



# Planning Commission

Tuesday, September 23, 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. CONSIDER AGENDA

### 3. CONSIDER MINUTES

#### 3.1 DRAFT Minutes - August 26, 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.

### 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.

#### 5.1 Pat Briggs Planned Unit Development (PUD): Two 79-unit Apartment Buildings, Land Use Amendment, Zone Change, and Ordinance Amendment - 17379 Twin Lakes Rd NW

#### 5.2 Resolution 25-01: City Purchase of Property for Retail Purposes

#### 5.3 Resolution 25-02: City Purchase of Property for a Future Fire Station

### 6. COUNCIL LIAISON UPDATES

### 7. MOTION TO ADJOURN



**Meeting of the Planning Commission  
Held at the Elk River City Hall  
Tuesday, August 26, 2025**

**Members Present:** Acting Chair Dennis Booth, Commissioner Robert Rydberg, Commissioner James Zahler, Commissioner Anthony Kaba

**Members Absent:** Chair Perry Beise, Commissioner Eric Johnson, Commissioner Dornan Bland, Councilmember Jennifer Wagner

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

**1. CALL MEETING TO ORDER**

Pursuant to due call and notice thereof, the meeting was called to order at 7:07 p.m.

**2. CONSIDER AGENDA**

**Moved by Commissioner Rydberg and seconded by Commissioner Kaba to approve the agenda. Motion carried 4-0.**

**3. CONSIDER MINUTES**

**Moved by Commissioner Zahler and seconded by Commissioner Kaba to approve the following consent items as outlined in their respective staff reports. Motion carried 4-0.**

**3.1 DRAFT Minutes - July 22, 2025**

**4. PUBLIC HEARINGS**

**4.1 Pat Briggs Planned Unit Development (PUD): Two 79-unit Apartment Buildings, Land Use Amendment, Zone Change, and Ordinance Amendment - 17379 Twin Lakes Rd NW**

Mr. Carlton presented the staff report.

Commissioner Rydberg asked what percentage of the proposed apartments were studio or one-bedroom. Mr. Carlton responded that 96% of the units are either studio or one-bedroom apartments.

Commissioner Rydberg commented on the request to reduce the number of parking spots and stated he would prefer to see the number closer to the 2.5 spots per dwelling standard.

Acting Chair Booth opened the public hearing.

**Matthew Lerfald and Morgan Duvall, 17395 Twin Lakes Rd**, expressed their concern as owners

of an adjacent property. Their concerns included high volumes of traffic, stormwater runoff into their property from increased hard surfaces, the effects on the creek running through the property, the density of surrounding apartments within a one-block radius, people parking on their driveway, the impact on native species, the effects of the Northstar train decommissioning, and lack of privacy from a four-story building located so close to their house.

Mr. Lorfald commented on privacy issues with nearby apartment residents trespassing on their property, burning, and dumping trash.

Commissioner Rydberg asked if the property owner had spoken with Mr. Lorfald or Ms. Duvall. They responded that he had only approached them to discuss a natural gas connection. Currently, their home has an easement agreement for driveway access through the property.

Ms. Duvall asked that a traffic impact study be a condition of the approval as well as stormwater controls and capping the building height at two to three stories rather than four.

**Arthur Meisenbach, 1739 Twin Lakes Rd**, expressed concern about the watershed district and destroying wetlands. He stated the easement does not align with the driveway. He has concerns about security from surrounding apartment residents who trespass on his property and cut down his trees. He added that he currently takes care of snow removal for the road to his home at his own expense.

Mr. Carlton stated a condition could be included to address concerns with the driveway alignment and the two driveways of existing property owners.

**Susan Meisenbach, 1739 Twin Lakes Rd**, stated her biggest concern is regarding traffic safety.

Ms. Duvall added that she was concerned about the value of her property decreasing.

**Caroline Hattell, 19601 Tyler St**, commented that the curve at Twin Lakes Rd is terrible. She has recently moved to the state and has concerns about the number of apartments being built in Elk River.

**Attorney Alan Kantrud, representing the applicant, Pat Briggs**, stated he was taking comments into consideration and could answer questions.

**Chris Dahn, Bogart, Pederson, and Associates**, addressed some of the comments received. He stated that curving the road (driveway) through the apartment complex could reduce the speed of traffic. The creek that was mentioned is actually a drainage ditch owned and maintained by Sherburne County. Water entering this ditch will be treated in accordance with State stormwater requirements.

Mr. Dahn asked if anything would stop the current property owner from cutting down all of the trees today? Mr. Carlton responded that the City does not have a tree preservation ordinance. Commissioner Rydberg added that a landscape plan would need to be submitted.

Commissioner Rydberg agreed that adjacent property owners could be negatively affected by the height of the proposed development and the ingress/egress across the property. Mr. Dahn agreed that the developer could discuss those concerns and come back with suggestions.

Acting Chair Booth asked if plans had been prepared to ensure property owners can access their

property during construction. Mr. Dahn responded that access would be maintained.

Mr. Dahn commented that stormwater runoff to adjacent properties will not be increased and will follow State requirements.

Mr. Dahn stated that trees will not be cut down on adjacent properties and will be replaced in accordance with city standards.

Mr. Dahn stated, if the city engineer were in favor of a turn lane and/or a deceleration lane, the change would benefit the current owners as well as the proposed project. Attorney Kantrud added that change could be brought back as a rendering.

Mr. Dahn added that the landscaping plan could work to protect neighboring properties from the height of the proposed project.

Mr. Dahn addressed the request to reduce the number of parking stalls per dwelling. He felt the request of 1.63 stalls was reasonable based on the fact that the apartments would be smaller and, therefore, have fewer occupants. Commissioner Rydberg disagreed, stating the population is more upscale and, without the commuter train, more occupants would need vehicles to get to work.

Mr. Dahn felt the location would allow residents to walk or bike to their place of employment and most units would have 1–2 occupants with one vehicle.

Acting Chair Booth asked about plans for trash collection. Mr. Dahn responded that there were trash enclosures inside the building and the containers would be wheeled out weekly for collection. Commissioner Rydberg questioned the process for residential trash collection. Mr. Dahn explained that there was plenty of space for the garbage trucks to enter and turn around.

Acting Chair Booth asked about snow removal plans. Mr. Dahn responded that snow could be piled along the west side of the property as well as the stormwater pond located in the center. Excess snow could be removed by truck.

Acting Chair Booth asked if the parking lots were large enough for fire truck access. Mr. Dahn responded that the parking lots were large enough to allow access of emergency vehicles.

Mr. Dahn continued his discussion of reducing the parking stall amounts, citing examples of other apartment complexes throughout the city that had fewer than the required parking stalls and did not have complaints or lack of parking.

Mr. Dahn commented that parking on the ingress/egress would be restricted with Fire Lane "No Parking" signs.

Commissioner Rydberg stated the PUD may need conditions to reduce traffic impacts, such as a three-quarter intersection.

Ms. Duvall added that the curve along Twin Lakes Rd does not deter speeding. She stated that traffic backs up along the road when the train crossing arms are down.

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Mr. Lorfald expressed concern that changing the zoning district would allow other apartments to be developed.

Ms. Duvall stated she felt it wasn't her responsibility to enforce parking restrictions on the road her property is located on.

Ms. Meisenbach added that large vehicles or trucks with trailers need to use the center median to make a left turn into the property.

Acting Chair Booth closed the public hearing.

Commissioner Zahler asked for an explanation of a FAST district. Mr. Carlton gave a history of the FAST district, explaining that the plan from 2010 centered on the Northstar train station and its support for apartments and town home complexes near the train station. The new comprehensive plan was approved in 2021 and reflects changes in the community. The comprehensive plan calls for smaller scale apartments, which is why the land use would need to be changed. The current zoning does allow an apartment complex.

Commissioners Zahler and Rydberg agreed that the impact on the neighbors, traffic, and the ingress/egress would need to be addressed.

Mr. Carlton asked the Commissioners if they had changes they would like to see the developers make.

Commissioner Rydberg recommended tabling the discussion until issues with the neighbors and safety could be addressed, as well as the alignment of the easement.

**Moved by Commissioner Rydberg and seconded by Commissioner Kaba to postpone the proposed land use amendment, changing the Comprehensive Plan guidance from Mixed Residential to Multifamily; the proposed zone change, changing the zoning from FAST (D) to Planned Unit Development (PUD) subject to council approval of the associated land use amendment (LU 25-02); and the ordinance amendment (OA 25-08) establishing the PUD standards to the September 23, 2025 Planning Commission meeting. Motion carried 4-0.**

Mr. Carlton reviewed that the developer could look at access points and turn lanes, alignment with existing easements and driveways, landscape and stormwater plans, and stormwater calculations.

Acting Chair Booth stated he was concerned about the mix of apartment sizes within the proposed development.

Commissioner Rydberg recommended a discussion with the neighbors on post-development prevention of trespassing and trash.

#### 4.2 Preliminary Plat: Prairie Haven, Gavin Hemmer - 13631 192 1/2 Ave NW

Mr. Carlton presented the staff report.

The Commission agreed that the following conditions may be removed:

2. A wetland variance to support a driveway for lot I must be approved prior to approval of a final plat.
3. The applicant should work with their surveyor to explore opportunities to minimize the right-of-way dedicated for 192nd 1/2 Ave.

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

**Moved by Commissioner Zahler and seconded by Commissioner Kaba to recommend approval of the Preliminary Plat of Prairie Haven, subject to the following condition:  
I. The associated lot size variance (V 25-12) must be approved and recorded along with a future final plat. Motion carried 4-0.**

4.3 Conditional Use Permit: Motor Vehicle Sales and Repair, Pavel Liashkovich - 15777 Jarvis St NW  
Mr. Leeseberg presented the staff report.

Acting Chair Booth opened the public hearing.

**Eduard Yukhimchuk, 20266 Yale St**, currently occupies Suite C and D and was available for questions. Since his business is currently allowed to salvage cars, he felt they should also be allowed to repair them.

Acting Chair Booth closed the public hearing.

Commissioner Rydberg checked that the applicant did not have issues with the 14 conditions. Mr. Yukhimchuk responded that he did not.

**Moved by Commissioner Rydberg and seconded by Commissioner Zahler to recommend approval of the Conditional Use Permit with the following conditions to satisfy the standards set forth in Section 30-654:**

1. **The Conditional Use Permit shall not be recorded until all conditions have been completed.**
2. **The applicant and/or property owner must apply for all required commercial building, electrical, plumbing, and/or mechanical permits before any associated activities can occur.**
3. **Outdoor storage of damaged or inoperable vehicles shall be allowed only in the fenced-in outdoor storage area as shown on Exhibit A.**
4. **Hazardous materials shall be handled and disposed of in accordance with the Minnesota Pollution Control Agency (MPCA).**
5. **The number of motor vehicle sales dealers shall be limited to one (1).**
6. **No more than 10 “for sale” vehicles may be displayed on the subject property.**
7. **All motor vehicle repairs, body work, or detailing shall only occur inside the building.**
8. **Exterior doors shall be closed while any motor vehicle repair, body work, or detailing occurs.**

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9. **A code analysis finding building code compliance for the entire building shall be prepared by appropriate registered professionals.**
  10. **The parking lot shall be striped to city requirements.**
  11. **Ten signs shall be installed indicating “For Sale” vehicles.**
  12. **Conditions 9-11 must be completed by October 31, 2025, or the CUP will be brought to the City Council on November 17, 2025, to discuss revocation.**
  13. **An amendment to this Conditional Use Permit will be required for future changes/additions not shown on Exhibit A.**
  14. **Conditional Use Permit CU 23-20 shall become void.**

**Motion carried 4-0.**

5. GENERAL BUSINESS

There were no general business items.

6. COUNCIL LIAISON UPDATES

There were no council liaison updates.

7. MOTION TO ADJOURN

**Moved by Commissioner Rydberg and seconded by Commissioner Zahler to adjourn the meeting. Motion carried 4-0.**

The meeting adjourned at 8:38 p.m.

Minutes prepared by Katie Porath.

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Perry Beise, Chair

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Tina Allard, City Clerk



# Request for Action

**To**  
Planning Commission

**Item Number**  
5.1

**Meeting Date**  
September 23, 2025

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

**Item Description**  
Pat Briggs Planned Unit Development (PUD): Two 79-unit Apartment Buildings, Land Use Amendment, Zone Change, and Ordinance Amendment - 17379 Twin Lakes Rd NW

**Reviewed by**  
Chris Leeseberg

### Action Requested

Recommend approval of the proposed land use amendment, changing the Comprehensive Plan guidance from Mixed Residential to Multifamily.

Recommend approval of the proposed zone change, changing the zoning from FAST (D) to Planned Unit Development (PUD) subject to council approval of the associated land use amendment (LU 25-02) and ordinance amendment (OA 25-08) establishing the PUD standards.

Recommend approval of an ordinance outlining the development standards for a residential Planned Unit Development, subject to the following conditions.

1. City Council approval of zone change (ZC 25-02)
2. Address all comments noted in the comment letter dated August 20, 2025.
3. Submit full landscape plans demonstrating compliance with city codes.
4. Staff approval of all submitted plans (site, engineering, architectural, etc.)
5. The applicant must prepare and record a perpetual ingress/egress easement to the benefit of the two single-family homes east of the subject site. This easement must include the "Y-shape" of the driveways as they exit the property and include all necessary utility access rights.
6. Access for the project must be updated to show a 3/4 access, eliminating left-turns from the site.
7. The landscape plan must be updated to include vegetative screening consistent with the provided renderings.

### Background/Discussion

The applicant, Pat Briggs, has requested approval of a series of applications to support the development of a multifamily project consisting of two 79-unit apartment buildings. Proposed as a PUD, the project requires approval of a land use amendment to update the guidance for the property from Mixed Residential to Multifamily, a zone change updating the zoning of the property to PUD, and an ordinance amendment establishing the PUD standards and memorializing the project within the city code.

### Planning Commission

The Planning Commission held a public hearing regarding this proposal on August 26, 2025. Multiple residents

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spoke during the public hearing and shared a number of concerns with the project, including:

- A land use amendment increasing the density of the property near existing single-family homes.
- Reduced parking requirements may lead to parking on adjacent private properties or on Twin Lakes Road.
- The proposed filling of wetlands and stormwater/impervious surface impacts on adjacent parcels.
- Impacts to the existing access easement for parcels to the east.
- Required improvements to Twin Lakes Road, turn lanes, as an example.
- The amount of traffic generated by the proposed project.
- Visual impacts on adjacent parcels. Specifically, the building height near an existing home and a lack of proposed screening to ensure future tenants do not trespass on adjacent lots.
- Is the city "over developing" this area?
- How will snow removal be handled without encroaching on adjacent parcels?

The Commission shared many of the concerns brought up during the public hearing and asked the developer to review their project and identify modifications to address the concerns. The public hearing was closed, and the discussion was continued to September 23, 2025.

### **Plan Updates**

The applicant submitted updated plans and a traffic analysis on September 17, 2025. The traffic analysis notes that Twin Lakes Parkway will support the additional 981 trips estimated to be generated by the site. The review also notes that due to the increase in traffic to/from the property, turn lanes and intersection improvements are necessary. The Public Works Director recommends a right-turn lane into the site and a 3/4 median access (no left-turns exiting the site). He does not support a full median access.

Updated plans identify access improvements, but will need to be updated to reflect the recommendation of a 3/4 access. Additional plan updates include clear connections to the gravel driveways for the two properties to the east and landscaping along the east property line as screening/buffering for the single-family homes. Staff note that the proposed tree selection does not reach the height indicated in the rendering and a new variety should be chosen to provide more height at maturity.

### **Land Use and Zoning**

The public hearing comments referenced what is and is not allowed under the current standards and the application includes amendments to both the land use/Comprehensive Plan and the zoning map. The current land use designation for this lot, and all of those located east of the site, is Mixed Residential, which supports a variety of residential densities — up to and including "small scale multifamily" buildings. Staff does not believe the proposed project of two 79-unit buildings meets the proposed guidance and the land use map should be changed to Multifamily, which would allow a project of this scale.

The property, along with the parcels to the east, is currently zoned FAST (D) which does permit apartment projects of this scale as an allowed use. Apartment buildings constructed as a permitted use would need to follow the standard zoning ordinance requirements prior to permitting. The applicant is proposing to develop this project as a Planned Unit Development (PUD) as he is seeking exemptions from the strict application of city codes — including parking and wetland setbacks.

In reviewing this site specifically, a land use amendment to Multifamily would be consistent with existing uses in the surrounding area and direct access to Twin Lakes Road, a 4-lane divided roadway, supports the traffic generated by an apartment project.

The Planning Commission should evaluate whether it is appropriate to change the land use designation and increase the permitted residential density for the property.

### **Parking**

Another key discussion point from the public hearing and the Planning Commission's discussion was the

proposed parking ratio. City ordinances require 2.5 parking stalls per apartment unit, one of which must be covered. The project includes 158 units, requiring a total of 395 parking stalls with 158 of those being covered. The submitted plans propose 258 stalls for a parking ratio of 1.6 stalls/unit. Plans also note that covered parking requirements are not met, providing 124 of the 158 required spaces.

The city has approved numerous apartment projects with parking ratios below the 2.5 stalls/unit required under the ordinance, generally around 2.0 stalls/unit. These approvals typically, but not always, include a proof of parking exhibit or agreement noting where additional stalls can be constructed if parking becomes an issue in the future. These approved parking changes have not resulted in significant complaints due to a lack of parking, but many of the properties are located along less busy city streets.

The applicant states that the reduced parking request is appropriate as 96% of the units are either studio or one-bedroom units, reducing the parking demand as many units will be occupied by one person rather than two or more.

The Planning Commission should carefully consider the proposed parking deviation and weigh the request against the applicant's statement regarding parking needs for the building based on unit type against city ordinances and the location along Twin Lakes Road.

### **Financial Impact**

None

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

Opportunity to live, work, and play.

### **Attachments**

1. Planning Commission Memo dated 08-26-2025
2. Trip Generation Memo for Briggs Elk River Apartments
3. Updated Civil Plans received 09-19-2025
4. Twin Lakes Apartments Rendering
5. 5.1 Briggs Apartment



# Request for Action

**To**  
Planning Commission

**Item Number**  
4.1

**Meeting Date**  
August 26, 2025

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

**Item Description**  
Pat Briggs Planned Unit Development (PUD): Two 79-unit Apartment Buildings, Land Use Amendment, Zone Change, and Ordinance Amendment - 17379 Twin Lakes Rd NW

**Reviewed by**  
Chris Leeseberg

## Action Requested

Recommend, by motion, approval of the proposed land use amendment, changing the Comprehensive Plan guidance from Mixed Residential to Multifamily.

Recommend, by motion, approval of the proposed zone change, changing the zoning from FAST (D) to Planned Unit Development (PUD) subject to council approval of the associated land use amendment (LU 25-02) and ordinance amendment (OA 25-08) establishing the PUD standards.

Recommend, by motion, approval of an ordinance outlining the development standards for a residential Planned Unit Development, subject to the following conditions.

1. City Council approval of zone change (ZC 25- 02)
2. Address all comments noted in the comment letter dated August 20, 2025.
3. Submit full landscape plans demonstrating compliance with city codes.
4. Staff approval of all submitted plans (site, engineering, architectural, etc.)
5. The applicant must prepare and record a perpetual ingress/egress easement to the benefit of the two single-family homes east of the subject site. This easement must also include all necessary utility access rights for both of these parcels.

## Background/Discussion

The applicant, Pat Briggs, has requested approval of a series of applications to support the development of a multifamily project consisting of two 79-unit apartment buildings. Proposed as a PUD, the project requires approval of a land use amendment to update the guidance for the property from Mixed Residential to Multifamily, a zone change updating the zoning of the property to PUD, and an ordinance amendment establishing the PUD standards and memorializing the project within the city code.

## Site Plan

Plans show two 4-story apartment buildings with associated parking and stormwater features. The one driveway accesses Twin Lakes Road and also serves as an access point for the two existing single-family homes east of the subject site. A condition that the access rights for the two parcels to the east be memorialized in a perpetual ingress/egress easement is included.

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If access from southbound Twin Lakes Road is to be maintained, the developer will need to improve the temporary access to include a dedicated turn-lane. If this access is not improved, the temporary access will need to be removed.

There are two existing wetlands on the property, and the developer has proposed filling one of the wetlands. This action will require an additional approval from the state before building permits will be issued. An approval letter will be required as part of future building permit applications. The southern building encroaches into the wetland setback/buffer. The area outside of the impervious impacts to the buffer will need to be left as unmaintained vegetation.

### **Building Plans**

Submitted plans show an apartment building with four-stories of residential units and one floor of parking. The majority of units within each building are designated as efficiency units. The commission should discuss this distribution and make a recommendation whether the mix is appropriate.

The developer has submitted conceptual graphics of the building's exterior. Architecturally prepared building elevations identifying building materials, colors, and the percentage of each material must be submitted for review.

Plans request a reduction in the parking requirements for the use. Ordinance requires 2.5 parking stalls per residential unit, a total of 395 stalls. Additionally, one covered stall per unit is required, a total of 158. Plans identify 258 total stalls, with 124 covered stalls for a parking ration of 1.63 stalls/unit. The city has traditionally supported reduced parking requests at 2 stalls per unit subject to proof of parking availability should parking concerns arise. The site has little space for proof of parking, and the requested ratio is below what has been approved in the past. The developer notes that parking demands should be reduced due to the number of efficiency units. The PUD process can be used to approve this deviation, and the Planning Commission should discuss this request in greater detail.

### **City Services**

The new buildings will connect to city services. Submitted plans did not detail these connections and updated plans will need to be submitted and approved by Elk River Municipal Utilities and the city engineer.

### **Comprehensive Plan**

The proposed amendment to the land use plan will update the guidance for the subject property from mixed residential to multifamily. The property is adjacent to two existing apartment developments and will be compatible with surrounding land uses.

### **Zone Change**

The proposed zoning amendment supports the residential PUD proposal. The zone change to PUD can be approved after the land use amendment has been adopted.

### **Ordinance Amendment**

The city uses an ordinance amendment process to memorialize the standards of the PUD. The ordinance will describe the permitted uses, architectural standards, setbacks, and site plan. All future permits will be evaluated against the approved PUD standards. Staff will guide the commission through a discussion regarding the various PUD deviations and request separate recommendations on each item. The commission will then have an opportunity to recommend moving the plans forward for council consideration or request updated plans from the developer.

### **Financial Impact**

None

**Mission/Policy/Goal**

Opportunity to live, work, and play.

**Attachments**

1. Location Map
2. Applicant's Narrative
3. Civil Plans dated July 17, 2025
4. \_Floor Plans and Architectural Concept
5. Comment Letter dated August 8, 2025



# Project Location Map

Pat Briggs

Land Use Amendment - LU 25-02  
Zone Change - ZC 25-02



Two phases of a 4 Story 80 Unit Market Rate Apartment Building including covered parking. Consisting of 85% Studio units for Individuals seeking affordable housing options to work and play and access public transportation within Biking & walking distances to Industrial/Office and the retail sector on the East Side of 169.

# BRIGGS ER PLAT

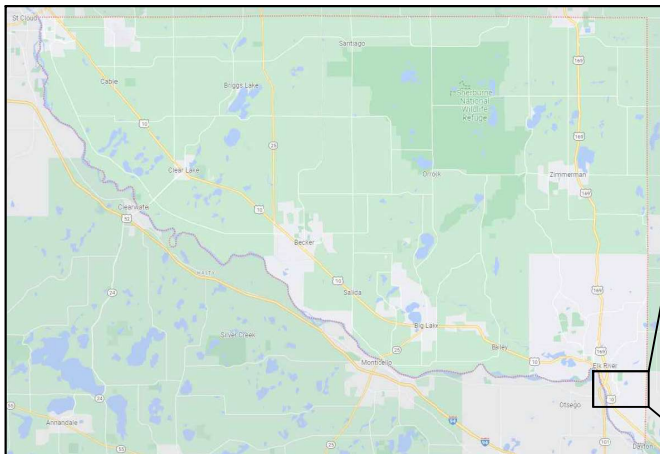
## PAT BRIGGS

17379 TWIN LAKES ROAD NW  
CITY OF ELK RIVER, SHERBURNE COUNTY, MN  
JULY 2025  
PRELIMINARY PLANS

**CIVIL & SURVEY PLANS PREPARED BY:**



Civil Plans	
Sheet Number	Sheet Title
	Cover
C1	Demolition Plan
C2	Site Plan
C3	Grading Plan
C4	Utility Plan
C5	Erosion Control Plan
C6	SWPPP Narrative
C7	Details
C8	Details
C9	Details
C10	Details



**SHERBURNE COUNTY, MINNESOTA**

**PROJECT LOCATION**



**VICINITY MAP**

REV NO.	DATE	DESCRIPTION

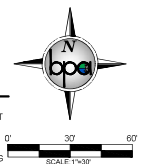
PRIVATE UTILITIES SHOWN ARE QUALITY LEVEL C.  
QUALITY LEVEL D PROVIDES THE MOST BASIC LEVEL OF INFORMATION. IT INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS. RECORDS MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICES MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM/DATABASES, CONSTRUCTION PLANS, ETC.





**LEGEND:**

- PROPOSED ASPHALT PAVEMENT
- PROPOSED GRAVEL SURFACING
- PROPOSED CONCRETE PAVEMENT
- PROPOSED TURF ESTABLISHMENT
- CONCRETE CURB AND GUTTER - B612
- PROPOSED SIGN



**SITE PLAN NOTES:**

1. PAINTED PAVEMENT MARKING DIMENSIONS ARE SHOWN TO FACE OF CURB. ALL OTHER DIMENSIONS ARE SHOWN TO BACK OF CURB.
2. ALL CONCRETE RAMPS, SIDEWALKS AND ACCESSIBLE HANDICAPPED PARKING STALLS TO CONFORM TO CURRENT A.D.A. REQUIREMENTS.
3. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY AND STATE REGULATIONS.
6. SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS APPROVED BY THE CITY.
7. LANDSCAPING AND TURF ESTABLISHMENT PER LANDSCAPE PLANS & SPECIFICATIONS.
8. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD WHICH ARE NOT DESIGNATED TO BE PAVED OR RECEIVE AGULME, SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SEEDED OR SOODED. REFER TO THE EROSION CONTROL PLAN FOR SOO AND SEED LOCATIONS. ALL OTHER AREAS DISTURBED BY CONSTRUCTION NOT SPECIFICALLY IDENTIFIED TO RECEIVE A CERTAIN SEED MIX SHALL BE MIXED WITH SEED MIX 25-151.
9. WHERE NEW SOO MEETS EXISTING SOO, EXISTING SOO EDGE SHALL BE CUT TO ALLOW FOR A CONSISTENT, UNIFORM STRAIGHT EDGE, JAGGED OR UNEVEN EDGES WILL NOT BE ACCEPTABLE. REMOVE TOPSOIL AT JOINT BETWEEN EXISTING AND NEW AS REQUIRED TO ALLOW NEW SOO SURFACE TO BE FLUSH WITH EXISTING.

**SITE PLAN INFORMATION:**

**PARCEL AREA:**  
 • 2.50 ACRES ±

**PROPOSED ZONING:**  
 • P.U.D. DISTRICT

**PRINCIPAL STRUCTURE SETBACKS:**  
 • FRONT: 35'  
 • SIDE: 10'  
 • REAR: 20'

**PARKING SETBACKS:**  
 • FRONT SETBACK FOR PARKING: XX'  
 • SIDE SETBACK FOR PARKING: XX'  
 • REAR SETBACK FOR PARKING: XX'

**SITE DATA**

	EXISTING	PROPOSED
PAVEMENT AREA	XXXXX SF	XXXXX SF
BUILDING AREA	XXXXX SF	XXXXX SF
PERMITS AREA	XXXXX SF	XXXXX SF
TOTAL AREA	XXXXX SF	XXXXX SF

**PARKING REQUIREMENTS:**

- MINIMUM PARKING STALL DIMENSIONS 20' X 9' (90°) PARKING
- TOTAL STALLS PROVIDED: 258
- TOTAL INDOOR STALLS: 124 (62 BLD. A / 62 BLD. B)
- TOTAL OUTDOOR STALLS: 134 (62 BLD. A / 62 BLD. B)
- TOTAL ADA STALLS PROVIDED: 8 (6 VAN ACCESSIBLE)
- TOTAL ADA STALLS REQUIRED: 8 (6 VAN ACCESSIBLE REQUIRED)

REV. NO.	DATE	DESCRIPTION

DESIGN BY: [ ]  
 DRAWN BY: [ ]  
 CHECKED BY: [ ]  
 DATE: 05/22/2025  
 DWG FILE: [ ]  
 SITE NAME: [ ]  
 FILE NO.: 24020003

**NOT FOR CONSTRUCTION**

**BOGART, PEDERSON & ASSOCIATES, INC.**  
 LAND SURVEYING  
 CIVIL ENGINEERING  
 ENVIRONMENTAL SERVICES

10015 FIRST STREET, BECKER, MN 55008-4932  
 TEL: 763-266-5622 FAX: 763-266-5644

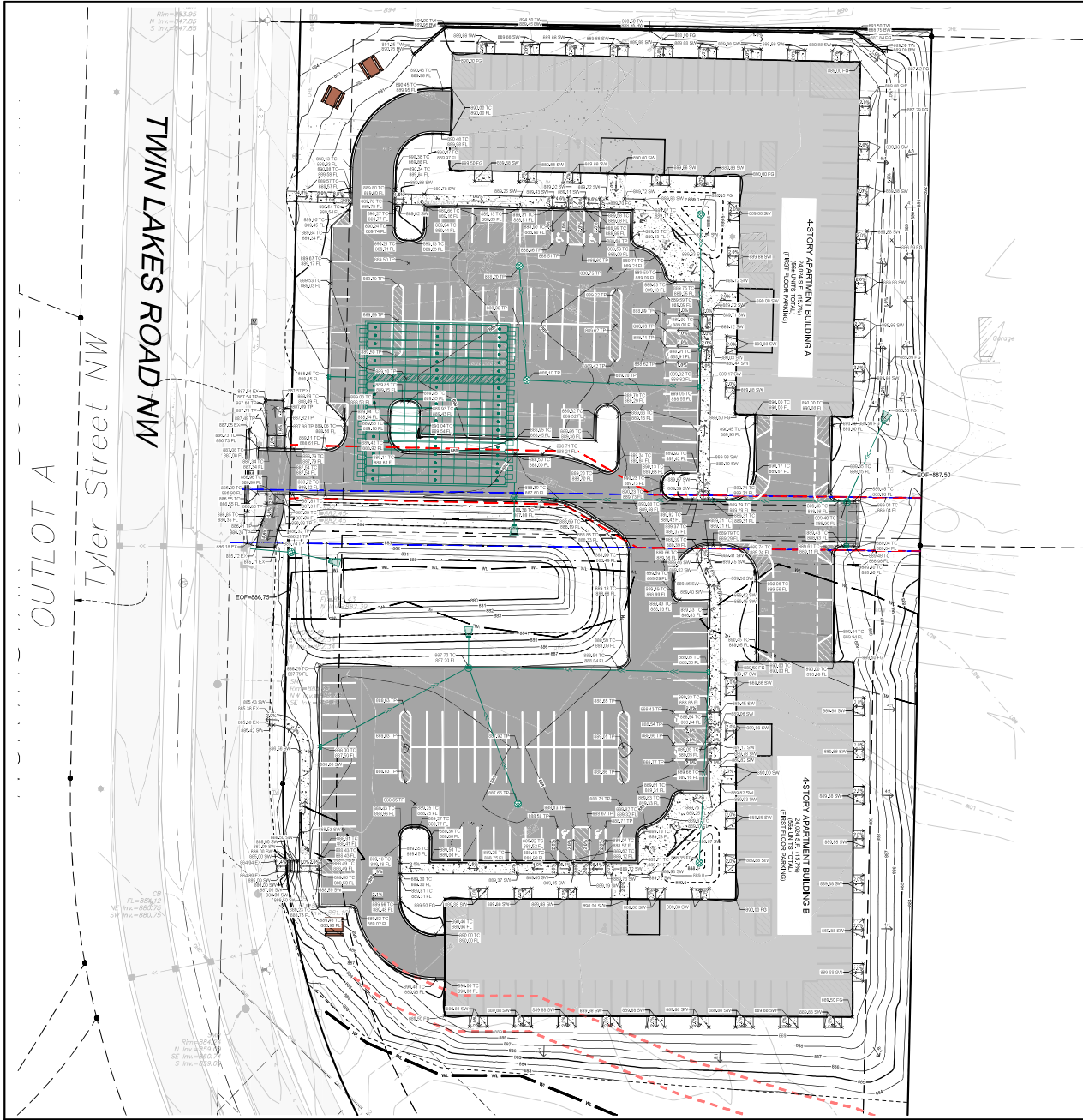
**SITE NAME**  
 City of Elk River, Sherburne County, MN

**SITE PLAN**

SHEET NO.

CALL 48 HOURS BEFORE DIGGING:  
**GOPHER STATE ONE CALL**  
 TWIN CITY AREA 651-454-0002  
 MINNESOTA TOLL FREE 1-800-252-1166

**C2**



**LEGEND:**

- PROPOSED RIP RAP
- NEW TOP-BACK OF CURB ELEVATION
- NEW FLOW LINE OF CURB ELEVATION
- NEW SIDEWALK ELEVATION
- NEW TOP OF PAVEMENT ELEVATION
- NEW TOP OF GRAVEL ELEVATION
- NEW FINISHED GRADE ELEVATION
- EXISTING ELEVATION
- PROPOSED CONTOUR
- PROPOSED SLOPE
- EMERGENCY OVERTFLOW



**GRADING GENERAL NOTES:**

1. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY THE OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
3. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT SILT AND DEBRIS RUN-OFF DURING GRADING OPERATIONS (IE, SILT FENCE, STRAW BALES, ETC.).
4. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN, MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES, AND DRIVEWAY ENTRANCES; RESTORE ALL PAVEMENTS THAT REMAIN TO THEIR ORIGINAL, IF NOT BETTER CONDITION, NOTIFY OWNER OF ANY CONFLICTS PRIOR TO BIDDING THE PROJECT.
5. TURF ESTABLISHMENT AREAS SHALL RECEIVE MINIMUM OF 4" DEPTH AS MEASURED IN PLACE OF TOPSOIL. TOPSOIL SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL GRADED SLOPES GREATER THAN OR EQUAL TO 5:1 SHALL BE HYDROSEDED, EROSION CONTROL BLANKETED, OR MULCHED TO HELP STABILIZE THE SLOPES BY GENERAL CONTRACTOR.
6. PROPOSED SPOT ELEVATIONS ARE TO THE TOP OF CURB UNLESS NOTED OTHERWISE. ELEVATION OF FLOW LINE IS 8" BELOW TOP OF CURB UNLESS OTHERWISE SHOWN.
7. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIALS TO BE HANDLED, AND FOR AMOUNT OF GRADING TO BE DONE IN ORDER TO COMPLETELY PERFORM ALL WORK INDICATED ON THE DRAWINGS. IMPORT SUITABLE MATERIAL AND EXPORT UNSUITABLE EXCESS WASTE MATERIAL AS REQUIRED. ALL COSTS ASSOCIATED WITH IMPORTING AND EXPORTING MATERIALS SHALL BE INCIDENTAL TO THE CONTRACT.
8. IT IS INTENDED THAT EARTHWORK (CUT VS. FILL) BALANCE ON SITE. THE CONTRACTOR SHALL SUBMIT THE QUANTITY OF MATERIAL AND AMOUNT OF ANTICIPATED GRADE ADJUSTMENT FOR REVIEW BY THE ENGINEER A MINIMUM OF FOUR WEEKS PRIOR TO MAKING ADJUSTMENTS. ALL GRADE ADJUSTMENTS MUST BE APPROVED BY THE ENGINEER. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR WORK ASSOCIATED WITH GRADING ADJUSTMENTS, INCLUDING, BUT NOT LIMITED TO, EARTHWORK OPERATIONS, STORM SEWER PIPING AND STRUCTURE ADJUSTMENTS. CONSTRUCTION SUPERVISING FOR ADJUSTING FEATURE LOCATIONS ACCORDINGLY, SILT FENCE, ETC.
9. FAILURE OF TURF DEVELOPMENT. IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SEED OR RE-SCD ALL APPLICABLE AREAS AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.
10. ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAIN TILE, OR OTHER POTENTIAL SOURCE FOR CONTAMINATION SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER MINNESOTA PLUMBING CODE. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR PIPING OR SIMILAR)
11. CONTRACTOR SHALL MAINTAIN DRAINAGE FROM EXISTING BUILDING AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, MANHOLES, PIPING, ETC.) AS REQUIRED. EXISTING STORM SEWER SHALL NOT BE REMOVED UNTIL TEMPORARY OR PERMANENT STORM SEWER IS INSTALLED AND FUNCTIONAL. COORDINATE ALL REMOVALS WITH APPROPRIATE TRADES (SITE UTILITY CONTRACTOR, MECHANICAL CONTRACTOR, ETC.) AS REQUIRED.

REV. NO.	DATE	DESCRIPTION

DATE:	8/22/2025
DESIGN BY:	JAM
DRAWN BY:	DAL
CHECKED BY:	SCD
DWG FILE:	GRADING
FILE NO.:	240209.00

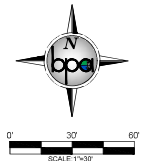
**NOT FOR CONSTRUCTION**

<p><b>BOGART, PEDERSON &amp; ASSOCIATES, INC.</b> LAND SURVEYING ENGINEERING ENVIRONMENTAL SERVICES 1001 W. FIRST STREET, BECKER, MN 55004-8422 TEL: 763.282.5555 FAX: 763.282.5484</p>	<p><b>SITE NAME</b> City of Elk River, Sherburne County, MN</p>
	<p><b>GRADING PLAN</b></p>
	<p>SHEET NO. <b>C3</b></p>



**LEGEND:**

- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED FITTING
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY MANHOLE
- PROPOSED FLARED END SECTION
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED GATE VALVE & BOX
- PROPOSED HYDRANT
- PROPOSED CLEANOUT
- PROPOSED RFP RAP



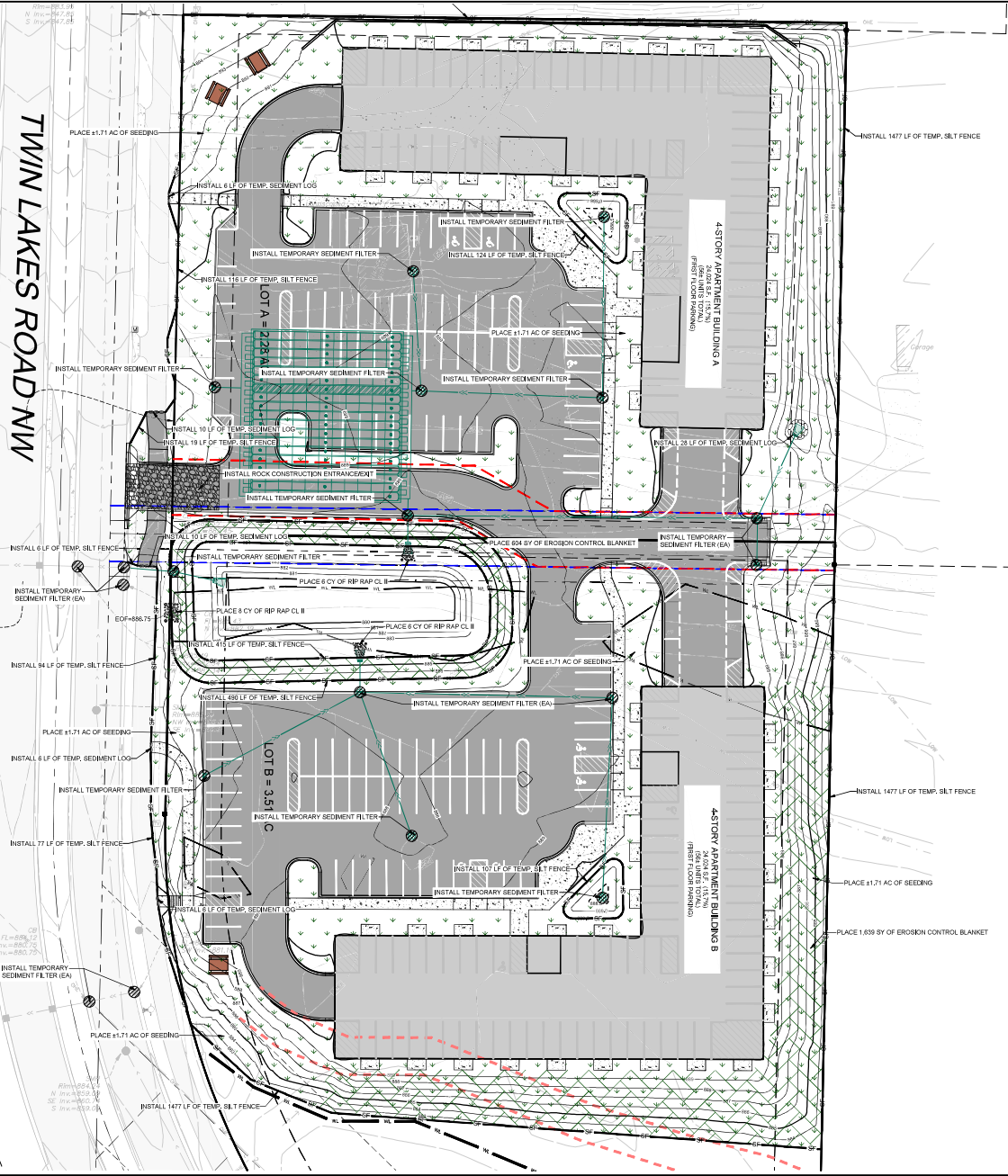
**UTILITY GENERAL NOTES:**

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL UTILITY RELOCATIONS.
  2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
  3. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN AND EXISTING UTILITIES, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN.
  4. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AS EXISTING IN THE FIELD AND AS REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.
- WATER:**
5. WATER LINE TO MINIMUM 8.0 FEET DEPTH.
  6. ALL WATER LINES 4" OR GREATER SHALL CONFORM TO AWWA C900 OR GRADE PE-3408 OR GRADE PE-10 PIPE AND SHALL BE RATED FOR 200 PSI. ALL WATER LINES LESS THAN 4" SHALL CONFORM TO AWWA C901 SDR 7 (HOPE WATER LINE) OR TYPE K COPPER PIPE.
  7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING TWO CONSECUTIVE PASSING BACTERIOLOGICAL TESTS FROM THIS PROPOSED WATER SERVICE.
  8. CORPORATION STOP SHALL BE FORD MODEL # FB100-H4DR7AL OR A.Y. MCDONALD MODEL # 74701B-33.
  9. TAPPING SADDLE SHALL BE FORD MODEL # FS323 OR A.Y. MCDONALD # 372.
  10. CURB STOP SHALL BE FORD MODEL # B65-66M-DR7AL.
  11. CURB BOX SHALL BE FORD MODEL # EM2-8A-06 OR A.Y. MCDONALD # 8614.
  12. FOR WATER SERVICE LINES #12 AWG SOLID COPPER CLAD STEEL (CCS) WIRE WITH 30 MIL HIGH DENSITY POLYETHYLENE (HDPE) INSULATING JACKET, COLOR BLUE.
- SEWER:**
1. VERIFY INVERT ELEVATIONS OF EXISTING SANITARY LINE AT POINT OF CONNECTION WITH NEW SANITARY LINE PRIOR TO INSTALLING ANY NEW UTILITIES.
  2. ALL CROSSING ELEVATIONS OF NEW UTILITIES & SIZES OF THE EXISTING UTILITIES ARE BASED ON ASSUMED ELEVATIONS AND SIZES PROVIDED BY THE SURVEY.
  3. ALL STORM SEWER AND SANITARY SEWER SHALL MEET ASTM STANDARDS AS DESCRIBED.
    - 3.1. WHEN PIPE IS PLACED 10 FEET, OR GREATER, FROM ANY BUILDING, MANHOLE, POTABLE WATER LINE, OR OTHER PIPE LINE, IT SHALL BE SDR-35 PVC, OR EQUAL, THIS PIPE SHALL MEET OR EXCEED ASTM 2729.
    - 3.2. WHEN PIPE IS PLACED LESS THAN 10 FEET FROM ANY BUILDING, MANHOLE, POTABLE WATER LINE, OR OTHER PIPE LINE, IT SHALL BE SCHEDULE 40 PVC, OR EQUAL, THIS PIPE SHALL MEET OR EXCEED ASTM D1785 AND D2665.
    - 3.3. ALL JOINTS SHALL BE SOLVENT WELDED JOINTS AND USE ASTM F656 PURPLE PRIMER AND ASTM D2664 CEMENT.
  4. ALL STORM SEWER PIPE OVER 18" IN DIAMETER SHALL BE RCP, CLASS III (MIN.) WITH FLEXIBLE WATER TIGHT JOINTS IN ACCORDANCE WITH ASTM C-381 OR PVC PIPE (ASTM D2034, SDR 35) INSTALLED IN ACCORDANCE WITH ASTM D2321, UNLESS OTHERWISE NOTED.
  5. FLEXIBLE JOINTS AT STORM SEWER PIPE CONNECTIONS TO STRUCTURES:
    - 5.1. IN ACCORDANCE WITH MINNESOTA PLUMBING CODE, PROVIDE FLEXIBLE JOINTS AT ALL PIPE CONNECTIONS TO ALL STORM SEWER STRUCTURES.
    - 5.2. ACCEPTABLE MANUFACTURERS / PRODUCTS
    - 5.3. FENICO, CONCRETE MANHOLE ADAPTOR OR "LARGE-DIAMETER WATERSTOPS"
    - 5.4. PRESS-SEAL, WATERSTOP GROUTING RINGS OR APPROVED ALIKE.
  6. THE APPLICANT SHALL BE RESPONSIBLE FOR REPLACING ANY CONCRETE PAVEMENT WHICH IS DAMAGED OR REMOVED AS A RESULT OF THE PROPOSED WATER, SANITARY, STORM SEWER SERVICE INSTALLATION.
  7. IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE PUMP DISCHARGE SHALL BE TREATED PRIOR TO BEING DISCHARGED OFF-SITE OR INTO A SURFACE WATER. THE DISCHARGE SHALL BE VISUALLY CHECKED TO ENSURE THAT IT IS VISIBLY CLEAN WATER. NO DEWATERING IS EXPECTED FOR THIS SITE DUE TO SANDY SOIL CONDITIONS.
  8. ALL EXISTING CASTINGS FOR SANITARY SEWER AND STORM STRUCTURES WITHIN PROPOSED WORK AREAS THAT ARE WITHIN THE CITY RIGHT OF WAY SHALL BE REPLACED IN KIND.
  9. CONTRACTOR SHALL PROVIDE TEMPORARY TRAFFIC CONTROL PLAN FOR UTILITY INSTALLATION. TRAFFIC CONTROL SHALL BE INSTALLED PRIOR TO PAVEMENT REMOVAL AND REMOVED AFTER REPLACEMENT OF PAVEMENT IS COMPLETED.
  10. CONTRACTOR SHALL CONFIRM FINAL ROOF DRAIN LOCATIONS SHOWN MATCH ARCHITECTURAL MEP DRAWINGS.
  11. ALL MANHOLES, CATCH BASINS, STORM SEWER PIPES, SANITARY SEWER PIPES, DRANTILE, AND OTHER POTENTIAL SOURCE FOR CONTAMINATION SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAN PER SECTION 609.1, MINNESOTA PLUMBING CODE. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR PIPING OR SIMILAR).
  12. CONTRACTOR SHALL MAINTAIN DRAINAGE FROM EXISTING BUILDING AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER (INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, MANHOLES, PIPING, ETC.) AS REQUIRED. EXISTING STORM SEWER SHALL NOT BE REMOVED UNTIL TEMPORARY OR PERMANENT STORM SEWER IS INSTALLED AND FUNCTIONAL. COORDINATE ALL REMOVALS WITH APPROPRIATE TRADES (SITE UTILITY CONTRACTOR, MECHANICAL CONTRACTOR, ETC.) AS REQUIRED.









	DESCRIPTION	DATE	REV. NO.	DATE	DESCRIPTION
DATE: 05/22/25	DESIGN BY: JAM	DATE: 05/22/25	REV. NO.:	DATE: 05/22/25	DESCRIPTION:
DRAWN BY: DML	CHECKED BY: GJD	DATE: 05/22/25	REV. NO.:	DATE: 05/22/25	DESCRIPTION:
FILE NO.: 240209.00	UTILITY: UTILITY	DATE: 05/22/25	REV. NO.:	DATE: 05/22/25	DESCRIPTION:
<b>NOT FOR CONSTRUCTION</b>					
<p><b>BOGART, PEDERSON &amp; ASSOCIATES, INC.</b> LAND SURVEYING ENGINEERING ENVIRONMENTAL SERVICES 10701 FIRST STREET, BECKEN, MN 55004-9432 TEL: 763-262-8284 FAX: 763-262-8284</p>					
<b>SITE NAME</b>			<b>UTILITY PLAN</b>		
City of Elk River, Sherburne County, MN					
SHEET NO. <b>C4</b>					

NORTHSTAR BUSINESS PARK  
OUTLOT A  
Tyler Street NW

TWIN LAKES ROAD NW



**LEGEND:**

-  TEMPORARY ROCK CONSTRUCTION ENTRANCE
-  EROSION CONTROL BLANKET (CAT. 20)
-  GRADING LIMITS AND PROPOSED TEMPORARY SILT FENCE
-  FIBERLOG ROLLS
-  PROPOSED RIP RAP
-  PROPOSED CONTOUR
-  EMERGENCY OVEFLOW
-  TEMPORARY SEDIMENT FILTER - HIGH FLOW

**EROSION CONTROL NOTES:**

1. CONTRACTOR SHALL CONFINE CONSTRUCTION OPERATIONS TO THE CONSTRUCTION/GRADING LIMITS SHOWN.
2. ALL WORK SHALL CONFORM TO THE MINNESOTA POLLUTION CONTROL AGENCY'S STORM WATER PERMIT REQUIREMENTS. CONTRACTOR SHALL OBTAIN ALL PERMITS AND COMPLY WITH ALL PERMIT REQUIREMENTS.
3. THE SITE SOIL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION OR GRADING OPERATIONS AND MAINTAINED TO CONFORM WITH THE STANDARDS SPECIFIED BY THE PERMIT.
4. CONTRACTOR SHALL INSPECT TEMPORARY EROSION CONTROL MEASURES ON THE ENTIRE SITE AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS OF ANY MEASURABLE RAINFALL. DAMAGED SILT FENCE OR OTHER EROSION CONTROL DEVICES OR PRACTICES SHALL BE REPAIRED IMMEDIATELY. INSPECTION AND MAINTENANCE OF DEVICES SHALL CONTINUE UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO THE MPCA.
5. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION.
6. THE SITE SOIL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED AND MAINTAINED TO CONFORM WITH THE STANDARDS SPECIFIED BY THE CITY OF ELK RIVER AND THE MPCA.
7. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE DISTURBANCE OF ANY AREAS AND MAINTAINED UNTIL ALL TRIBUTARY DISTURBED AREAS ARE RESTORED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION CONTROL MEASURES, INCLUDING SILT FENCE AND BALES, UPON ESTABLISHMENT OF PERMANENT VEGETATION IN SAID AREAS.
9. ALL SOILS TRACKED ONTO PAVEMENT OR ANY OTHER OFF-SITE AREA SHALL BE REMOVED DAILY.
10. THE SITE SEDIMENT CONTROL FACILITIES FOR THE PROJECT MUST BE INSTALLED PRIOR TO ANY GRADING OPERATION.
11. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE. ANY FINISHED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINISHED GRADING IS COMPLETED IN ACCORDANCE TO MNDOT 2374.
12. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH MNDOT SEED MIX, MULCHED, FERTILIZED & DISK ANCHORED, PER THE FOLLOWING SCHEDULE:  
STANDARD SEED MIX 25-131: 220 LB/AC.  
INFILTRATION BASIN SEED MIX 33-261: 35 LB/AC.  
FERTILIZER 22-5-10: 350 LB/AC.  
MULCH TYPE 3: 2 TONS/AC.
13. CONTRACTOR SHALL INSTALL TEMPORARY SEDIMENT BMP'S SHOWN AND NOT SHOWN ON PLANS DURING PHASING ON PROJECT TO COMPLY WITH MPCA. CITY INSPECTOR AND DEVELOPER REQUEST.

**APPROXIMATE EROSION CONTROL DEVICES**

- SILT FENCE: 2,924 LF
- BIOLOG: 66 LF
- ROCK CONSTRUCTION: 1 EACH
- EROSION CONTROL BLANKET (CAT. 20): 2,243 S.Y.
- RIP RAP (CLASS 2): 20 C.Y.

REV. NO.	DATE	DESCRIPTION

DATE: 05/22/22	DESIGN BY: JAM
DRAWN BY: JAM	CHECKED BY: JGD
FILE NO.: 24020010	PROJECT: NORTHSTAR BUSINESS PARK

**NOT FOR CONSTRUCTION**

<b>BOGART, PEDERSON &amp; ASSOCIATES, INC.</b>
LAND SURVEYING ENGINEERING SERVICES 1401 E. FIRST STREET, BECKER, MN 55004-9432 TEL: 763.282.5242 FAX: 763.282.5844

<b>SITE NAME</b>	<b>EROSION CONTROL PLAN</b>
City of Elk River, Sherburne County, MN	

SHEET NO.	<b>C5</b>
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**STORM WATER POLLUTION PREVENTION PLAN NARRATIVE:**

**GENERAL INFORMATION**

THIS STORMWATER POLLUTION PREVENTION PLAN IS PREPARED IN ACCORDANCE TO THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT NO. MN R1000001 FOR STORMWATER DISCHARGE FROM THE CONSTRUCTION ACTIVITY.  
 PROJECT NAME: BRIGGS ER FLAT  
 LOCATION: 1378 TWIN LAKES RD NW, ELK RIVER, MN 55330  
 SHERBURN COUNTY  
 LATA LONG: 45.29647405, LA5 12425

**DESCRIPTION OF CONSTRUCTION ACTIVITY**

DEVELOPMENT CONSISTS OF BUILDING CONSTRUCTION, STORMWATER BASIN CONSTRUCTION, PAVING, GRAVING, UTILITY INSTALLATION, AND TURF ESTABLISHMENT.

**PROJECT CONTACTS**

PAT BRIGGS AND THE CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S BEFORE AND DURING CONSTRUCTION.

**SWPPP PREPARATION**

SWPPP PREPARER: DYLAN LANNES  
 SOCGART, PEDERSON & ASSOCIATES  
 ENGINEER AND SWPPP DESIGNER (EXP 2025)  
 1378 FIRST STREET  
 BUCKNER, MN 55303  
 TELEPHONE: 763-262-4022  
 EMAIL: DLANNES@SOCGART-PEDERSON.COM  
 OWNER: PAT BRIGGS  
 ADDRESS: P.O. BOX 718, BIG LAKE, MN 55309  
 TELEPHONE: 656-555-6555  
 EMAIL: PAT@BRIGGSCOMPANIES.COM

**CONTRACTOR TO BE FILLED OUT BY THE CONTRACTOR**

BUSINESS NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 MAILING ADDRESS \_\_\_\_\_  
 CITY \_\_\_\_\_  
 STATE \_\_\_\_\_  
 ZIP \_\_\_\_\_  
 PHONE \_\_\_\_\_  
 FAX \_\_\_\_\_  
 CONTACT NAME \_\_\_\_\_  
 MAILING ADDRESS \_\_\_\_\_  
 CITY \_\_\_\_\_  
 STATE \_\_\_\_\_  
 ZIP \_\_\_\_\_  
 PHONE \_\_\_\_\_  
 FAX \_\_\_\_\_

**ESTIMATED DATES OF CONSTRUCTION**

START DATE: / / (TO BE FILLED IN BY CONTRACTOR)  
 COMPLETION DATE: / / (TO BE FILLED IN BY CONTRACTOR)

**PERMANENT STORMWATER DESIGN CALCULATIONS**

SEE THE STORM WATER MANAGEMENT REPORT FOR MORE INFORMATION. CONTACT BOGART, PEDERSON & ASSOCIATES FOR CURRENT PROPOSED FLOW RATES LIMITED THROUGH PROPOSED STORMWATER WET DETENTION POND.  
 SOIL GROUP: A-2

**DESCRIPTION OF EROSION CONTROL ACTIVITY**

EROSION CONTROL CONSISTS OF SILT FENCE, PERMETER CONTROL, TURF ESTABLISHMENT THROUGH SEEDING AND EROSION CONTROL BLANKET AND ROCK CONSTRUCTION ENTRANCE PLACEMENT.

**CUMULATIVE IMPERVIOUS SURFACES**

AREA OF DISTURBANCE: 4.98 ACRES  
 PRE-CONSTRUCTION IMPERVIOUS AREA: 0.66 ACRES  
 POST-CONSTRUCTION IMPERVIOUS AREA: 3.17 ACRES  
 NET IMPERVIOUS AREA: 2.51 ACRES

**NEIGHBORING WATERS**

STORM WATER FROM THIS SITE WILL BE DISCHARGED TO THE WET DETENTION POND AND THEN DIRECTED TO CITY STORM SYSTEM.

**PLANS AND SPECIFICATIONS**

- THE PLAN SHEETS OF THIS PLAN SET INDICATE THE FOLLOWING ITEMS:
  - THE PROJECT LOCATION AND CONSTRUCTION LIMITS.
  - LOCATIONS OF IMPERVIOUS SURFACES.
  - LOCATIONS OF AREAS NOT TO BE DISTURBED (E.G., BUFFER ZONES, WETLANDS, ETC.).
  - STEEP SLOPE LOCATIONS.
  - LOCATIONS OF ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMP'S TO BE INSTALLED ON THE PROJECT.
  - THE DETAIL SHEETS INDICATE EROSION AND SEDIMENT CONTROL BMP'S TO BE INSTALLED ON THE PROJECT.
  - IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE PUMP DISCHARGE SHALL BE TREATED PRIOR TO BEING DISCHARGED OFF-SITE OR INTO A SURFACE WATER. THE DISCHARGE SHALL BE VISUALLY CHECKED TO ENSURE THAT IT IS VISIBLY CLEAN WATER.

**TEMPORARY SEDIMENT CONTROL PRACTICES**

DOWN GRADIENT SILT FENCE AND SEDIMENT LOG INSTALLATIONS ARE TO BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK OPERATIONS.

TOPSOIL IS TO BE HANDLED ALONG THE CONSTRUCTION LIMITS AND PLACED AS SLOPE DRESSING IMMEDIATELY FOLLOWING COMPLETION OF THE GRADING OPERATIONS. AS THE GRADING OPERATIONS PROCEED.

TOPSOIL PLACEMENT ALONG THE EMBANKMENT SLOPES THROUGH THE WETLANDS AREAS IS TO BE SPREAD BY A LOW IMPACT CRAWLER TRACK OR OPERATING UP AND DOWN THE SLOPES SO AS TO PROVIDE TRACK PRINTS PARALLEL WITH THE CONTOURS.

INSTALLATION OF MUDOUT CATEGORY 3 EROSION CONTROL BLANKET ALONG THE EMBANKMENT SLOPES ADJACENT TO THE WETLANDS AREA.

ALL TEMPORARY SOBS AND STOCKPILES WILL REQUIRE AN EFFECTIVE MEANS OF SEDIMENT CONTROL SUCH AS AN EROSION CONTROL BLANKET COVERING OR SILT FENCE INSTALLATION ALONG THE TOE OF SLOPE.

ALL COMPLETED SLOPES AND BOTTOMS NOT DRAINING TOWARDS WETLAND AREAS ARE TO BE STABILIZED WITHIN 7 DAYS.

TEMPORARY STABILIZATION WILL BE REQUIRED IN AREAS WHERE GRADING OPERATIONS ARE SUSPENDED OR CEASED FOR A PERIOD OF 7 DAYS OR GREATER.

A ROCK CONSTRUCTION ENTRANCE FOR SEDIMENT CONTROL IS TO BE PROVIDED AT THE PROJECT ENTRANCE ON TWIN LAKES ROAD NW.

STREET SWEEPING OF THE PAVED SURFACES SHALL BE REQUIRED AS DIRECTED BY THE ENGINEER.

**TIMING OF EROSION CONTROL**

SILT FENCE AND SEDIMENT LOGS SHALL BE INSTALLED PRIOR TO CONSTRUCTION. WEED AND FILTER BLANKET SHALL BE PLACED AT THE OUTLETS WITHIN 24 HOURS OF THE OUTLET PLACEMENT.

THE CONTRACTOR MUST STABILIZE ALL EXPOSED SOIL AREAS IMMEDIATELY FOLLOWING CONSTRUCTION WHEREVER CONSTRUCTION SHALL NOT OCCUR FOR A PERIOD GREATER THAN OR EQUAL TO 7 DAYS.

STABILIZATION WORK MUST BE COMPLETE WITHIN 7 CALENDAR DAYS AFTER THE CONSTRUCTION WORK IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED.

AREAS THAT ARE WITHIN 200 FT. OF A PUBLIC WATER MUST BE STABILIZED WITHIN 4 HOURS OF COMPLETING CONSTRUCTION DURING PERIODS OF "WORK IN WATER RESTRICTIONS" FOR THE PERIODS DECLARED BY THE DNR.

THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE DISTURBED AREA UNTIL VEGETATION IS ESTABLISHED. ONCE VEGETATION IS ESTABLISHED AND CONSTRUCTIONS COMPLETE, THE SILT FENCE AND ANY OTHER TEMPORARY EROSION CONTROL THAT IS NOT BIODEGRADABLE SHALL BE REMOVED.

STREET SWEEPING TO BE PROVIDED AS DIRECTED BY THE ENGINEER OR OWNER. THE CITY REQUIRES STREET SWEEPING TO OCCUR WITHIN 8 HOURS OF NOTICE FROM THE CITY.

APPLYING MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES IS NOT ACCEPTABLE STABILIZATION IN ANY PART OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE, BLANKETS OR OTHER APPROVED BY THE ENGINEER. METHOD SHALL BE USED.

**INSPECTION AND MAINTENANCE ACTIVITIES**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING THE WORK OF ALL OPERATIONS, INCLUDING SUBCONTRACTORS AND UTILITY COMPANIES. SUCH THAT EROSION AND SEDIMENT CONTROL MEASURES ARE FULLY EXECUTED FOR EACH OPERATION AND IN A TIMELY MANNER OVER THE DURATION OF THE PROJECT. OPERATORS HAVE FULL ACCESS TO THE PROJECT SITE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SWPPP IMPLEMENTATION UNTIL THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION AND IS BEING SUBMITTED TO THE MPCA.

THE CONTRACTOR IS TO PROVIDE A TRAINED INDIVIDUAL RESPONSIBLE FOR THE IMPLEMENTATION, INSPECTION AND MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL BMP'S ON THE PROJECT. THAT INDIVIDUAL IS TO BE IDENTIFIED AT THE PRE-CONSTRUCTION CONFERENCE AND LISTED IN THE MINUTES THEREOF.

THE APPOINTED INDIVIDUAL IS TO PERFORM A ROUTINE INSPECTION OF THE ENTIRE SITE AT LEAST ONCE EVERY SEVEN DAYS DURING CONSTRUCTION OPERATIONS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.

A INSPECTION FORM SHALL BE PROVIDED BY THE CONTRACTOR. ANY DEFICIENCIES IN THE EROSION AND SEDIMENT CONTROL BMP'S ARE TO BE NOTED ON THE INSPECTION FORM AND CORRECTED BY THE END OF THE NEXT BUSINESS DAY.

PERMETER CONTROL DEVICES ARE TO BE REPAIRED OR REPLACED WHEN THEY ARE NO LONGER EFFECTIVE OR WHEN THE SEDIMENT REACHES ONE-HALF THE HEIGHT OF THE DEVICE.

**TRAINING DOCUMENTATION**

SWPPP IMPLEMENTATION (REVIEWING, AMENDING, AND INSPECTING) (TO BE FILLED IN BY THE CONTRACTOR)  
 NAME OF INDIVIDUAL \_\_\_\_\_  
 OVERSEEING & INSPECTING DATE OF TRAINING \_\_\_\_\_  
 NAME OF INSTRUCTOR \_\_\_\_\_  
 ENTITY PROVIDING TRAINING \_\_\_\_\_  
 CONTENT OF TRAINING \_\_\_\_\_  
 TOTAL HOURS OF TRAINING \_\_\_\_\_

**BMP INSTALLATION, MAINTENANCE, AND REPAIR (TO BE FILLED IN BY THE CONTRACTOR)**

NAME OF INDIVIDUAL \_\_\_\_\_  
 OVERSEEING & INSPECTING DATE OF TRAINING \_\_\_\_\_  
 NAME OF INSTRUCTOR \_\_\_\_\_  
 ENTITY PROVIDING TRAINING \_\_\_\_\_  
 CONTENT OF TRAINING \_\_\_\_\_  
 TOTAL HOURS OF TRAINING \_\_\_\_\_

**POLLUTION PREVENTION**

FERTILIZERS ARE TO BE APPLIED ONLY IN THE AMOUNTS AS SPECIFIED AND WORKED INTO THE SOIL TO MINIMIZE EXPOSURE TO STORMWATER RUNOFF.

ON-SITE REFUELING OPERATIONS ARE TO BE CONDUCTED WITH CARE. ANY INADVERTENT SPILLAGE OF FUEL OR CHEMICALS IS TO BE IMMEDIATELY CLEANED UP, REMOVED FROM THE SITE AND DEPOSITED OFF IN ACCORDANCE TO STATE AND LOCAL REGULATIONS. MAJOR SPILLS ARE TO BE REPORTED TO THE MPCA 24 HOUR NOTIFICATION NETWORK AT 800-227-0786. ALL VEHICLES ON-SITE ARE TO BE MONITORED FOR LEAKS AND SUBJECT TO ROUTINE PREVENTIVE MAINTENANCE EFFORTS TO REDUCE THE LIKELIHOOD OF LEAKAGE AND/OR SPILLS.

PORTABLE SANITARY WASTE FACILITIES ARE TO BE PROVIDED ON-SITE AND EMPTIED ON A BIWEEKLY BASIS. CONCRETE BATCH TRUCKS SHALL NOT BE ALLOWED TO DISCHARGE DRUM AND CHUTE WASHOUT DIRECTLY ON THE GROUND. A PORTABLE WASHOUT RECEPTACLE IS TO BE PROVIDED BY THE CONTRACTOR AT THE LOCATION AS PROVIDED BY THE OWNER.

**FINAL STABILIZATION**

FINAL STABILIZATION OCCURS WHEN TO PERCENT OF THE PERSISTENT AREA IS COVERED WITH UNIFORM, PERMANENT VEGETATION.

ALL TEMPORARY EROSION AND SEDIMENT CONTROL FEATURES ARE TO BE REMOVED AND THE MPDES NOTICE OF TERMINATION IS TO BE PREPARED AND SUBMITTED TO THE MPCA.

**LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN**

DESCRIPTION	TITLE	LOCATION
EROSION CONTROL DETAILS	CONSTRUCTION DETAILS	CT-10
EROSION CONTROL LOCATIONS	EROSION CONTROL LOCATIONS	CS

24 HOUR MPCA EMERGENCY NOTIFICATION  
 TELEPHONE NUMBERS: 656-248-5451  
 800-227-0786

**ESTIMATED QUANTITIES**

THE FOLLOWING QUANTITIES IS AN ESTIMATED PRELIMINARY AMOUNT REQUIRED FOR SEDIMENT CONTROL BMP'S AT THE START OF THE PROJECT. THIS ESTIMATE IS PROVIDED AS REQUIRED BY THE MINNESOTA POLLUTION CONTROL AGENCY GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ANY ADDITIONAL AND/OR REPLACEMENT BMP'S QUANTITIES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

**ESTIMATED PRELIMINARY QUANTITIES AT START OF PROJECT**

ITEM	UNIT	ESTIMATED INITIAL QUANTITY
TEMPORARY CONSTRUCTION ENTRANCE	EA	1
TEMPORARY SEDIMENT FILTER	EA	19
TEMPORARY CONCRETE WASHOUT	EA	1
TEMPORARY PUMP SEDIMENT CONTROL DEVICE	EA	X
TEMPORARY SEDIMENT LOGS	LF	69
TEMPORARY SILT FENCE	LF	2,924
EROSION CONTROL BLANKET (M)	SY	2,243

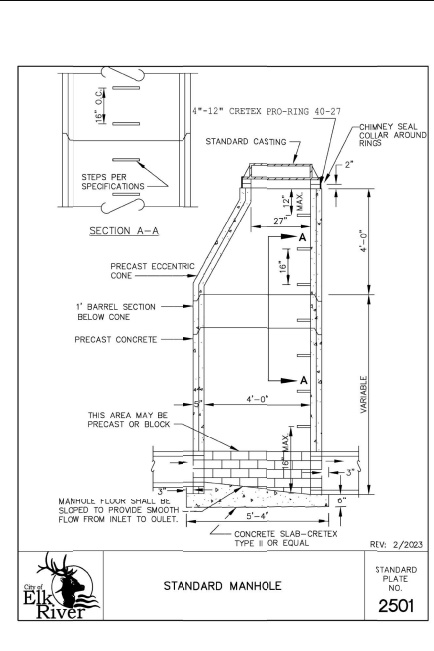
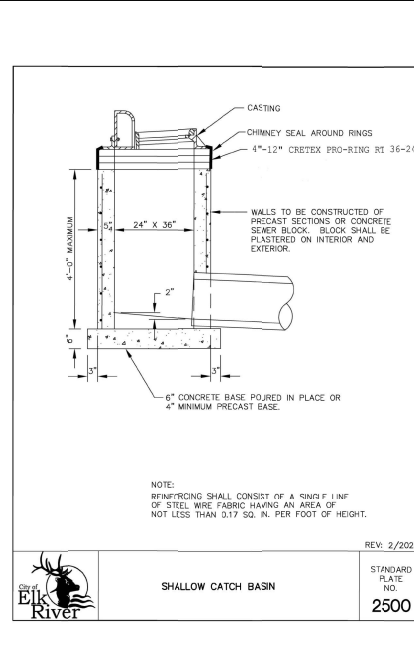
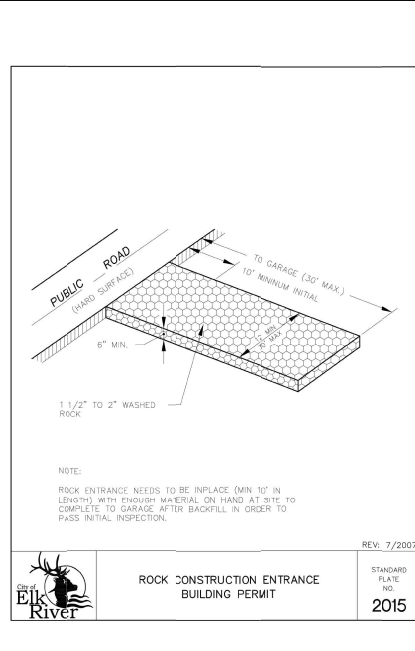
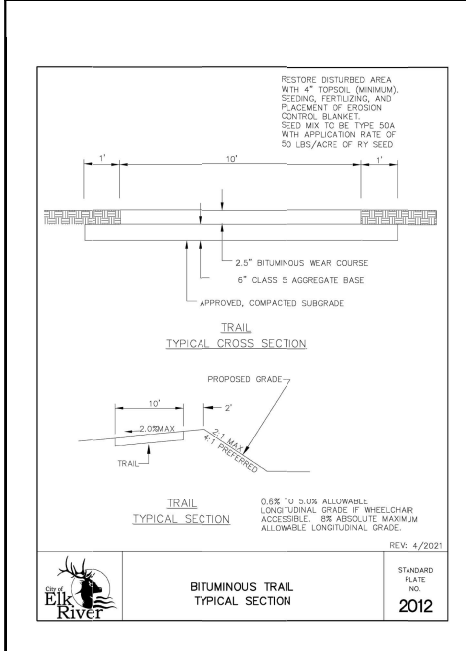
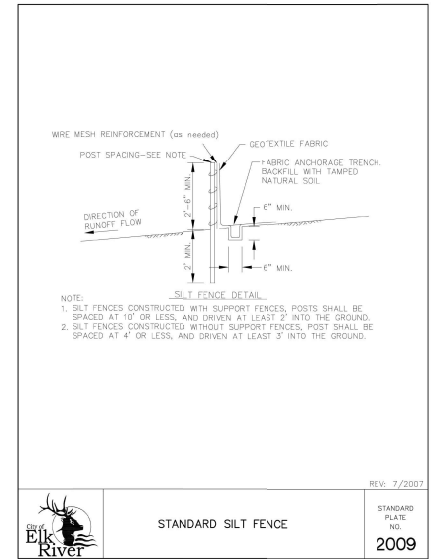
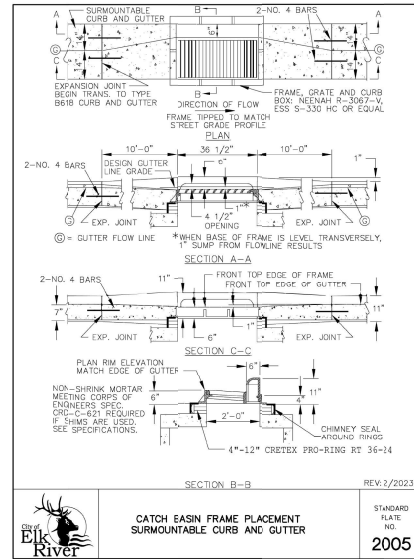
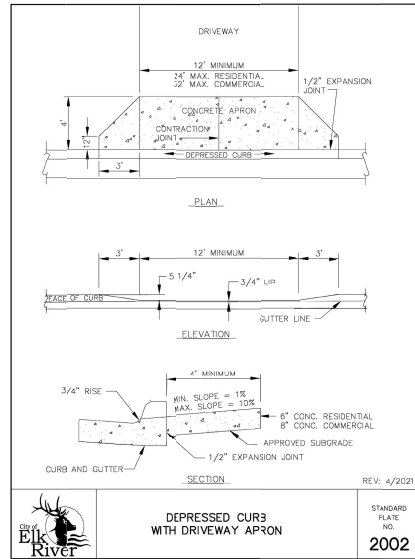
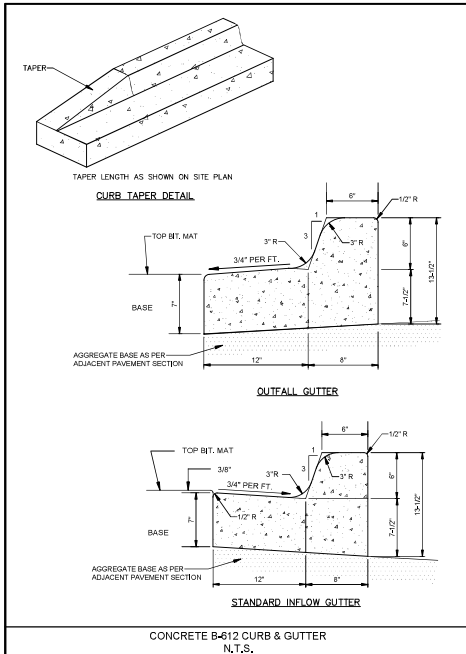
**TEMPORARY EROSION AND SEDIMENT CONTROL SPECIFICATIONS**

**PART 1. GENERAL**

- SECTION INCLUDES
  - A. PREVENTION OF SEDIMENTATION OF WATERWAYS, OPEN DRAINAGE WAYS, AND STORM AND SANITARY SEWERS DUE TO CONSTRUCTION ACTIVITIES.
- REFERENCE STANDARDS
  - A. GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM, MINNESOTA PERMIT NO. MN R100001.
- PERFORMANCE REQUIREMENTS
  - A. COMPLY WITH ALL REQUIREMENTS OF THE MINNESOTA POLLUTION CONTROL AGENCY FOR EROSION AND SEDIMENT CONTROL.
  - B. DO NOT BEGIN CLEANING, GRADING, OR ANY OTHER WORK INVOLVING DISTURBANCE OF GROUND SURFACE COVER UNTIL APPLICABLE PERMITS HAVE BEEN OBTAINED. FURNISH ALL DOCUMENTATION REQUIRED TO OBTAIN APPLICABLE PERMITS.
  - C. OBTAIN AND PAY FOR PERMITS REQUIRED BY AUTHORITY HAVING JURISDICTION.
  - D. IMPLEMENT PREVENTIVE MEASURES IN PLACE PRIOR TO DISTURBANCE OF SURFACE COVER AND BEFORE PRECIPITATION OCCURS.
  - E. DIVERT RUN OFF PREVENT EROSION OF SOIL AND DEPOSITION OF SEDIMENT ON OTHER PROPERTIES CAUSED BY WATER LEAVING THE PROJECT SITE DUE TO CONSTRUCTION ACTIVITIES FOR THE PROJECT.
  - F. PREVENT TRACKING OF MUD ONTO PUBLIC ROADS OUTSIDE SITE.
  - G. PREVENT MUD AND SEDIMENT FROM FLOWING ONTO PAVEDWAYS.
  - H. SEGMENTATION OF WATERWAYS OFF SITE: PREVENT SEGMENTATION OF WATERWAYS OFF THE PROJECT SITE, INCLUDING PERMANENT STREAMS, LAKES, POND, OPEN DRAINAGE WAYS, STORM SEWERS, AND SANITARY SEWERS.
  - I. IF SEGMENTATION OCCURS, INSTALL OR CORRECT PREVENTIVE MEASURES IMMEDIATELY AT NO COST TO OWNER. REMOVE DEPOSITED SEDIMENTS, COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
  - J. MAINTENANCE MAINTAIN TEMPORARY PREVENTIVE MEASURES UNTIL PERMANENT MEASURES HAVE BEEN ESTABLISHED.

**PART 2. PRODUCTS**

- 2.01 MATERIALS
  - A. TEMPORARY SILT FENCE: WOVEN POLYPROPYLENE GEOTEXTILE RESISTANT TO COMMON SOIL CHEMICALS, MUD, AND WEEDS; NON-BIODEGRADABLE. MIN. LONGEST LENGTHS POSSIBLE. FABRIC INCLUDING SEAMS WITH THE FOLLOWING MINIMUM AVERAGE ROLL LENGTHS:
    - 1. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4832.
    - 2. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4841.
    - 3. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4842.
    - 4. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4843.
    - 5. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4844.
    - 6. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4845.
    - 7. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4846.
    - 8. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4847.
    - 9. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4848.
    - 10. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4849.
    - 11. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4850.
    - 12. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4851.
    - 13. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4852.
    - 14. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4853.
    - 15. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4854.
    - 16. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4855.
    - 17. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4856.
    - 18. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4857.
    - 19. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4858.
    - 20. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4859.
    - 21. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4860.
    - 22. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4861.
    - 23. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4862.
    - 24. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4863.
    - 25. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4864.
    - 26. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4865.
    - 27. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4866.
    - 28. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4867.
    - 29. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4868.
    - 30. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4869.
    - 31. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4870.
    - 32. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4871.
    - 33. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4872.
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    - 36. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4875.
    - 37. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4876.
    - 38. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4877.
    - 39. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4878.
    - 40. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4879.
    - 41. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4880.
    - 42. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4881.
    - 43. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4882.
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    - 52. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4891.
    - 53. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4892.
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    - 61. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4900.
    - 62. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4901.
    - 63. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4902.
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    - 150. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4989.
    - 151. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4990.
    - 152. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4991.
    - 153. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4992.
    - 154. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4993.
    - 155. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4994.
    - 156. PERMITS 1.5 SEC-4: MINIMUM WHEN TESTED IN ACCORDANCE WITH ASTM D4995.



DATE	DESIGN BY	DATE	DESCRIPTION
8/22/2022	JAM		
	DML		
	SCB		
	DETAILS		
	DWG FILE		
	FILE NO.		

**NOT FOR CONSTRUCTION**

**BOGART, PETERSON & ASSOCIATES, INC.**  
LAND SURVEYING  
ENVIRONMENTAL SERVICES  
1801 E. FIRST STREET, BECKER, MN 55004-4032  
TEL: 763-282-6822 FAX: 763-282-6844

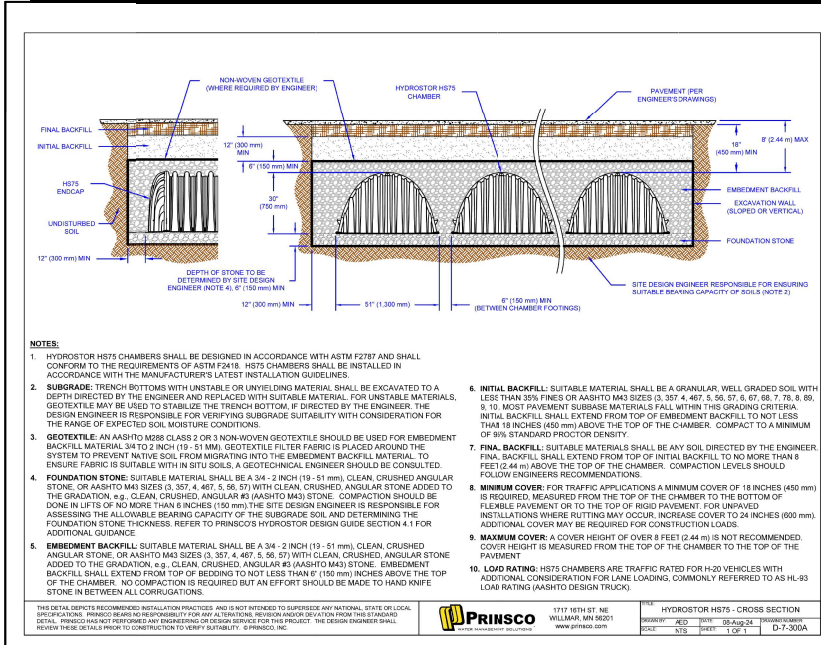
**SITE NAME**  
City of Elk River, Sherburne County, MN

**DETAILS**

**SHEET NO.**  
C7







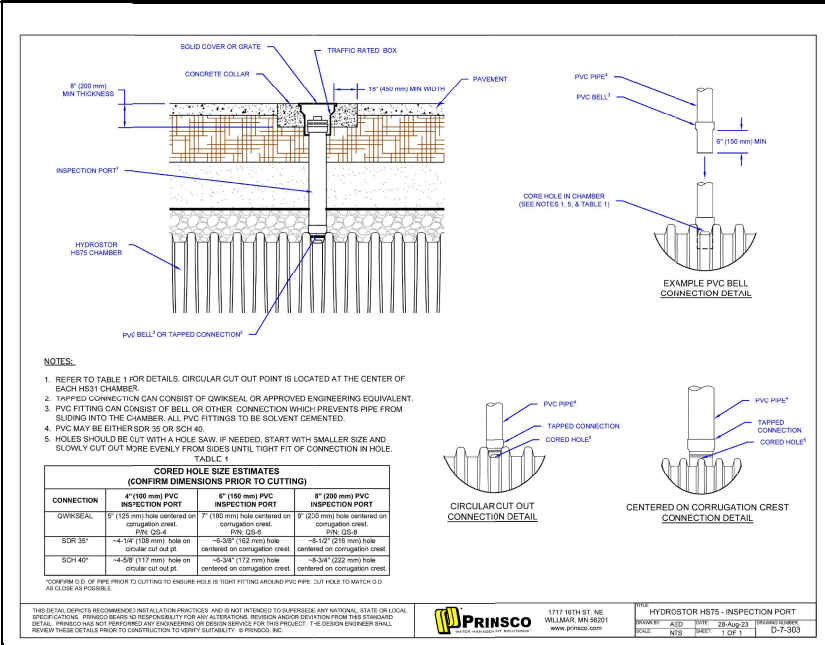
**NOTES:**

- HYDROSTOR HS75 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418. HS75 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION GUIDELINES.
- SUBGRADE:** TRENCH BOTTOMS WITH UNSTABLE OR UNLEVELING MATERIAL SHALL BE EXCAVATED TO A DEPTH DIRECTED BY THE ENGINEER AND REPLACED WITH SUITABLE MATERIAL. FOR UNSTABLE MATERIALS, GEOTEXTILE MAY BE USED TO STABILIZE THE TRENCH BOTTOM. IF DIRECTED BY THE ENGINEER, THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING SUBGRADE SUITABILITY WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- GEOTEXTILE:** AN ASHTO M288 CLASS 2 OR 3 NON-WOVEN GEOTEXTILE SHOULD BE USED FOR EMBEDMENT BACKFILL MATERIAL. 3/4 TO 2 INCH (19 - 51 MM) GEOTEXTILE FILTER FABRIC IS PLACED AROUND THE SYSTEM TO PREVENT NATIVE SOIL FROM MIGRATING INTO THE EMBEDMENT BACKFILL MATERIAL. TO ENSURE FABRIC IS SUITABLE WITH IN SITU SOILS, A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED.
- FOUNDATION STONE:** SUITABLE MATERIAL SHALL BE A 3/4 - 2 INCH (19 - 51 MM) CLEAN, CRUSHED ANGULAR STONE, OR ASHTO M41 SIZE (3, 357, 4, 467, 5, 56, 57) WITH CLEAN CRUSHED, ANGULAR STONE ADDED TO THE GRADATION, e.g., CLEAN, CRUSHED, ANGULAR #5 (ASHTO M43) STONE. COMPACTION SHOULD BE DONE IN LIFTS OF NO MORE THAN 6 INCHES (150 MM). THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE ALLOWABLE BEARING CAPACITY OF THE SUBGRADE SOIL AND DETERMINING THE FOUNDATION STONE THICKNESS. REFER TO PRINSCO'S HYDROSTOR DESIGN GUIDE SECTION 4.1 FOR ADDITIONAL GUIDANCE.
- EMBEDEDMENT BACKFILL:** SUITABLE MATERIAL SHALL BE A 3/4 - 2 INCH (19 - 51 MM) CLEAN, CRUSHED ANGULAR STONE, OR ASHTO M43 SIZE (3, 357, 4, 467, 5, 56, 57) WITH CLEAN, CRUSHED, ANGULAR STONE ADDED TO THE GRADATION, e.g., CLEAN, CRUSHED, ANGULAR #5 (ASHTO M43) STONE. EMBEDMENT BACKFILL SHALL EXTEND TO TOP OF CHAMBER TO A MINIMUM OF 18 INCHES (450 MM) ABOVE THE TOP OF THE CHAMBER. NO COMPACTION IS REQUIRED BUT AN EFFORT SHOULD BE MADE TO HAND KNIFE STONE IN BETWEEN ALL CONNECTIONS.
- INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE A GRANULAR, WELL GRADED SOIL WITH LESS THAN 35% FINES OR ASHTO M43 SIZE (3, 357, 4, 467, 5, 56, 57, 67, 68, 7, 78, 9, 99, 9, 10). MOST PAVEMENT SUBBASE MATERIALS FALL WITHIN THIS GRADING CRITERIA. INITIAL BACKFILL SHALL EXTEND FROM TOP OF EMBEDMENT BACKFILL TO NOT LESS THAN 18 INCHES (450 MM) ABOVE THE TOP OF THE CHAMBER. COMPACT TO A MINIMUM OF 9% STANDARD PROCTOR DENSITY.
- FINAL BACKFILL:** SUITABLE MATERIALS SHALL BE ANY SOIL DIRECTED BY THE ENGINEER. FINAL BACKFILL SHALL EXTEND FROM TOP OF INITIAL BACKFILL TO NO MORE THAN 8 FEET (2.4 m) ABOVE THE TOP OF THE CHAMBER. COMPACTION LEVELS SHOULD FOLLOW ENGINEER'S RECOMMENDATIONS.
- MINIMUM COVER:** FOR TRAFFIC APPLICATIONS A MINIMUM COVER OF 18 INCHES (450 MM) IS REQUIRED, MEASURED FROM THE TOP OF THE CHAMBER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR TO THE TOP OF RIGID PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING MAY OCCUR, INCREASE COVER TO 24 INCHES (600 MM). ADDITIONAL COVER MAY BE REQUIRED FOR CONSTRUCTION LOADS.
- MAXIMUM COVER:** A COVER HEIGHT OF OVER 8 FEET (2.4 m) IS NOT RECOMMENDED. COVER HEIGHT IS MEASURED FROM THE TOP OF THE CHAMBER TO THE TOP OF THE PAVEMENT.
- LOAD RATING:** HS75 CHAMBERS ARE TRAFFIC RATED FOR H-20 VEHICLES WITH ADDITIONAL CONSIDERATION FOR LANE LOADING, COMMONLY REFERRED TO AS H-19.5 LOAD RATING (ASHTO DESIGN TRUCK).

THESE DETAIL DEPTHS RECOMMEND INSTALLATION PRACTICES AND IS NOT INTENDED TO SUPERSEDE ANY NATIONAL, STATE OR LOCAL SPECIFICATIONS. PRINSCO BEARS NO RESPONSIBILITY FOR ANY ALTERATIONS, REVISIONS AND/OR DEVIATION FROM THIS STANDARD DETAIL. PRINSCO HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICE FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION TO VERIFY SUITABILITY. © PRINSCO, INC.

**HYDROSTOR HS75 - CROSS SECTION**

PROJECT:	NO.:	DATE:	SCALE:
DRAWN BY:	DESIGNED BY:	CHECKED BY:	DATE:
DATE:	NO.:	DATE:	SCALE:



**NOTES:**

- REFER TO TABLE 1 FOR DETAILS. CIRCULAR CUT OUT POINT IS LOCATED AT THE CENTER OF EACH HS75 CHAMBER.
- TAPPED CONNECTION CAN CONSIST OF QWIKSEAL OR APPROVED ENGINEERING EQUIVALENT.
- PVC FITTING CAN CONSIST OF BELL OR OTHER CONNECTION WHICH PREVENTS PIPE FROM SLIDING INTO THE CHAMBER. ALL PVC FITTINGS TO BE SOLVENT CEMENTED.
- PVC MAY BE EITHER SDR 35 OR SDR 40.
- HOLES SHOULD BE CUT WITH A HOLE SAW. IF NEEDED, START WITH SMALLER SIZE AND SLOWLY CUT OUT MORE EVEN FROM SIDES UNTIL TIGHT FIT OF CONNECTION IN HOLE.

THESE DETAIL DEPTHS RECOMMEND INSTALLATION PRACTICES AND IS NOT INTENDED TO SUPERSEDE ANY NATIONAL, STATE OR LOCAL SPECIFICATIONS. PRINSCO BEARS NO RESPONSIBILITY FOR ANY ALTERATIONS, REVISIONS AND/OR DEVIATION FROM THIS STANDARD DETAIL. PRINSCO HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICE FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION TO VERIFY SUITABILITY. © PRINSCO, INC.

**CORED HOLE SIZE ESTIMATES (CONFIRM DIMENSIONS PRIOR TO CUTTING)**

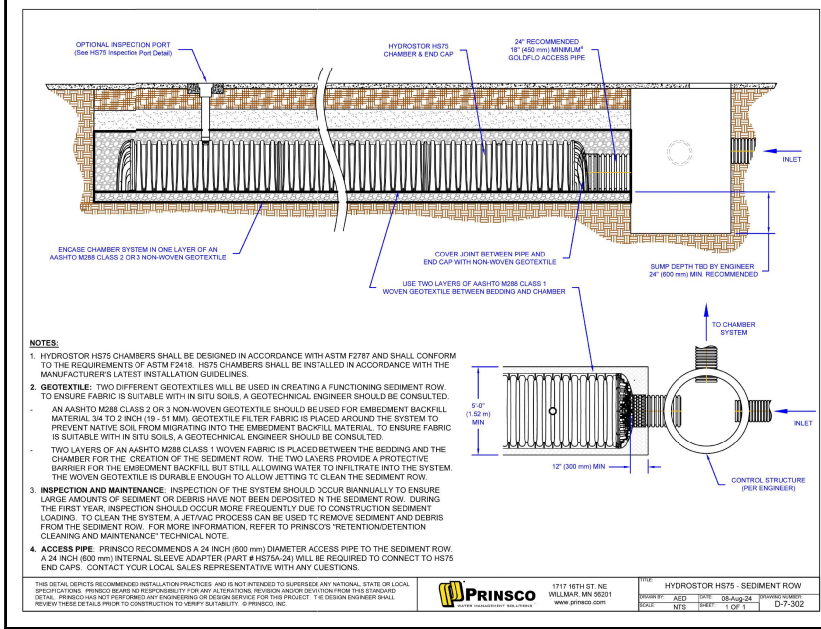
CONNECTION	4\"/>		
QWIKSEAL	5\"/>	7\"/>	9\"/>
SDR 35*	4.5\"/>	6.5\"/>	8.5\"/>
SDR 40*	4.6\"/>	6.6\"/>	8.6\"/>

\*CONFIRM O.D. OF PIPE PRIOR TO CUTTING TO ENSURE HOLE IS TIGHT FITTING AROUND PVC PIPE. CUT HOLE TO MATCH O.D. AS CLOSE AS POSSIBLE.

THESE DETAIL DEPTHS RECOMMEND INSTALLATION PRACTICES AND IS NOT INTENDED TO SUPERSEDE ANY NATIONAL, STATE OR LOCAL SPECIFICATIONS. PRINSCO BEARS NO RESPONSIBILITY FOR ANY ALTERATIONS, REVISIONS AND/OR DEVIATION FROM THIS STANDARD DETAIL. PRINSCO HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICE FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION TO VERIFY SUITABILITY. © PRINSCO, INC.

**HYDROSTOR HS75 - INSPECTION ROW**

PROJECT:	NO.:	DATE:	SCALE:
DRAWN BY:	DESIGNED BY:	CHECKED BY:	DATE:
DATE:	NO.:	DATE:	SCALE:



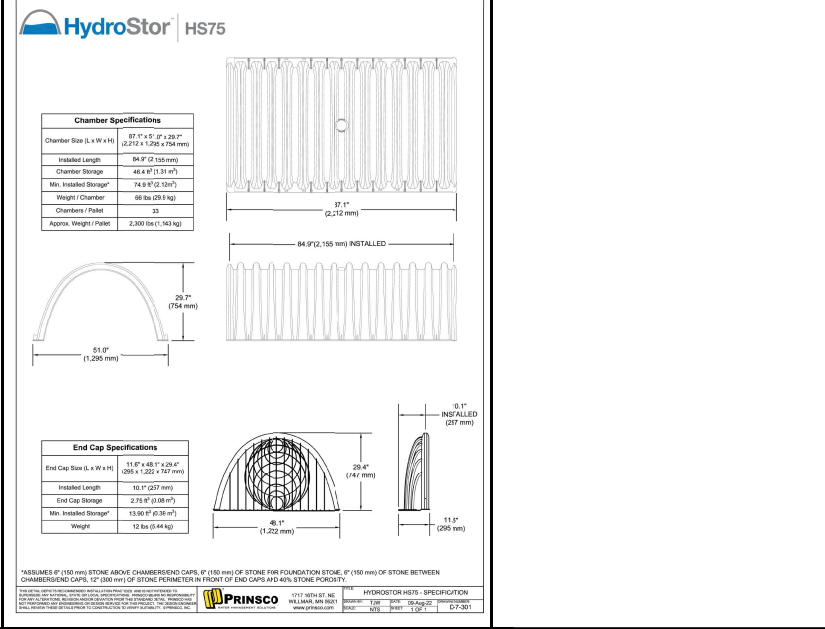
**NOTES:**

- HYDROSTOR HS75 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418. HS75 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION GUIDELINES.
- GEOTEXTILE:** TWO DIFFERENT GEOTEXTILES WILL BE USED IN CREATING A FUNCTIONING SEDIMENT ROW. TO ENSURE FABRIC IS SUITABLE WITH IN SITU SOILS, A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED.
- AN ASHTO M288 CLASS 2 OR 3 NON-WOVEN GEOTEXTILE SHOULD BE USED FOR EMBEDMENT BACKFILL MATERIAL. 3/4 TO 2 INCH (19 - 51 MM) GEOTEXTILE FILTER FABRIC IS PLACED AROUND THE SYSTEM TO PREVENT NATIVE SOIL FROM MIGRATING INTO THE EMBEDMENT BACKFILL MATERIAL. TO ENSURE FABRIC IS SUITABLE WITH IN SITU SOILS, A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED.**
- TWO LAYERS OF AN ASHTO M288 CLASS 1 WOVEN FABRIC IS PLACED BETWEEN THE BEDDING AND THE CHAMBER FOR THE CREATION OF THE SEDIMENT ROW. THE TWO LAYERS PROVIDE A PROTECTIVE BARRIER FOR THE EMBEDMENT BACKFILL, BUT STILL ALLOWING WATER TO INFILTRATE INTO THE SYSTEM. THE WOVEN GEOTEXTILE IS DURABLE ENOUGH TO ALLOW LETTING TO CLEAN THE SEDIMENT ROW.**
- INSPECTION AND MAINTENANCE:** INSPECTION OF THE SYSTEM SHOULD OCCUR BIANNUALLY TO ENSURE LARGE AMOUNTS OF SEDIMENT OR DEBRIS HAVE NOT BEEN DEPOSITED IN THE SEDIMENT ROW. DURING THE FIRST YEAR, INSPECTION SHOULD OCCUR MORE FREQUENTLY DUE TO CONSTRUCTION SEDIMENT LOADINGS. TO CLEAN THE SYSTEM, A RETRAC PROCESSOR CAN BE USED TO REMOVE SEDIMENT AND DEBRIS FROM THE SEDIMENT ROW. FOR MORE INFORMATION, REFER TO PRINSCO'S "RETENTION/DETENTION CLEANING AND MAINTENANCE" MANUAL NOTE.
- ACCESS PIPE:** PRINSCO RECOMMENDS A 24 INCH (600 MM) DIAMETER ACCESS PIPE TO THE SEDIMENT ROW. A 24 INCH (600 MM) INTERNAL SLEEVE ADAPTER (PART # HST5A-24) WILL BE REQUIRED TO CONNECT TO HS75 ENDCAPS. CONTACT YOUR LOCAL SALES REPRESENTATIVE WITH ANY QUESTIONS.

THESE DETAIL DEPTHS RECOMMEND INSTALLATION PRACTICES AND IS NOT INTENDED TO SUPERSEDE ANY NATIONAL, STATE OR LOCAL SPECIFICATIONS. PRINSCO BEARS NO RESPONSIBILITY FOR ANY ALTERATIONS, REVISIONS AND/OR DEVIATION FROM THIS STANDARD DETAIL. PRINSCO HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICE FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION TO VERIFY SUITABILITY. © PRINSCO, INC.

**HYDROSTOR HS75 - SEDIMENT ROW**

PROJECT:	NO.:	DATE:	SCALE:
DRAWN BY:	DESIGNED BY:	CHECKED BY:	DATE:
DATE:	NO.:	DATE:	SCALE:



\*ASSUMES 4\"/>

**HYDROSTOR HS75 - SPECIFICATION**

PROJECT:	NO.:	DATE:	SCALE:
DRAWN BY:	DESIGNED BY:	CHECKED BY:	DATE:
DATE:	NO.:	DATE:	SCALE:

**REVISIONS**

REV. NO.	DATE	DESCRIPTION

DATE: 05/22/23  
 DESIGN BY: JAM  
 DRAWN BY: JAM  
 CHECKED BY: JAM  
 DWG FILE: DETAILS  
 FILE NO.: 240203.00

**NOT FOR CONSTRUCTION**

**BOGART, PETERSON & ASSOCIATES, INC.**  
 LAND SURVEYING  
 CIVIL ENGINEERING  
 ENVIRONMENTAL SERVICES  
 1307 FIRST STREET, BECKER, MN 55004-4032  
 TEL: 763-266-8822 FAX: 763-266-8844

**SITE NAME**  
 City of Elk River, Sherburne County, MN

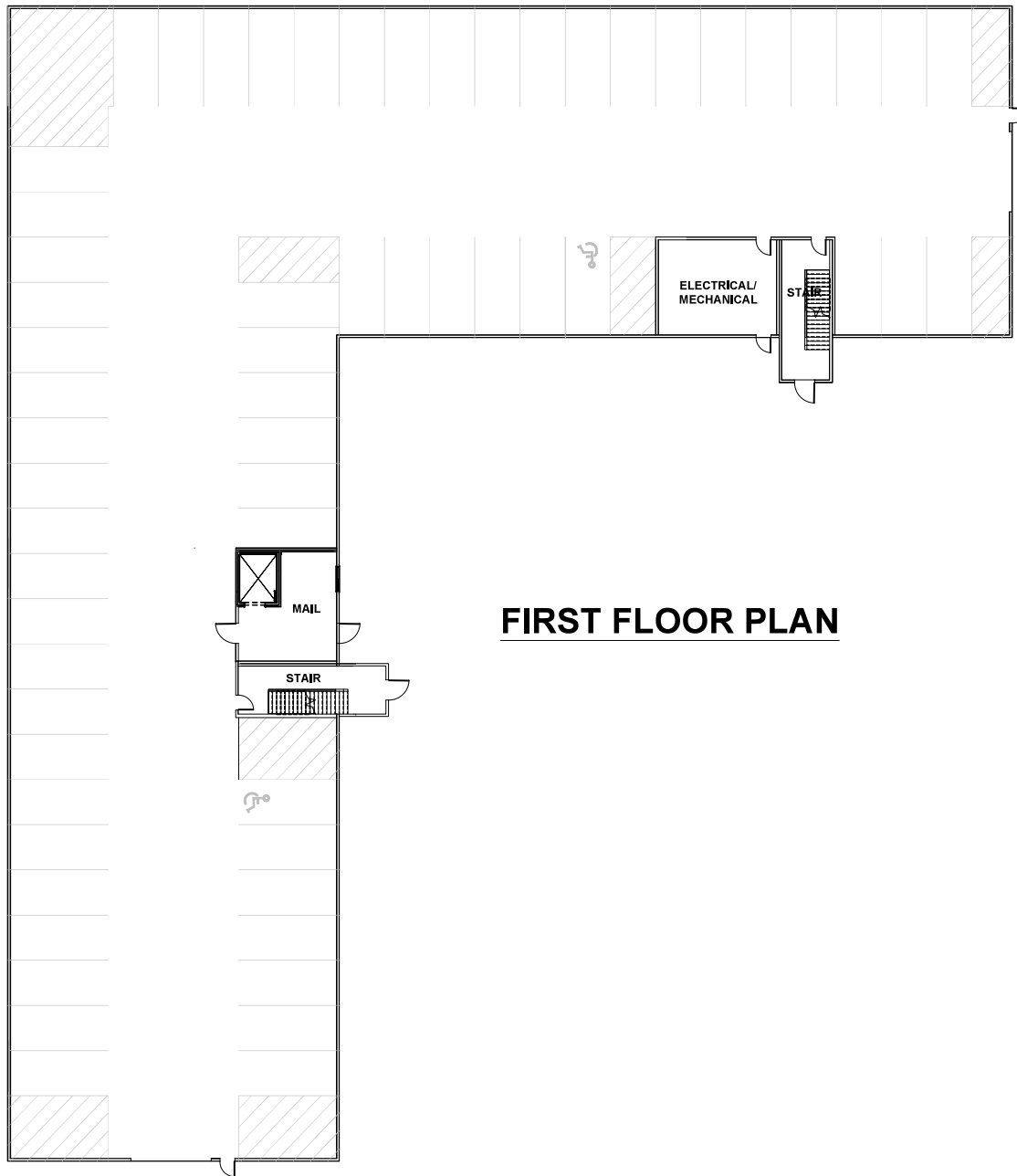
**DETAILS**

SHEET NO. **C10**

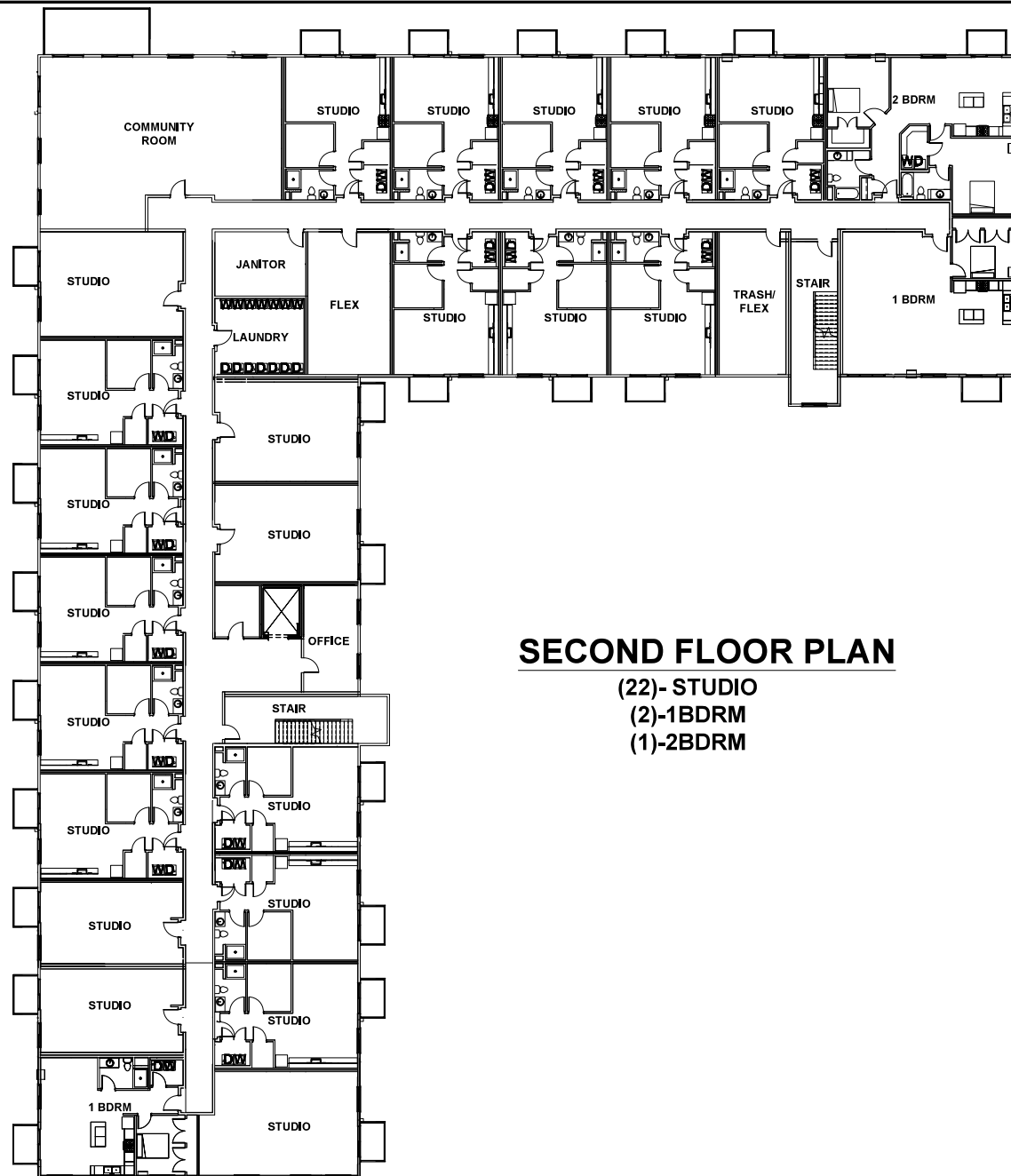
# ELK RIVER RESIDENTIAL SUITES

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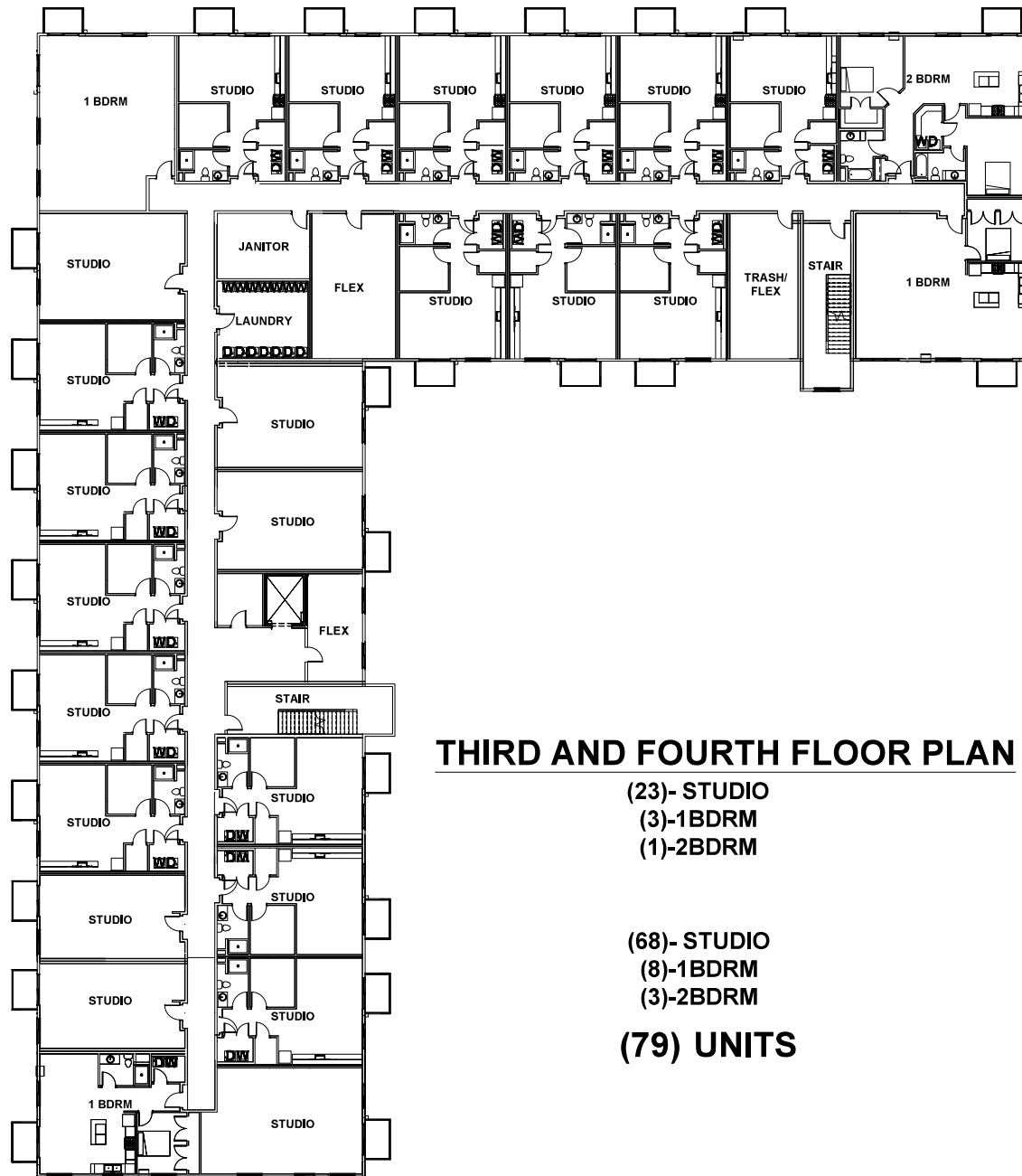


**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**

- (22)- STUDIO
- (2)-1BDRM
- (1)-2BDRM



**THIRD AND FOURTH FLOOR PLAN**

(23)- STUDIO  
 (3)-1BDRM  
 (1)-2BDRM

(68)- STUDIO  
 (8)-1BDRM  
 (3)-2BDRM

**(79) UNITS**



August 20, 2025

Pat Briggs  
19443 County Road 43, Suite H  
Big Lake, MN 55309

Via Email: [pat@thebriggscompanies.com](mailto:pat@thebriggscompanies.com)

RE: Briggs Apartment PUD – 17379 Twin Lakes Road NW

Staff have completed a review of the application materials submitted for a multifamily apartment PUD - Land Use Amendment (LU 25-02), Zone Change (ZC 25-02), and Ordinance Amendment (OA 25-08) submitted on July 23, 2025, and have the following comments. Please address these comments with future submittals.

#### Land Use Amendment

The proposed land use amendment is consistent with existing apartment uses to the north and south of the subject site. The current designation of mixed residential also supports a higher residential density, but multifamily is a better fit based on the proposed use. Access will be from a collector road. This change will not be incompatible with existing and proposed uses.

#### Zone Change

1. The proposed zone change supports a multifamily/apartment PUD. The Ordinance Amendment creating the PUD must be approved by the City Council in order for the zone change to be recorded.
2. The associated land use amendment must be approved prior to approval of the zone change to PUD.

#### General Plan Comments

1. Water service connection plans are required, please submit with next round of plan updates.
2. Existing water service stubs not used will be considered discontinued. All discontinued water services shall be shut off and disconnected at the main and the stop box shall be removed by a licensed plumber or licensed sewer installer at the expense of the property owner.
3. Hydrants shall be spaced so that all portions of a building or residence to be protected are within a 250-foot radius of a hydrant. (Final review will be made by the Fire Chief and City Engineer)
4. ERMU Electrical Comments:
  - o With two different structures and two different addresses all material and labor related to electric connections will be cut in half and applied equally to each address.
  - o Electric transformers need access from a paved surface.
  - o Please submit a load sheet to determine transformer size needs.

13065 Orono Parkway  
Elk River, MN 55330  
763.635.1000

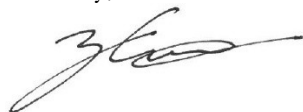


- If any adjustments are needed to maintain power for the existing home, the developer will be responsible for 100% of the material and labor costs.
- 5. No private improvements are permitted in the city ROW (tables, retaining walls, parking lots, stormwater management, etc.)
- 6. Access to Twin Lakes Road southbound will need either a three-quarter access installed with a turn lane, or the temporary access point will need to be removed.
- 7. Submit plans showing all public utilities (sewer and water).
- 8. Provide an updated stormwater report to account for 1.1" of impervious rather than 1". Ensure runoff rates are decreased to all outlets including city storm sewer. Include TSS and TP removals in stormwater report.
- 9. Preliminary site plan and grading plans show impacts to wetlands. Approval of a wetland replacement plan will be required.
- 10. Future building permit applications will require full architectural and engineering plans signed by a qualified professional.
- 11. Ordinance requires 2.5 parking stalls for each residential unit. With two proposed 79-unit buildings, 395 stalls will be required and 158 stalls (79 per building) must be covered. Submitted plans show 258 total stalls with 124 covered spaces (62 per building). This deviation will need to be approved as part of the requested PUD.
- 12. The submitted building elevations are conceptual. Detailed building elevations identifying building heights and material selections and percentage of facade coverage are required.
- 13. Will there be exterior trash storage and enclosures?
- 14. The two single-family homes east of the subject site currently access their property utilizing a driveway running through the property. Access for these homes must be maintained at all times during construction and a permanent ingress/egress easement must be granted to both properties. Additional easements supporting utility extensions through the subject site and to the benefit of the properties to the east must also be included.
- 15. Plans indicate plans for two separate lots. A subdivision application facilitating this split is required.
- 16. The southern building is within the wetland buffer setback. Encroachment into the setback will be considered as part of the PUD. Future maintenance of the site should prohibit maintenance activities within the 25-foot wetland buffer.

The Planning Commission will review the applications on August 26, 2025, at 6:30 p.m. at the Elk River City Hall. With a recommendation from the commission on that date, the City Council will review the project on September 15, 2025.

Thank you, and please submit all updated plans and responses to comments in the citizenserve portal.

Sincerely,



Zack Carlton, AICP  
 Community Development Director  
 763.635.1035

September 16<sup>th</sup>, 2025

**To: Pat Briggs – The Briggs Companies**

**From: Katie Schmidt, PE - SSTS LLC (MN PE #47147)**

**Re: Trip Generation Memorandum – 17379 Twin Lakes Rd Apartments, Elk River, MN**

SSTS, LLC has conducted a trip generation estimate for the proposed 17379 Twin Lakes Rd Apartments Development in the City of Elk River, Sherburne County, MN. The purpose of this trip generation estimate is to document the anticipated increase in traffic related to the Proposed Project to assist the Developer and Local Agencies in access location/design and overall transportation decision making.

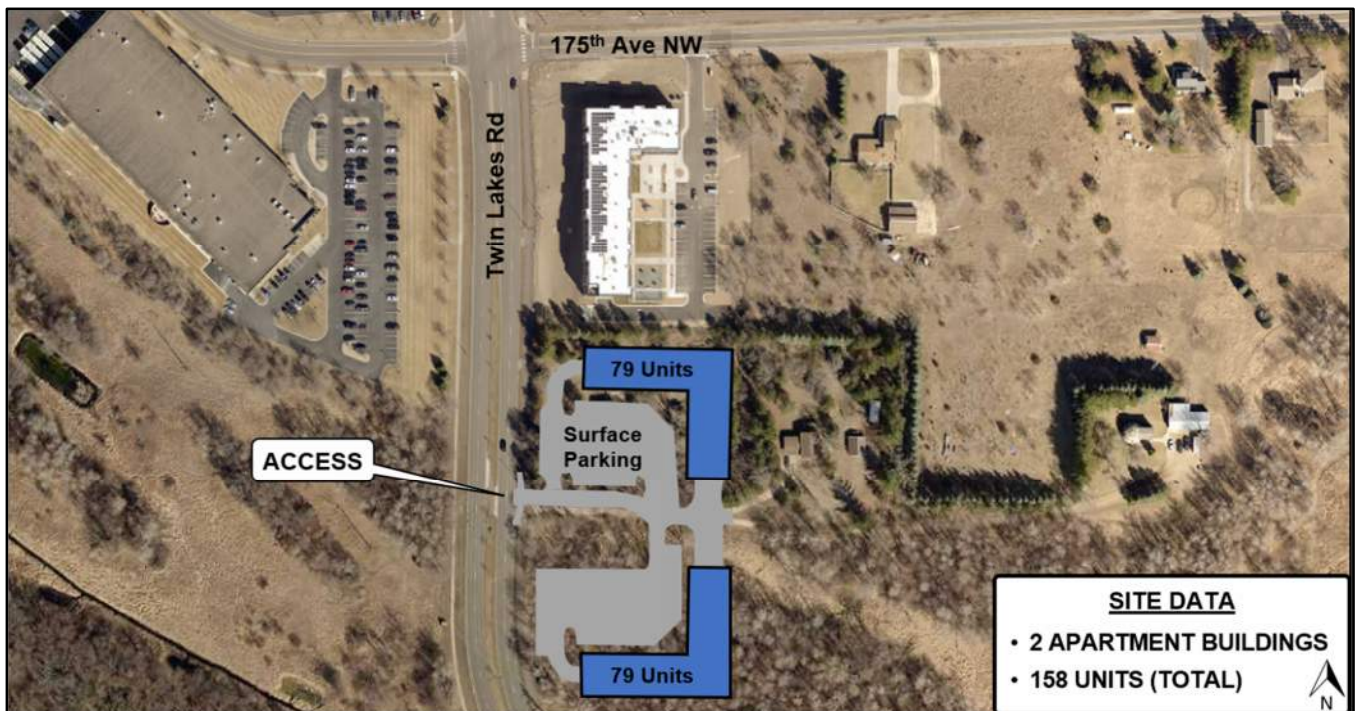
**PROJECT DESCRIPTION**

The Proposed Project is located east of Twin Lakes Rd and south of 175<sup>th</sup> Ave NW. **Figure 1** shows the Project Location. The Proposed Project includes two 79-unit apartment buildings for a total of 158 units. Both buildings are 4-stories with first-floor parking and 3 levels of apartments. A surface parking lot is also proposed.

Access is planned on Twin Lakes Rd at the existing residential driveway location. One access on Twin Lakes Rd will serve the site until properties to the east develop making a shared access roadway on 175<sup>th</sup> Ave NW feasible. **Figure 2**, Concept Site Plan, depicts the proposed site layout conditions and access driveway.



**Figure 1. Project Location**



**Figure 2. Concept Site Plan**

## TRIP GENERATION

The volume of vehicle trips generated by the Proposed Project has been estimated for typical weekday AM and PM peak hours and on a daily basis using the data and methodology described in the Institute of Transportation Engineers' *Trip Generation Manual*<sup>1</sup>, which is a standard industry reference used by public agencies to estimate traffic generated by specific land uses. **Table 1** summarizes the trip generation estimates.

**Table 1. Trip Generation**

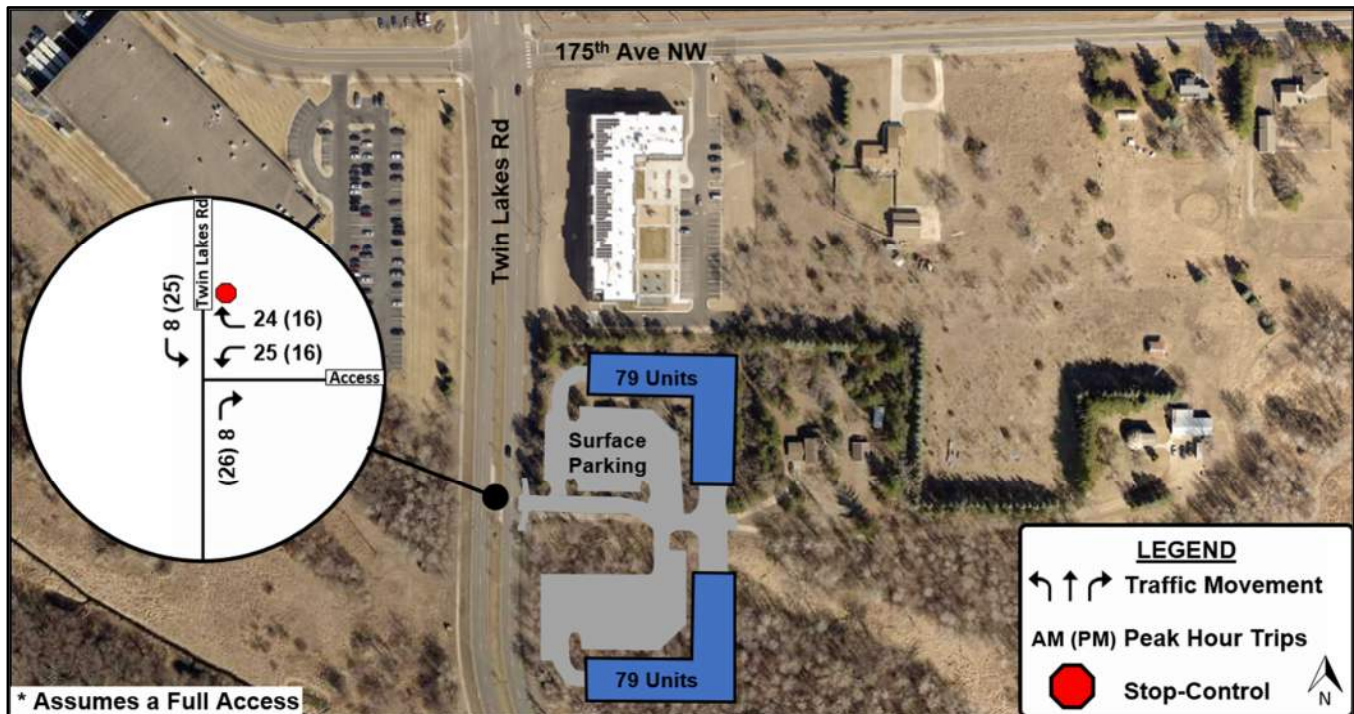
Land Use	Land Use Code	Size	Trips Generated:				Weekday ADT
			AM Peak		PM Peak		
			Enter	Exit	Enter	Exit	
Multifamily Housing (Low-Rise)	220	158 units	16	49	51	31	981
Totals			16	49	51	31	981
			65		82		

The Proposed Project is estimated to generate the following traffic during the highest traffic hours:

- 65 new trips (16 entering and 49 exiting) during the morning traffic peak hour,
- 82 new trips (51 entering and 31 exiting) during the evening traffic peak hour, and
- 981 daily trips.

The peak hour intensity of new traffic on Twin Lakes Rd is minimal with around 1 additional vehicle anticipated every minute during the AM peak hour and 1.4 additional vehicles every minute during the PM peak hour.

Travel patterns for site trips is assumed to be 50% to/from the north and 50% to/from the south on Twin Lakes Rd. **Figure 3** provides a visual depiction of the AM and PM peak hour traffic entering and exiting the Proposed Project with a full access configuration assumed.



<sup>1</sup> *Trip Generation Manual*, Institute of Transportation Engineers (ITE), 12<sup>th</sup> Edition

## TURN LANE REVIEW

Turn lane warrant guidance is provided in multiple industry sources. Based on the urban environment and local jurisdiction of Twin Lakes Rd at the proposed access driveway, National Cooperative Highway Research Program (NCHRP) Report 457 was used as a guideline. These reports are used as the basis for many agency guidelines throughout Minnesota and the Country. PM peak hour volumes were reviewed and 500 through vehicles were assumed for each northbound and southbound approach on Twin Lakes Rd (estimated from MnDOT's Year 2024 ADT of 10,491 vehicles/day). The estimated 25 southbound left turns into the site do warrant a left turn lane (16 lefts are the threshold) and it appears that a left turn lane could easily be constructed in the existing median. The estimated 26 northbound right turns do not warrant a right turn lane (through traffic would have to double to meet the threshold) and a northbound right turn lane is not recommended. This turn lane layout appears to be consistent at cross-streets and access points along the corridor.

## ACCESS CONFIGURATION REVIEW

Access configuration (full, 3/4, right-in/right only) considerations include available sight distance due to the curvature on Twin Lakes Rd, emergency vehicle access and access spacing standards. Adequate intersection sight distance at the access location is available when the 30-mph advisory speed on Twin Lakes Rd is considered for northbound vehicles coming around the curve. Additionally, trees and brush could be cleared providing more sight distance looking south around the curve. A full access would be preferred for emergency vehicle since there is only access location.

## SUMMARY

- ★ The number of new vehicle trips estimated to be generated by the Proposed 17379 Twin Lakes Rd Apartments Development is 65 AM peak hour trips, 82 PM peak hour trips and 981 daily trips. The peak hour intensity of new traffic on Twin Lakes Rd is minimal with around 1 additional vehicle anticipated every minute during the AM peak hour and 1.4 additional vehicles every minute during the PM peak hour. Further detailed traffic study is not necessary unless there are unique City concerns. Per typical agency standards and the Institute of Transportation Engineers' (ITE) recommended practices, a full traffic study is generally required when a development is expected to generate more than 100 peak hour trips. This proposed development is below that threshold.
- ★ A full access on Twin Lakes Rd can be considered. The existing median is wide enough to construct a southbound left turn lane. Adequate intersection sight distance at the access location looking to the south around the curve is available when the 30-mph advisory speed on Twin Lakes Rd is considered and trees and brush can be cleared to provide even more distance. A full access would be preferred for emergency vehicle since there is only one access location.

# BRIGGS ELK RIVER PLAT

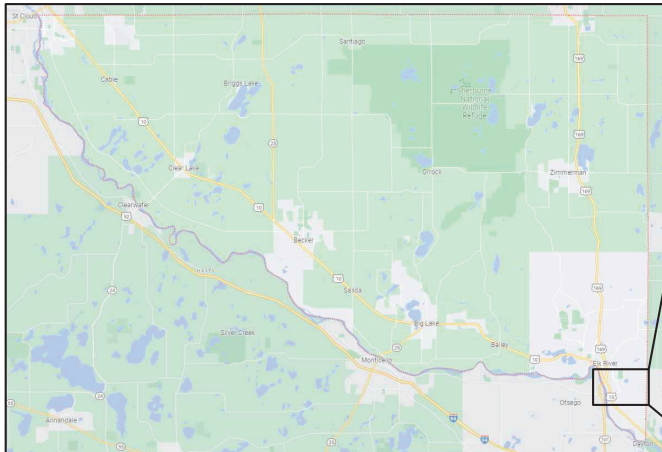
## PAT BRIGGS

17379 TWIN LAKES ROAD NW  
CITY OF ELK RIVER, SHERBURNE COUNTY, MN  
SEPTEMBER 2025  
PRELIMINARY PLANS

**CIVIL & SURVEY PLANS PREPARED BY:**



Civil Plans	
Sheet Number	Sheet Title
	Cover
C1	Demolition Plan
C2	Site Plan
C3	Grading Plan
C4	Utility Plan
C5	Erosion Control Plan
C6	SWPPP Narrative
C7	Details
C8	Details
C9	Details
C10	Details
C11	Details
C12	Landscape Plan
C13	Fire Protection Plan



**SHERBURNE COUNTY, MINNESOTA**

**PROJECT LOCATION**



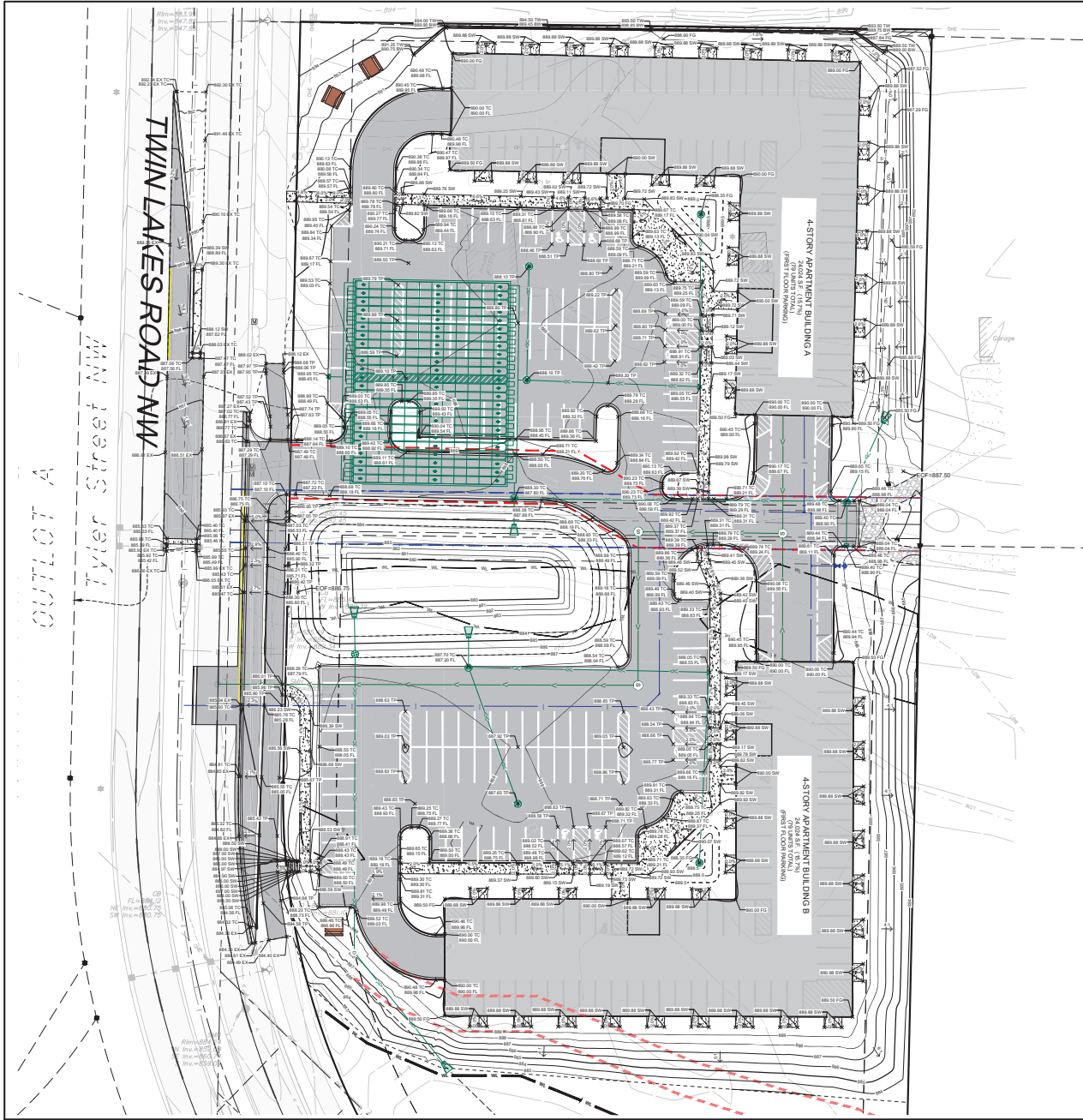
**VICINITY MAP**

REV NO.	DATE	DESCRIPTION

PRIVATE UTILITIES SHOWN ARE QUALITY LEVEL D.  
QUALITY LEVEL D PROVIDES THE MOST BASIC LEVEL OF INFORMATION. IT INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS. RECORDS MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICES MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASES, CONSTRUCTION PLANS, ETC.







**LEGEND:**

- PROPOSED RIP RAP
- NEW TOP-BACK OF CURB ELEVATION
- NEW FLOW LINE OF CURB ELEVATION
- NEW SIDEWALK ELEVATION
- NEW TOP OF PAVEMENT ELEVATION
- NEW TOP OF GRAVEL ELEVATION
- NEW FINISHED GRADE ELEVATION
- EXISTING ELEVATION
- PROPOSED CONTOUR
- PROPOSED SLOPE
- EMERGENCY OVERTFLOW



**GRADING GENERAL NOTES:**

1. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY THE OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
3. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT SILT AND DEBRIS RUN-OFF DURING GRADING OPERATIONS (I.E. SILT FENCE, STRAW BALES, ETC.).
4. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES, AND DRIVEWAY ENTRANCES. RESTORE ALL PAVEMENTS THAT REMAIN TO THEIR ORIGINAL IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS PRIOR TO BIDDING THE PROJECT.
5. TURF ESTABLISHMENT AREAS SHALL RECEIVE MINIMUM OF 4" DEPTH AS MEASURED IN PLACE OF TOPSOIL. TOPSOIL SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL GRADED SLOPES GREATER THAN OR EQUAL TO 5:1 SHALL BE HYDROSEED, EROSION CONTROL BLANKETED, OR MULCHED TO HELP STABILIZE THE SLOPES BY GENERAL CONTRACTOR.
6. PROPOSED SPOT ELEVATIONS ARE TO THE TOP OF CURB UNLESS NOTED OTHERWISE. ELEVATION OF FLOW LINE IS 6" BELOW TOP OF CURB UNLESS OTHERWISE SHOWN.
7. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIALS TO BE HANDLED, AND FOR AMOUNT OF GRADING TO BE DONE IN ORDER TO COMPLETELY PERFORM ALL WORK INDICATED ON THE DRAWINGS. IMPORT SUITABLE MATERIAL AND EXPORT UNSUITABLE. EXCESS WASTE MATERIAL AS REQUIRED. ALL COSTS ASSOCIATED WITH IMPORTING AND EXPORTING MATERIALS SHALL BE INCIDENTAL TO THE CONTRACT.
8. IT IS INTENDED THAT EARTHWORK (CUT VS. FILL) BALANCE ON SITE. THE CONTRACTOR SHALL SUBMIT THE QUANTITY OF MATERIAL AND AMOUNT OF ANTICIPATED GRADE ADJUSTMENT FOR REVIEW BY THE ENGINEER A MINIMUM OF FOUR WEEKDAYS PRIOR TO MAKING ADJUSTMENTS. ALL GRADE ADJUSTMENTS MUST BE APPROVED BY THE ENGINEER. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR WORK ASSOCIATED WITH GRADING ADJUSTMENTS, INCLUDING, BUT NOT LIMITED TO, EARTHWORK OPERATIONS, STORM SEWER PIPING AND STRUCTURE ADJUSTMENTS. CONSTRUCTION SURVEYING FOR ADJUSTING FEATURE LOCATIONS ACCORDINGLY, SILT FENCE, ETC.
9. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SEED OR RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.
10. ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAIN TILE, OR OTHER POTENTIAL SOURCE FOR CONTAMINATION SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER MINNESOTA PLUMBING CODE. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR PIPING OR SIMILAR).
11. CONTRACTOR SHALL MAINTAIN DRAINAGE FROM EXISTING BUILDING AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, MANHOLES, PIPING, ETC.) AS REQUIRED. EXISTING STORM SEWER SHALL NOT BE REMOVED UNTIL TEMPORARY OR PERMANENT STORM SEWERS IS INSTALLED AND FUNCTIONAL. COORDINATE ALL REMOVALS WITH APPROPRIATE TRADES (SITE UTILITY CONTRACTOR, MECHANICAL CONTRACTOR, ETC.) AS REQUIRED.

REV. NO.	DATE	DESCRIPTION

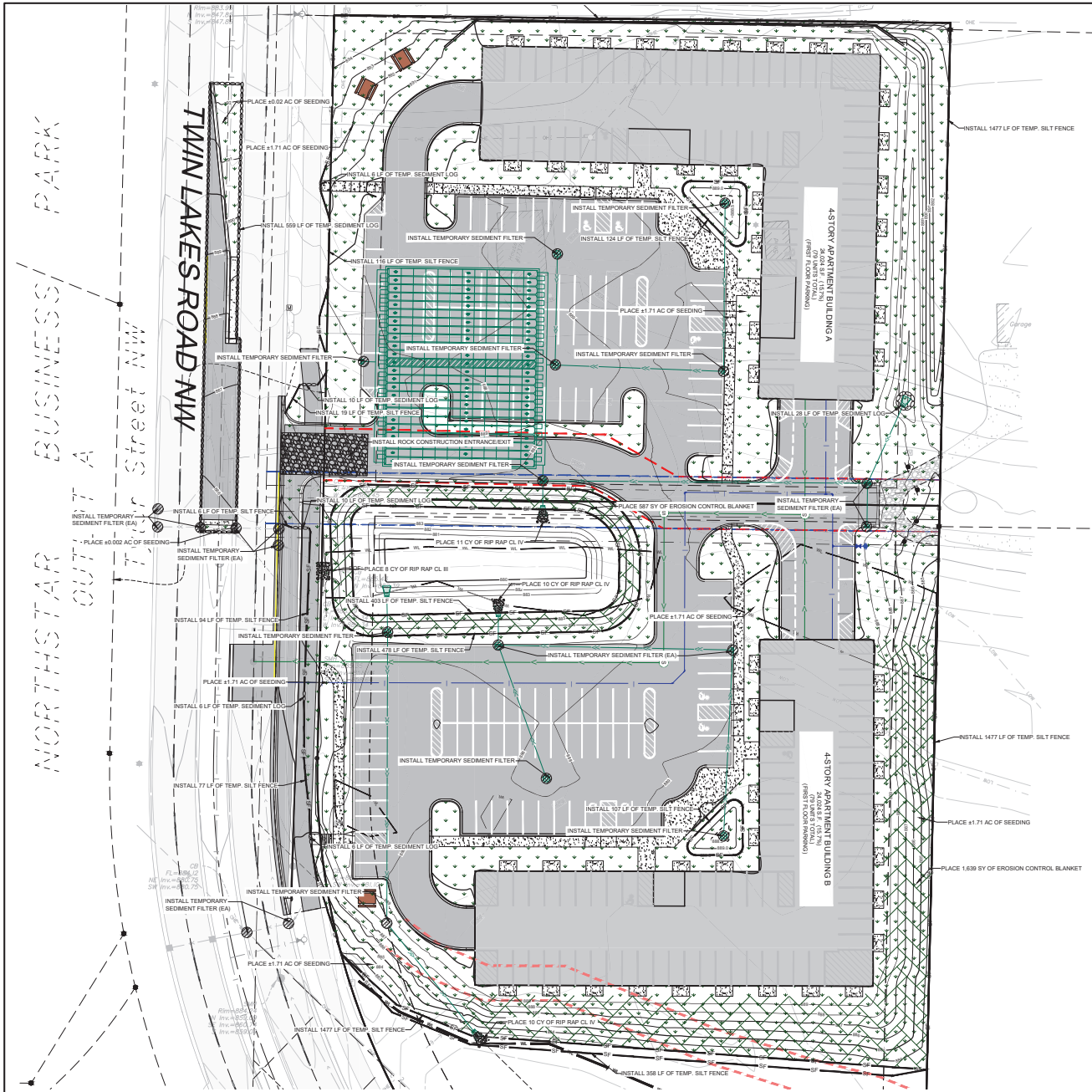
NOT FOR CONSTRUCTION

**BOGART, PEDERSON & ASSOCIATES, INC.**  
 LAND SURVEYING  
 ENVIRONMENTAL SERVICES  
 12009 FIRST STREET, BECKER, MN 55005-9022  
 TEL: 763.526.0362 FAX: 763.526.0364









BRIGGS ELK RIVER PLAT  
 City of Elk River, Sherburne County, MN  
 GRADING PLAN

SHEET NO.  
**C3**





**LEGEND:**

-  TEMPORARY ROCK CONSTRUCTION ENTRANCE
-  EROSION CONTROL BLANKET (CAT. 20)
-  GRADING LIMITS AND PROPOSED TEMPORARY SILT FENCE
-  FIBER-LOG ROLLS
-  PROPOSED RIP RAP
-  PROPOSED CONTOUR
-  EMERGENCY OVERFLOW
-  TEMPORARY SEDIMENT FILTER - HIGH FLOW

**EROSION CONTROL NOTES:**

1. CONTRACTOR SHALL CONFINE CONSTRUCTION OPERATIONS TO THE CONSTRUCTION/GRADING LIMITS SHOWN.
2. ALL WORK SHALL CONFORM TO THE MINNESOTA POLLUTION CONTROL AGENCY'S STORM WATER PERMIT REQUIREMENTS. CONTRACTOR SHALL OBTAIN ALL PERMITS AND COMPLY WITH ALL PERMIT REQUIREMENTS.
3. THE SITE SOIL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION OR GRADING OPERATIONS AND MAINTAINED TO CONFORM WITH THE STANDARDS SPECIFIED BY THE MPCA.
4. CONTRACTOR SHALL INSPECT TEMPORARY EROSION CONTROL MEASURES ON THE ENTIRE SITE AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS OF ANY MEASURABLE RAINFALL. DAMAGED SILT FENCE OR OTHER EROSION CONTROL DEVICES OR PRACTICES SHALL BE REPAIRED IMMEDIATELY. INSPECTION AND MAINTENANCE OF DEVICES SHALL CONTINUE UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO THE MPCA.
5. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION.
6. THE SITE SOIL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED AND MAINTAINED TO CONFORM WITH THE STANDARDS SPECIFIED BY THE CITY OF ELK RIVER AND THE MPCA.
7. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE DISTURBANCE OF ANY AREAS AND MAINTAINED UNTIL ALL TRIBUTARY DISTURBED AREAS ARE RESTORED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION CONTROL MEASURES, INCLUDING SILT FENCE AND BALES, UPON ESTABLISHMENT OF PERMANENT VEGETATION IN SAID AREAS.
9. ALL SOILS TRACKED ONTO PAVEMENT OR ANY OTHER OFF-SITE AREA SHALL BE REMOVED DAILY.
10. THE SITE SEDIMENT CONTROL FACILITIES FOR THE PROJECT MUST BE INSTALLED PRIOR TO ANY GRADING OPERATION.
11. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE. ANY FINISHED GRADING IS COMPLETED IN ACCORDANCE TO MNDOT 2375.
12. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH MNDOT SEED MIX, MULCHED, FERTILIZED & DISK ANCHORED, PER THE FOLLOWING SCHEDULE:  
 STANDARD SEED MIX 25-131: 220 LB/AC.  
 INFILTRATION BASIN SEED MIX 33-261: 35 LB/AC.  
 FERTILIZER 22-5-10: 350 LB/AC.  
 MULCH TYPE 3: 2 TONS/AC.
13. CONTRACTOR SHALL INSTALL TEMPORARY SEDIMENT BMP'S SHOWN AND NOT SHOWN ON PLANS DURING PHASING ON PROJECT TO COMPLY WITH MPCA, CITY INSPECTOR AND DEVELOPER REQUEST.

**APPROXIMATE EROSION CONTROL DEVICES**

- SILT FENCE: 3,282 LF
- BIOLOG: 625 LF
- ROCK CONSTRUCTION: 1 EACH
- EROSION CONTROL BLANKET (CAT. 20): 2,229 S.Y.
- RIP RAP (CLASS III): 8 C.Y.
- RIP RAP (CLASS IV): 31 C.Y.



	DESCRIPTION				
REV. NO.	DATE				
DESIGN BY: <b>MM</b>	DRAWN BY: <b>MM</b>	CHECKED BY: <b>MM</b>	DATE: <b>08/17/2023</b>		
DWG FILE: <b>EROSION</b>	PROJECT: <b>BRIGGS ELK RIVER PLAT</b>	FILE NO.: <b>24-0209-00</b>			
NOT FOR CONSTRUCTION					
 <b>BOGART, PEDERSON &amp; ASSOCIATES, INC.</b> LAND SURVEYING ENVIRONMENTAL SERVICES 1500 FIRST STREET, BECKER, MN 55008-9022 TEL: 763-265-7000 FAX: 763-265-7004					
BRIGGS ELK RIVER PLAT			EROSION CONTROL PLAN		
City of Elk River, Sherburne County, MN					
SHEET NO. <b>C5</b>					

**STORM WATER POLLUTION PREVENTION PLAN NARRATIVE:**

**GENERAL INFORMATION**  
 THIS STORMWATER POLLUTION PREVENTION PLAN IS PREPARED IN ACCORDANCE TO THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT NO. MN R100001 FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY.  
 PROJECT NAME: BRIGGS ER PLAT  
 LOCATION: 1370 TWIN LAKES RD NW, ELK RIVER, MN 55330  
 SHERBURNE COUNTY  
 LAT/LONG: 45.28447/-93.4125

**DESCRIPTION OF CONSTRUCTION ACTIVITY**  
 DEVELOPMENT CONSISTS OF BUILDING CONSTRUCTION, STORMWATER BASIN CONSTRUCTION, PAVING, GRADING, UTILITY INSTALLATION, AND TURF ESTABLISHMENT.  
**PROJECT CONTACTS**  
 PAT BRIGGS AND THE CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPs BEFORE AND DURING CONSTRUCTION.

**SWPPP PREPARATION**  
 SWPPP PREPARER: DYLAN LANNES  
 BOGART, PEBERSON & ASSOCIATES  
 ENGINEER AND SWPPP DESIGNER (EXP 2020)  
 13076 FIRST STREET  
 BECKER, MN 55309  
 TELEPHONE: 763.262.4822  
 EMAIL: DLANNES@BOGART-PEBERSON.COM  
**OWNER:**  
 OWNER CONTACT: PAT BRIGGS  
 ADDRESS: P.O. BOX 710, BIG LAKE, MN 55309  
 TELEPHONE: (555) 555-5555  
 EMAIL: PAT@BRIGGSCOMPANIES.COM

**CONTRACTOR TO BE FILLED OUT BY THE CONTRACTOR**  
 BUSINESS NAME \_\_\_\_\_  
 OWNER NAME \_\_\_\_\_  
 MAILING ADDRESS \_\_\_\_\_  
 CITY \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_  
 EMAIL \_\_\_\_\_  
 CONTACT NAME \_\_\_\_\_  
 MAILING ADDRESS \_\_\_\_\_  
 CITY \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_  
 EMAIL \_\_\_\_\_

**ESTIMATED DATES OF CONSTRUCTION**  
 START DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_ (TO BE FILLED IN BY CONTRACTOR)  
 COMPLETION DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_ (TO BE FILLED IN BY CONTRACTOR)

**PERMANENT STORMWATER DESIGN CALCULATIONS**  
 SEE THE STORM WATER MANAGEMENT REPORT FOR MORE INFORMATION. CONTACT BOGART, PEBERSON & ASSOCIATES FOR REPORT. PROPOSED FLOW RATE IS LIMITED THROUGH PROPOSED STORMWATER WET DETENTION POND.  
 GROUP A: 1.4

**DESCRIPTION OF EROSION CONTROL ACTIVITY:**  
 EROSION CONTROL CONSISTS OF SILT FENCE PERMETER CONTROL, TURF ESTABLISHMENT THROUGH SEEDING AND EROSION CONTROL BLANKET, AND ROCK CONSTRUCTION ENTRANCE PLACEMENT.

**CUMULATIVE IMPERVIOUS SURFACES:**  
 AREA OF DISTURBANCE: 4.88 ACRES  
 PRE-CONSTRUCTION IMPERVIOUS AREA: 0.66 ACRES  
 POST CONSTRUCTION IMPERVIOUS AREA: 3.45 ACRES  
 NEW IMPERVIOUS AREA: 2.79 ACRES

**RECEIVING WATERS:**  
 STORM WATER FROM THIS SITE WILL BE DISCHARGED TO THE WET DETENTION POND AND THEN DIRECTED TO CITY STORM SYSTEM.

**PLANS AND SPECIFICATIONS**  
 THE PLAN SHEETS OF THIS PLAN SET INDICATE THE FOLLOWING ITEMS:  
 • THE PROJECT LOCATION AND CONSTRUCTION LIMITS.  
 • LOCATIONS OF IMPERVIOUS SURFACES.  
 • LOCATIONS OF AREAS NOT TO BE DISTURBED (E.G., BUFFER ZONES, WETLANDS, ETC.).  
 • STEEP SLOPE LOCATIONS.  
 • LOCATIONS OF ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMPs TO BE INSTALLED ON THE PROJECT.  
 • THE DETAIL SHEETS INDICATE EROSION AND SEDIMENT CONTROL BMPs TO BE INSTALLED ON THE PROJECT.  
 • IF DIVERSION IS REQUIRED FOR THIS PROJECT, THE PUMP DISCHARGE SHALL BE TREATED PRIOR TO BEING DISCHARGED OFF-SITE OR INTO A SURFACE WATER. THE DISCHARGE SHALL BE VISUALLY CHECKED TO ENSURE THAT IT IS VISIBLY CLEAN WATER.

**TEMPORARY SEDIMENT CONTROL PRACTICES**  
 DOWN GRADIENT SILT FENCE AND SEDIMENT LOG INSTALLATIONS ARE TO BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK OPERATIONS.  
 TOPSOIL IS TO BE WINDROWED ALONG THE CONSTRUCTION LIMITS AND PLACED AS SLOPE DRESSING IMMEDIATELY FOLLOWING COMPLETION OF THE GRADING OPERATIONS, AS THE GRADING OPERATIONS PROCEED.  
 TOPSOIL PLACEMENT ALONG THE EMBANKMENT SLOPES THROUGH THE WETLANDS AREA IS TO BE SPREAD BY A LOW IMPACT CRAWLER TRACK OR OPERATING UP AND DOWN THE SLOPES SO AS TO PROVIDE TRACK PRINTS PARALLEL WITH THE CONTOURS.  
 INSTALLATION OF MUDOUT CATEGORY 3 EROSION CONTROL BLANKET ALONG THE EMBANKMENT SLOPES ADJACENT THE WETLANDS AREA.  
 ALL TEMPORARY SOILS STOCKPILES WILL REQUIRE AN EFFECTIVE MEANS OF SEDIMENT CONTROL, SUCH AS AN EROSION CONTROL BLANKET COVERING OR SILT FENCE INSTALLATION ALONG THE TOE OF SLOPE.  
 ALL COMPLETED SWALES SLOPES AND BOTTOMS NOT DRAINING TOWARDS WETLAND AREAS ARE TO BE STABILIZED WITHIN 7 DAYS.  
 TEMPORARY STABILIZATION WILL BE REQUIRED IN AREAS WHERE GRADING OPERATIONS ARE SUSPENDED OR CEASED FOR A PERIOD OF 7 DAYS OR GREATER.  
 A ROCK CONSTRUCTION ENTRANCE FOR SEDIMENT CONTROL IS TO BE PROVIDED AT THE PROJECT ENTRANCE ON TWIN LAKES ROAD NW.  
 STREET SWEEPING OF THE PAVED SURFACES SHALL BE REQUIRED AS DIRECTED BY THE ENGINEER.

**TIMING OF EROSION CONTROL:**  
 SILT FENCE AND SEDIMENT LOGS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.  
 RIPRAP AND FILTER BLANKET SHALL BE PLACED AT THE OUTLETS WITHIN 24 HOURS OF THE OUTLET PLACEMENT.  
 THE CONTRACTOR MUST STABILIZE ALL EXPOSED SOIL AREAS IMMEDIATELY FOLLOWING CONSTRUCTION WHEREVER CONSTRUCTION SHALL NOT OCCUR FOR A PERIOD GREATER THAN OR EQUAL TO 7 DAYS.  
 STABILIZATION WORK MUST BE COMPLETE WITHIN 7 CALENDAR DAYS AFTER THE CONSTRUCTION WORK IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED.  
 AREAS THAT ARE WITHIN 200 FT. OF A PUBLIC WATER MUST BE STABILIZED WITHIN 24 HOURS OF COMPLETING CONSTRUCTION DURING PERIODS OF "WORK IN WATER RESTRICTIONS" FOR TIME PERIODS DECLARED BY THE DNR.  
 THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE DISTURBED AREA UNTIL VEGETATION IS ESTABLISHED.  
 ONCE VEGETATION IS ESTABLISHED AND CONSTRUCTION IS COMPLETE, THE SILT FENCE AND ANY OTHER TEMPORARY EROSION CONTROL THAT IS NOT BIODEGRADABLE SHALL BE REMOVED.

STREET SWEEPING TO BE PROVIDED AS DIRECTED BY THE ENGINEER OR OWNER. THE CITY REQUIRES STREET SWEEPING TO OCCUR WITHIN 8 HOURS OF NOTICE FROM THE CITY.  
 APPLYING MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES IS NOT ACCEPTABLE STABILIZATION IN ANY PART OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE. BLANKETS OR OTHER APPROVED BY THE ENGINEER, METHOD SHALL BE USED.

**INSPECTION AND MAINTENANCE ACTIVITIES**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING THE WORK OF ALL OPERATIONS, INCLUDING SUBCONTRACTORS AND UTILITY COMPANIES. SUCH THAT EROSION AND SEDIMENT CONTROL MEASURES ARE FULLY EXECUTED FOR EACH OPERATION AND IN A TIMELY MANNER OVER THE DURATION OF THE PROJECT. OPERATORS HAVE FULL ACCESS TO THE PROJECT SITE. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SWPPP IMPLEMENTATION UNTIL THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION AND N.O.T. OF A MPA HAS BEEN SUBMITTED TO THE MPCA.

THE CONTRACTOR IS TO PROVIDE A TRAINED INDIVIDUAL RESPONSIBLE FOR THE IMPLEMENTATION, INSPECTION AND MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL BMPs ON THE PROJECT. THAT INDIVIDUAL IS TO BE IDENTIFIED AT THE PRE-CONSTRUCTION CONFERENCE AND LISTED IN THE MINUTES THEREOF.  
 THE APPOINTED INDIVIDUAL IS TO PERFORM A ROUTINE INSPECTION OF THE ENTIRE SITE AT LEAST ONCE EVERY SEVEN DAYS DURING CONSTRUCTION OPERATIONS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.  
 A INSPECTION FORM SHALL BE PROVIDED BY THE CONTRACTOR. ANY DEFICIENCIES IN THE EROSION AND SEDIMENT CONTROL BMPs ARE TO BE NOTED ON THE INSPECTION FORM AND CORRECTED BY THE END OF THE NEXT BUSINESS DAY.  
 PERMETER CONTROL DEVICES ARE TO BE REPAIRED OR REPLACED WHEN THEY ARE NO LONGER EFFECTIVE OR WHEN THE SEDIMENT REACHES ONE-HALF THE HEIGHT OF THE DEVICE.

**TRAINING DOCUMENTATION**  
 SWPPP IMPLEMENTATION, REVISION, AMENDING, AND INSPECTING (TO BE FILLED IN BY THE CONTRACTOR)  
 NAME OF INDIVIDUAL \_\_\_\_\_  
 OVERSEEING & INSPECTING DATE OF TRAINING \_\_\_\_\_  
 NAME OF INSTRUCTOR \_\_\_\_\_  
 ENTITY PROVIDING TRAINING \_\_\_\_\_  
 CONTENT OF TRAINING \_\_\_\_\_  
 TOTAL HOURS OF TRAINING \_\_\_\_\_

**BMP INSTALLATION, MAINTENANCE, AND REPAIR (TO BE FILLED IN BY THE CONTRACTOR)**  
 NAME OF INDIVIDUAL \_\_\_\_\_  
 OVERSEEING & INSPECTING DATE OF TRAINING \_\_\_\_\_  
 NAME OF INSTRUCTOR \_\_\_\_\_  
 ENTITY PROVIDING TRAINING \_\_\_\_\_  
 CONTENT OF TRAINING \_\_\_\_\_  
 TOTAL HOURS OF TRAINING \_\_\_\_\_

**POLLUTION PREVENTION**  
 FERTILIZERS ARE TO BE APPLIED ONLY IN THE AMOUNTS AS SPECIFIED AND WORKED INTO THE SOIL TO MINIMIZE EXPOSURE TO STORMWATER RUNOFF.  
 ON-SITE REFUELING OPERATIONS ARE TO BE CONDUCTED WITH CARE. ANY INADVERTENT SPILLAGE OF FUEL OR CHEMICALS IS TO BE IMMEDIATELY CLEANED UP, REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE TO STATE AND LOCAL REGULATIONS. MAJOR SPILLS ARE TO BE REPORTED TO THE MPCA 24 HOUR NOTIFICATION NETWORK AT 822.227.4381. ALL VEHICLES ON-SITE ARE TO BE MONITORED FOR LEAKS AND SUBJECT TO ROUTINE PREVENTIVE MAINTENANCE EFFORTS TO REDUCE THE LIKELIHOOD OF LEAKAGE AND OR SPILLS.  
 PORTABLE SANITARY WASTE FACILITIES ARE TO BE PROVIDED ON-SITE AND EMPTIED ON A BI-WEEKLY BASIS.  
 CONCRETE BATCH TRUCKS SHALL NOT BE ALLOWED TO DISCHARGE DRUM AND CHUTE WASHOUT DIRECTLY ON THE GROUND. A PORTABLE WASHOUT RECEPTACLE IS TO BE PROVIDED BY THE CONTRACTOR AT THE LOCATION AS PROVIDED BY THE OWNER.

**FINAL STABILIZATION**  
 FINAL STABILIZATION OCCURS WHEN 70 PERCENT OF THE PERVIOUS AREA IS COVERED WITH UNIFORM, PERMANENT VEGETATION.  
 ALL TEMPORARY EROSION AND SEDIMENT CONTROL FEATURES ARE TO BE REMOVED AND THE SPIDES NOTICE OF TERMINATION IS TO BE PREPARED AND SUBMITTED TO THE MPCA.

**LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN**

DESCRIPTION	TITLE	LOCATION
EROSION CONTROL DETAILS	CONSTRUCTION DETAILS	C7-11
EROSION CONTROL LOCATIONS	EROSION CONTROL LOCATIONS	C5

24 HOUR MPCA EMERGENCY NOTIFICATION:  
 TELEPHONE NUMBER: 651.649.5451  
 FAX NUMBER: 800.422.0798

**ESTIMATED QUANTITIES**  
 THE FOLLOWING QUANTITIES IS AN ESTIMATED PRELIMINARY AMOUNT REQUIRED FOR SEDIMENT CONTROL BMPs AT THE START OF THE PROJECT. THIS ESTIMATE IS PROVIDED AS REQUIRED BY THE MINNESOTA POLLUTION CONTROL AGENCY GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ANY ADDITIONAL AND/OR REPLACEMENT BMPs QUANTITIES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

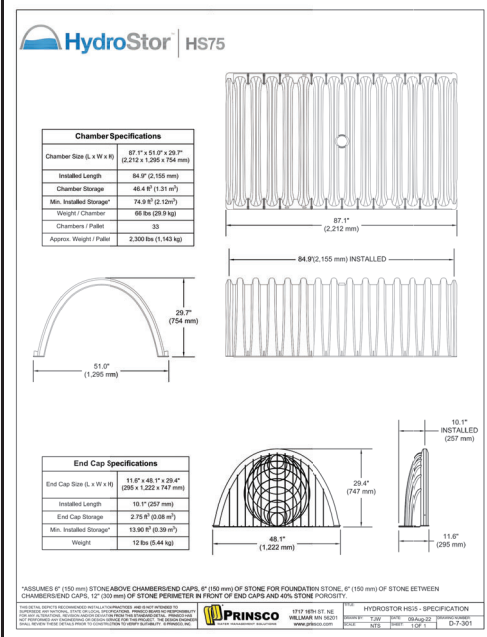
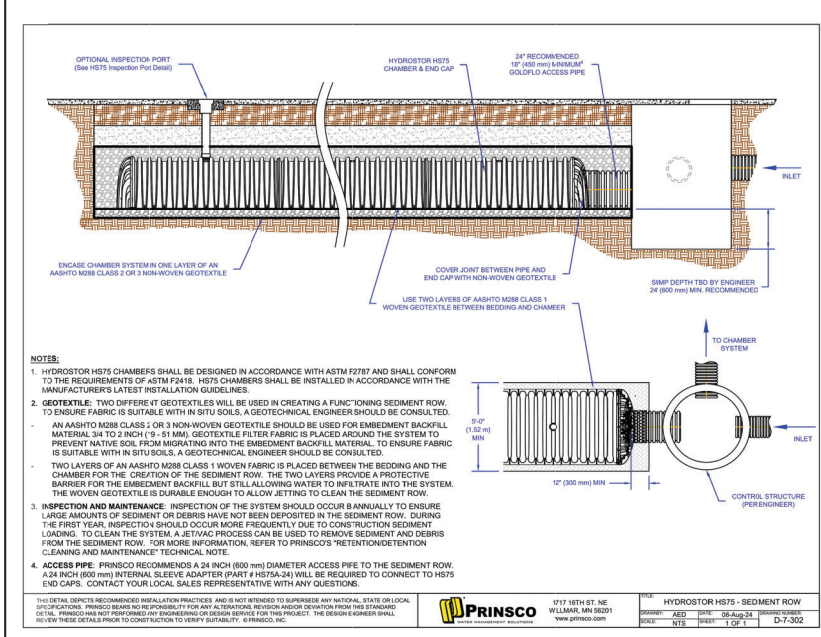
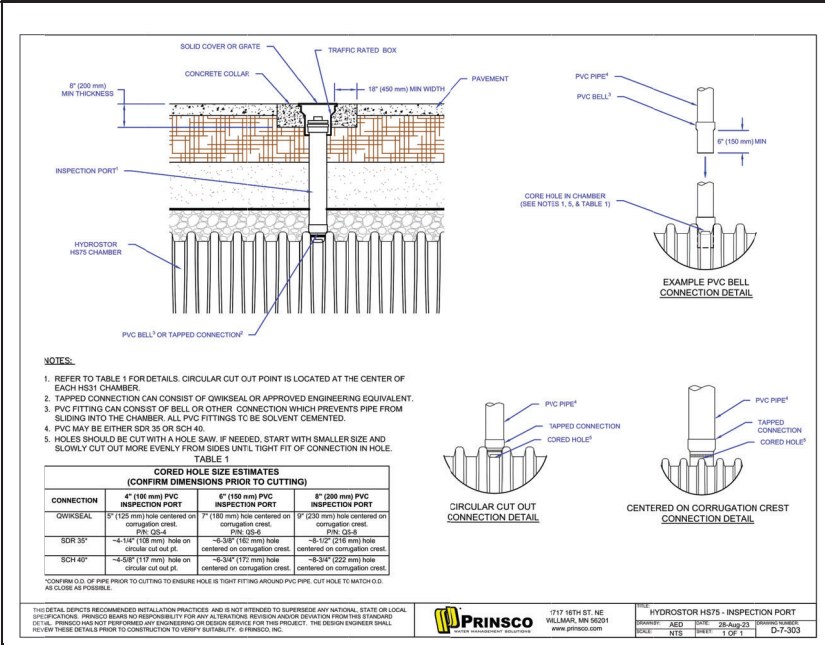
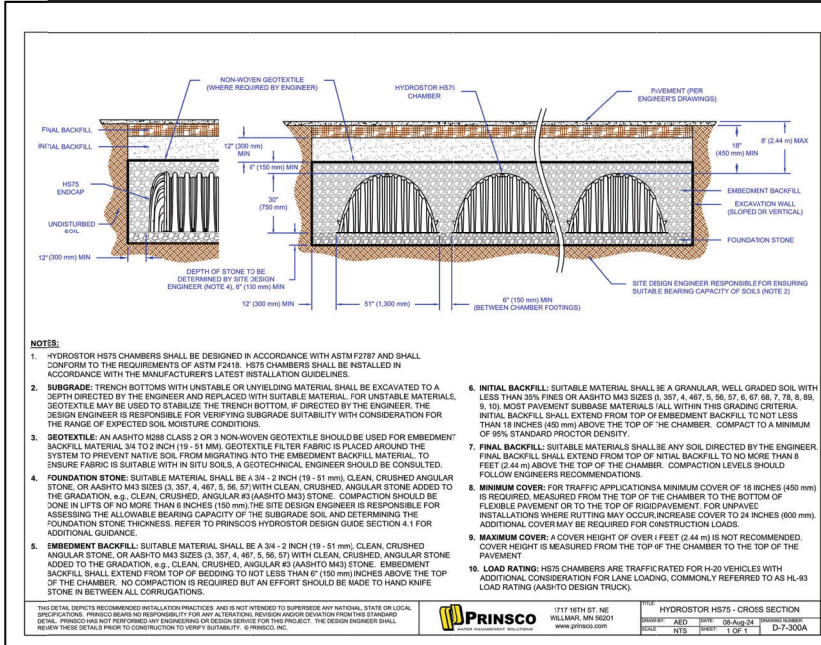
ESTIMATED PRELIMINARY QUANTITIES AT START OF PROJECT	UNIT	ESTIMATED INITIAL QUANTITY
TEMPORARY CONSTRUCTION ENTRANCE	EA	1
TEMPORARY SEDIMENT FILTER	LA	19
TEMPORARY CONCRETE WASHOUT	EA	1
TEMPORARY PUMP SEDIMENT CONTROL DEVICE	EA	X
TEMPORARY SEDIMENT LOGS	LF	625
TEMPORARY SILT FENCE	LF	3,282
EROSION CONTROL BLANKET (3M)	SY	2,220

**TEMPORARY EROSION AND SEDIMENT CONTROL SPECIFICATIONS**  
 PART 1 GENERAL  
 1.01 SECTION INCLUDES  
 A. PREVENTION OF SEDIMENTATION OF WATERWAYS, OPEN DRAINAGE WAYS, AND STORM AND SANITARY SEWERS DUE TO CONSTRUCTION ACTIVITIES.  
 1.02 REFERENCE STANDARDS  
 A. THE PERMIT AUTHORIZATION TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM MINNESOTA PERMIT NO. MN R10001.  
 1.03 PERFORMANCE REQUIREMENTS  
 A. COMPLY WITH ALL REQUIREMENTS OF THE MINNESOTA POLLUTION CONTROL AGENCY FOR EROSION AND SEDIMENT CONTROL.  
 B. DO NOT BEGIN CLEARING, GRADING, OR OTHER WORK INVOLVING DISTURBANCE OF GROUND SURFACE UNTIL APPLICABLE PERMITS HAVE BEEN OBTAINED. FURNISH ALL DOCUMENTATION REQUIRED TO OBTAIN APPLICABLE PERMITS.  
 C. OBTAIN AND PAY FOR PERMITS REQUIRED BY AUTHORITY HAVING JURISDICTION.  
 C. TIMING: PUT PREVENTIVE MEASURES IN PLACE PRIOR TO DISTURBANCE OF SURFACE COVER AND BEFORE PRECIPITATION OCCURS.  
 D. EROSION OFF SITE: PREVENT EROSION OF SOIL AND DEPOSITION OF SEDIMENT ON OTHER PROPERTIES CAUSED BY WATER LEAVING THE PROJECT SITE DUE TO CONSTRUCTION ACTIVITIES FOR THIS PROJECT.  
 1. PREVENT TRACKING OF MUD ONTO PUBLIC ROADS OUTSIDE SITE.  
 2. PREVENT MUD AND SEDIMENT FROM FLOWING ONTO PAVEMENTS.  
 E. SEDIMENTATION OF WATERWAYS OFF SITE: PREVENT SEDIMENTATION OF WATERWAYS OFF THE PROJECT SITE, INCLUDING PAVED STREETS, LAKES, OPEN DRAINAGE WAYS, STORM SEWERS, AND SANITARY SEWERS.  
 1. IF SEDIMENTATION OCCURS, INSTALL OR CORRECT PREVENTIVE MEASURES IMMEDIATELY AT NO COST TO OWNER. REMOVE DEPOSITED SEDIMENTS. COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.  
 F. MAINTENANCE MAINTAIN TEMPORARY PREVENTIVE MEASURES UNTIL PERMANENT MEASURES HAVE BEEN ESTABLISHED.  
 PART 2 PRODUCTS  
 2.01 MATERIALS  
 A. TEMPORARY SILT FENCE: WOVEN POLYPROPYLENE GEOTEXTILE RESISTANT TO COMMON SOIL CHEMICALS, MULCH, AND INSECTS. NON-BIODEGRADABLE. IN LONGEST LENGTH POSSIBLE. FABRIC INCLUDING SEAMS WITH THE FOLLOWING MINIMUM AVERAGE ROLL LENGTHS:  
 1. 10' WIDE: 1000 FT. MINIMUM.  
 2. 12' WIDE: 1000 FT. MINIMUM.  
 3. 15' WIDE: 1000 FT. MINIMUM.  
 4. 18' WIDE: 1000 FT. MINIMUM.  
 5. 24' WIDE: 1000 FT. MINIMUM.  
 6. 30' WIDE: 1000 FT. MINIMUM.  
 7. 36' WIDE: 1000 FT. MINIMUM.  
 8. 42' WIDE: 1000 FT. MINIMUM.  
 9. 48' WIDE: 1000 FT. MINIMUM.  
 10. 54' WIDE: 1000 FT. MINIMUM.  
 11. 60' WIDE: 1000 FT. MINIMUM.  
 12. 66' WIDE: 1000 FT. MINIMUM.  
 13. 72' WIDE: 1000 FT. MINIMUM.  
 14. 78' WIDE: 1000 FT. MINIMUM.  
 15. 84' WIDE: 1000 FT. MINIMUM.  
 16. 90' WIDE: 1000 FT. MINIMUM.  
 17. 96' WIDE: 1000 FT. MINIMUM.  
 18. 102' WIDE: 1000 FT. MINIMUM.  
 19. 108' WIDE: 1000 FT. MINIMUM.  
 20. 114' WIDE: 1000 FT. MINIMUM.  
 21. 120' WIDE: 1000 FT. MINIMUM.  
 22. 126' WIDE: 1000 FT. MINIMUM.  
 23. 132' WIDE: 1000 FT. MINIMUM.  
 24. 138' WIDE: 1000 FT. MINIMUM.  
 25. 144' WIDE: 1000 FT. MINIMUM.  
 26. 150' WIDE: 1000 FT. MINIMUM.  
 27. 156' WIDE: 1000 FT. MINIMUM.  
 28. 162' WIDE: 1000 FT. MINIMUM.  
 29. 168' WIDE: 1000 FT. MINIMUM.  
 30. 174' WIDE: 1000 FT. MINIMUM.  
 31. 180' WIDE: 1000 FT. MINIMUM.  
 32. 186' WIDE: 1000 FT. MINIMUM.  
 33. 192' WIDE: 1000 FT. MINIMUM.  
 34. 198' WIDE: 1000 FT. MINIMUM.  
 35. 204' WIDE: 1000 FT. MINIMUM.  
 36. 210' WIDE: 1000 FT. MINIMUM.  
 37. 216' WIDE: 1000 FT. MINIMUM.  
 38. 222' WIDE: 1000 FT. MINIMUM.  
 39. 228' WIDE: 1000 FT. MINIMUM.  
 40. 234' WIDE: 1000 FT. MINIMUM.  
 41. 240' WIDE: 1000 FT. MINIMUM.  
 42. 246' WIDE: 1000 FT. MINIMUM.  
 43. 252' WIDE: 1000 FT. MINIMUM.  
 44. 258' WIDE: 1000 FT. MINIMUM.  
 45. 264' WIDE: 1000 FT. MINIMUM.  
 46. 270' WIDE: 1000 FT. MINIMUM.  
 47. 276' WIDE: 1000 FT. MINIMUM.  
 48. 282' WIDE: 1000 FT. MINIMUM.  
 49. 288' WIDE: 1000 FT. MINIMUM.  
 50. 294' WIDE: 1000 FT. MINIMUM.  
 51. 300' WIDE: 1000 FT. MINIMUM.  
 52. 306' WIDE: 1000 FT. MINIMUM.  
 53. 312' WIDE: 1000 FT. MINIMUM.  
 54. 318' WIDE: 1000 FT. MINIMUM.  
 55. 324' WIDE: 1000 FT. MINIMUM.  
 56. 330' WIDE: 1000 FT. MINIMUM.  
 57. 336' WIDE: 1000 FT. MINIMUM.  
 58. 342' WIDE: 1000 FT. MINIMUM.  
 59. 348' WIDE: 1000 FT. MINIMUM.  
 60. 354' WIDE: 1000 FT. MINIMUM.  
 61. 360' WIDE: 1000 FT. MINIMUM.  
 62. 366' WIDE: 1000 FT. MINIMUM.  
 63. 372' WIDE: 1000 FT. MINIMUM.  
 64. 378' WIDE: 1000 FT. MINIMUM.  
 65. 384' WIDE: 1000 FT. MINIMUM.  
 66. 390' WIDE: 1000 FT. MINIMUM.  
 67. 396' WIDE: 1000 FT. MINIMUM.  
 68. 402' WIDE: 1000 FT. MINIMUM.  
 69. 408' WIDE: 1000 FT. MINIMUM.  
 70. 414' WIDE: 1000 FT. MINIMUM.  
 71. 420' WIDE: 1000 FT. MINIMUM.  
 72. 426' WIDE: 1000 FT. MINIMUM.  
 73. 432' WIDE: 1000 FT. MINIMUM.  
 74. 438' WIDE: 1000 FT. MINIMUM.  
 75. 444' WIDE: 1000 FT. MINIMUM.  
 76. 450' WIDE: 1000 FT. MINIMUM.  
 77. 456' WIDE: 1000 FT. MINIMUM.  
 78. 462' WIDE: 1000 FT. MINIMUM.  
 79. 468' WIDE: 1000 FT. MINIMUM.  
 80. 474' WIDE: 1000 FT. MINIMUM.  
 81. 480' WIDE: 1000 FT. MINIMUM.  
 82. 486' WIDE: 1000 FT. MINIMUM.  
 83. 492' WIDE: 1000 FT. MINIMUM.  
 84. 498' WIDE: 1000 FT. MINIMUM.  
 85. 504' WIDE: 1000 FT. MINIMUM.  
 86. 510' WIDE: 1000 FT. MINIMUM.  
 87. 516' WIDE: 1000 FT. MINIMUM.  
 88. 522' WIDE: 1000 FT. MINIMUM.  
 89. 528' WIDE: 1000 FT. MINIMUM.  
 90. 534' WIDE: 1000 FT. MINIMUM.  
 91. 540' WIDE: 1000 FT. MINIMUM.  
 92. 546' WIDE: 1000 FT. MINIMUM.  
 93. 552' WIDE: 1000 FT. MINIMUM.  
 94. 558' WIDE: 1000 FT. MINIMUM.  
 95. 564' WIDE: 1000 FT. MINIMUM.  
 96. 570' WIDE: 1000 FT. MINIMUM.  
 97. 576' WIDE: 1000 FT. MINIMUM.  
 98. 582' WIDE: 1000 FT. MINIMUM.  
 99. 588' WIDE: 1000 FT. MINIMUM.  
 100. 594' WIDE: 1000 FT. MINIMUM.  
 101. 600' WIDE: 1000 FT. MINIMUM.  
 102. 606' WIDE: 1000 FT. MINIMUM.  
 103. 612' WIDE: 1000 FT. MINIMUM.  
 104. 618' WIDE: 1000 FT. MINIMUM.  
 105. 624' WIDE: 1000 FT. MINIMUM.  
 106. 630' WIDE: 1000 FT. MINIMUM.  
 107. 636' WIDE: 1000 FT. MINIMUM.  
 108. 642' WIDE: 1000 FT. MINIMUM.  
 109. 648' WIDE: 1000 FT. MINIMUM.  
 110. 654' WIDE: 1000 FT. MINIMUM.  
 111. 660' WIDE: 1000 FT. MINIMUM.  
 112. 666' WIDE: 1000 FT. MINIMUM.  
 113. 672' WIDE: 1000 FT. MINIMUM.  
 114. 678' WIDE: 1000 FT. MINIMUM.  
 115. 684' WIDE: 1000 FT. MINIMUM.  
 116. 690' WIDE: 1000 FT. MINIMUM.  
 117. 696' WIDE: 1000 FT. MINIMUM.  
 118. 702' WIDE: 1000 FT. MINIMUM.  
 119. 708' WIDE: 1000 FT. MINIMUM.  
 120. 714' WIDE: 1000 FT. MINIMUM.  
 121. 720' WIDE: 1000 FT. MINIMUM.  
 122. 726' WIDE: 1000 FT. MINIMUM.  
 123. 732' WIDE: 1000 FT. MINIMUM.  
 124. 738' WIDE: 1000 FT. MINIMUM.  
 125. 744' WIDE: 1000 FT. MINIMUM.  
 126. 750' WIDE: 1000 FT. MINIMUM.  
 127. 756' WIDE: 1000 FT. MINIMUM.  
 128. 762' WIDE: 1000 FT. MINIMUM.  
 129. 768' WIDE: 1000 FT. MINIMUM.  
 130. 774' WIDE: 1000 FT. MINIMUM.  
 131. 780' WIDE: 1000 FT. MINIMUM.  
 132. 786' WIDE: 1000 FT. MINIMUM.  
 133. 792' WIDE: 1000 FT. MINIMUM.  
 134. 798' WIDE: 1000 FT. MINIMUM.  
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 156. 930' WIDE: 1000 FT. MINIMUM.  
 157. 936' WIDE: 1000 FT. MINIMUM.  
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 186. 1110' WIDE: 1000 FT. MINIMUM.  
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 188. 1122' WIDE: 1000 FT. MINIMUM.  
 189. 1128' WIDE: 1000 FT. MINIMUM.  
 190. 1134' WIDE: 1000 FT. MINIMUM.  
 191. 1140' WIDE: 1000 FT. MINIMUM.  
 192. 1146' WIDE: 1000 FT. MINIMUM.  
 193. 1152' WIDE: 1000 FT. MINIMUM.  
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 195. 1164' WIDE: 1000 FT. MINIMUM.  
 196. 1170' WIDE: 1000 FT. MINIMUM.  
 197. 1176' WIDE: 1000 FT. MINIMUM.  
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 199. 1188' WIDE: 1000 FT. MINIMUM.  
 200. 1194' WIDE: 1000 FT. MINIMUM.  
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 202. 1206' WIDE: 1000 FT. MINIMUM.  
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 205. 1224' WIDE: 1000 FT. MINIMUM.  
 206. 1230' WIDE: 1000 FT. MINIMUM.  
 207. 1236' WIDE: 1000 FT. MINIMUM.  
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 215. 1284' WIDE: 1000 FT. MINIMUM.  
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 266. 1590' WIDE: 1000 FT. MINIMUM.  
 267. 1596' WIDE: 1000 FT. MINIMUM.  
 268. 1602' WIDE: 1000 FT. MINIMUM.  
 269. 1608' WIDE: 1000 FT. MINIMUM.  
 270. 1614' WIDE: 1000 FT. MINIMUM









**BOGART, PEPERSON & ASSOCIATES, INC.**  
LAND SURVEYING  
ENVIRONMENTAL SERVICES  
12009 FIRST STREET, BECKER, MINNESOTA 55005-8022  
TEL: 763-252-0827 FAX: 763-252-0304

**BRIGGS ELK RIVER PLAT**  
City of Elk River, Sherburne County, MN

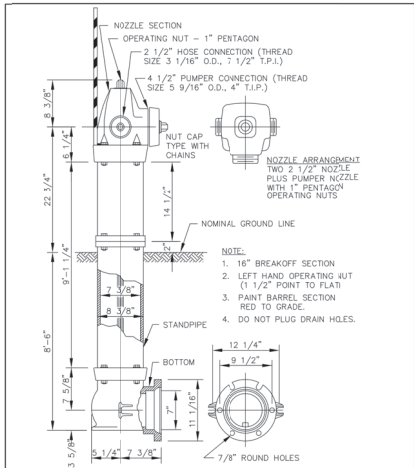
**DETAILS**

SHEET NO. **C10**

NOT FOR CONSTRUCTION

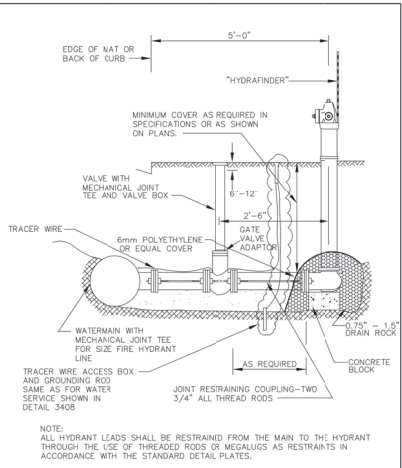
REV. NO.	DATE	DESCRIPTION

DATE: 08/27/2023  
DESIGN BY: AED  
DRAWN BY: JMM  
CHECKED BY: CJP  
DWG FILE: 24-0209.00  
SCALE: NTS  
SHEET NO.: 24-0209.00



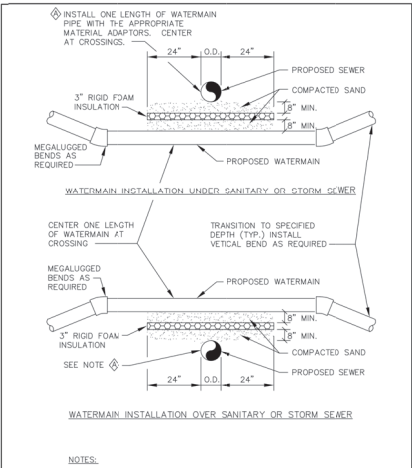
NOTE: "HYDRAFINDER" HYDRANT LOCATING DEVICES REQUIRED - SEE SPECIFICATIONS. REV: 3/2006

**PACER HYDRANT DETAIL** STANDARD PLATE NO. **3401**



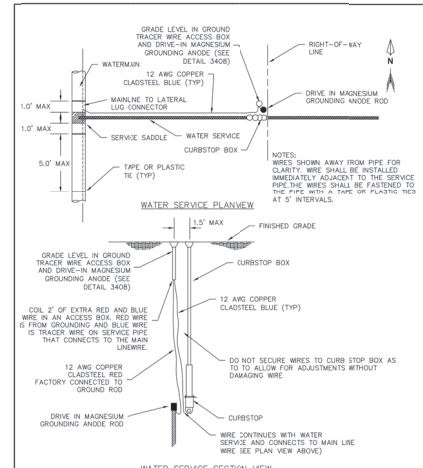
NOTE: ALL HYDRANT LEADS SHALL BE RESTRAINED FROM THE MAIN TO THE HYDRANT THROUGH THE USE OF THREADED RODS OR MEGALUGS AS RESTRAINTS IN ACCORDANCE WITH THE STANDARD DETAIL PLATES. REV: 2/2017

**HYDRANT RESTRAINT DETAIL** STANDARD PLATE NO. **3402**



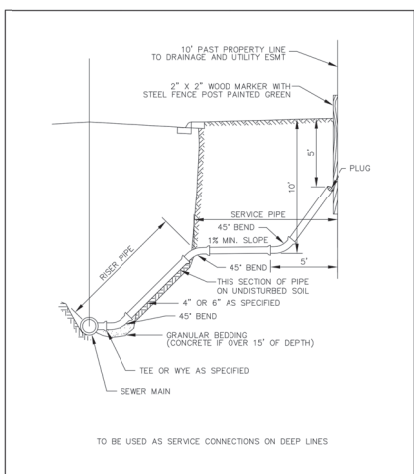
NOTES: WHEN WATERMAIN COVER IS LESS THAN 7.5 FEET, INSTALL WATERMAIN UNDER SANITARY SEWER. REV: 2/2017

**WATERMAIN CROSSING** STANDARD PLATE NO. **3404**



NOTE: WIRES SHOWN AWAY FROM PIPE FOR CLARITY. WIRE SHALL BE INSTALLED IMMEDIATELY ADJACENT TO THE SERVICE PIPE. THE WIRE SHALL BE FASTENED TO THE PIPE WITH A TAPE OR FLASHING RING AT 5' INTERVALS. DO NOT SECURE WIRES TO CURB STOP BOX AS TO ALLOW FOR ADJUSTMENTS WITHOUT DAMAGING WIRE. WIRE CONTINUES WITH WATER SERVICE AND CONNECTS TO MAIN LINE WIRE (SEE PLAN VIEW ABOVE).

**TRACER WIRE DETAIL** STANDARD PLATE NO. **3408**



TO BE USED AS SERVICE CONNECTIONS ON DEEP LINES. REV: 2/2017

**SERVICE RISER SECTION** STANDARD PLATE NO. **4008**

REV. NO.	DATE	DESCRIPTION
08/17/2025		
DESIGN BY:	MM	
DRAWN BY:	DM	
CHECKED BY:	CDP	
DWG FILE:	DETAILS	
FILE NO.:	24-0209-00	

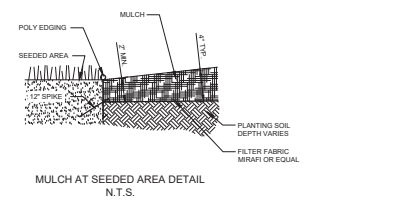
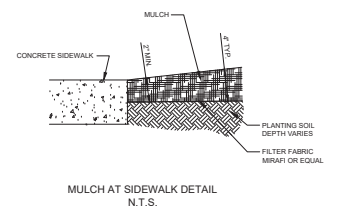
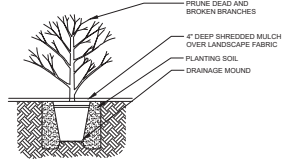
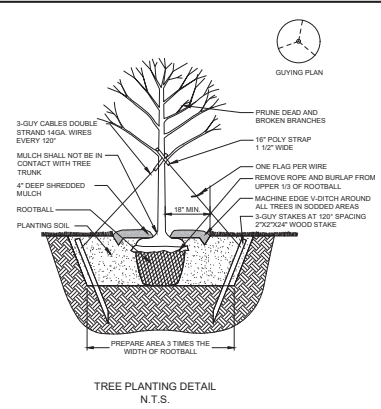
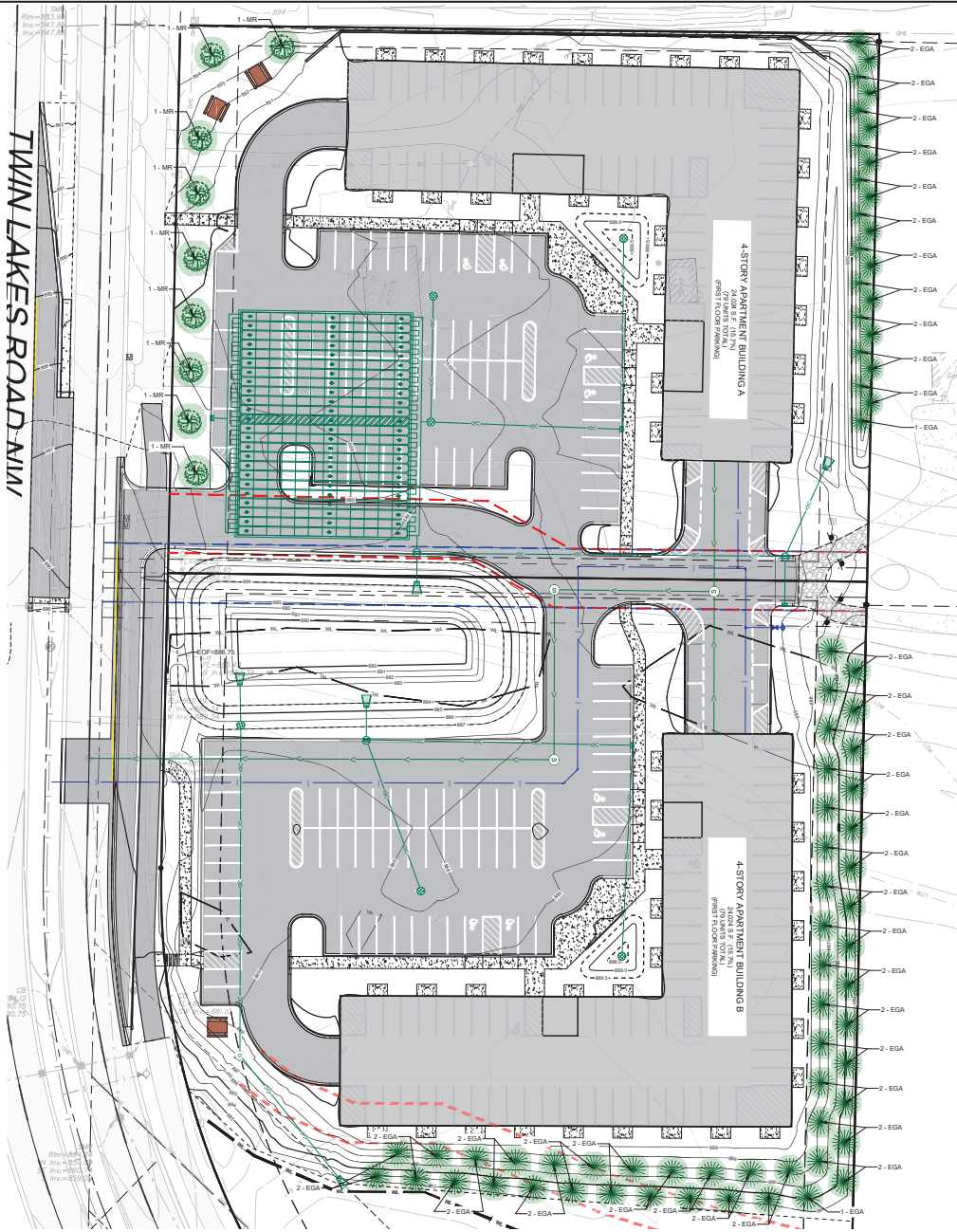
**NOT FOR CONSTRUCTION**

**BOGART, PEPERSON & ASSOCIATES, INC.**  
 LAND SURVEYING  
 ENVIRONMENTAL SERVICES  
 1309 FIRST STREET, BECKER, MINNESOTA 55008-8022  
 TEL: 763.255.7832 FAX: 763.255.0304

**BRIGGS ELK RIVER PLAT**  
 City of Elk River, Sherburne County, MN

SHEET NO. **C11**

**DETAILS**



**LEGEND:**

- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED TURF ESTABLISHMENT
- PROPOSED DOUBLE SHREDDED BROWN MULCH
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUB

**LANDSCAPE REQUIREMENTS:**

PER CITY OF ELK RIVER ZONING ORDINANCE, ALL LANDSCAPING INCORPORATED IN SAID PLAN SHALL CONFORM TO THE FOLLOWING STANDARDS AND CRITERIA:

A. ALL PLANTS MUST AT LEAST EQUAL THE FOLLOWING MINIMUM SIZE:

SHADE TREES	2-INCH DIAMETER	POTTED/BARE ROOT OR BALLED & BURLAPPED
HALF TREES	1-1/2 INCH DIAMETER	
EVERGREEN	6 FEET HIGH	
TALL SHRUBS & HEDGE MAT.	6 FEET HIGH	
LOW SHRUBS - DECIDUOUS	24 - 30 INCHES	
EVERGREEN	24 - 30 INCHES	
SPREADING EVERGREENS	18 - 24 INCHES	

B. LANDSCAPE GUARANTEE: ALL NEW PLANTS SHALL BE GUARANTEED FOR TWO (2) FULL YEARS FROM THE TIME PLANTING HAS BEEN COMPLETED. ALL PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD OR BE REPLACED.

(SEE CITY ORDINANCE FOR FULL REQUIREMENTS)

**LANDSCAPE NOTES:**

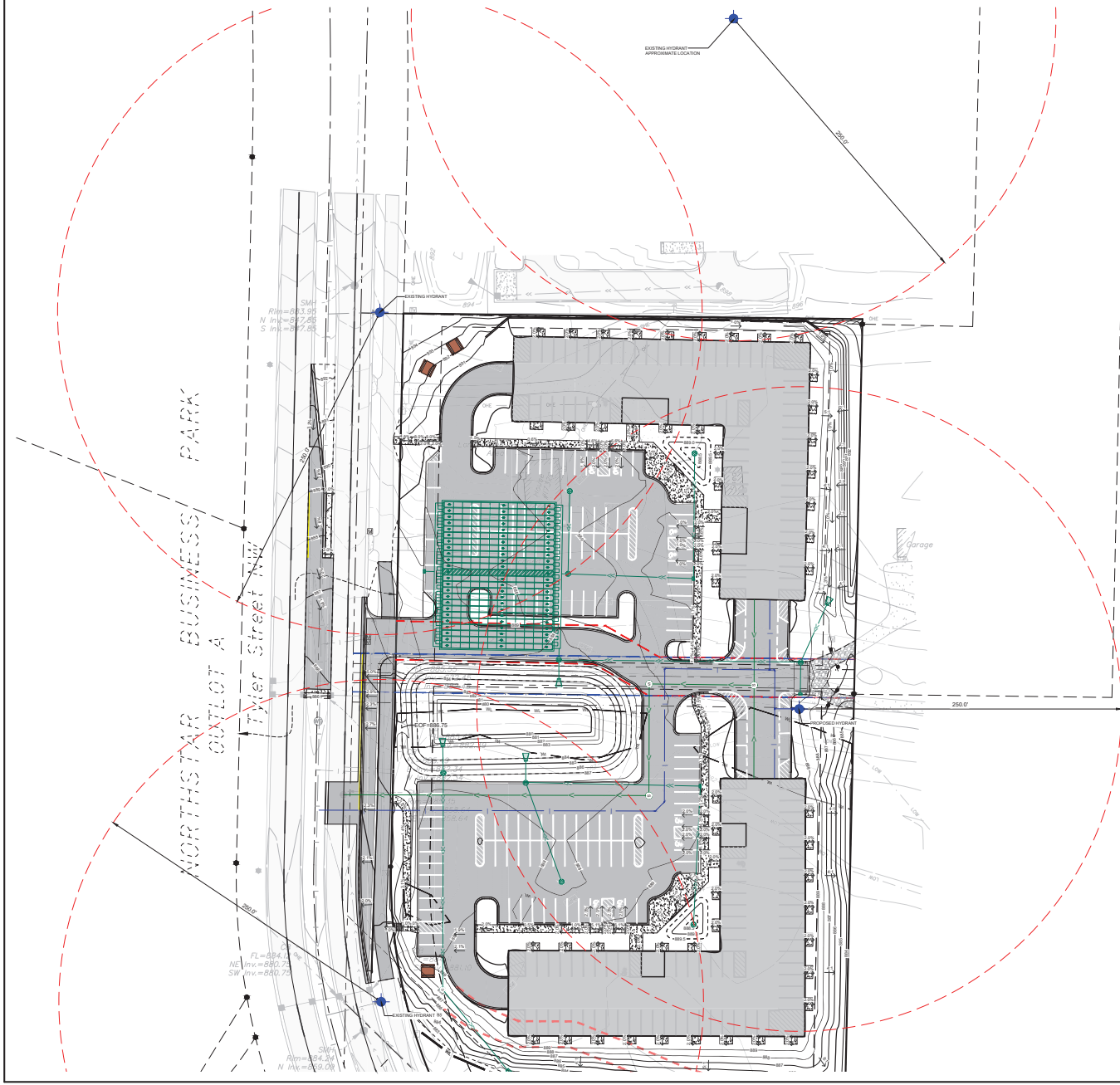
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE. ANY FINISHED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINISHED GRADING IS COMPLETED IN ACCORDANCE TO MNDOT 2575.
- PLANTING SOIL SHALL CONSIST 1:1:1 CONSISTING OF 33% SELECT LOAMY TOPSOIL, 33% PEAT MOSS, 33% PIT RUN SAND.
- ALL DISTURBED AREAS SHALL BE REVEGETATED WITH MNDOT SEED MIX, MULCHED, & DISK ANCHORED, PER THE FOLLOWINGS SCHEDULE:  
SEED MIX 25-131: 220 LB./AC.  
MULCH TYPE 3: 2 TONS/AC.

QUANTITY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	AVG. HEIGHT (UMN)	NOTES
<b>DECIDUOUS TREES</b>						
9	MR	MAPLE, RED	ACER RUBRUM	2" DIAMETER	40+	STRAIGHT TRUNK, NO V-CROUCH
9	TOTAL					
<b>CONIFEROUS TREES</b>						
74	EGA	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	6' HIGH	10+	
83	TOTAL					

CALL 48 HOURS BEFORE DIGGING:  
**GOPHER STATE ONE CALL**  
TWIN CITY AREA 651-454-0002  
MINNESOTA TOLL FREE 1-800-252-1166

DATE: 08/17/2025	DESIGN BY: MAM	DATE:	DESCRIPTION:	REV. NO.:	DATE:	DESCRIPTION:	
DRAWN BY: MAM	CHECKED BY: GCP	DATE:		REV. NO.:	DATE:	DESCRIPTION:	
DWG FILE: LANDSCAPE	FILE NO.: 24-0209-00						
<b>NOT FOR CONSTRUCTION</b>							
<b>BOGART, PETERSON &amp; ASSOCIATES, INC.</b> LAND SURVEYING ENVIRONMENTAL SERVICES 12000 FIRST STREET, BECKER, MN 55008-9022 TEL: 763-252-7682 FAX: 763-252-7684							
<b>BRIGGS ELK RIVER PLAT</b> City of Elk River, Sherburne County, MN LANDSCAPE PLAN							
SHEET NO. <b>C12</b>							

10/11/19 10/11/19 N:\Projects\Conrad\243000001\Map\BTP\Fire\CD\CD17\FireProtection.dwg



**LEGEND:**

- - - 250' HYDRANT RADIUS
- ◆ PROPOSED/EXISTING HYDRANT



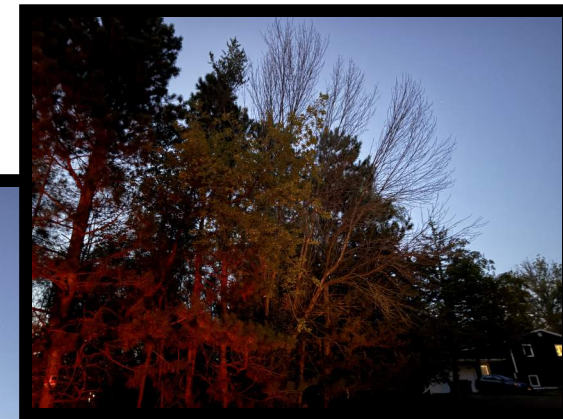
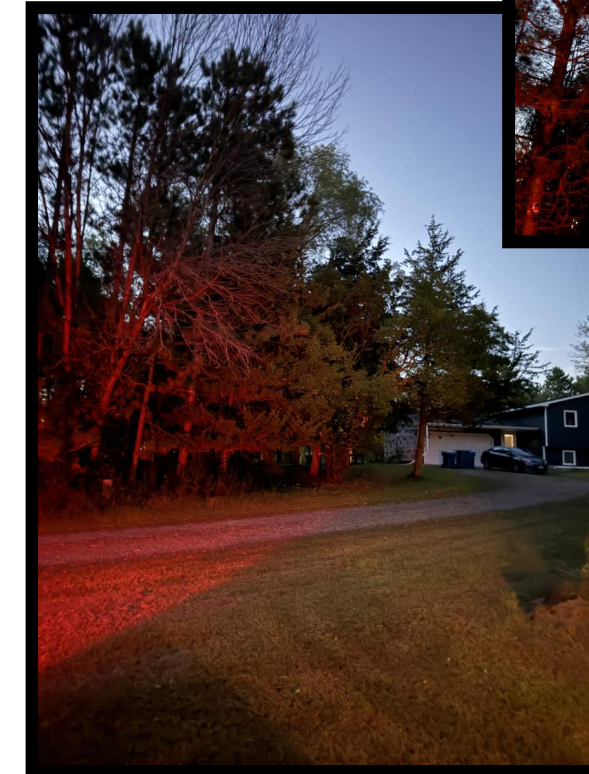
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<b>DESIGN BY:</b> MM	<b>DATE:</b>	
<b>DRAWN BY:</b> DM	<b>REV. NO.:</b>	
<b>CHECKED BY:</b> CJP	<b>DATE:</b>	
<b>DWG FILE:</b> FIRE PLAN	<b>REV. NO.:</b>	
<b>FILE NO.:</b> 24300001	<b>DATE:</b>	

**NOT FOR CONSTRUCTION**

<b>BOGART, PEDERSON &amp; ASSOCIATES, INC.</b> LAND SURVEYING ENVIRONMENTAL SERVICES <small>10000 FIRST STREET, BECKER, MN 55008-4022          TEL: 763.267.5082 FAX: 763.267.5084</small>	<b>BRIGGS ELK RIVER PLAT</b> City of Elk River, Sherburne County, MN <b>FIRE PROTECTION PLAN</b>
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<b>SHEET NO.:</b>	<b>C13</b>
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Photos

# Twin Lakes Apartments

Elk River  
The Briggs Companies



# **Briggs Apartment PUD – Twin Lakes Road**

## **Land Use, Zone Change, and Ordinance**



Twin Lakes Road  
Twin Lakes Road

**SITE**

75-00002-4301

75-00002-4320

75-00002-4302

75-00002-4305

75-00002-4300

75-00002-44









# Background

- Proposed development of a Planned Unit Development (PUD) with two 79-unit apartment buildings.
- Requires a land use amendment, zone change, and ordinance amendment to create the PUD.



**LEGEND:**

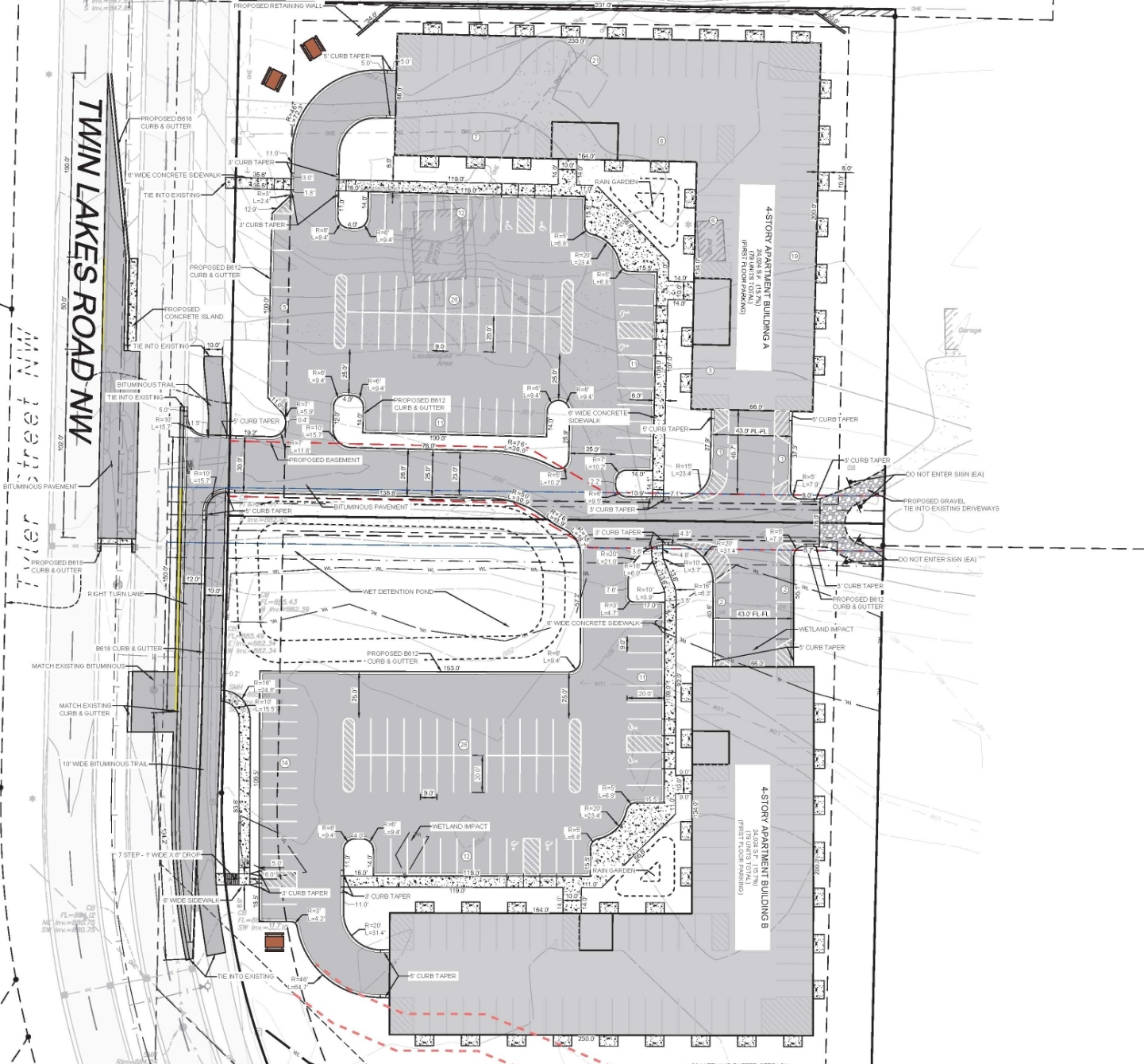
-  PROPOSED ASPHALT PAVEMENT
-  PROPOSED GRAVEL SURFACING
-  PROPOSED CONCRETE PAVEMENT
-  PROPOSED TURF ESTABLISHMENT
-  CONCRETE CURB AND GUTTER - B612
-  PROPOSED SIGN

**SITE PLAN NOTES:**

1. PAINTED PAVEMENT MARKING DIMENSIONS ARE SHOWN TO FACE OF CURB. ALL OTHER DIMENSIONS ARE SHOWN TO BACK OF CURB.
2. ALL CONCRETE RAMPS, SIDEWALKS AND ACCESSIBLE HANDICAPPED PARKING STALLS TO CONFORM TO CURRENT A.D.A. REQUIREMENTS.
3. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY AND STATE REGULATIONS.
6. SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS APPROVED BY THE CITY.
7. LANDSCAPING AND TURF ESTABLISHMENT PER LANDSCAPE PLANS & SPECIFICATIONS.
8. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD WHICH ARE NOT DESIGNATED TO BE PAVED OR RECEIVE AGLME, SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SEEDED OR SODDED. REFER TO THE EROSION CONTROL PLAN FOR SOIL AND SEED LOCATIONS. ALL OTHER AREAS DISTURBED BY CONSTRUCTION NOT SPECIFICALLY IDENTIFIED TO RECEIVE A CERTAIN SEED MIX SHALL BE MIXED WITH SEED MIX 25-131.
9. WHERE NEW SOD MEETS EXISTING SOD, EXISTING SOD EDGE SHALL BE CUT TO ALLOW FOR A CONSISTENT, UNIFORM STRAIGHT EDGE. JAGGED OR UNEVEN EDGES WILL NOT BE ACCEPTABLE. REMOVE TOPSOIL AT JOINT BETWEEN EXISTING AND NEW AS REQUIRED TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING.

**SITE PLAN INFORMATION:**

- PARCEL AREA:**  
 • 50 ACRES ±
- PROPOSED ZONING:**  
 • P.U.D. DISTRICT
- PRINCIPAL STRUCTURE SETBACKS:**  
 • FRONT: 30'  
 • SIDE: 10'  
 • REAR: 20'
- PARKING SETBACKS:**  
 • FRONT SETBACK FOR PARKING: 10'  
 • SIDE SETBACK FOR PARKING: 10'  
 • REAR SETBACK FOR PARKING: 10'
- | SITE DATA          | EXISTING   | PROPOSED   |
|--------------------|------------|------------|
| PAVEMENT AREA      | 33,311 SF  | 82,889 SF  |
| LANDSCAPE AREA     | 1,348 SF   | 91 SF      |
| WETLAND/WATER AREA | 11,834 SF  | 12,434 SF  |
| BUILDING AREA      | 1,358 SF   | 48,048 SF  |
| PERVIOUS AREA      | 37,811 SF  | 129,063 SF |
| TOTAL AREA         | 276,534 SF | 276,534 SF |
- PARKING REQUIREMENTS:**  
 • MINIMUM PARKING STALL DIMENSIONS: 20' X 9' (90° PARKING)  
 PARKING STALLS:  
 • TOTAL STALLS PROVIDED: 259  
 • TOTAL INDOOR STALLS: 124 (83 BLD. A / 41 BLD. B)  
 • TOTAL OUTDOOR STALLS: 134 (87 BLD. A / 47 BLD. B)  
 • TOTAL ADA STALLS PROVIDED: 8 (8 VAN ACCESSIBLE)  
 • TOTAL ADA STALLS REQUIRED: 8 (8 VAN ACCESSIBLE REQUIRED)



# Comprehensive Plan – Land Use

- Comp Plan guides the property for Mixed Residential Uses
- Mixed Residential encourages neighborhoods with multiple housing types
  - Increasing density up to small-scale multifamily.
- Proposal is for a multifamily use (158 units) which is higher in density than the intent of the land use district.
  - Apartment projects north and south of subject site, and further south along Twin Lakes Road.
  - Apartments uses are consistent with the area.
- Amendment to a Multifamily designation supports the use.

# Zoning







- The subject site is zoned FAST (D) which allows multifamily uses.
- Proposed rezoning to PUD is required as the project does not follow the strict interpretation of the zoning code.
  - Parking, wetland setbacks, building height, design, etc.

# General Layout

- Two L-shaped buildings situated on corners of lot with parking and stormwater between the buildings and street.
- Includes underground parking – 124 stalls (62 per building)
- Single access to Twin Lakes Road, a 4-lane collector street.
  - Driveway continues through site and to the east, providing access to two existing homes.
    - Access/utility easements are required/provided.
  - Engineering staff recommend  $\frac{3}{4}$  access for site.



**LEGEND:**

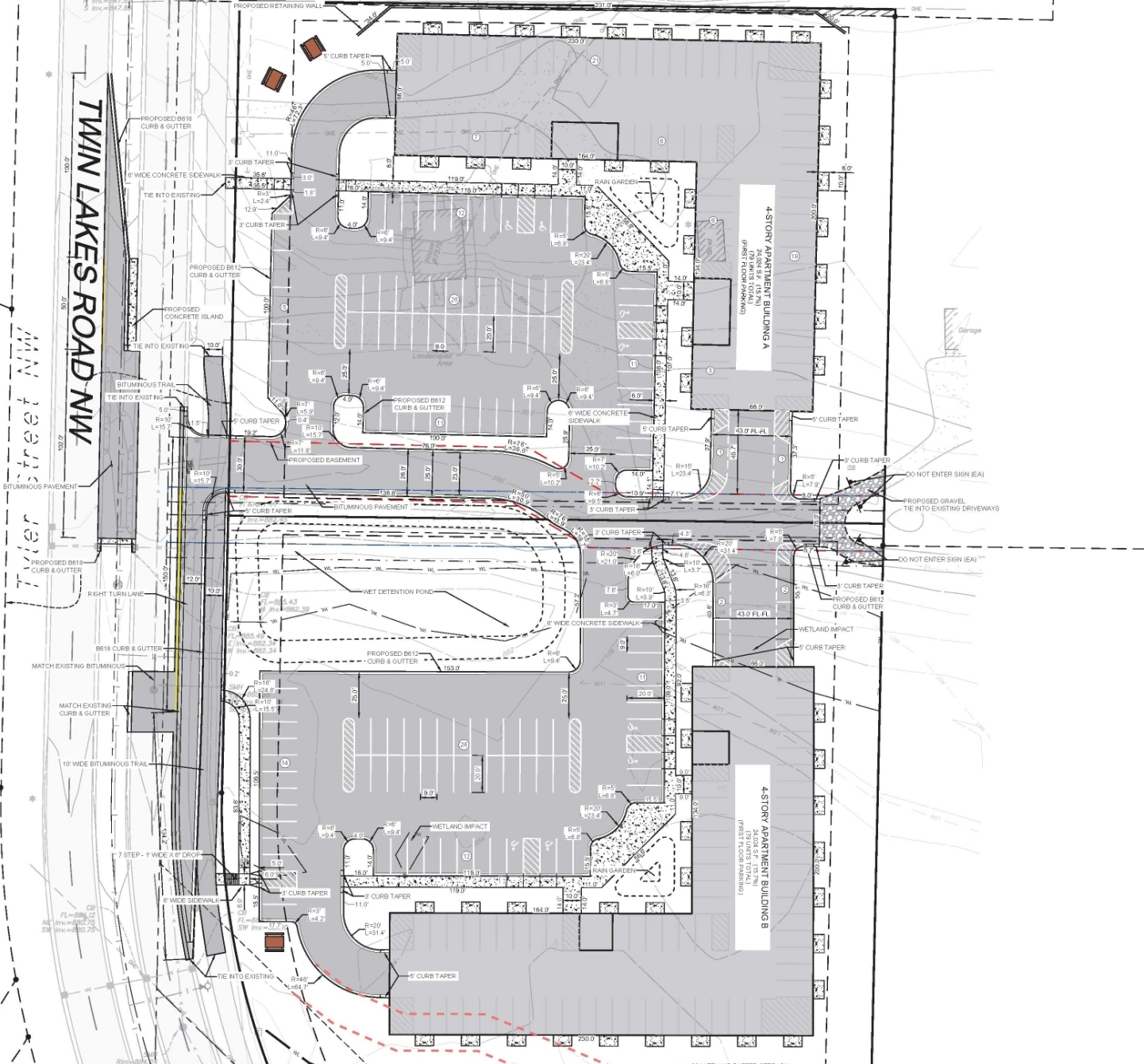
-  PROPOSED ASPHALT PAVEMENT
-  PROPOSED GRAVEL SURFACING
-  PROPOSED CONCRETE PAVEMENT
-  PROPOSED TURF ESTABLISHMENT
-  CONCRETE CURB AND GUTTER - B612
-  PROPOSED SIGN

**SITE PLAN NOTES:**

1. PAINTED PAVEMENT MARKING DIMENSIONS ARE SHOWN TO FACE OF CURB. ALL OTHER DIMENSIONS ARE SHOWN TO BACK OF CURB.
2. ALL CONCRETE RAMPS, SIDEWALKS AND ACCESSIBLE HANDICAPPED PARKING STALLS TO CONFORM TO CURRENT A.D.A. REQUIREMENTS.
3. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY AND STATE REGULATIONS.
6. SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS APPROVED BY THE CITY.
7. LANDSCAPING AND TURF ESTABLISHMENT PER LANDSCAPE PLANS & SPECIFICATIONS.
8. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD WHICH ARE NOT DESIGNATED TO BE PAVED OR RECEIVE AGLME, SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SEEDED OR SODDED. REFER TO THE EROSION CONTROL PLAN FOR SOIL AND SEED LOCATIONS. ALL OTHER AREAS DISTURBED BY CONSTRUCTION NOT SPECIFICALLY IDENTIFIED TO RECEIVE A CERTAIN SEED MIX SHALL BE MIXED WITH SEED MIX 25-131.
9. WHERE NEW SOD MEETS EXISTING SOD, EXISTING SOD EDGE SHALL BE CUT TO ALLOW FOR A CONSISTENT, UNIFORM STRAIGHT EDGE. JAGGED OR UNEVEN EDGES WILL NOT BE ACCEPTABLE. REMOVE TOPSOIL AT JOINT BETWEEN EXISTING AND NEW AS REQUIRED TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING.

**SITE PLAN INFORMATION:**

- PARCEL AREA:**  
 • 50 ACRES ±
- PROPOSED ZONING:**  
 • P.U.D. DISTRICT
- PRINCIPAL STRUCTURE SETBACKS:**  
 • FRONT: 30'  
 • SIDE: 10'  
 • REAR: 20'
- PARKING SETBACKS:**  
 • FRONT SETBACK FOR PARKING: 10'  
 • SIDE SETBACK FOR PARKING: 10'  
 • REAR SETBACK FOR PARKING: 10'
- | SITE DATA          | EXISTING   | PROPOSED   |
|--------------------|------------|------------|
| PAVEMENT AREA      | 33,211 SF  | 82,889 SF  |
| LANDSCAPE AREA     | 1,348 SF   | 91 SF      |
| WETLAND/WATER AREA | 11,834 SF  | 12,434 SF  |
| BUILDING AREA      | 1,356 SF   | 48,048 SF  |
| PERVIOUS AREA      | 37,817 SF  | 129,063 SF |
| TOTAL AREA         | 276,534 SF | 276,534 SF |
- PARKING REQUIREMENTS:**  
 • MINIMUM PARKING STALL DIMENSIONS: 20' X 9' (90° PARKING)  
 PARKING STALLS:  
 • TOTAL STALLS PROVIDED: 259  
 • TOTAL INDOOR STALLS: 124 (83 BLD. A / 41 BLD. B)  
 • TOTAL OUTDOOR STALLS: 134 (87 BLD. A / 47 BLD. B)  
 • TOTAL ADA STALLS PROVIDED: 8 (8 VAN ACCESSIBLE)  
 • TOTAL ADA STALLS REQUIRED: 8 (8 VAN ACCESSIBLE REQUIRED)





75-00002-4312

175th Avenue

75-00002-4310

75-00002-4302

75-00002-4320

Twin Lakes Road

Twin Lakes Road

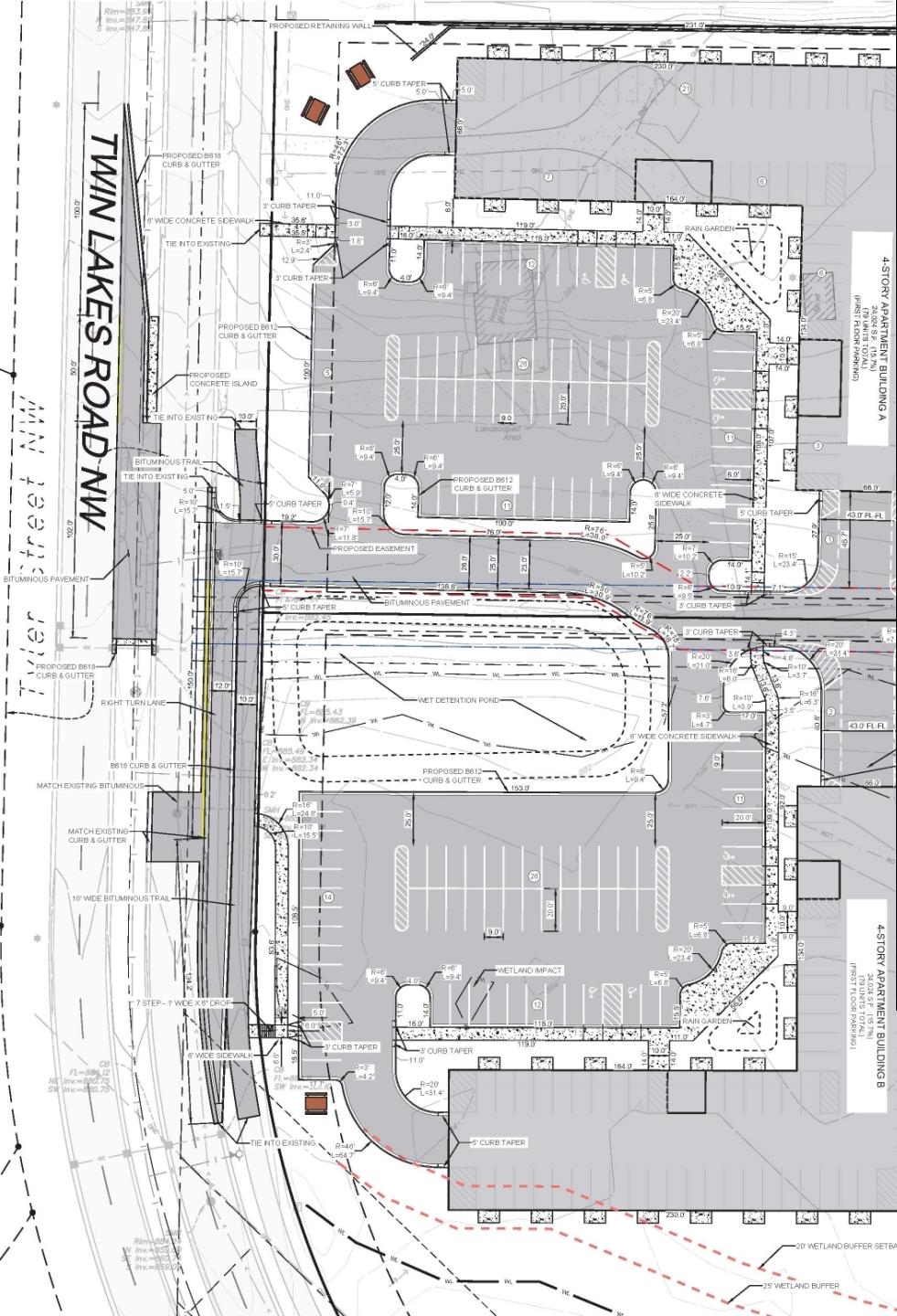
75-00002-4305

**SITE**

75-00002-4301

75-00002-4300

75-00002-44



## Parking







- Ordinance requires 2.5 stalls/unit – one covered.
- Plans provide 1.63 (1.75) total stalls/unit
  - Deficient on covered and surface stalls.
- 2.0 stalls/unit generally approved with proof of parking.
- One project has been short on covered stalls (Common Bond).
- ER Lodge (AmericInn)

## 1.94/unit constructed.

- PARKING REQUIREMENTS**
- MINIMUM PARKING STALL DIMENSIONS: 20' X 9' (90" PARKING)
  - PARKING STALLS:**
  - TOTAL STALLS PROVIDED: 258
    - TOTAL INDOOR STALLS: 124 (62 BLD. A / 62 BLD B)
    - TOTAL OUTDOOR STALLS: 134 (67 BLD. A / 67 BLD B)
  - TOTAL ADA STALLS PROVIDED: 8 (8 VAN ACCESSIBLE)
  - TOTAL ADA STALLS REQUIRED: 8 (8 VAN ACCESSIBLE REQUIRED)



**LEGEND:**

-  PROPOSED ASPHALT PAVEMENT
-  PROPOSED GRAVEL SURFACING
-  PROPOSED CONCRETE PAVEMENT
-  PROPOSED TURF ESTABLISHMENT
-  CONCRETE CURB AND GUTTER - B612
-  PROPOSED SIGN

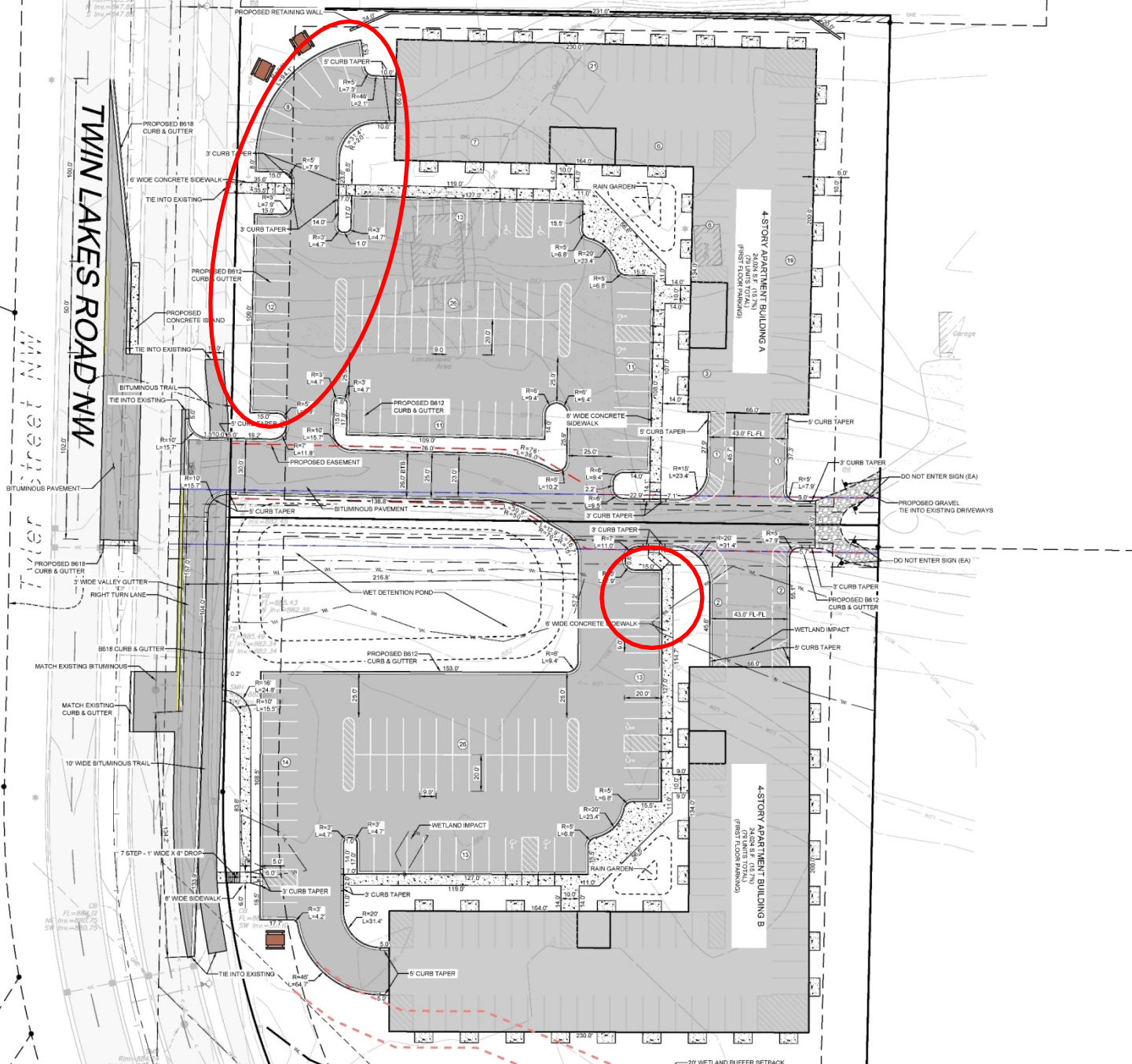
**SITE PLAN NOTES:**

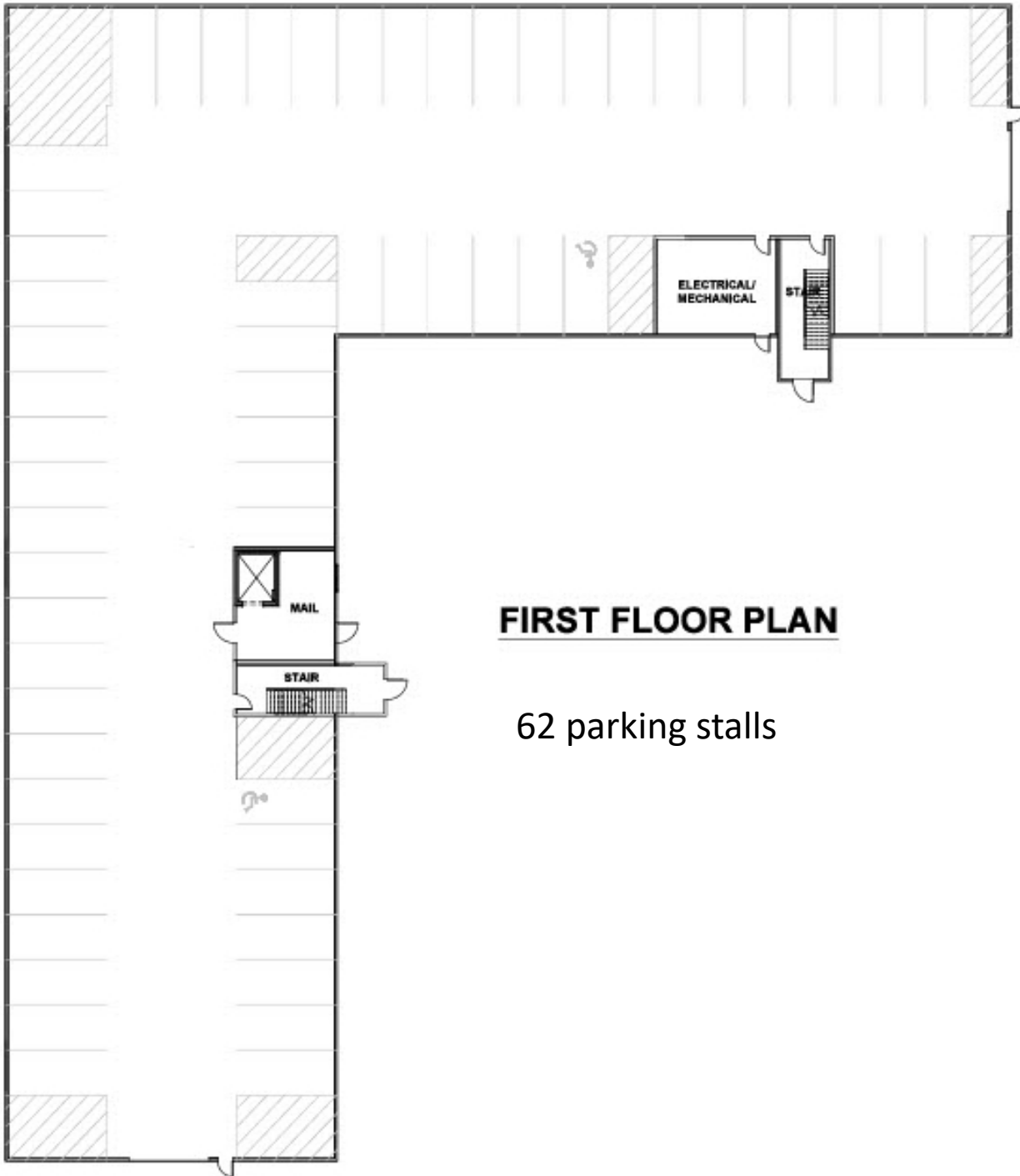
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3. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
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**SITE PLAN INFORMATION:**

- **PARCEL AREA:**  
4.56 ACRES ±
- **PROPOSED ZONING:**  
P.U.D. DISTRICT
- **PRINCIPAL STRUCTURE SETBACKS:**
  - FRONT: 30'
  - SIDE: 10'
  - REAR: 20'
- **PARKING SETBACKS:**
  - FRONT SETBACK FOR PARKING: 10'
  - SIDE SETBACK FOR PARKING: 10'
  - REAR SETBACK FOR PARKING: 10'
- **SITE DATA**

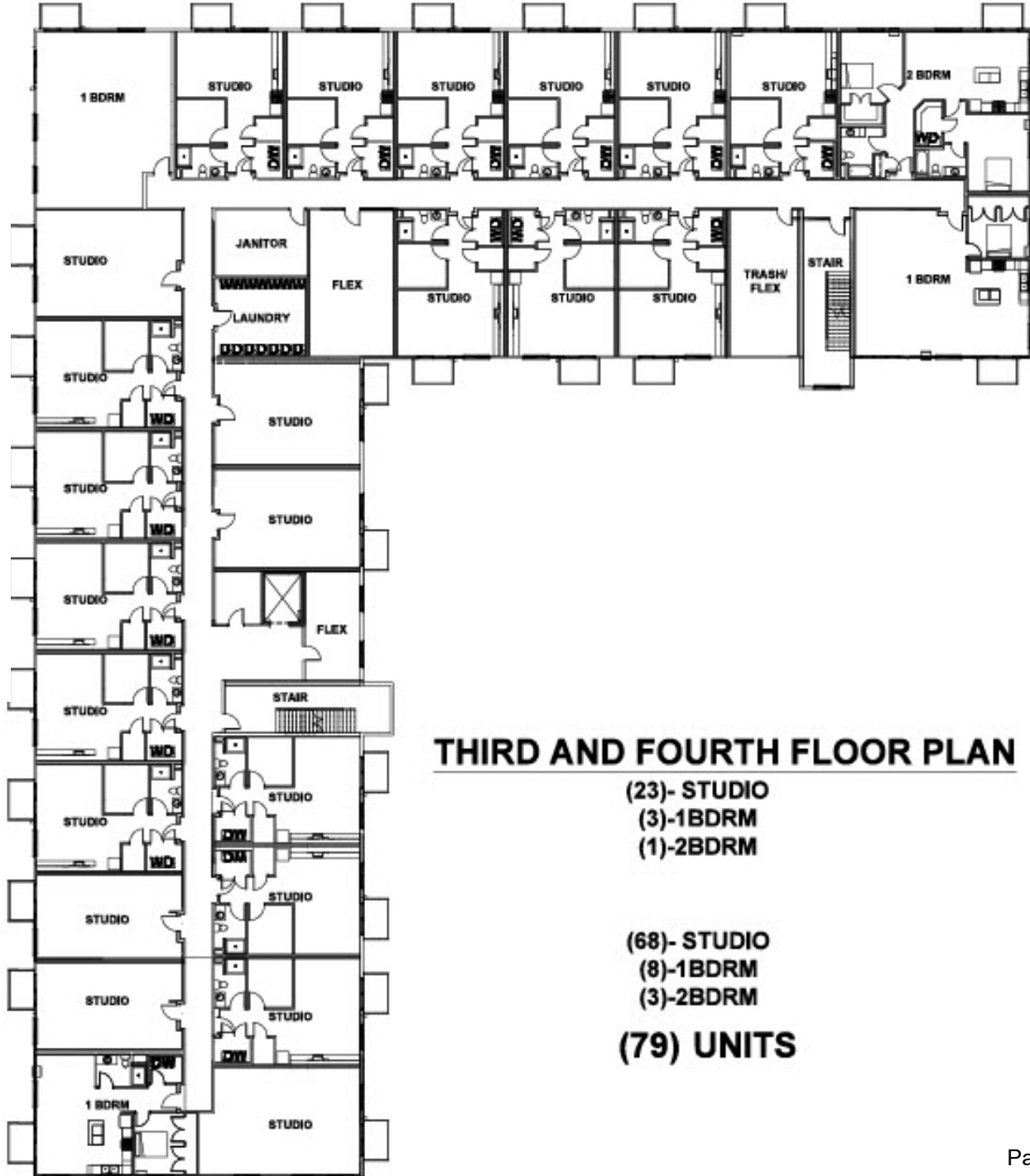
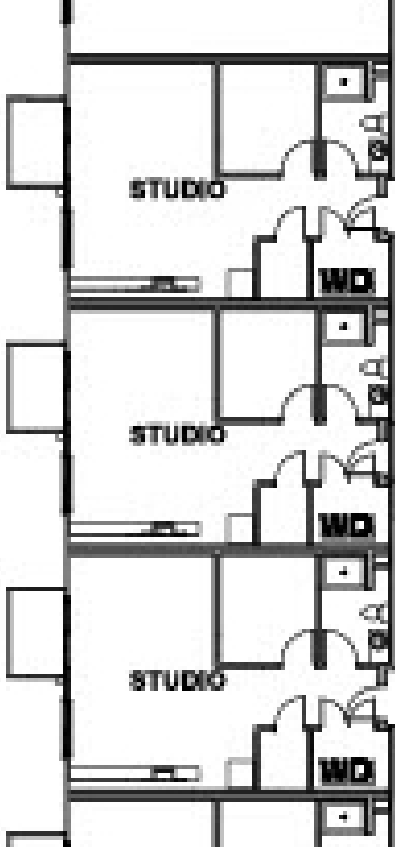
	EXISTING	PROPOSED
PAVEMENT AREA	26,351 SF	69,989 SF
LANDSCAPE AREA	1,384 SF	0 SF
WETLAND/WATER AREA	11,824 SF	12,434 SF
BUILDING AREA	1,358 SF	43,043 SF
PERVIOUS AREA	237,817 SF	178,360 SF
TOTAL AREA	276,534 SF	276,534 SF
- **PARKING REQUIREMENTS:**
  - MINIMUM PARKING STALL DIMENSIONS: 20' X 9' (60' PARKING)
  - **PARKING STALLS:**
    - TOTAL STALLS PROVIDED: 277
    - TOTAL INDOOR STALLS: 124 (62 BLD. A / 62 BLD. B)
    - TOTAL OUTDOOR STALLS: 153 (87 BLD. A / 66 BLD. B)
    - TOTAL ADA STALLS PROVIDED: 8 (8 VAN ACCESSIBLE)
    - TOTAL ADA STALLS REQUIRED: 8 (8 VAN ACCESSIBLE REQUIRED)
  - TOTAL UNITS: 156
  - DENSITY (STALLS/UNITS): 1.75





**FIRST FLOOR PLAN**

62 parking stalls



**THIRD AND FOURTH FLOOR PLAN**

(23)- STUDIO  
 (3)-1BDRM  
 (1)-2BDRM

(68)- STUDIO  
 (8)-1BDRM  
 (3)-2BDRM

**(79) UNITS**



Photos

**Twin Lakes Apartments**  
Elk River  
The Briggs Companies



# Public Hearing 8-26-2025

- Multiple residents spoke and shared their concerns
  - Increasing the density beyond what is currently allowed.
  - Reduced parking standards may lead to parking on private property or Twin Lakes Road
  - Filling wetlands and impacts to other environmental features.
  - Impacts to existing easements
  - Required improvements to TLR – turn lanes.
  - The amount of traffic generated by the development.
  - Visual impacts on adjacent parcels – 4-story building near existing single-family home.
  - Is the area being over developed?
  - How will snow removal be handled without impacting adjacent homes.
- PC asked applicant to revise plans based on public feedback.

# Planning Commission Actions

- Land use amendment is a legislative decision.
  - PC/CC have broad discretion when making decisions.
- A zone change carries similar decision-making authority for PC/CC
  - Different than plats and CUPs.
  - Recommendation may include conditions for changes or updates (architectural, site plans, etc.).

# Action Requested

- The Commission may recommend approval, denial, or continue their review to October 28, 2025, and request plan updates.
  - City must make a formal decision by November 20, 2025.
- Staff's recommendations support an apartment building on the site, but the scope and design of that project must be further discussed by the Planning commission
  - Parking count, building height, orientation/placement, landscaping, etc.

# City Council Meeting

- The City Council is scheduled to hold a public hearing on **October 20, 2025**.



NORTHSTAR BUSINESS PARK  
OUTLOT A

Tyler Street NW

TWIN LAKES ROAD NW

Retaining Wall  
N Elev = 882.01  
S Elev = 887.01

CE  
FL = 886.42  
ME Elev = 882.72  
SW Elev = 880.75

Retaining Wall  
N Elev = 882.01  
S Elev = 887.01



# Briggs ER Plat Concept B Sketch Plan

Elk River, MN  
Parcel ID: 75-00002-4301








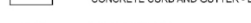
**TABLE HD-9  
GENERAL OCCUPANCY EXCESS DEMAND SUMMARY  
SHERBURNE COUNTY  
2024 to 2030**

<b>2024 to 2030</b>							
<b>Submarket</b>	<b>FOR-SALE</b>			<b>RENTAL</b>			
	<b>Single-family</b>	<b>Multifamily</b>	<b>Total</b>	<b>Market Rate</b>	<b>Affordable</b>	<b>Subsidized</b>	<b>Total</b>
Becker	235	78	313	41	11	3	55
Big Lake	356	119	475	61	34	17	112
Clear Lake	43	11	54	10	2	1	13
Elk River	498	214	712	208	87	52	347
Northeast	166	41	207	9	4	3	16
Northwest	87	22	109	149	95	54	298
Zimmerman	199	50	249	49	27	9	85
<b>Sherburne County</b>	<b>1,584</b>	<b>535</b>	<b>2,119</b>	<b>527</b>	<b>260</b>	<b>139</b>	<b>926</b>

Sources: Maxfield Research & Consulting



**LEGEND:**

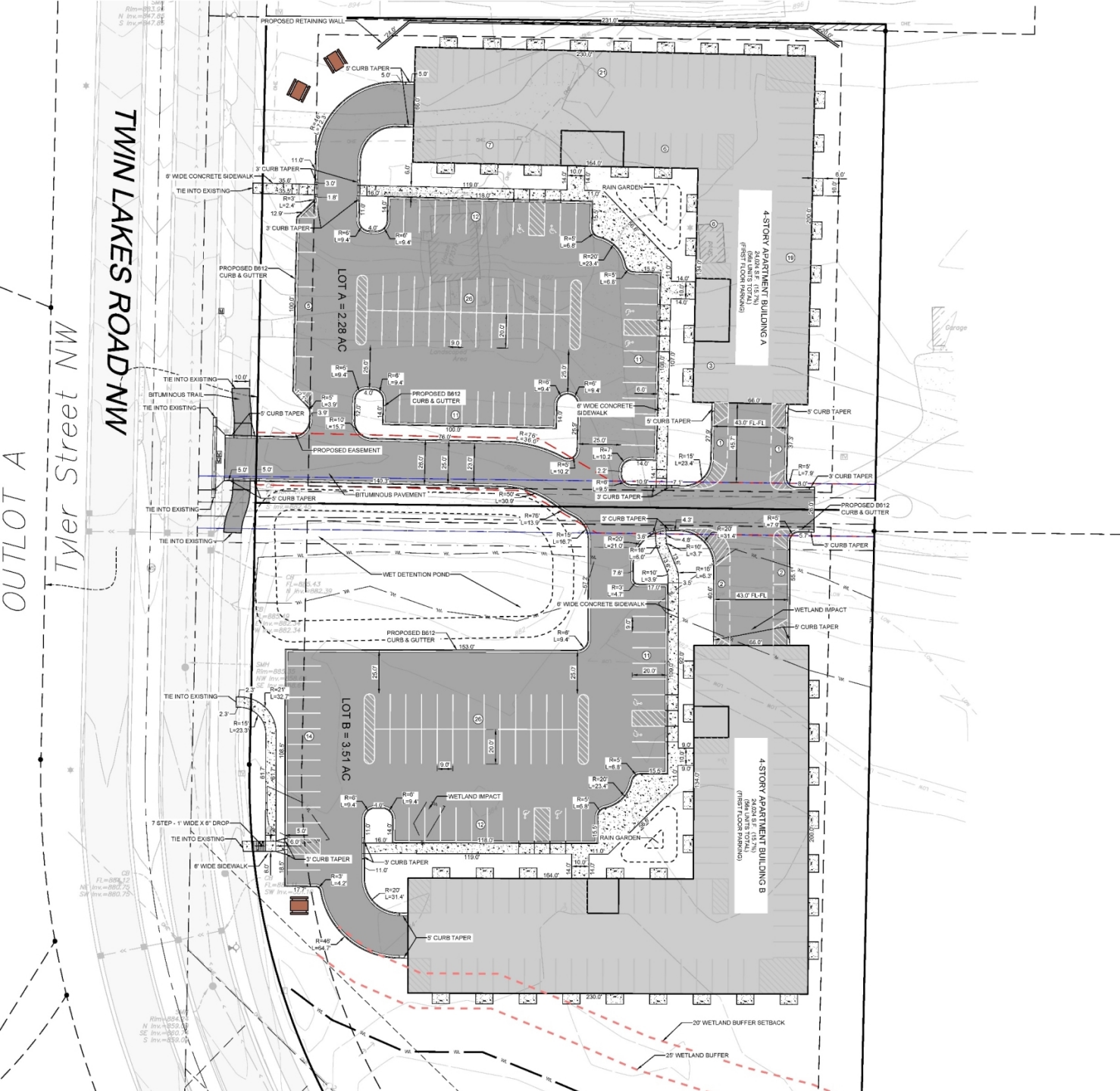
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-  PROPOSED GRAVEL SURFACING
-  PROPOSED CONCRETE PAVEMENT
-  PROPOSED TURF ESTABLISHMENT
-  CONCRETE CURB AND GUTTER - B612
-  PROPOSED SIGN

**SITE PLAN NOTES:**

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6. SITE SHALL BE REGULATED IN ACCORDANCE WITH THE PLANS APPROVED BY THE CITY.
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**SITE PLAN INFORMATION:**

- PARCEL AREA:**  
 • 5.80 ACRES ±
- PROPOSED ZONING:**  
 • PUD DISTRICT
- PRINCIPAL STRUCTURE SETBACKS:**  
 • FRONT: 30'  
 • SIDE: 10'  
 • REAR: 20'
- PARKING SETBACKS:**  
 • FRONT SETBACK FOR PARKING: XX'  
 • SIDE SETBACK FOR PARKING: XX'  
 • REAR SETBACK FOR PARKING: XX'
- | SITE DATA     | EXISTING  | PROPOSED  |
|---------------|-----------|-----------|
| PAVEMENT AREA | XXXXX SF  | XXXXX SF  |
| BUILDING AREA | XXXXX SF  | XXXXX SF  |
| PERVIOUS AREA | XXXXX SF  | XXXXX SF  |
| TOTAL AREA    | XXXXXX SF | XXXXXX SF |
- PARKING REQUIREMENTS:**  
 • MINIMUM PARKING STALL DIMENSIONS: 20' X 9' (90° PARKING)  
 PARKING STALLS:  
 • TOTAL STALLS PROVIDED: 258  
 • TOTAL INDOOR STALLS: 124 (62 BLD. A / 62 BLD. B)  
 • TOTAL OUTDOOR STALLS: 134 (67 BLD. A / 67 BLD. B)  
 • TOTAL ADA STALLS PROVIDED: 8 (8 VAN ACCESSIBLE)  
 • TOTAL ADA STALLS REQUIRED: 8 (8 VAN ACCESSIBLE REQUIRED)





# Request for Action

**To**  
Planning Commission

**Item Number**  
5.2

**Meeting Date**  
September 23, 2025

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

**Item Description**  
Resolution 25-01: City Purchase of Property for Retail Purposes

**Reviewed by**  
Katie Porath

## Action Requested

Adopt Planning Commission Resolution 25-01 finding the purchase of a portion of Lot 1, Block 2 and all of Lot 2, Block 2, Hillside Crossing to be consistent with the Elk River Comprehensive Plan.

## Background/Discussion

The subject properties are currently owned by Coborns and the city has secured a purchase agreement for approximately 12,500 sq feet of Lot 1, Block 2 and all of Lot 2, Block 2, Hillside Crossing, as the new location for the Northbound Elk River Liquor Store and the planned Cannabound cannabis retail dispensary.

The Comprehensive Plan guides the site for Highway Business uses, and the property is included in the Hillside Crossing Planned Unit Development District where retail uses are allowed. The proposed use complies with these documents, but development of the facility will require additional review by the Planning Commission and City Council, both of which will include a public hearing.

Minnesota Statute 462.36 requires the Planning Commission to review the proposed purchase of property to ensure the use is consistent with the Comprehensive Plan. Staff recommend adoption of the attached resolution as the proposed retail use is consistent with the adopted plan.

## Financial Impact

The City Council will approve the purchase of this property.

## Mission/Policy/Goal

Opportunity to live, work, and play.  
Support the growth and development of the community.

## Attachments

1. Planning Commission Resolution 25-01
2. PC Resolutions

## The Elk River Vision

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





**City of Elk River  
Planning Commission**

**Resolution 25 - 01**

**A Resolution of the Planning Commission of the City of Elk River Finding  
that the Purchase of Property is Consistent with the Elk River  
Comprehensive Plan**

**WHEREAS**, the City of Elk River (“City”) has agreed to terms with Coborn’s Inc. (“Seller”) for the purchase of Lot 2, Block 2, Hillside Crossing and approximately 12,500 square feet of Lot 1, Block 2, Hillside Crossing (“Property”); and

**WHEREAS**, the City will purchase the Property for use as a retail site for municipal alcohol and cannabis sales, which is a permitted use within the zoning district; and

**WHEREAS**, the City of Elk River Comprehensive Plan guides the Property of Highway Business uses, which include retail operations; and

**WHEREAS**, Minn. Stat. 462.356, subd. 2 requires the Planning Commission to review the City’s proposed purchase of property for consistency with the Comprehensive Municipal Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Elk River, Minnesota, as follows: The purchase of the Property described above is consistent with the Comprehensive Municipal Plan.

Passed and adopted this 23<sup>rd</sup> day of September 2025.

\_\_\_\_\_  
Perry Beise, Planning Commission Chair

ATTEST:

\_\_\_\_\_  
Tina Allard, City Clerk





0424

31-0422

0420

00

75-00431-0430

75-00431-0432

75-00632-0105

75-00578-0105

169

169

Evans Street

Holt Street

Ramp

75-00566-0210

75-00566-0230

75-00566-0110

75-00558-0105

75-00771-0105

75-00538-0102

75-00538-0104

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75-00538-0112

75-00538-0114

75-00566-0220

193rd Avenue

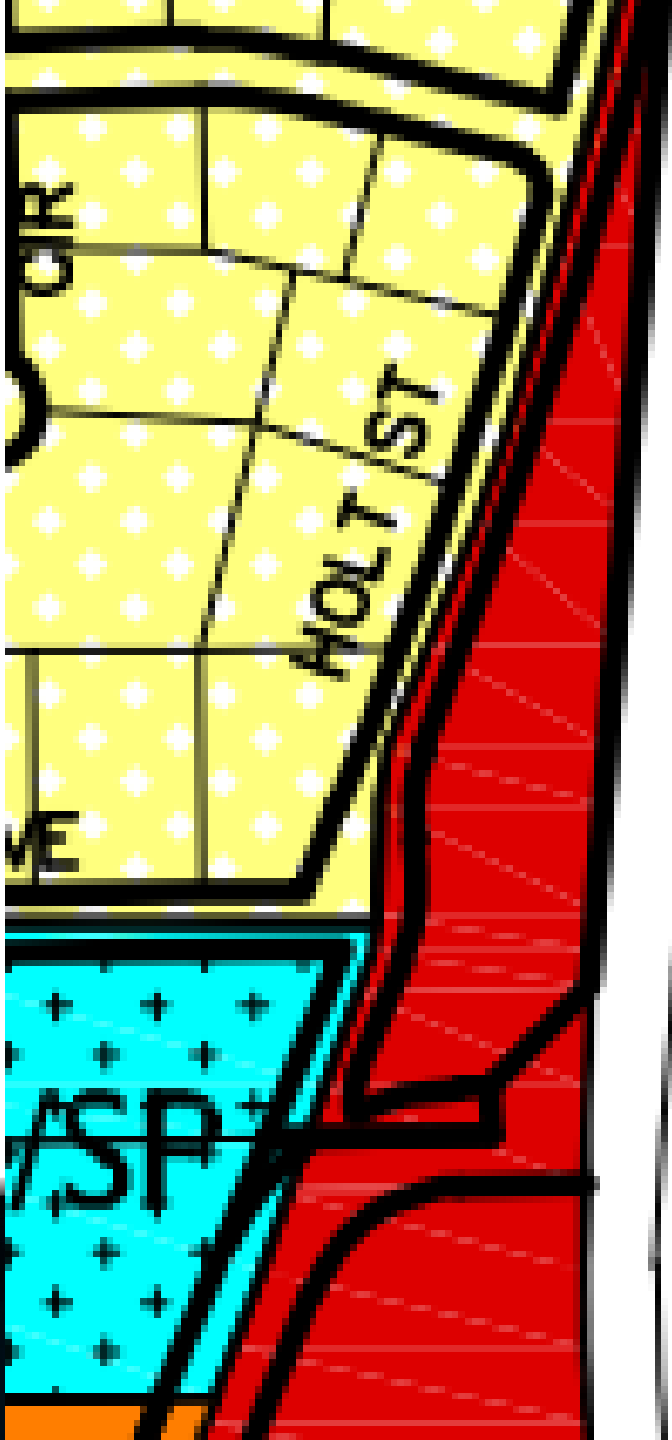
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75-0053-

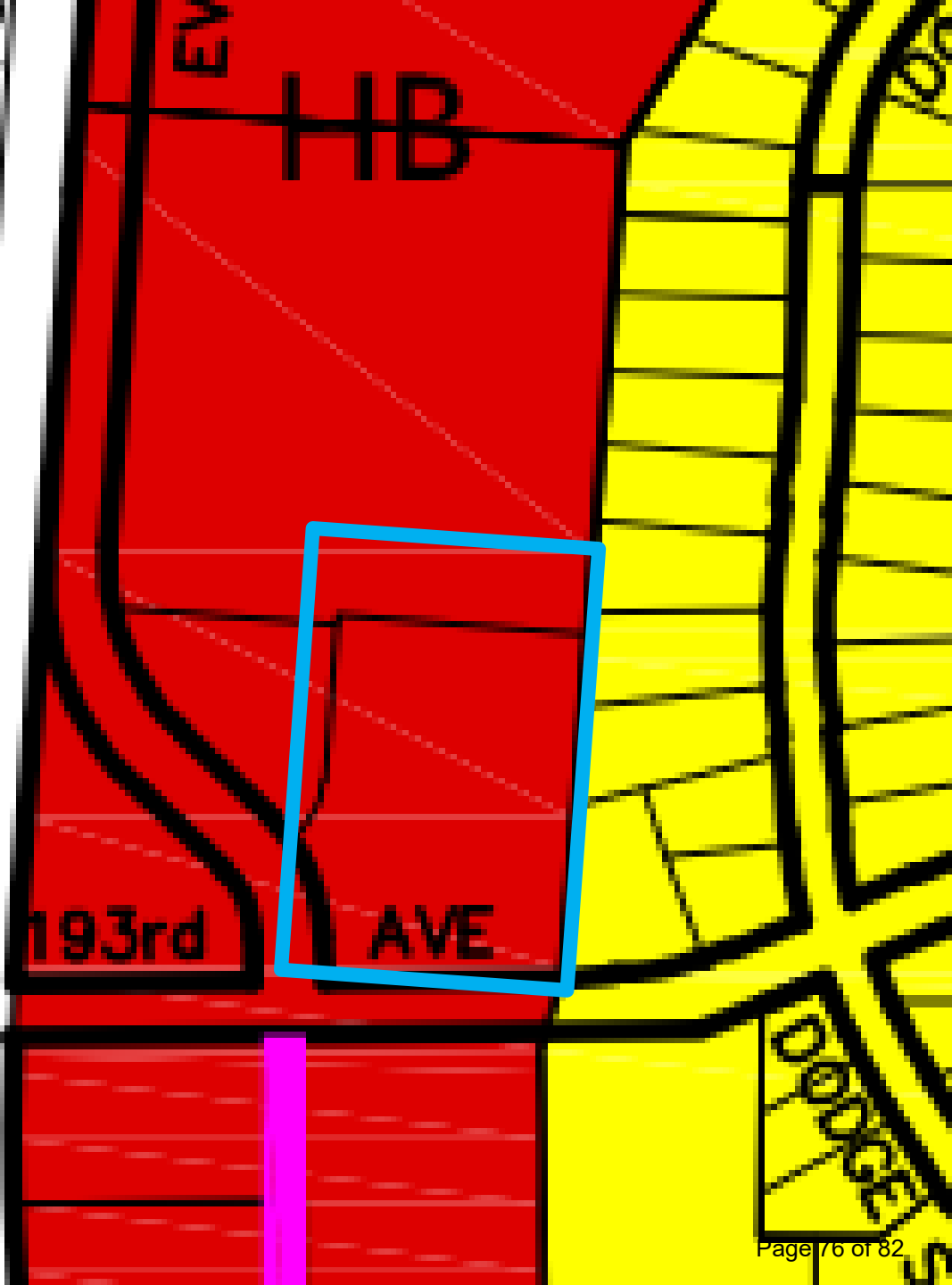
75-0053-

75-00538-

75-00538-02



US HIGHWAY 16



# Action Requested

- Adopt a resolution finding the proposed purchase of property and use (retail) to be consistent with the Comprehensive Plan.



Jackson Street

1

75-00134-2205

75-00134-2201

75-00134-2200

Irving Avenue

8th Street

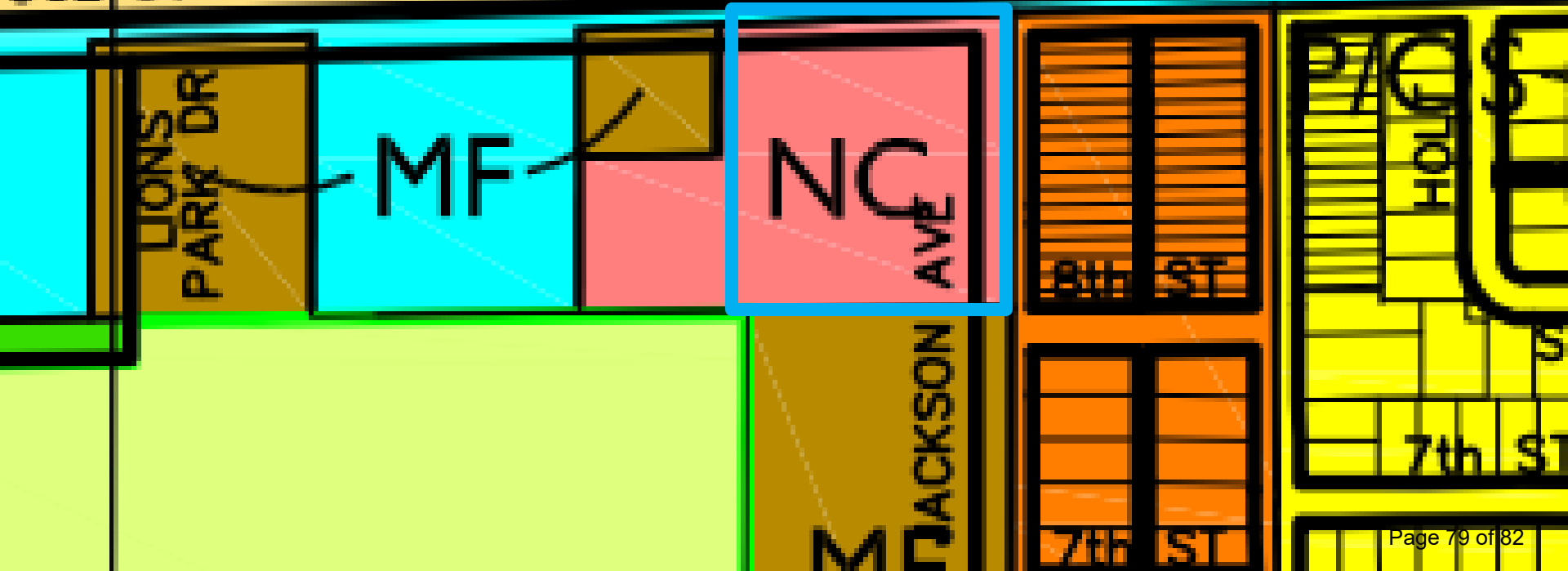
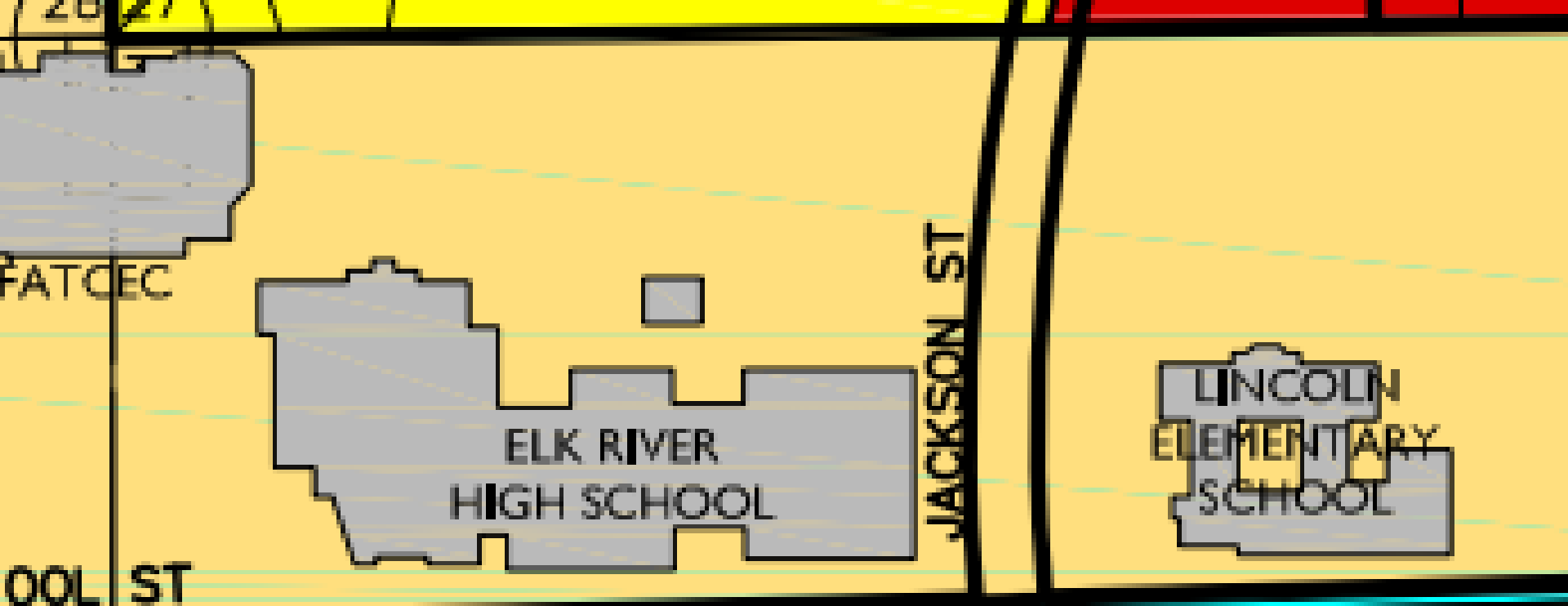
Jackson Avenue

75-00951-0115

75-00134-2307

1

75-00951-0110



# Action Requested

- Adopt a resolution finding the proposed purchase of property and use (government facility) to be consistent with the Comprehensive Plan.
- Zoned Commercial (C-2) which allows government facilities via CUP.



# Request for Action

**To**  
Planning Commission

**Item Number**  
5.3

**Meeting Date**  
September 23, 2025

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

**Item Description**  
Resolution 25-02: City Purchase of Property for a Future Fire Station

**Reviewed by**  
Katie Porath

## Action Requested

Adopt Planning Commission Resolution 25-02 finding the purchase of a portion of PID 75-00134-2200 (809 Jackson Ave) to be consistent with the Elk River Comprehensive Plan.

## Background/Discussion

The subject property is located at the southwest corner of Jackson Ave and School Street. The parcel includes a parking lot which supports Free Grace United Church and an undeveloped corner of approximately 1.3 acres. The city has been working with the current owners to secure the property and support the relocation of Fire Station I, currently located south of the subject site along Jackson Ave.

The Comprehensive Plan guides the property for Multifamily uses. Government services, which include fire stations, are a permitted use in this land use district. As part of the purchase, the city will be working with the owner to reconfigure the parcel boundaries and zone the entire area for multifamily uses, supporting the proposed fire station. The proposed fire station will require additional reviews and public hearings with both the Planning Commission and City Council before any construction can begin.

Minnesota Statute 462.36 requires the Planning Commission to review the proposed purchase of property to ensure the use is consistent with the Comprehensive Plan. Staff recommend adoption of the attached resolution as the proposed retail use is consistent with the adopted plan.

## Financial Impact

The City Council will approve the purchase of the property.

## Mission/Policy/Goal

Support the growth and development of the community.  
Responsible for every dollar - good stewards.

## Attachments

1. Planning Commission Resolution 25-02

### The Elk River Vision

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





**City of Elk River  
Planning Commission**

**Resolution 25 - 02**

**A Resolution of the Planning Commission of the City of Elk River Finding  
that the Purchase of Property is Consistent with the Elk River  
Comprehensive Plan**

**WHEREAS**, the City of Elk River (“City”) has agreed to terms with Free Grace United Church (“Seller”) for the purchase of approximately half of PID 75-00134-2200 (“Property”); and

**WHEREAS**, the City will purchase the Property for development of the relocated fire station one, which is a permitted use within the zoning district; and

**WHEREAS**, the City of Elk River Comprehensive Plan guides the Property for Multifamily uses, which includes government services like fire stations; and

**WHEREAS**, Minn. Stat. 462.356, subd. 2 requires the Planning Commission to review the City’s proposed purchase of property for consistency with the Comprehensive Municipal Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Elk River, Minnesota, as follows: The purchase of the Property described above is consistent with the Comprehensive Municipal Plan.

Passed and adopted this 23<sup>rd</sup> day of September 2025.

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Perry Beise, Planning Commission Chair

ATTEST:

\_\_\_\_\_  
Tina Allard, City Clerk

