representatives (if applicable), a statement clarifying the intent to appeal and supporting information as to why the decision is in error. Send to:

Appeals & Regulatory Compliance Coordinator  
 Minnesota Board of Water & Soils Resources  
 520 Lafayette Road North  
 St. Paul, MN 55155  
[travis.germundson@state.mn.us](mailto:travis.germundson@state.mn.us)

Does the LGU have a local appeal process applicable to this decision?

Yes<sup>1</sup>       No

<sup>1</sup>If yes, all appeals must first be considered via the local appeals process.

**Local Appeals Submittal Requirements** (LGU must describe how to appeal, submittal requirements, fees, etc. as applicable)

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**Notice Distribution (include name)**

*Required on all notices:*

<input checked="" type="checkbox"/> SWCD TEP Member: David Wick	<input checked="" type="checkbox"/> BWSR TEP Member: Cade Steffenson
<input type="checkbox"/> LGU TEP Member (if different than LGU contact): Zack Carlton, Chris Leeseberg (City of Elk River)	
<input checked="" type="checkbox"/> DNR Representative: James Bedell	
<input type="checkbox"/> Watershed District or Watershed Mgmt. Org.:	
<input checked="" type="checkbox"/> Applicant: David Held	<input checked="" type="checkbox"/> Agent/Consultant: Sierra Cotter (Bogart, Pederson & Associates)

*Optional or As Applicable:*

<input checked="" type="checkbox"/> Corps of Engineers: Project Manager
<input type="checkbox"/> BWSR Wetland Mitigation Coordinator (required for bank plan applications only):
<input type="checkbox"/> Members of the Public (notice only): <span style="float: right;"><input type="checkbox"/> Other:</span>

<p><b>Signature:</b> On behalf of the City of Elk River</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;">  </div> <p>WSB        Shawn Williams, CMWP No. 1178</p>	<p><b>Date:</b> 10/28/2024</p>
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**This notice and accompanying application materials may be sent electronically or by mail. The LGU may opt to send a summary of the application to members of the public upon request per 8420.0255, Subp. 3.**

## Shawn Williams

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**From:** Sierra Cotter <[scotter@bogart-pederson.com](mailto:scotter@bogart-pederson.com)>  
**Sent:** Monday, September 30, 2024 8:34 AM  
**To:** [dkheld85@gmail.com](mailto:dkheld85@gmail.com); Shawn Williams; [zcarlton@ElkRiverMN.gov](mailto:zcarlton@ElkRiverMN.gov)  
**Subject:** Held- WCA Exemption App  
**Attachments:** 22-0486.00 Held De Minimis App.pdf

### EXTERNAL EMAIL

Good Morning Shawn and Zach,  
Please see the attached WCA exemption application. Can you please let David know the best way for him to get the application fee to you?

Thanks and let me know if there is anything else you need from me.

Sierra Cotter  
Bogart Pederson & Associates, Inc.  
13076 First Street  
Becker, MN 55308  
Phone (O) 763-270-6151  
E-Mail [scotter@bogart-pederson.com](mailto:scotter@bogart-pederson.com)

## **PART ONE: Applicant Information**

If applicant is an entity (company, government entity, partnership, etc.), an authorized contact person must be identified. If the applicant is using an agent (consultant, lawyer, or other third party) and has authorized them to act on their behalf, the agent's contact information must also be provided.

**Applicant/Landowner Name:** David Held  
**Mailing Address:** 20225 Meadowvale Road Elk River, MN 55330  
**Phone:** 612-865-6622  
**E-mail Address:** dkheld85@gmail.com

**Authorized Contact (do not complete if same as above):**

**Mailing Address:**  
**Phone:**  
**E-mail Address:**

**Agent Name:** Sierra Cotter - Bogart Pederson and Associates Inc.  
**Mailing Address:** 13076 1<sup>st</sup> Street, Becker, MN 55308  
**Phone:** 763-270-6151  
**E-mail Address:** scotter@bogart-pederson.com

## **PART TWO: Site Location Information**

**County:** Sherburne **City/Township:** City of Elk River  
**Parcel ID and/or Address:** PID No. 75-00119-1400  
**Legal Description (Section, Township, Range):** Section 19, Twp 33 Range 26  
**Lat/Long (decimal degrees):** N45.336973 W93.614444  
**Attach a map showing the location of the site in relation to local streets, roads, highways.**  
**Approximate size of site (acres) or if a linear project, length (feet):** 10.9 Acres

If you know that your proposal will require an individual Permit from the U.S. Army Corps of Engineers, you must provide the names and addresses of all property owners adjacent to the project site. This information may be provided by attaching a list to your application or by using block 25 of the Application for Department of the Army permit which can be obtained at:

[http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/engform\\_4345\\_2012oct.pdf](http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/engform_4345_2012oct.pdf)

## **PART THREE: General Project/Site Information**

If this application is related to a delineation approval, exemption determination, jurisdictional determination, or other correspondence submitted *prior to* this application then describe that here and provide the Corps of Engineers project number.

Describe the project that is being proposed, the project purpose and need, and schedule for implementation and completion. The project description must fully describe the nature and scope of the proposed activity including a description of all project elements that effect aquatic resources (wetland, lake, tributary, etc.) and must also include plans and cross section or profile drawings showing the location, character, and dimensions of all proposed activities and aquatic resource impacts.

Proposed driveway access for potential split

## PART FOUR: Aquatic Resource Impact<sup>1</sup> Summary

If your proposed project involves a direct or indirect impact to an aquatic resource (wetland, lake, tributary, etc.) identify each impact in the table below. Include all anticipated impacts, including those expected to be temporary. Attach an overhead view map, aerial photo, and/or drawing showing all of the aquatic resources in the project area and the location(s) of the proposed impacts. Label each aquatic resource on the map with a reference number or letter and identify the impacts in the following table.

Aquatic Resource ID (as noted on overhead view)	Aquatic Resource Type (wetland, lake, tributary etc.)	Type of Impact (fill, excavate, drain, or remove vegetation)	Duration of Impact Permanent (P) or Temporary (T) <sup>1</sup>	Size of Impact <sup>2</sup>	Overall Size of Aquatic Resource <sup>3</sup>	Existing Plant Community Type(s) in Impact Area <sup>4</sup>	County, Major Watershed #, and Bank Service Area # of Impact Area <sup>5</sup>
	Wetland	Fill	P	625 sq. ft.	.58 acres	Ditch/ wet meadow	Sherburne, 17, 7

<sup>1</sup>If impacts are temporary; enter the duration of the impacts in days next to the "T". For example, a project with a temporary access fill that would be removed after 220 days would be entered "T (220)".

<sup>2</sup>Impacts less than 0.01 acre should be reported in square feet. Impacts 0.01 acre or greater should be reported as acres and rounded to the nearest 0.01 acre. Tributary impacts must be reported in linear feet of impact and an area of impact by indicating first the linear feet of impact along the flowline of the stream followed by the area impact in parentheses). For example, a project that impacts 50 feet of a stream that is 6 feet wide would be reported as 50 ft (300 square feet).

<sup>3</sup>This is generally only applicable if you are applying for a de minimis exemption under MN Rules 8420.0420 Subp. 8, otherwise enter "N/A".

<sup>4</sup>Use *Wetland Plants and Plant Community Types of Minnesota and Wisconsin* 3<sup>rd</sup> Ed. as modified in MN Rules 8420.0405 Subp. 2.

<sup>5</sup>Refer to Major Watershed and Bank Service Area maps in MN Rules 8420.0522 Subp. 7.

If any of the above identified impacts have already occurred, identify which impacts they are and the circumstances associated with each:

## PART FIVE: Applicant Signature

Check here if you are requesting a pre-application consultation with the Corps and LGU based on the information you have provided. Regulatory entities will not initiate a formal application review if this box is checked.

By signature below, I attest that the information in this application is complete and accurate. I further attest that I possess the authority to undertake the work described herein.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

*David Held*  
9/29/24

I hereby authorize Matt Blesi, Bogart Pederson and Associates Inc. to act on my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this application.

<sup>1</sup> The term "impact" as used in this joint application form is a generic term used for disclosure purposes to identify activities that may require approval from one or more regulatory agencies. For purposes of this form it is not meant to indicate whether or not those activities may require mitigation/replacement.

## **Attachment B**

# **Supporting Information for Applications Involving Exemptions, No Loss Determinations, and Activities Not Requiring Mitigation**

Complete this part *if* you maintain that the identified aquatic resource impacts in Part Four do not require wetland replacement/compensatory mitigation OR *if* you are seeking verification that the proposed water resource impacts are either exempt from replacement or are not under CWA/WCA jurisdiction.

Identify the specific exemption or no-loss provision for which you believe your project or site qualifies:

**Sec. 82. Minnesota Statutes 2022, section 103G.2241, subdivision 9, De minimis (a) 2 : Impacts of up to one tenth of an acre of wetland in a 50-80% area**

Provide a detailed explanation of how your project or site qualifies for the above. Be specific and provide and refer to attachments and exhibits that support your contention. Applicants should refer to rules (e.g. WCA rules), guidance documents (e.g. BWSR guidance, Corps guidance letters/public notices), and permit conditions (e.g. Corps General Permit conditions) to determine the necessary information to support the application. Applicants are strongly encouraged to contact the WCA LGU and Corps Project Manager prior to submitting an application if they are unsure of what type of information to provide:

**Impacts to a type 2/6 (HGM: sloped) wetland where ditching has previous occurred between the main basins. The applicant is proposing to fill 625 sq. ft. of wetland in order to create a driveway from the road to the northern upland portion of the parcel.**

**The wetland (and ditch) is NOT permanently or semi permanently flooded according the Web Soil Survey and on-site characteristics such as vegetation type and absence of surface water hydrology indicators.**

**The site is not within a shoreland or floodplain district.**

**Therefore, the project qualifies for up to one tenth of an acre of impact (4,356 sq. ft).**



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September 30, 2024

Shawn Williams  
City of Elk River LGU  
WSB & Associates  
178 9<sup>th</sup> Street E, St. Paul, MN 55101  
[s.williams@wsbeng.com](mailto:s.williams@wsbeng.com)

Re: Wetland investigation for David Held in the City of Elk River, Sherburne County, Minnesota. The area of interest is a 10.9-acre parcel in Section 19, T-33, R-26. Reference PID No. 75-00119-1400.

Dear Shawn,

On September 17th, 2024, the above-mentioned parcel was investigated for wetlands via desktop review for the purpose of a no-loss (incidental wetland) or de minimis exemption (8420.0415, A or 8420.0420 Subpart. 8) for a potential driveway installation project. According to the criteria described in the Army Corps of Engineers '87 Manual – NCNE Supplement (LRR-K), the area of proposed currently meets wetland hydrology, vegetation, and soil parameters but may be incidental.

On 01/05/2023 an NOD was approved with a delineation map showing the “visible ditch through possible incidental wetland area as field located.” **This report is not a delineation.**

Please refer to the attached supporting information that includes:

- Sherburne County Parcel Map
- De Minimis Exhibit
- Approved Wetland Delineation (NOD 01/05/2023) and Historical Aerial Review
- NWI Map
- MN DNR Public Waters Inventory Map
- USDA Hydric Soils Map
- MN TOPO Map
- Site Photos
- Wetland Transect Data Sheet (2022)

Sincerely,

Sierra Cotter  
BWSR Certification # 1456




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## Location Map

PARCEL MAP / VICINITY MAP  
DAVID AND KATHLEEN HELD PROPERTY



 **Beacon** Sherburne County, MN



Overview



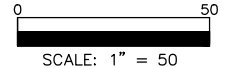
Legend

-  Roads
-  Parcels

Parcel ID	75-119-1400	Alternate ID	n/a	Owner Address	HELD, KATHLEEN A HELD LIVING TRUST
Sec/Twp/Rng	19-33-26	Class	201-Residential 1 unit		20225 MEADOWVALE RD NW
Property Address	20189 MEADOWVALE RD NW	Acreage	10.89		ELK RIVER MN 55330
	ELK RIVER				
District	ELK RIVER CITY				
Brief Tax Description	n/a				

Received from Sherburne County GIS viewer, Beacon, 12/01/2022

# Wetland Impact Exhibit for David Held



- WL — Denotes wetland edge
- Denotes Property Lines
- >> — Denotes Culvert
- Denotes wetland area

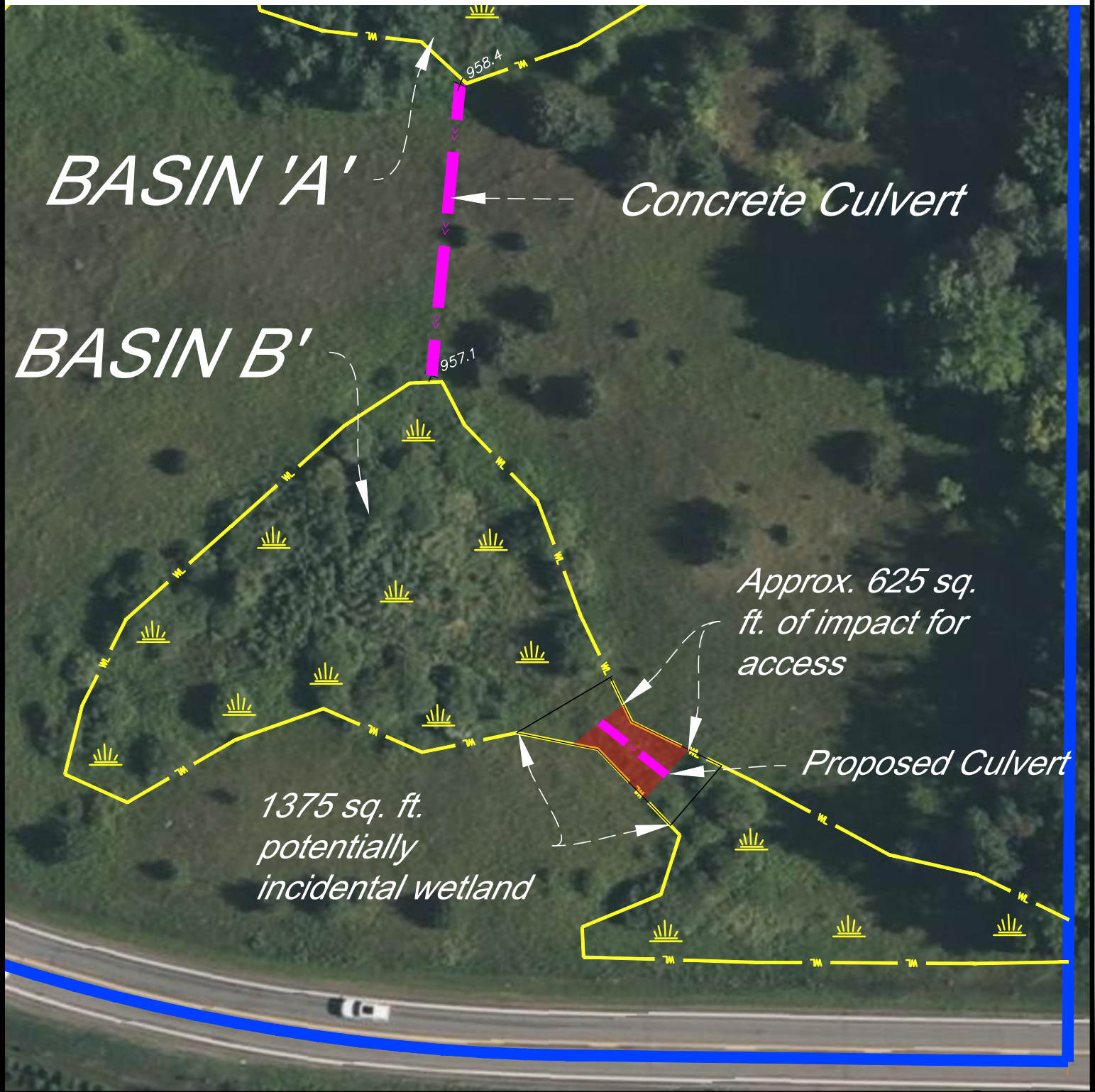
Basin "A": Area 1.94 Acres, 2,058 +/- LF delineated,  
Type 2 / Type 3 Wetland.

Basin "B": Area 0.58 Acres, 1,028 +/- LF delineated,  
Type 2 Wetland.

Aerial Image: Bing Maps 2024

PID No. 75-119-1400  
10.89-Acre Parcel.

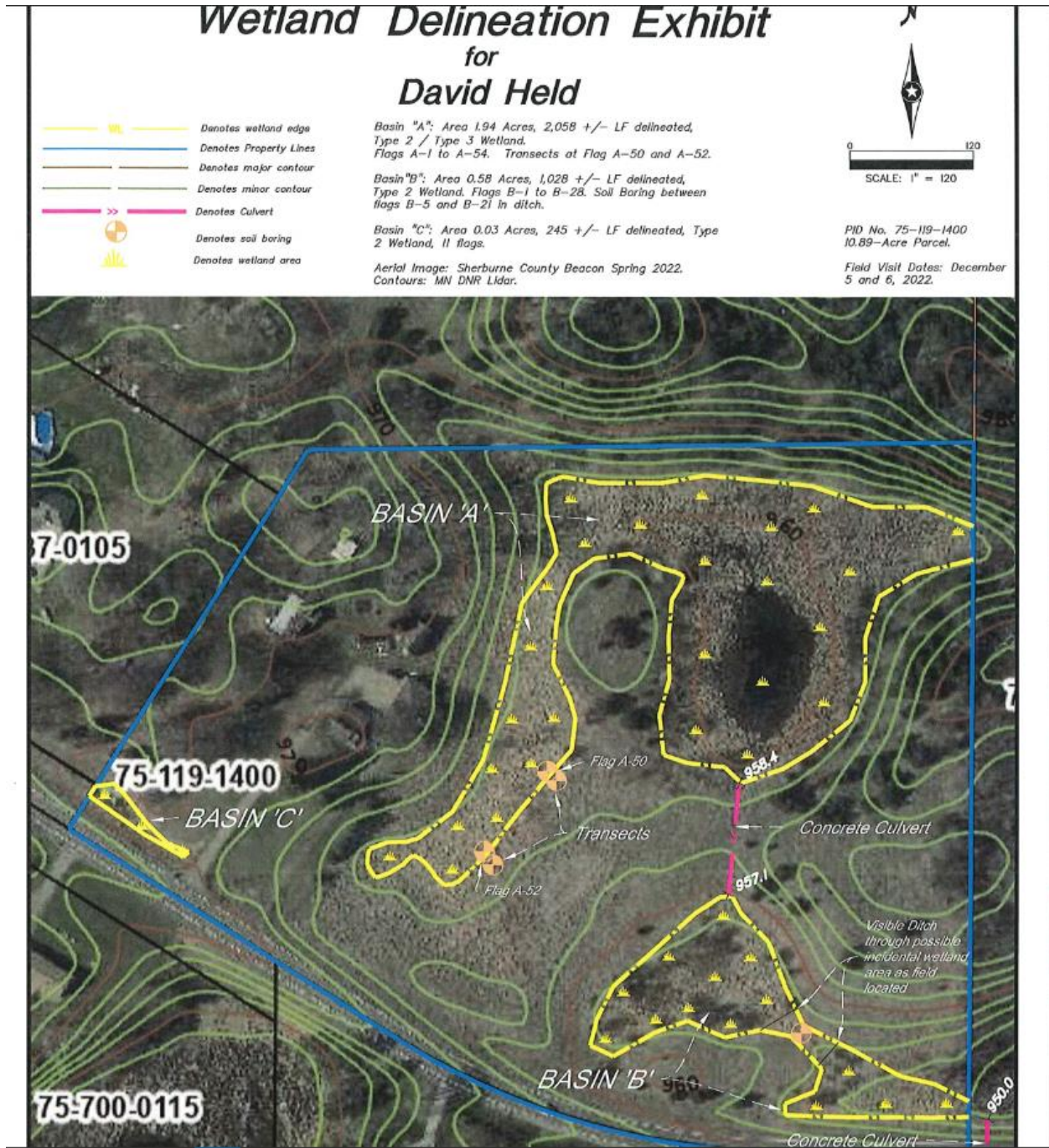
Field Visit Dates:  
9/27/2024





**Wetland Delineation and Historical Aerial Review**

Delineation, as approved on 01/05/2023 indicated the area could be incidental wetland due to artificial ditching. As shown below and in the delineation report, ditching in this area cannot be seen until approximately 1991.





**Aerial Review:**

- May 1939 image- saturation visible. Ditch visible connecting A to B.
- November 1953 – slight soil moisture visible. Ditch visible connecting A to B. The southeast part of B is wooded and brushy- cannot see ditching connecting the upper and lower parts.
- May 1957- slight soil moisture visible. Ditch visible connecting A to B. ***The southeast part of B is less wooded and brushy- cannot see ditching connecting the upper and lower parts. The narrows appears not saturated and or upland soil.***
- April 1991 – extensive soil saturation. Ditch connecting A to B not visible- likely a culvert in-place and the ditch filled in. ***Soil saturation and ditching visible in the narrows of B.***
- Spring 2004 – soil saturation visible in lower parts of wetlands. Ditching in the narrows of B visible.
- Spring 2010 – vegetation transitions visible.
- April 2012 – vegetation transitions visible.
- Spring 2015 – Reed Canary Grass apparent.
- Spring 2020- Ditching visible in B narrows.
- Spring 2022 – Current conditions and image shown on wetland delineation exhibit. Ditching visible in B narrows.

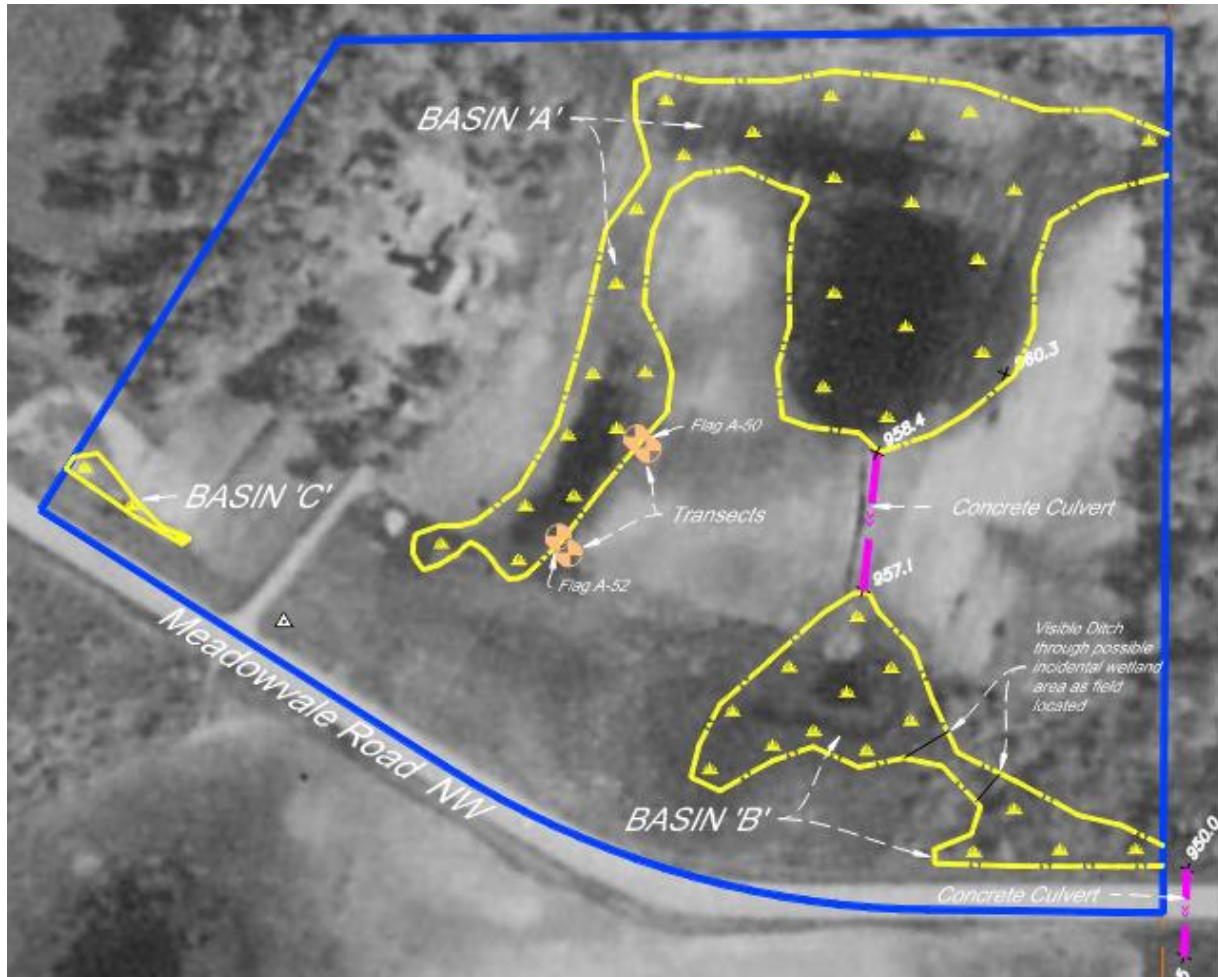


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1939



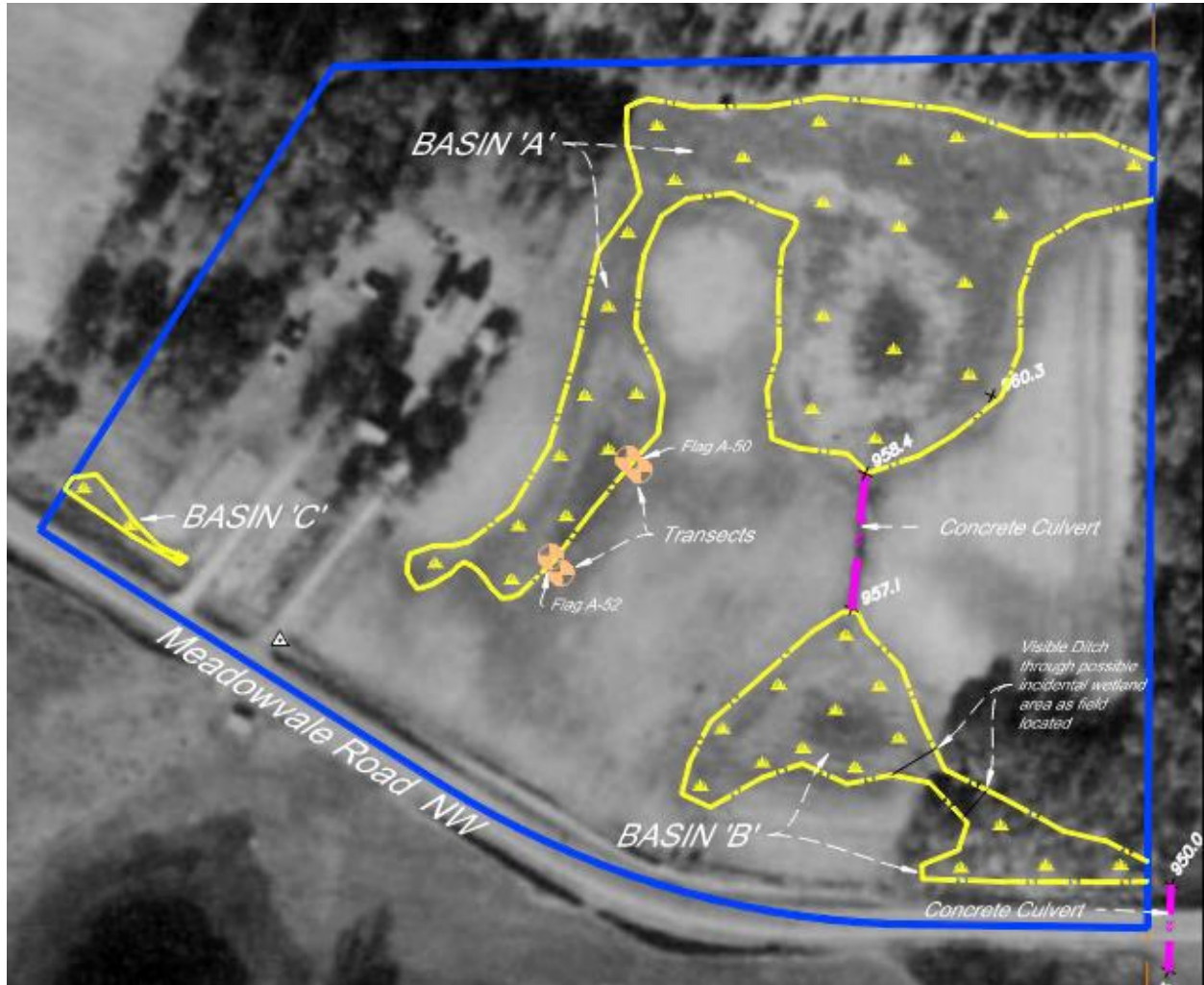


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1953



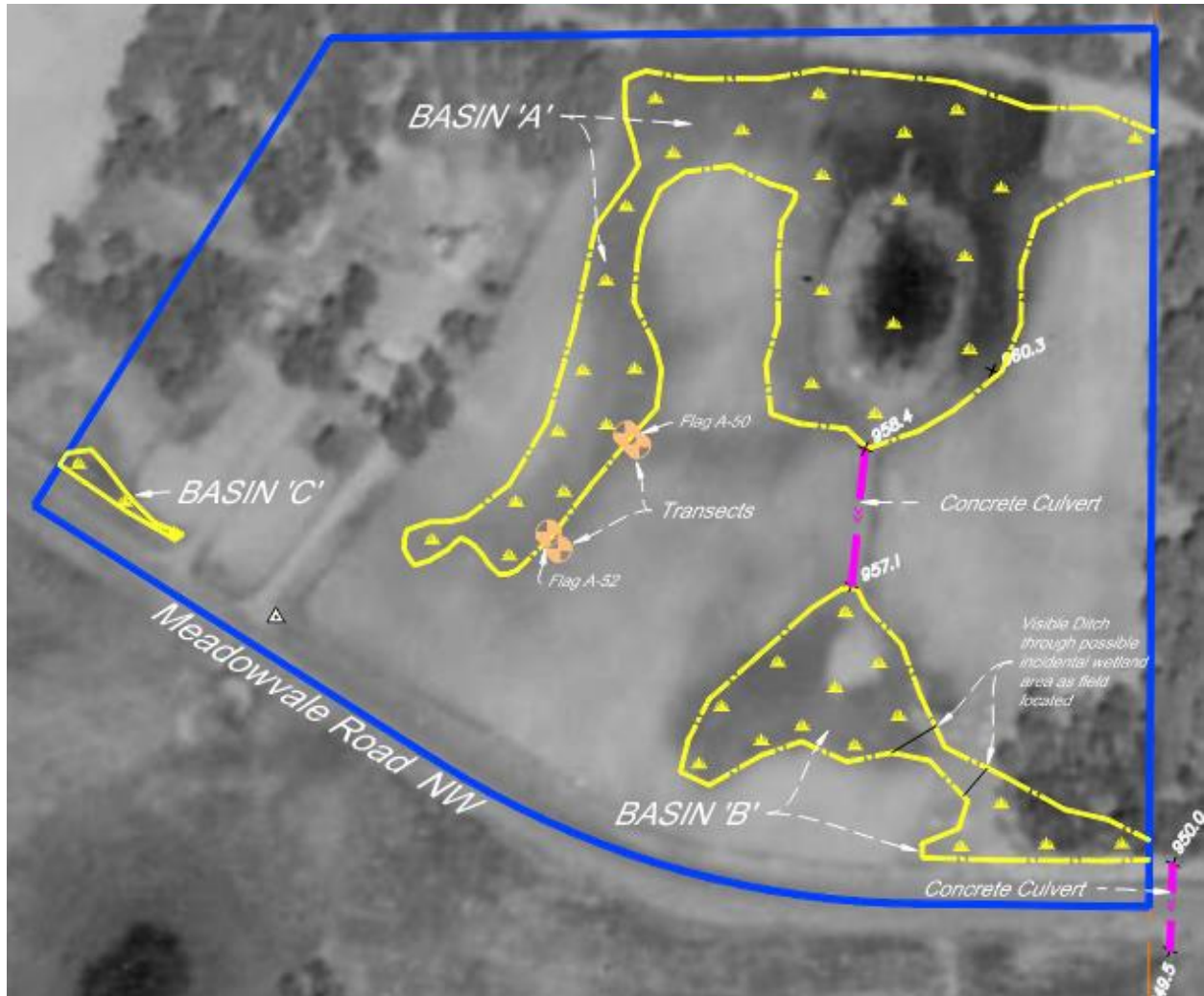


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1957



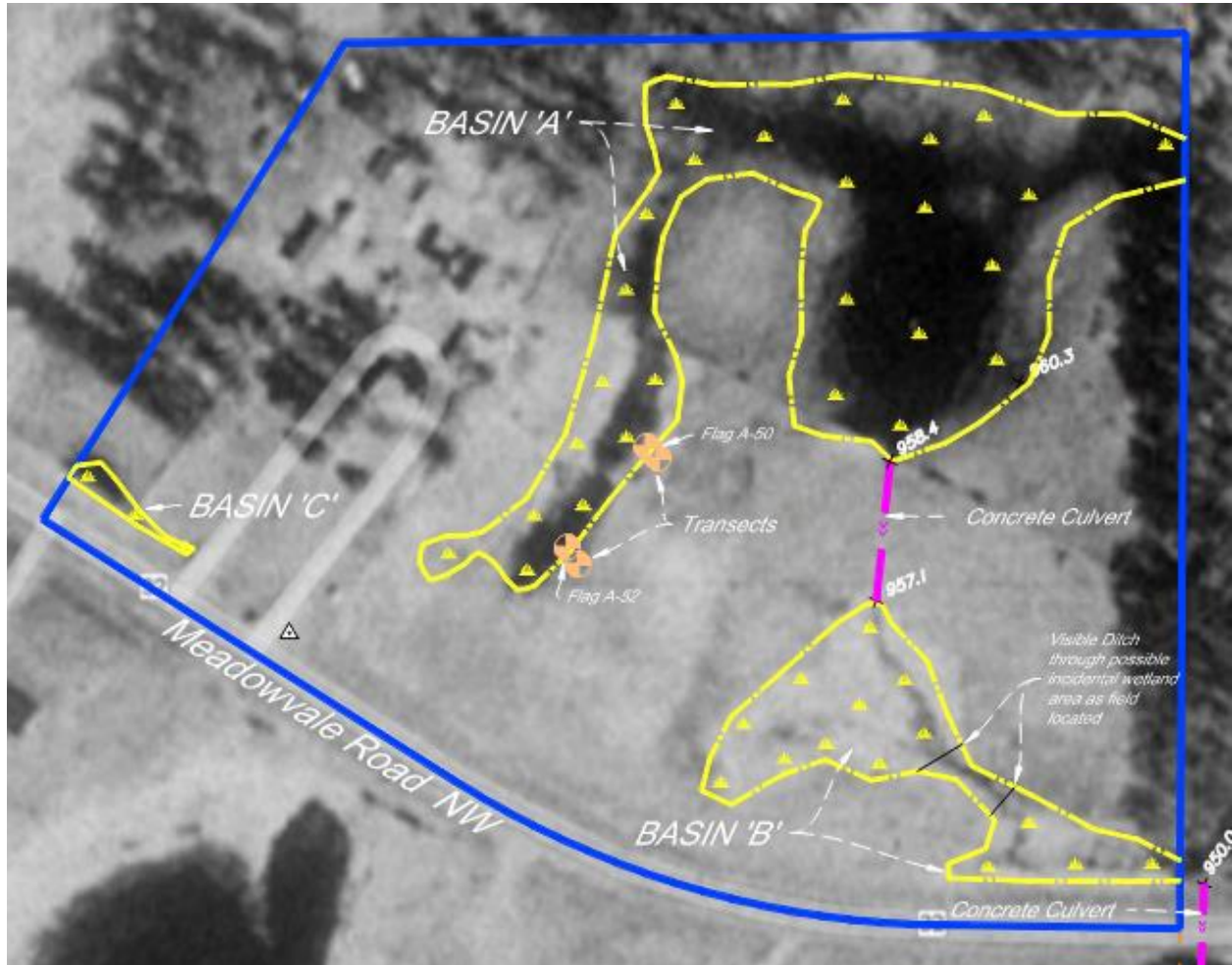


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1991





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## MN NDR NWI Map



Held Property - Simple Plat



December 2, 2022

### Wetlands

- |                                |                                   |          |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland       | Lake     |
| Estuarine and Marine Wetland   | Freshwater Forested/Shrub Wetland | Other    |
|                                | Freshwater Pond                   | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)  
This page was produced by the NWI mapper

Retrieved from U.S. Fish and Wildlife NWI 12/2/22



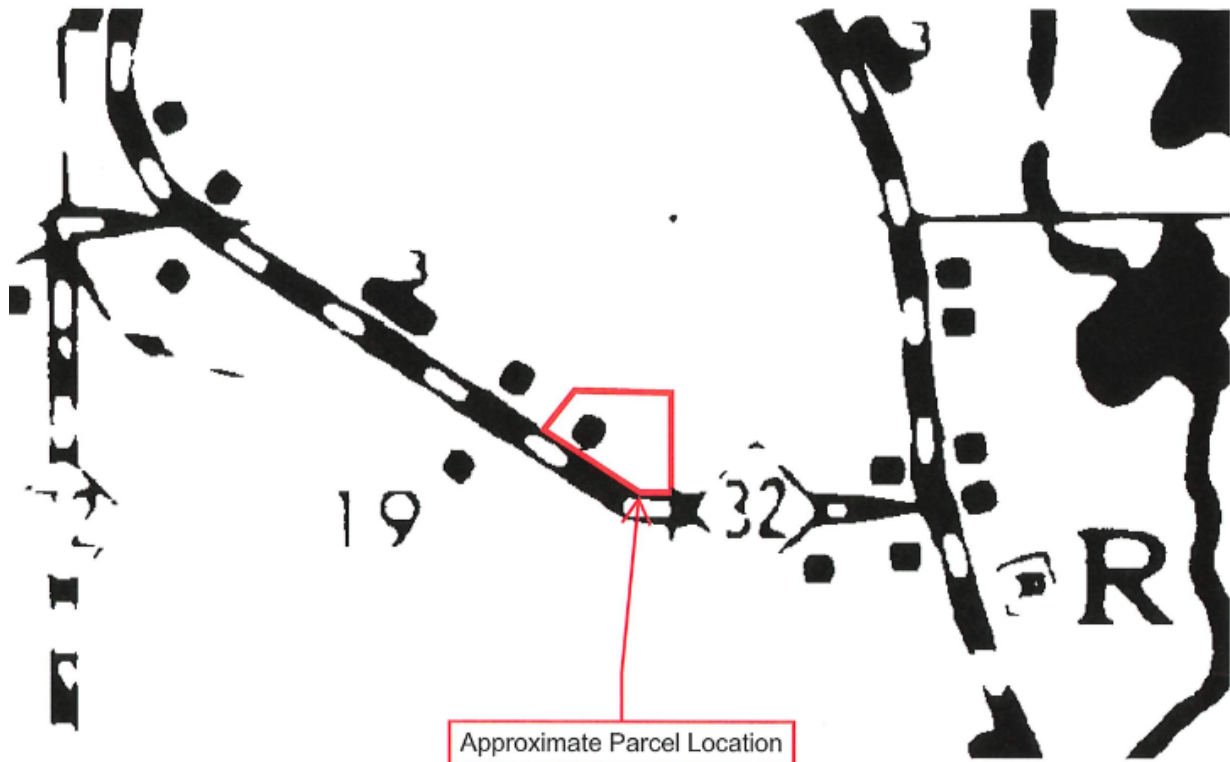
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MN Public Waters Inventory

PART OF MN DNR PUBLIC  
WATERS AND WETLANDS MAP  
OF SHERBURNE COUNTY





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## USDA Hydric Soils Map

Retrieved from WSS on 02/02/2022

### Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
158B	Zimmerman fine sand, 1 to 6 percent slopes	2	0.1	0.9%
158E	Zimmerman fine sand, 12 to 25 percent slopes	2	0.3	3.0%
169B	Braham loamy fine sand, 3 to 6 percent slopes	3	5.0	46.4%
169D	Braham loamy fine sand, 12 to 18 percent slopes	3	0.0	0.1%
346	Talmoon loam, 0 to 2 percent slopes	98	1.2	10.8%
1109	Isanti loamy fine sand, 0 to 2 percent slopes	93	3.0	27.8%
1254	Ricelake fine sandy loam, 0 to 3 percent slopes	3	1.2	11.0%
<b>Totals for Area of Interest</b>			<b>10.8</b>	<b>100.0%</b>



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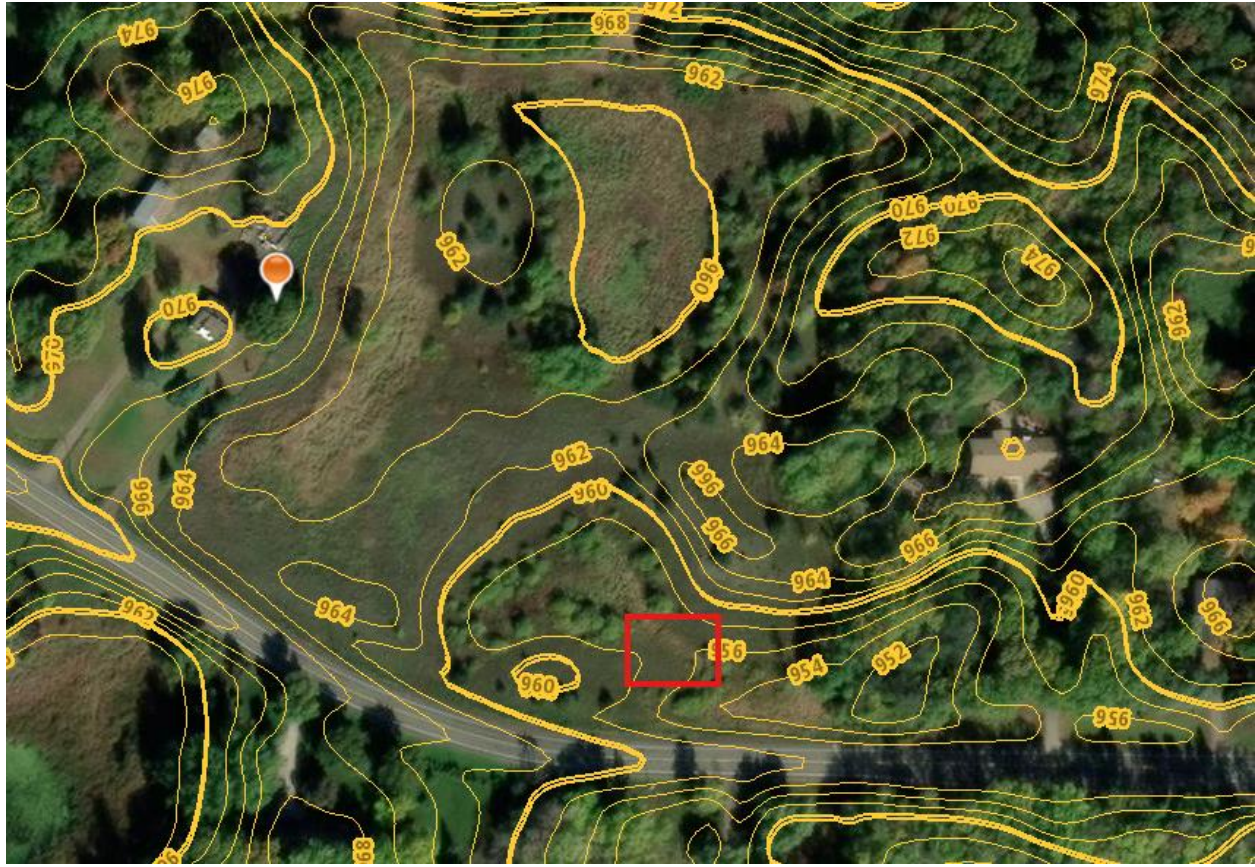


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**MN TOPO Map**

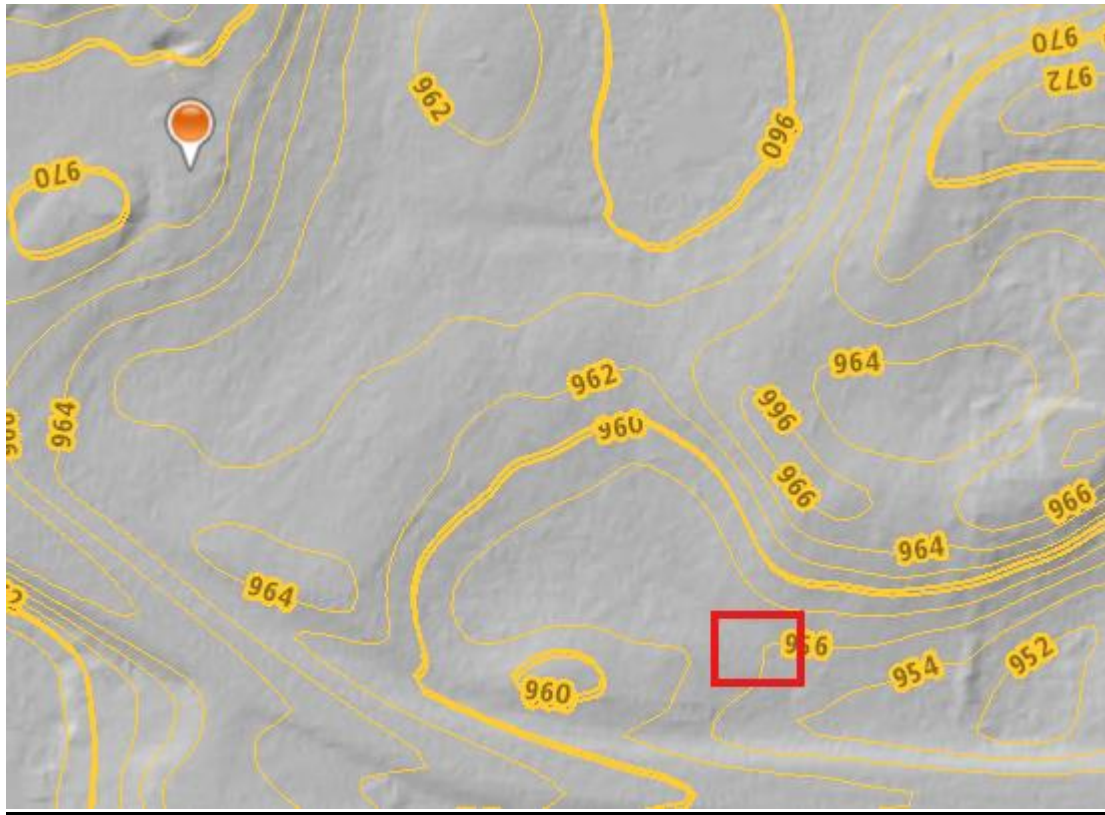




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## Site Photos

AOI (area of interest) for no-loss or de minimis exemption. As observed from the roadside, area consists of canada goldenrod, smooth brome, and black eyed susan.





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**WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region**

Project/Site: Simple Plat City/County: Sherburne Sampling Date: December 7, 2022  
 Applicant/Owner: David Held State: MN Sampling Point: WET B  
 Investigator(s): Matt Blesi Section, Township, Range: 19-33-26  
 Landform (hillslope, terrace, etc.): Ditch Local relief (concave, convex, none): linear concave  
 Slope (%): 0.5 Lat.: N45.326315 Long.: W93.613740 Datum: NAD 83 Horiz  
 Soil Map Unit Name: 346 Talmoon loam 0 to 2 percent slopes NWI Classification: PEM1A  
 Are climatic/hydrologic conditions of the site typical for this time of the year? No (If no, explain in remarks)  
 Are vegetation \_\_\_\_\_, soil \_\_\_\_\_, or hydrology \_\_\_\_\_ significantly disturbed? Are "normal  
 Are vegetation \_\_\_\_\_, soil \_\_\_\_\_, or hydrology \_\_\_\_\_ naturally problematic? circumstances" present? Yes  
 (If needed, explain any answers in remarks)

**SUMMARY OF FINDINGS**

Hydrophytic vegetation present? <u>Y</u> Hydric soil present? <u>Y</u> Indicators of wetland hydrology present? <u>Y</u>	<b>Is the sampled area within a wetland?</b> <u>Y</u> If yes, optional wetland site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) Climate conditions are "Abnormally Dry" or "Moderated Drought" based on U.S. Drought Monitor Map. Three month prior precipitation = "Normal" based on MN Climatology Office- Precip Using Gridded Database.	

**HYDROLOGY**

Primary Indicators (minimum of one is required; check all that apply) <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres on <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Living Roots (C3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Recent Iron Reduction in Tilled <input type="checkbox"/> Inundation Visible on Aerial <input type="checkbox"/> Soils (C6) <input type="checkbox"/> Imagery (B7) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Sparsely Vegetated Concave <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Surface (B8)	Secondary Indicators (minimum of two required) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery <input type="checkbox"/> (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input checked="" type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Microtopographic Relief (D4)
Field Observations: Surface water present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water table present?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation present?        Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	<b>Indicators of wetland hydrology present?</b> <u>Y</u>
Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks: Saturation or inundation visible on several aerial images within ditch.	

VEGETATION - Use scientific names of plants

Sampling Point: WET B

Tree Stratum	Plot Size ( 30' )	Absolute % Cover	Dominant Species	Indicator Status																	
1					<b>50/20 Thresholds</b> <table style="width:100%; border-collapse: collapse;"> <tr><td></td><td style="text-align: right;">20%</td><td style="text-align: right;">50%</td></tr> <tr><td>Tree Stratum</td><td style="text-align: right;">0</td><td style="text-align: right;">0</td></tr> <tr><td>Sapling/Shrub Stratum</td><td style="text-align: right;">0</td><td style="text-align: right;">0</td></tr> <tr><td>Herb Stratum</td><td style="text-align: right;">21</td><td style="text-align: right;">54</td></tr> <tr><td>Woody Vine Stratum</td><td style="text-align: right;">0</td><td style="text-align: right;">0</td></tr> </table>			20%	50%	Tree Stratum	0	0	Sapling/Shrub Stratum	0	0	Herb Stratum	21	54	Woody Vine Stratum	0	0
	20%	50%																			
Tree Stratum	0	0																			
Sapling/Shrub Stratum	0	0																			
Herb Stratum	21	54																			
Woody Vine Stratum	0	0																			
2																					
3																					
4																					
5																					
6																					
7																					
8																					
9																					
10		0	= Total Cover																		
Sapling/Shrub Stratum	Plot Size ( 15' )	Absolute % Cover	Dominant Species	Indicator Status																	
1					<b>Dominance Test Worksheet</b> Number of Dominant Species that are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across all Strata: <u>1</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>100.00%</u> (A/B)																
2																					
3																					
4																					
5																					
6																					
7																					
8																					
9																					
10		0	= Total Cover																		
Herb Stratum	Plot Size ( 5' )	Absolute % Cover	Dominant Species	Indicator Status																	
1					<b>Prevalence Index Worksheet</b> Total % Cover of: OBL species <u>5</u> x 1 = <u>5</u> FACW species <u>102</u> x 2 = <u>204</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column totals <u>107</u> (A) <u>209</u> (B) Prevalence Index = B/A = <u>1.95</u>																
2																					
3																					
4																					
5																					
6																					
7																					
8																					
9																					
10																					
11																					
12																					
13																					
14																					
15		107	= Total Cover																		
Woody Vine Stratum	Plot Size ( 30' )	Absolute % Cover	Dominant Species	Indicator Status																	
1					<b>Hydrophytic Vegetation Indicators:</b> <input checked="" type="checkbox"/> Rapid test for hydrophytic vegetation <input checked="" type="checkbox"/> Dominance test is >50% <input checked="" type="checkbox"/> Prevalence index is ≤3.0* Morphological adaptations* (provide supporting data in Remarks or on a separate sheet) Problematic hydrophytic vegetation* (explain) *Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic																
2																					
3																					
4																					
5		0	= Total Cover																		
Remarks: (Include photo numbers here or on a separate sheet)					<b>Definitions of Vegetation Strata:</b> Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.  Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  Woody vines - All woody vines greater than 3.28 ft in height.																
No trees, shrubs, vines noted in sample area.					<b>Hydrophytic vegetation present?</b> <u>Y</u>																

**SOIL**

**Sampling Point:** WET B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-6	10 yr 2/1	80	10 yr 4/1	10	D	M	loam	Redox in top 6 inches (at 3")
			10 yr 3/6	10	C	M		
6-10	10 yr 4/2	80	10 yr 3/6	20	C	M	loam	
10-12	10 yr 5/2	70	5yr 4/6	30	C	M	sand	No H2O, No Saturation

\*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains

\*\*Location: PL=Pore Lining, M=Matrix

**Hydric Soil Indicators:**

- Histisol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7) (LRR R, MLRA 149B)
- Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
- Thin Dark Surface (S9) (LRR R, MLRA 149B)
- Loamy Mucky Mineral (F1) (LRR K, L)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

**Indicators for Problematic Hydric Soils:**

- 2 cm Muck (A10) (LRR K, L, MLRA 149B)
- Coast Prairie Redox (A16) (LRR K, L, R)
- 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
- Dark Surface (S7) (LRR K, L)
- Polyvalue Below Surface (S8) (LRR K, L)
- Thin Dark Surface (S9) (LRR K, L)
- Iron-Manganese Masses (F12) (LRR K, L, R)
- Piedmont Floodplain Soils (F19) (MLRA 149B)
- Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
- Red Parent Material (F21)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

\*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_

Hydric soil present?   Y  

Remarks:

Elevation = 955.2'



# Request for Action

**To**  
Board of Adjustments

**Item Number**  
5.2

**Meeting Date**  
June 24, 2025

**Prepared By**  
Chris Leeseberg, Senior Planner

**Item Description**  
Variance: Zero Lot Line Setback, Todd Bialon with Jarvis LLC - 9672 163rd Ave. NW

**Reviewed by**  
Zack Carlton

## Action Requested

Approve, by motion, the parking lot east side yard setback variance of 10-feet for the following reasons:

1. The general purpose and intent of the ordinance are met.
2. The property has a land use of General Industrial and the use is consistent with the Comprehensive Plan.
3. The proposed use is reasonable and is otherwise permitted in the zoning ordinance.
4. The plight of the petitioner is due to circumstances unique to the property, not a consequence of the petitioner's own action or inaction.
5. The variance will not alter the essential character of the locality.

And with the following conditions:

1. Conditional Use Permit (CU 25-06) shall be approved and recorded.
2. If the applicant wishes to construct the fence on the property line, written permission from the adjacent property owner to the east shall be obtained and provided to the city.

## Background/Discussion

The 1.61-acre property is zoned I-3 (General Industrial), which requires parking lots and driveways to have a 10-foot setback from any property line. The applicant is requesting a variance for a zero-foot setback on the eastern property line to facilitate a back-to-back parking and storage design across both lots.

The parcel to the east has previously received Conditional Use approval for outdoor storage as well as a similar setback variance (V 24-12). This owner plans to expand the outdoor storage to their eastern property line. The required 10-foot setback would leave a 10-foot-wide space between the two outdoor storage areas, but approval of a variance may provide an opportunity to utilize otherwise vacant space. The outdoor storage areas will appear and function as one use, separated by a fence. A stormwater pond serving both sites and straddling the property line has already been constructed

Variances may be granted when the petitioner establishes that the variance satisfies all five of the criteria

The Elk River Vision

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



described below. The variance is:

1. Is in harmony with the general purpose and intent of the ordinance, and

The purpose and intent of the parking setback is to provide a buffer between properties to allow for things such as required landscaping and small utilities. It is not uncommon for non-residential lots to have shared access/parking across a property line. The request is in harmony with the general purpose and intent.

2. Is consistent with the City of Elk River comprehensive plan.

The property is guided as Industrial, where industrial businesses typically have driveways, parking, and outdoor storage. The proposal is consistent with the comprehensive plan.

Variances may be granted when the petitioner establishes that there are practical difficulties in complying with the zoning ordinance. Practical difficulties mean that:

3. The petitioner proposes to use the property in a reasonable manner not permitted by the zoning ordinance;

As it is not uncommon for non-residential lots to have shared access/parking across a property line, the petitioner proposes to use the property in a reasonable manner. Staff have included conditions in the accompanying CUP, to include a 100% opaque fence screening the outdoor storage area. This will allow maximum usage of the property, while still providing a visual and physical barrier between uses. The petitioner proposes to use the property in a reasonable manner not otherwise permitted by the zoning ordinance.

4. The plight of the petitioner is due to circumstances unique to the property, not a consequence of the petitioner's own action or inaction; and

The unique circumstance is that the subject property owner and the property owner to the east have been actively working on their plans simultaneously. The proposals include outdoor storage on both lots and eliminating the shared side yard setback between both lots will provide both property owners with an opportunity to maximize their parcels.

5. The variance, if granted, will not alter the essential character of the locality.

If the variance is granted, it will not alter the essential character of the locale.

### **Financial Impact**

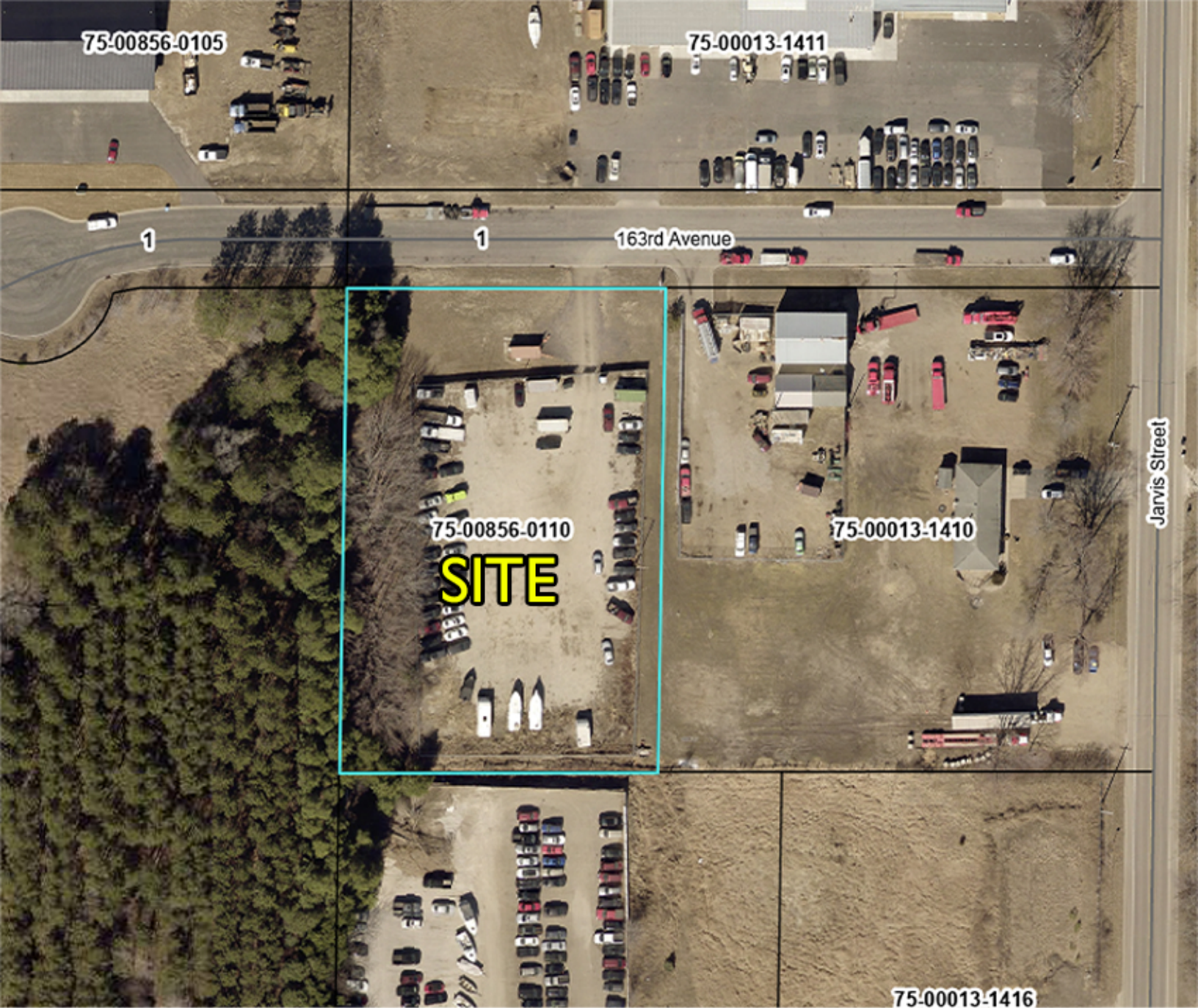
None

### **Mission/Policy/Goal**

Support the growth and development of the community.

### **Attachments**

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



# Project Location Map

Jarvis LLC - Todd Bialon

Conditional Use Permit  
Variance

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

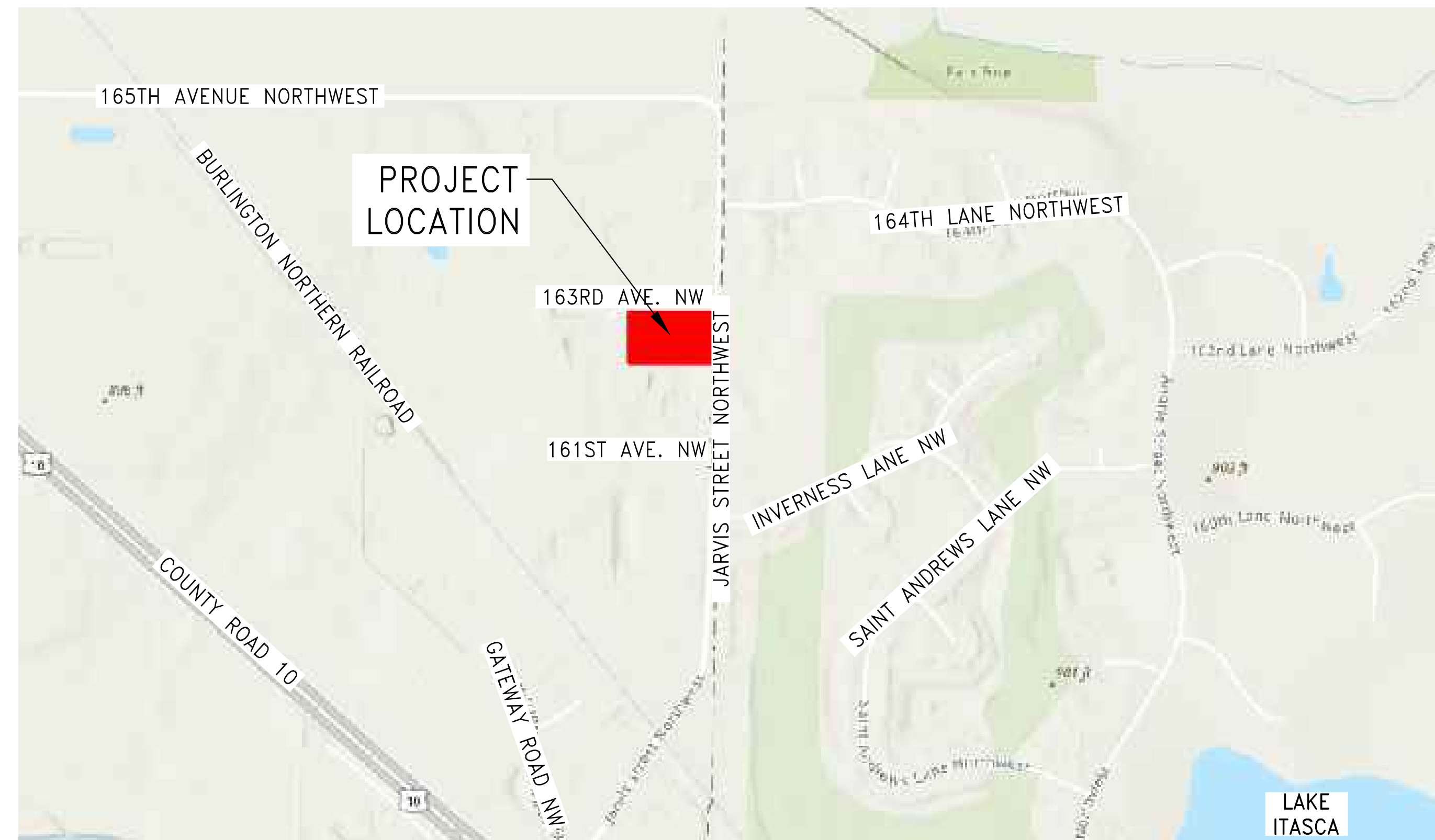


# SITE DEVELOPMENT PLANS

## FOR

# COLLINS BROTHERS TOWING AND BIALON CENTER

## 16234 JARVIS ST NW ELK RIVER, MINNESOTA



### SHEET INDEX

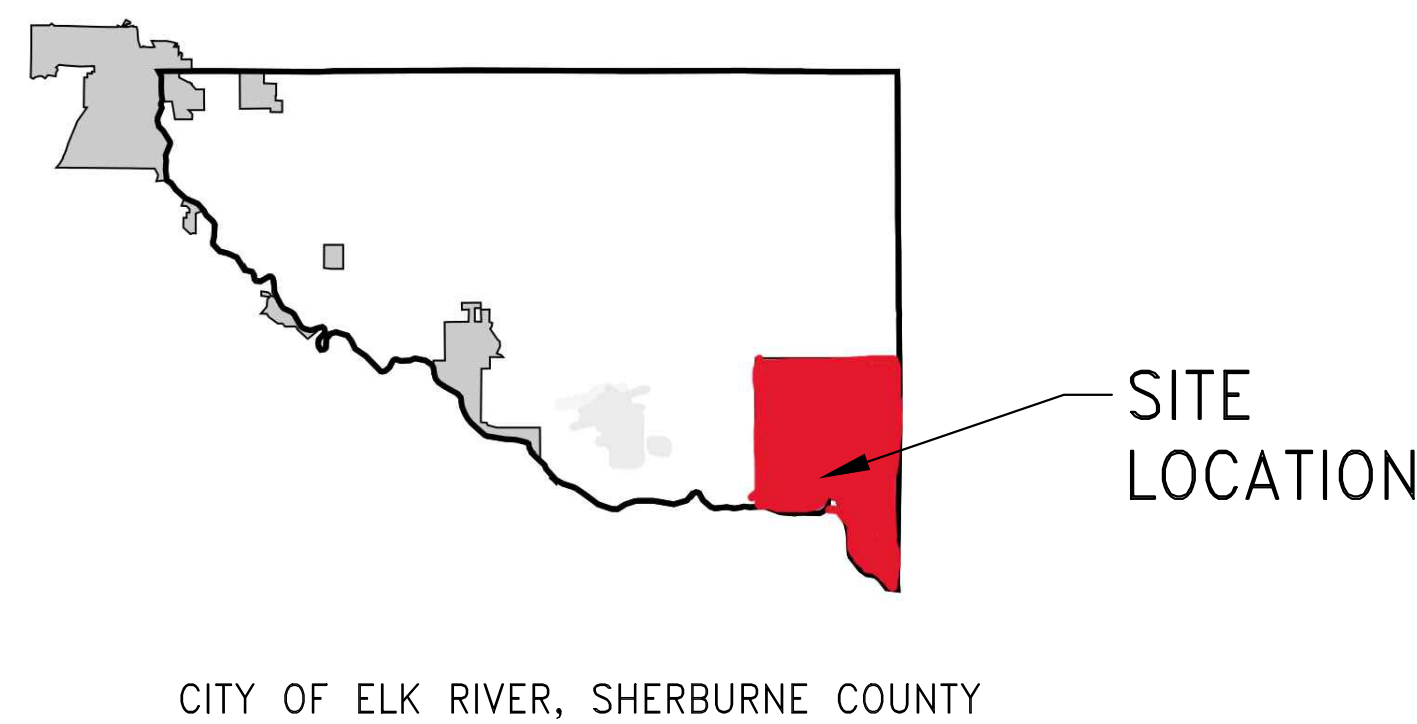
THIS PLAN CONTAINS 10 SHEETS

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



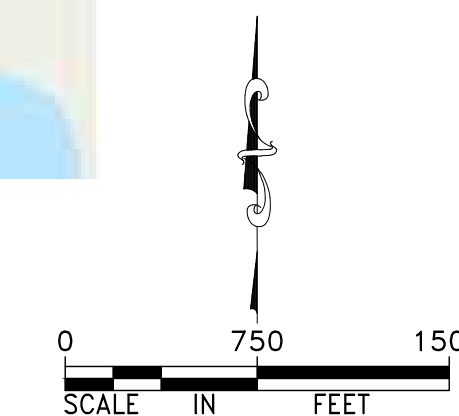
CALL BEFORE YOU DIG!  
**Gopher State One Call**  
 Twin City Area: 651-454-0002  
 Toll Free: 1-800-252-1166

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



### LEGEND

IMPAIRED WATERS



F:\survey\13-32-26 - sherburne\16234\_jarvis st nw\02 Engineering - 90640a\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. PRÄSICH, P.E. DATE: 07.18.24 LIC. NO.: 52706
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**  
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 7601 73RD AVENUE N, BROOKLYN PARK, MN 55428  
 PHONE: 763.560.3093 FAX: 763.560.3522  
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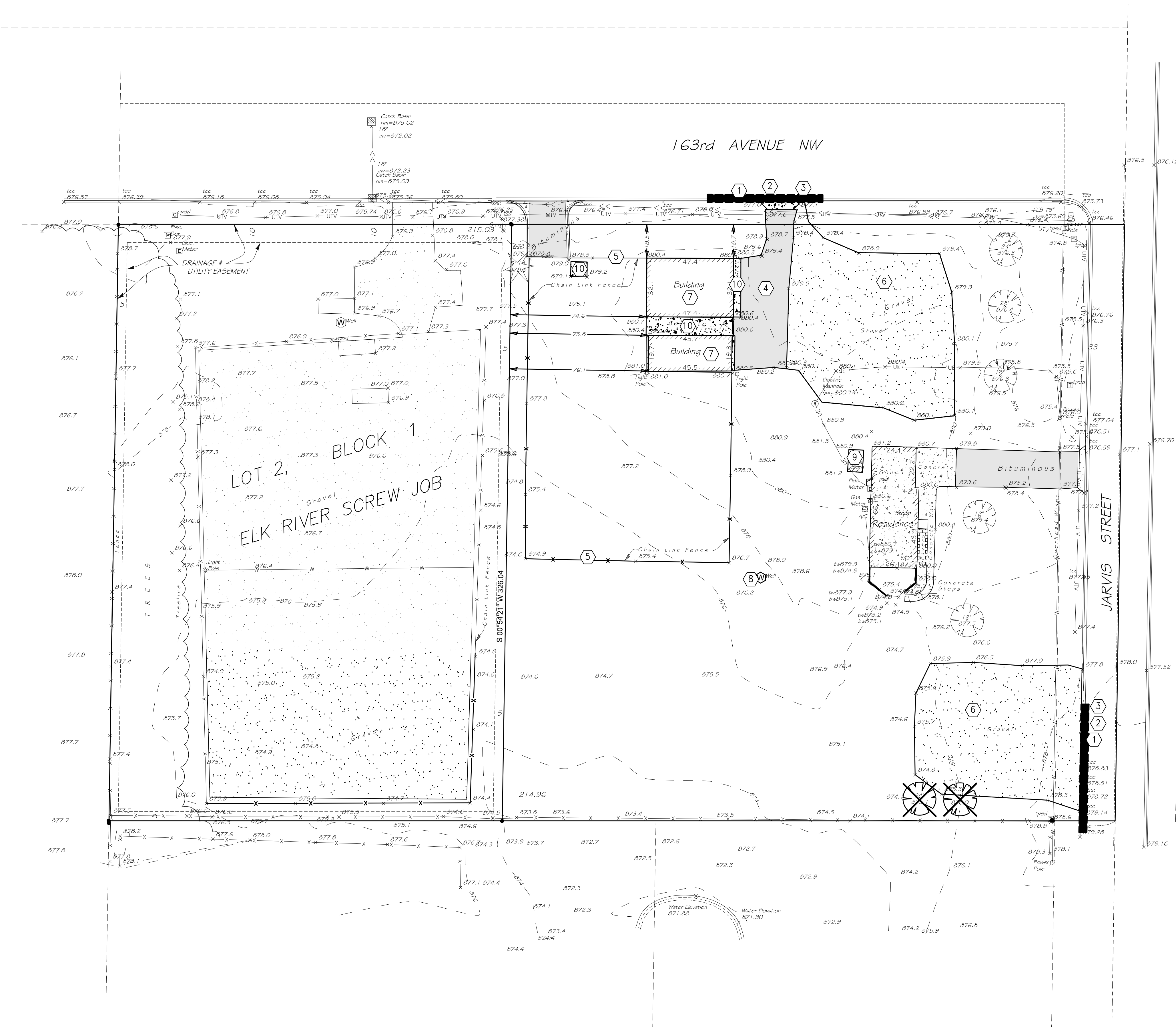
COLLINS BROTHERS TOWING  
 16234 JARVIS ST NW  
 ELK RIVER, MINNESOTA 55330  
 763.241.9177

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

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

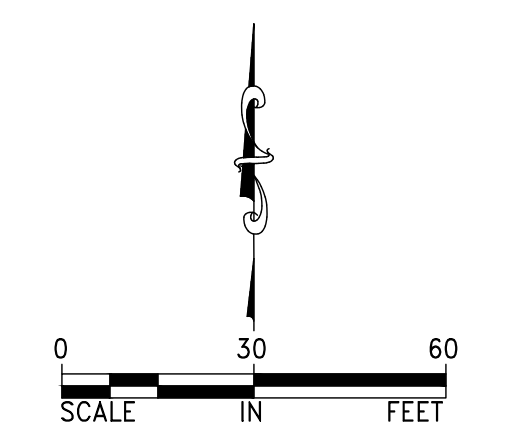


- REFERENCE NOTES:
- ① SAWCUT CONCRETE CURB & GUTTER (FULL DEPTH)
  - ② SAWCUT BITUMINOUS PAVEMENT (FULL DEPTH)
  - ③ REMOVE CONCRETE CURB & GUTTER
  - ④ REMOVE BITUMINOUS PAVEMENT (FULL DEPTH)
  - ⑤ REMOVE FENCE
  - ⑥ REMOVE GRAVEL
  - ⑦ REMOVE BUILDING
  - ⑧ PROTECT WELL
  - ⑨ REMOVE SHED
  - ⑩ REMOVE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

NOTES:

- CONTRACTOR SHALL COORDINATE UTILITY RELOCATION WITH RESPECTIVE UTILITY COMPANIES.

- LEGEND
- - - - - EXISTING CONTOUR
  - ▭ EXISTING BUILDING
  - ▬▬▬ EXISTING CURB & GUTTER
  - >->- EXISTING STORM SEWER
  - >->- EXISTING SANITARY SEWER
  - |-|- EXISTING WATERMAIN
  - ▭ EXISTING CONCRETE PAVEMENT
  - x-x-x-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



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 DRAWN BY: ABL  
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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

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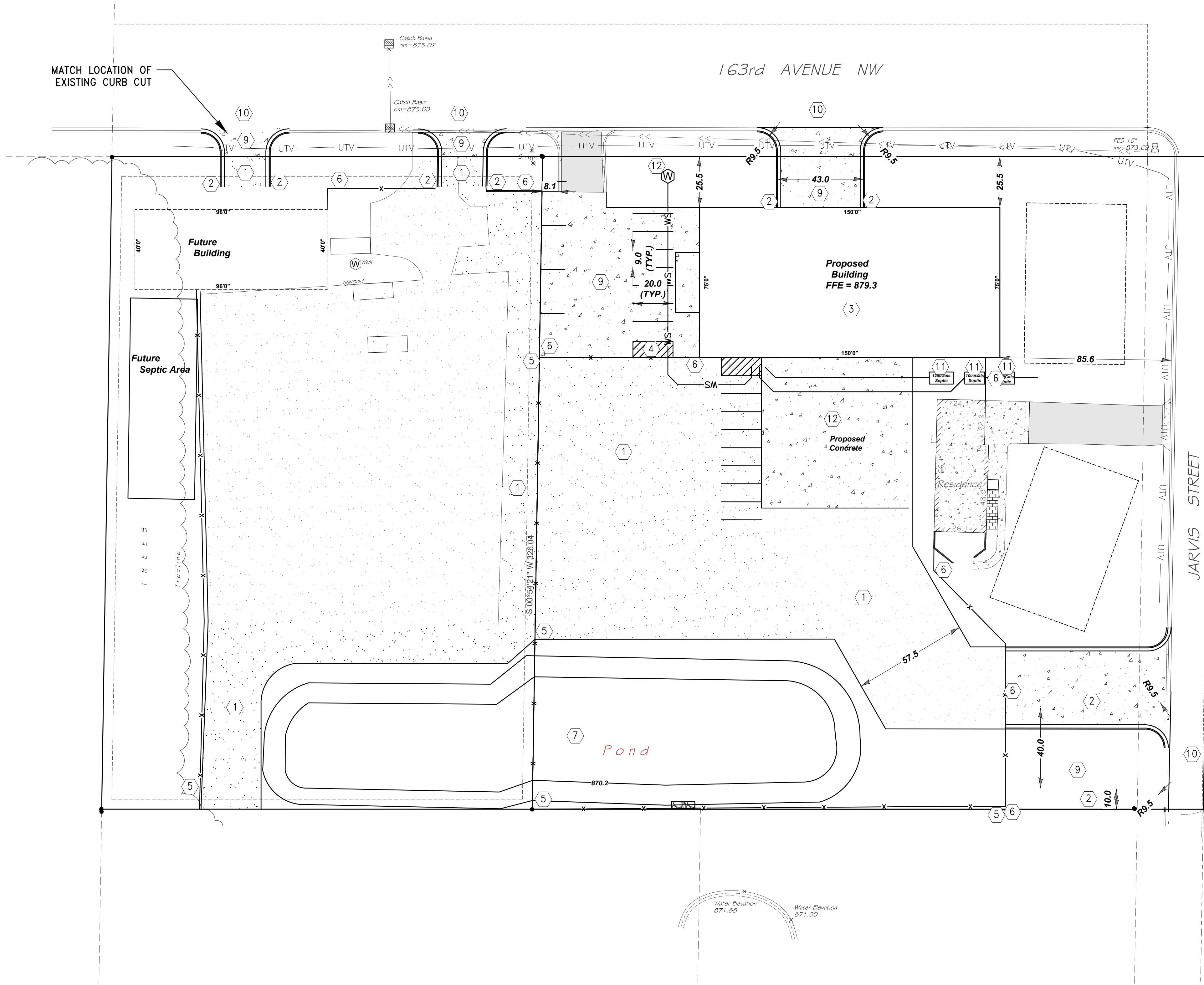
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 ELK RIVER, MINNESOTA 55330  
 763.241.9177

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

EXISTING CONDITIONS & REMOVALS

PROJECT: 90640  
 SHEET NO. C4 OF C10

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- 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**

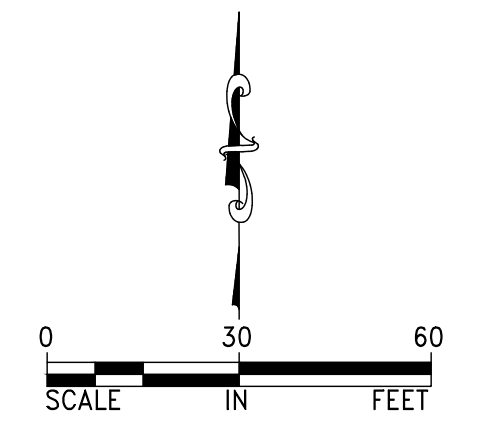
**EAST PARCEL:**

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
  - ⑩ NUMBER OF PARKING STALLS



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REVISIONS	
08.09.24	CLIENT COMMENTS
08.22.24	PARKING STRIPES
09.05.24	TOTAL NUMBER OF SHEETS
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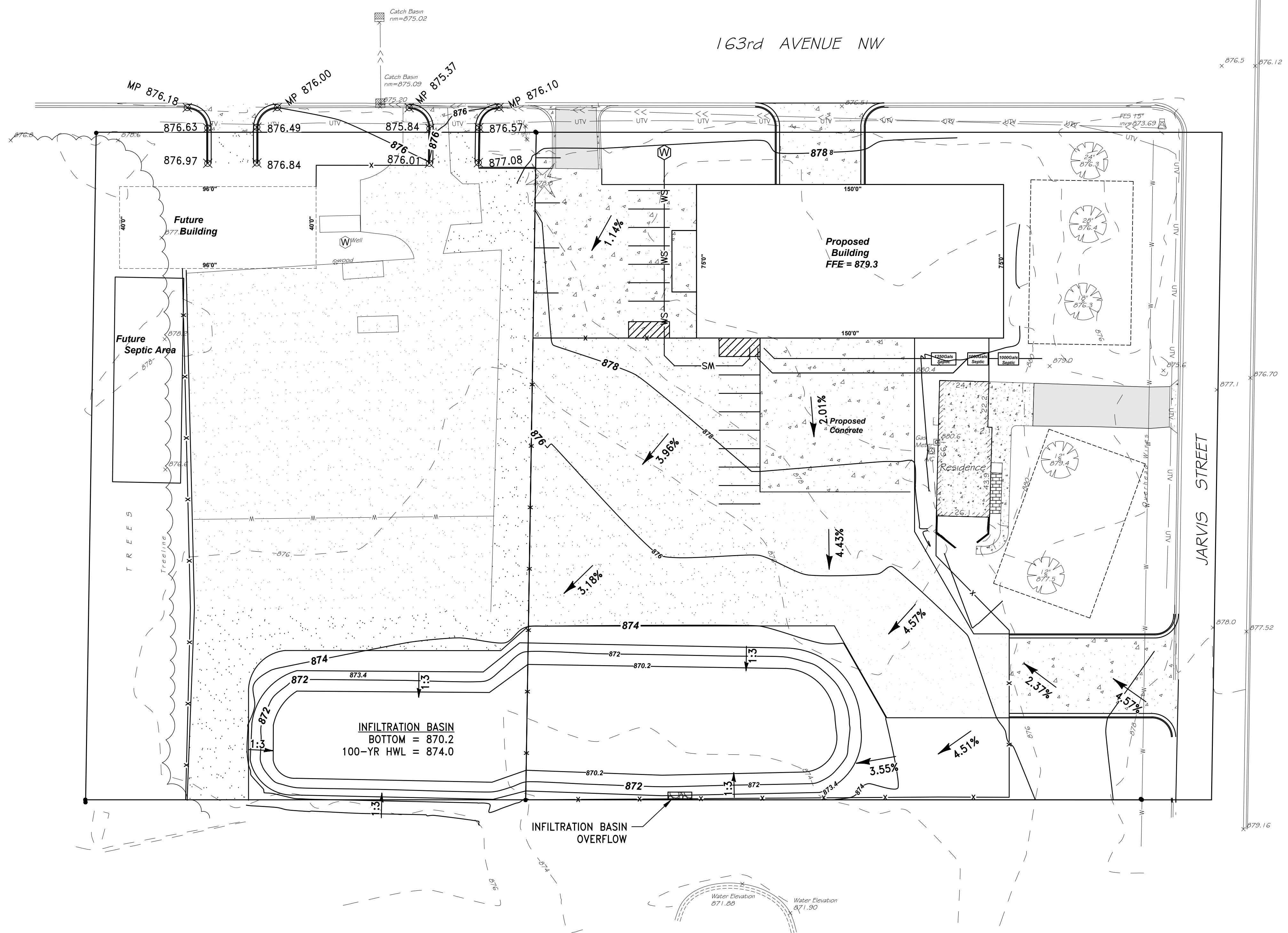
SITE PLAN

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
- 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
- LP 910.00 PROPOSED LOW POINT
- TS 910.00 PROPOSED TOP OF SLAB
- G 910.00 PROPOSED GUTTER LINE OR FINISHED GROUND ELEVATION



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

REVISIONS	
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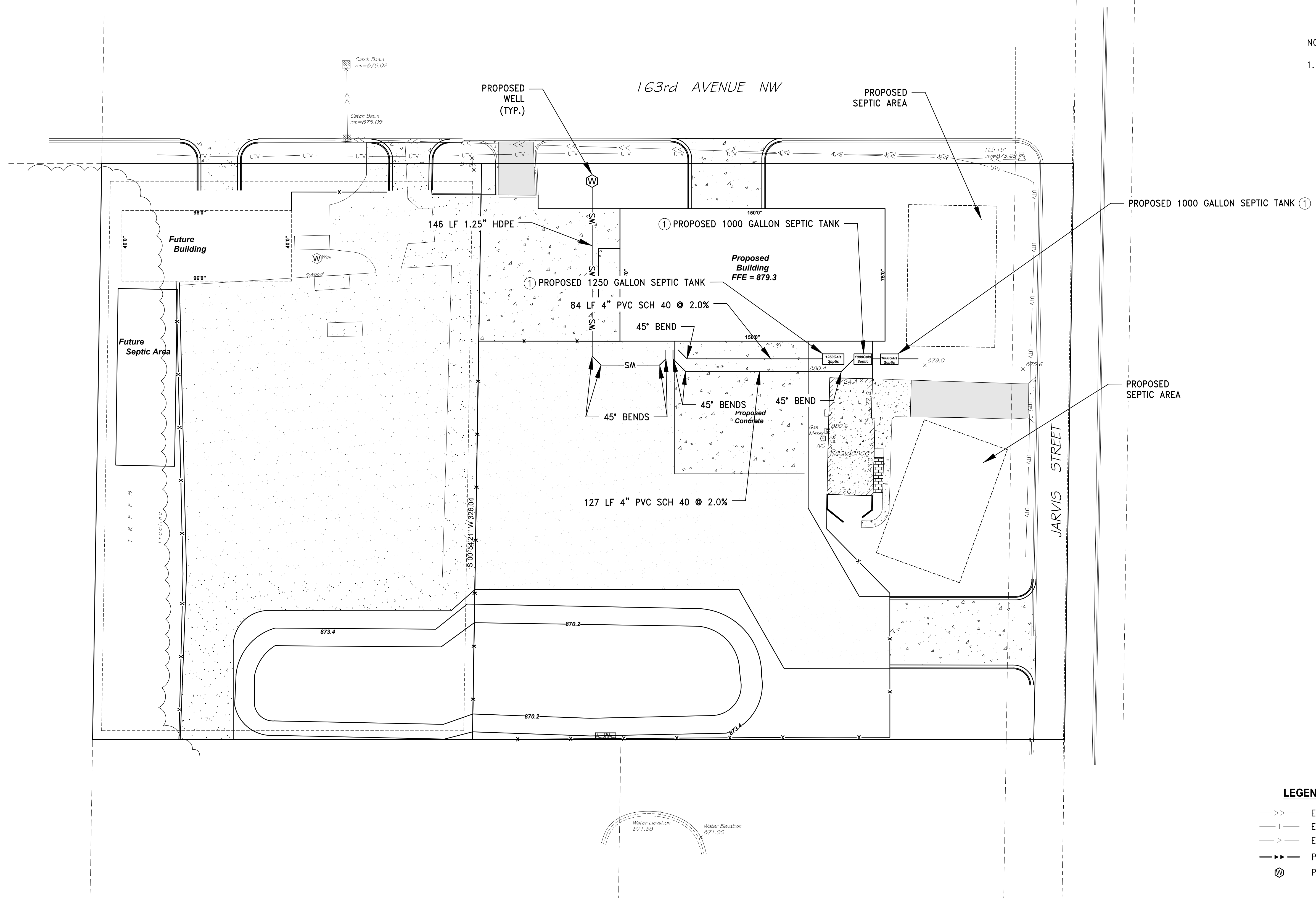
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 ELK RIVER, MINNESOTA

GRADING & DRAINAGE PLAN

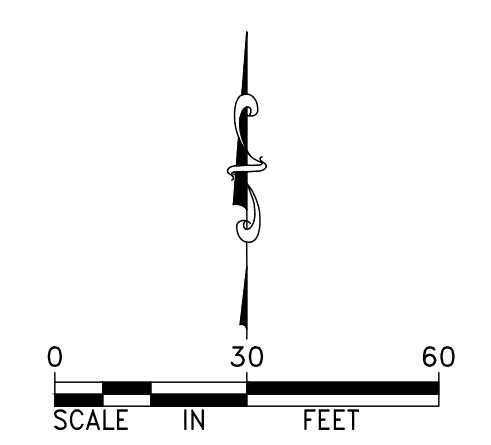
PROJECT: 90640
SHEET NO. C6 of C10

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

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



**LEGEND**  
 —>>— EXISTING STORM SEWER  
 —|— EXISTING WATERMAIN  
 —>— EXISTING SANITARY SEWER  
 —>>— PROPOSED STORM SEWER  
 ⊗ PROPOSED STORM SEWER



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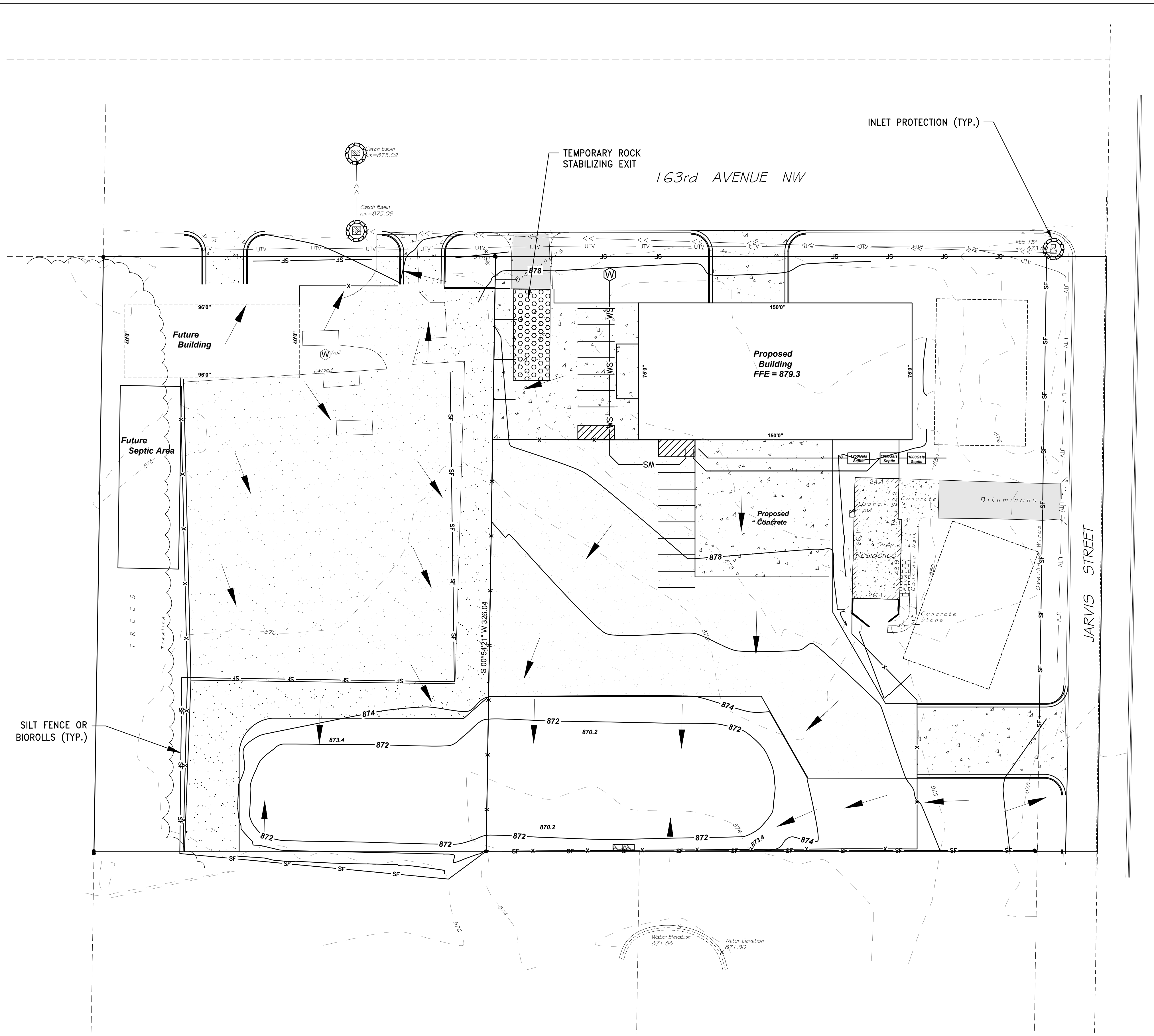
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UTILITY PLAN

PROJECT: 90640  
 SHEET NO.  
 C7 of C10

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- LEGEND**
- GRADING LIMITS
  - EXISTING STORM SEWER
  - PROPOSED STORM SEWER
  - PROPOSED SILT FENCE OR BIOROLLS
  - PROPOSED ROCK STABILIZING EXIT
  - PROPOSED INLET CONTROL
  - DRAINAGE ARROW
  - EXISTING CATCH BASIN
  - PROPOSED CATCH BASIN
  - PROPOSED RANDOM RIPRAP CLASS III
  - PROPOSED SOD OR MNDOT SEED MIX 25-131
  - PROPOSED MNDOT SEED MIX 33-261

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STORMWATER POLLUTION PREVENTION PLAN

PROJECT: 90640  
 SHEET NO. C8 OF C10

