



CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
Fax (763) 434-9599

CITY OF HAM LAKE PLANNING COMMISSION AGENDA MONDAY, FEBRUARY 10, 2025

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: December 9, 2024

PUBLIC HEARING:

6:01 p.m. Art Rosenberg of Lincoln Street Commercial, LLC, requesting Preliminary Plat approval and to rezone portions of land from CD-1 (Commercial Development I) to CD-2 (Commercial Development II) and portions of land from CD-1 (Commercial Development I) to R-A (Rural Single Family Residential) and portions of land from CD-2 (Commercial Development II) to CD-1 (Commercial Development I) for the Elwell Commercial Park Development (four commercial lots and one residential outlot) in Section 29.

NEW BUSINESS:

1. Richard Citrowske requesting Sketch Plan approval of a residential development (two lots) in Section 26.

COMMISSION BUSINESS:

1. City Council Update

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, DECEMBER 9, 2024

The Ham Lake Planning Commission met for its regular meeting on Monday, December 9, 2024, in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Commissioners Brian Pogalz, Kyle Lejonvarn, Dave Ringler, Jeff Entsminger, David Ross and Erin Dixon

MEMBERS ABSENT: Commissioner Jonathan Fisher

OTHERS PRESENT: City Engineer Dave Krugler, and Building and Zoning Clerk Jennifer Bohr

CALL TO ORDER: Chair Pogalz called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was recited by all in attendance.

APPROVAL OF MINUTES:

Motion by Lejonvarn, seconded by Entsminger, to approve the minutes of the November 25, 2024, Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:

Melinda McDermott, Elevate Hope House, requesting Preliminary and Final Plat approval for Elevate Hope Addition, a Minor Plat (2 residential lots and one outlot) in Section 16

Ms. Melinda McDermott, Elevate Hope House, was present. Chair Pogalz asked Ms. McDermott to provide information on the progress of the plat. Ms. McDermott stated over the past eleven months she has been working with representatives of the Ham Lake Baptist Camp (HLBC) to create a subdivision that will include two residential properties to support mothers with children who are experiencing homelessness in the county. Ms. McDermott stated the HLBC has allowed her to start clearing the land where the development will be. Ms. McDermott stated she hopes to have a home open by January 1, 2025. Ms. McDermott stated a home constructed by students from Spring Lake Park High School will be moved onto Lot 2. Ms. McDermott stated a building permit application has been submitted to the city. Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated this plat is following the minor plat process where the preliminary and final plat is reviewed at one meeting. Engineer Krugler stated parkland dedication of

\$2,500 must be paid for each lot. Engineer Krugler stated the plat has received approval from the Coon Creek Watershed District and the Anoka County Highway Department. Engineer Krugler stated the applicant must obtain a County Right-of-Way Permit for grading within the county right-of-way and a County Access Permit for the proposed driveway access to Xylite Street NE for Lot 1. Engineer Krugler stated a 15-foot-wide trail easement, adjacent to the easterly 10-foot drainage and utility easement, is required; trail easement deeds must be recorded with the county before any building permits will be issued. Engineer Krugler stated there is an 85-foot wide United Power Association easement, aka Great River Energy or GRE, that encroaches 25-feet into the easterly portion of Lot 1 and Lot 2. Engineer Krugler stated a variance permit is required for the Lot 1 driveway and a variance permit will be required for future trail construction. Engineer Krugler stated a building permit cannot be issued for Lot 1 until the GRE variance permit has been issued. Engineer Krugler stated soil borings have been done to verify that there is adequate area for a primary and secondary septic system on each lot. Engineer Krugler stated a special assessment for the 1994 upgrade to East Ham Lake Drive has been paid in full by HLBC. Engineer Krugler stated the developer is required to protect any threatened and endangered species that may be found within the plat. Chair Pogalz stated the process for this (minor) plat is typical of the process followed for other small, two or three lot subdivisions that have been approved by the city. Engineer Krugler stated that it was. Engineer Krugler stated the standard platting process may need to be followed if HLBC decides to subdivide the property further in the future. Chair Pogalz asked for verification that Elevate Hope House must follow all the same code requirements and regulations that any other applicant wanting to subdivide property or construct a home must follow. Commissioner Lejonvarn asked if a house moving permit is required. Building and Zoning Clerk Bohr confirmed that a building permit application had been received. Building and Zoning Clerk Bohr stated Building Official Jones has been speaking with the contractor for this project. Building and Zoning Clerk Bohr stated the same code requirements and regulations, that any other applicant wanting to subdivide property or construct a home, must be followed. Commissioner Lejonvarn completed the inspection; a copy which is on file. Commissioner Lejonvarn stated he spoke with Ms. McDermott via telephone on December 6 and did some research online on the Elevate Hope House organization and inspected the site. Commissioner Lejonvarn stated trees are currently being cleared from the area where homes will be constructed, a temporary driveway is being constructed on Lot 1 and that he did not see any existing structures. Commissioner Lejonvarn stated constructing new homes on the site will be a good use of the land.

Chair Pogalz opened the public hearing at 6:12 p.m. and asked for public comment.

Matthew Williams, 15747 E Ham Lake Drive. Mr. Williams asked if there are plans to clear additional trees for more development or will trees remain outside the developed area.

Diane Boisjolie-White, 2618 158th Avenue NE. Mrs. Boisjolie-White stated she lives to the east of the development. Mrs. Boisjolie-White asked if the siding color of the new homes could be a beige or neutral color so the new homes could blend into the surroundings.

Steve Hundley, 15739 Xylite Street NE. Mr. Hundley asked how large the homes would be, how many acres will each lot be, how many tenants will be living in the homes, how

often tenants will change, who will own the lots, is any consideration being given to changing the speed limit on Xylite Street NE if children will be living in the homes, and is any consideration being given to constructing a sidewalk from the southern border of Lot 1, north to East Ham Lake Drive along Xylite Street NE.

Marueen Wilson, 15836 Zumbrota Street NE. Mrs. Wilson stated she recently learned about this development. Mrs. Wilson asked who would take care of the property. Mrs. Wilson stated the area is a very natural environment and would like to see the siding on the houses be a color that would blend into the environment and have some landscaping. Mrs. Wilson asked if the lots would have yards, and if so, who would maintain the yards and the property.

Chair Pogalz stated the property, and what is on it, is owned by the applicant. Chair Pogalz stated if the applicant wants to clear and improve the property, that is her prerogative. Chair Pogalz asked Ms. McDermott to comment on some of the questions asked by the residents. Ms. McDermott stated the plat was designed to meet the city's minimum lot size requirements. Ms. McDermott stated she worked with a resident, who lives near the plat, to determine what tree removal company would be the best company to work with. Ms. McDermott stated she does not intend to clear cut the property as the trees offer privacy which is important to her and the residents that will be living in the homes. Ms. McDermott stated the residents like living in Ham Lake as they feel it is a safe place to be. Ms. McDermott stated she does not believe HLBC has any desire to clear any more trees. Chair Pogalz asked Ms. McDermott how large the homes will be. Ms. McDermott stated they will be three-bedroom, two-bathroom rambler homes; the first home will be a slab on grade home, the second home may have a basement. Ms. McDermott stated Elevate Hope House will own the homes and will enlist the help of the residents to take care of the property. Ms. McDermott stated some businesses intend to donate materials for landscaping, and area youth sports organizations may provide volunteer labor for the landscaping. Ms. McDermott stated residents (mothers and children) can live in the homes for up to two years. Commissioner Dixson interjected stating the questions asked by the residents are beyond the scope of questioning asked of any other applicant. Commissioner Dixson stated that Ms. McDermott should not have to provide answers to most of the questions that were asked and that the questions are not related to what the Planning Commission needs to address related to recommending approval of the plat. Chair Pogalz stated he agreed. Chair Pogalz stated Ms. McDermott is showing good faith by answering the questions and explaining what she is planning to do with the property. Commissioner Dixson stated she understands that but reiterated that no other applicant has had to provide answers to the types of questions asked by other residents tonight. The residents in attendance had various comments. Chair Pogalz informed the residents that Ms. McDermott has the right to do what she wants to do with the property if what is done, meets all regulatory requirements of the city, county and state. Commissioner Ringler asked if homes that will be constructed in this subdivision must meet the same requirements as any other home constructed in the city. Building and Zoning Clerk Bohr stated that the requirements for construction of homes on lots in the Elevate Hope Addition are the same as those for any other residential home in the city. Building and Zoning Clerk Bohr stated the only landscaping requirement the city has for residential homes is that all the area disturbed during construction be re-established with turf. Building and Zoning

Clerk Bohr stated an escrow would be collected if the turf is not established when construction has been completed but that is the only landscaping requirement the city has. Mr. Hundley asked if the speed limit on Xylite Street NE will change. Engineer Krugler stated Xylite Street NE is a county road. Engineer Krugler stated a request for a speed study would need to be made to the Anoka County Highway Department. Engineer Krugler stated the speed limit for East Ham Lake Drive is 30 MPH and that speed limit will remain as is.

Chair Pogalz closed the public hearing at 6:27 p.m.

Motion by Lejonvarn, seconded by Dixon, to recommend approval of the request of Melinda McDermott for Preliminary and Final Plat approval of Elevate Hope Addition (2 single family residential lots and one outlot) located in Section 16 subject to meeting the requirements of the City Engineer, and meeting all City, State and County requirements. All present in favor, motion carried. *This application will be placed on the City Council's Monday, December 16, 2024, agenda.*

NEW BUSINESS: None

COMMISSION BUSINESS:

City Council Update

Chair Pogalz informed the commissioners that the City Council tabled the first reading of the proposed wetland banking ordinance for Article 9. Chair Pogalz stated the City Council has directed Engineer Collins to contact the Board of Soil and Water Resources (BWSR) to request the attendance of a BWSR representative at a future, joint Planning Commission and City Council meeting. Chair Pogalz stated information will be provided about this meeting when it is available. A planning commissioner will not be attending the December 16, 2024, City Council meeting.

ADJOURNMENT:

Motion by Dixon, seconded by Ringler, to adjourn the Planning Commission meeting at 6:32 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk

**CITY OF HAM LAKE
PLANNING COMMISSION REQUEST APPLICATION
INSPECTION REPORT**

MTG DATE: February 10, 2025

INSPECTION ISSUED TO: Brian Pogalz

APPLICANT/CONTACT: Art Rosenberg

TELEPHONE NUMBER: 701-219-4828 or artrosenberg@icloud.com

BUSINESS/PLAT NAME: Lincoln Street Commercial/Elwell Commercial Park

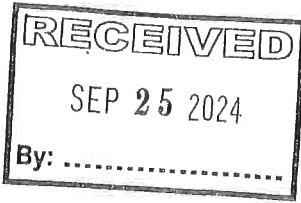
ADDRESS/LOCATION OF INSPECTION: 14350 Highway 65 - PID#'s 29-32-23-24-0004, 29-32-23-31-0003, 29-32-23-31-0004 & 29-32-23-31-0005.

APPLICATION FOR: Preliminary Plat & Rezoning

RECOMMENDATION: _____

DATE: _____

PLANNING COMMISSIONER SIGNATURE: _____



CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, MN 55304

Phone (763) 434-9555 Fax (763) 235-1697

PLANNING REQUEST

Date of Application 9/25/24

Date of Receipt 9-25-24

Receipt # _____

Amount \$ _____

Meeting Appearance Dates:

Planning Commission 2-10-2025

City Council _____

Please check request(s):

- Metes & Bounds Conveyance
- Sketch Plan
- Preliminary Plat Approval*
- Final Plat Approval
- Rezoning*
- Multiple Dog License*

- Commercial Building Permit
- Certificate of Occupancy
- Home Occupation Permit
- Conditional Use Permit (New)*
- Conditional Use Permit (Renewal)
- Other _____

**NOTE: Advisory Signage is required for land use alterations and future road connections. This application also requires a Public Hearing. Such fees shall be deducted from deposit.*

Development/Business Name: Lincoln Street Commercial, LLC

Address/Location of property: 14334 & 14350 Hwy 65 NE; 1323 143rd Ave NE

Legal Description of property: See separate sheet for full legal description

PIN # 29-32-23-24-0004, 29-32-23-31-0003, 29-32-23-31-0005 and 29-32-23-31-0004

Current Zoning

CD-1 (Parcels 1,3)
CD-2 (Parcel 2)

Proposed Zoning

CD-1 (Lots 1,2)
CD-2 (Lots 3,4)

Notes: 4 Commercial lots and 1 outlet

Outlet R-A

Applicant's Name: Art Rosenberg

Business Name: Lincoln Street Commercial, LLC

Address PO Box 9076

City Fargo

State ND

Zip Code 58106

Phone 701 219 4828

Cell Phone 701 219 4828

Fax _____

Email address artrosenberg@icloud.com

You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.

SIGNATURE _____

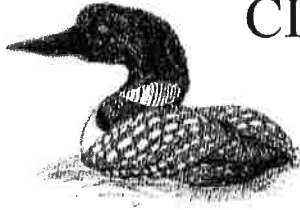
DATE 9/25/24

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____

City Council _____

PROPERTY TAXES CURRENT **YES** NO



CITY OF HAM LAKE

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Ham Lake, Minnesota 55304
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Fax (763) 434-9599

NOTICE OF PUBLIC HEARING
CITY OF HAM LAKE
COUNTY OF ANOKA
STATE OF MINNESOTA

TAKE NOTICE, that pursuant to the requirements of Minnesota Law, a public hearing shall be held before the Ham Lake Planning Commission on Monday, February 10, 2025 at 6:01 p.m. at the City Hall located at 15544 Central Avenue NE for the purpose of considering the application of Art Rosenberg of Lincoln Street Commercial, LLC, requesting preliminary plat approval and rezoning of portions of land from CD-1 (Commercial Development I) to CD-2 (Commercial Development II) and portions of land from CD-1 (Commercial Development I) to R-A (Rural Single Family Residential) and portions of land from CD-2 (Commercial Development II) to CD-1 (Commercial Development I) for the Elwell Commercial Park Development in Section 29 parcels of certain land situated in the City of Ham Lake, Anoka County, Minnesota and which are described as follows to wit:

Parcel 1:

All that part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 29, Township 32, Range 23, lying south of Coon Creek, according to the United States Government Survey thereof, Anoka County, Minnesota,

EXCEPT:

That part of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 29, Township 32, Range 23, Anoka County, Minnesota described as follows:

Commencing at a point on the South line of said Northeast Quarter of the Southwest Quarter distance 288 feet West from the Southeast corner of said Northeast Quarter of the Southwest Quarter; thence North at right angles to said South line a distance of 233.00 feet to actual Point of Beginning of the tract of land to be hereby described; thence continue North along last course a distance of 200.00 feet; thence East and parallel with the South line of said Northeast Quarter of the Southwest Quarter to the East line of said Northeast Quarter of the Southwest Quarter, thence South along said East line a distance of 200 feet, more or less, to its intersection with a line drawn parallel with the South line of said Northeast Quarter of the Southwest Quarter from the actual point of beginning;

thence west along said parallel line to the actual Point of Beginning.
Except that part thereof taken for State Trunk Highway No. 65.

AND EXCEPT, That part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at a point on the South line of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ distant 386.00 feet west from the Southeast corner of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence West along said South line a distance of 150.00 feet; thence North at right angles to said South line a distance of 233 feet; thence East at right angles to last course a distance of 150.00 feet; thence South at right angles to last course a distance of 233.00 feet to the point of commencement. Subject to an easement for road purposes over the South 33.00 feet thereof. Subject to an easement for telephone purposes over the West 10.00 feet thereof, According to the map or plat thereof on file and of record in the office of the Register of Deeds in and for Anoka County, Minnesota, together with any part or portion of any street or alley lying adjacent thereto heretofore vacated or to be vacated.

AND

Parcel 2:

That part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at a point on the South line of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ distant 386.00 feet west from the Southeast corner of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; Thence West along said South line a distance of 150.00 feet; thence North at right angles to said South line a distance of 233 feet; thence East at right angles to last course a distance of 150.00 feet, thence South at right angles to last course a distance of 233.00 feet to the point of commencement. Subject to an easement for road purposes over the South 33.00 feet thereof. Subject to an easement for telephone purposes over the West 10 feet, thereof.

AND

Parcel 3:

That part of the Northeast Quarter of the Southwest Quarter of Section 29, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at a point on the South line of said Northeast Quarter of the Southwest Quarter a distance of 288.00 feet west from the southeast


corner of said Northeast Quarter of the Southwest Quarter; thence North at right angles to said south line a distance of 233.00 feet to the actual Point of Beginning of the tract of land to be hereby described; thence continue north along last course a distance of 200.00 feet; thence east parallel with the south line of said Northeast Quarter of the Southwest Quarter to the east line of said Northeast Quarter of the Southwest Quarter; thence south along said east line a distance of 200.00 feet, more or less, to its intersection with a line drawn parallel with the south line of said Northeast Quarter of the Southwest Quarter from the actual point of beginning; thence west along said parallel line to the actual Point of Beginning.

Except that part thereof taken for State Trunk Highway No. 65.

At such hearing both written and oral comments will be heard.

DATED: January 31, 2025
Jennifer Bohr
Building and Zoning Clerk
City of Ham Lake

Memorandum

Date: February 4, 2025
To: Planning Commissioners
From: David A. Krugler, City Engineer 
Subject: Elwell Commercial Park

Introduction:

The Preliminary Plat, Livability Plan, were received on January 23rd, the Preliminary Utility Plan, Removal Plan and Soil Amendment Plan were received February 3rd, and revised storm sewer sizing calculations were received on November 27, 2024 for the proposed 4 lot commercial development located on 37.25 acres of parcels 29-32-23-24-0004, 29-32-23-31-0003, 29-32-23-31-0004 and 29-32-23-31-0005. All of the prior review comments have been addressed. A 300-scale aerial photo, a 1,000-scale zoning map and 400-scale half-section maps are attached.

Discussion:

Lots 1 and 2 are proposed to be zoned CD-1 and Lots 3 and 4 are proposed to be zoned CD-2. The 21.54-acre Outlot A will need to be combined with the adjacent 29-32-23-32-0005 (1163 143rd Avenue) parcel, that is Lot 2, Block 1 of Entsminger Farms. Outlot A will be rezoned to the same Rural Single Family Residential (R-A) zoning as 1163 143rd Avenue. Two potential future lots are shown in the R-A zoning southwest of the future Lincoln Street extension. Future approvals, including rezoning, would be required for any future lots within any portion of the expanded 1163 143rd Avenue parcel. The Development Agreement will include conveyance of Outlot A to 1163 143rd Avenue, stipulating that building permits for the four commercial lots cannot be considered until Outlot A is conveyed.

The Johnson Street cul-de-sac exceeds the minimum 300-foot spacing requirement from the Highway 65 right-of-way, per the attached Resolution 05-10. The MSA commercial portion of 143rd Avenue from TH 65 to Lincoln Street does not have structural capacity for commercial traffic and will need to be upgraded. The City Council has requested that a feasibility study be provided to determine the viability of upgrading 143rd Avenue from Trunk Highway (TH) 65 west to Lincoln Street at the February 3rd meeting. The feasibility study will be presented at the February 17th City Council meeting.

The Lincoln Street extension north of 143rd Avenue does not align with the roadway, drainage and utility easements recorded in conjunction with the Entsminger Farms plat, per the attached sketch and description. Additional roadway, drainage and utility easements, that align with the proposed roadway easements, are required, prior to consideration of final plat approval of the Elwell Commercial Park development. A public hearing can be scheduled for the vacation of excess roadway, drainage and utility easements within 1163 143rd Avenue after the revised roadway easement is recorded with Anoka County.

County Ditch 59 (Coon Creek) is located in the northerly portion of the proposed development. An easement is required for that portion of the plat within 50-feet of each side of Coon Creek. There are FEMA Zone A limits adjacent to the County Ditch but a FEMA Letter of Map Amendment will not be required. The attached July 21, 2021 Existing Conditions Wetland Boundary Delineation was approved by the Coon Creek Watershed District in September of 2022. All wetlands within the four lots will be contained within drainage and utility easements.

Per Article 10-700 of City Code, the minimum building setback from TH 65 right-of-way is 50 feet. Per 11-1850 of City Code, decorative tree planting is required along the right-of-way lines of 143rd Avenue west of Johnson Street, TH 65 and the Lincoln Street extension. The use of conifers is encouraged and preferred. Tree planting will be reviewed on an individual basis in conjunction with each of the future four commercial site plan approval applications.

The billboard on the proposed Lot 2 is non-compliant with the 10-foot setback requirement per 11-310.1 of City Code. The billboard must be relocated or razed. If the billboard is relocated, it will require compliance with 11-320 of City Code and a sign permit will be required, per 11-310.2 of City Code. Access to the billboard will also be required.

The Haugo Geotechnical Services revised Summary of Water Level Readings and Lowest Floor Slab Recommendations that was received November 18, 2024 adequately addressed prior review comments. The November 5th 2024 Tradewell letter certifies that each of the proposed lots will support two standard septic systems in accordance with Minnesota Rules 7080.

There is a 50-foot Northern Natural Gas (NNG) easement over the southerly portion of the property as shown on the attached Site Plan and half section map. The plans outline requirements of working within the pipeline easement that include a NNG representative to be on-site when working within 25 feet of the pipeline.

The Coon Creek Watershed District conditionally approved the development at the October 28th 2024 Board of Managers meeting which is attached. The Minnesota Department of Transportation has completed their review and offered no comments and is attached. The attached Midwest Natural Resources rare plant survey documented there are no rare plants within the site.

Recommendations:

It is recommended that the Preliminary Plat of Elwell Commercial Park be recommended for approval to the City Council with the following stipulations:

- The City Council approves the ordering of plans and specifications to upgrade 143rd Avenue from TH 65 to Lincoln Street to meet commercial requirements.
- A recorded quit claim deed is to be provided for the realignment of Lincoln Street connection from 143rd Avenue to Andover Boulevard.
- The Development Agreement will require conveyance of Outlot A to 1163 143rd Avenue, stipulating that building permits for the four commercial lots cannot be considered until proof of Outlot A conveyance is received.
- The existing billboard is required to be razed. Any new billboard will be required to conform to Article 11-310.
- Future approvals, including rezoning, will be required for any future lots within any portion of the expanded 1163 143rd Avenue parcel.

PRELIMINARY PLAT

~of~ ELWELL COMMERCIAL PARK
 ~for~ LINCOLN STREET COMMERCIAL, LLC
 P.O. BOX 9076
 FARGO, ND 58106
 (701) 219-4828

PROPERTY DESCRIPTION

Parcel 1:
 All that part of the SE¼ of the NW¼ and the NE¼ of SW¼ of Section 29, Township 32, Range 23, lying south of Coon Creek, according to the United States Government Survey thereof, Anoka County, Minnesota,

EXCEPT:
 That part of the NE¼ of SW¼ of Section 29, Township 32, Range 23, Anoka County, Minnesota described as follows:

Commencing at a point on the South line of said Northeast Quarter of the Southwest Quarter distance 288 feet West from the Southeast corner of said Northeast Quarter of the Southwest Quarter; thence North at right angles to said South line a distance of 233.00 feet to actual Point of Beginning of the tract of land to be hereby described; thence continue North along last course a distance of 200.00 feet; thence East and parallel with the South line of said Northeast Quarter of the Southwest Quarter to the East line of said Northeast Quarter of the Southwest Quarter, thence South along said East line a distance of 200 feet, more or less, to its intersection with a line drawn parallel with the South line of said Northeast Quarter of the Southwest Quarter from the actual point of beginning except that part thereof taken for State Trunk Highway No. 65.

AND EXCEPT, That part of the Northeast ¼ of the Southwest ¼ of Section 29, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at a point on the South line of said Northeast ¼ of the Southwest ¼ distant 386.00 feet west from the Southeast corner of said Northeast ¼ of the Southwest ¼; thence West along said South line a distance of 150.00 feet; thence North at right angles to said South line a distance of 233 feet; thence East at right angles to last course a distance of 150.00 feet; thence South at right angles to last course a distance of 233.00 feet to the point of commencement. Subject to an easement for road purposes over the South 33.00 feet thereof. Subject to an easement for telephone purposes over the West 10.00 feet thereof. According to the map or plat thereof on file and of record in the office of the Register of Deeds in and for Anoka County, Minnesota, together with any part or portion of any street or alley lying adjacent thereto heretofore vacated or to be vacated.

AND
Parcel 2:
 That part of the Northeast ¼ of the Southwest ¼ of Section 29, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at a point on the South line of said Northeast ¼ of the Southwest ¼ distant 386.00 feet west from the Southeast corner of said Northeast ¼ of the Southwest ¼; Thence West along said South line a distance of 150.00 feet; thence North at right angles to said South line a distance of 233 feet; thence East at right angles to last course a distance of 150.00 feet, thence South at right angles to last course a distance of 233.00 feet to the point of commencement. Subject to an easement for road purposes over the South 33.00 feet thereof. Subject to an easement for telephone purposes over the West 10 feet, thereof.

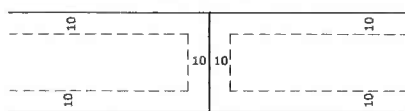
AND
Parcel 3:
 That part of the Northeast Quarter of the Southwest Quarter of Section 29, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at a point on the South line of said Northeast Quarter of the Southwest Quarter a distance of 288.00 feet west from the southeast corner of said Northeast Quarter of the Southwest Quarter; thence North at right angles to said south line a distance of 233.00 feet to the actual Point of Beginning of the tract of land to be hereby described; thence continue north along last course a distance of 200.00 feet; thence east parallel with the south line of said Northeast Quarter of the Southwest Quarter to the east line of said Northeast Quarter of the Southwest Quarter; thence south along said east line a distance of 200.00 feet, more or less, to its intersection with a line drawn parallel with the south line of said Northeast Quarter of the Southwest Quarter from the actual point of beginning; thence west along said parallel line to the actual Point of Beginning.

Except that part thereof taken for State Trunk Highway No. 65.

TYPICAL EASEMENTS

(NOT TO SCALE)

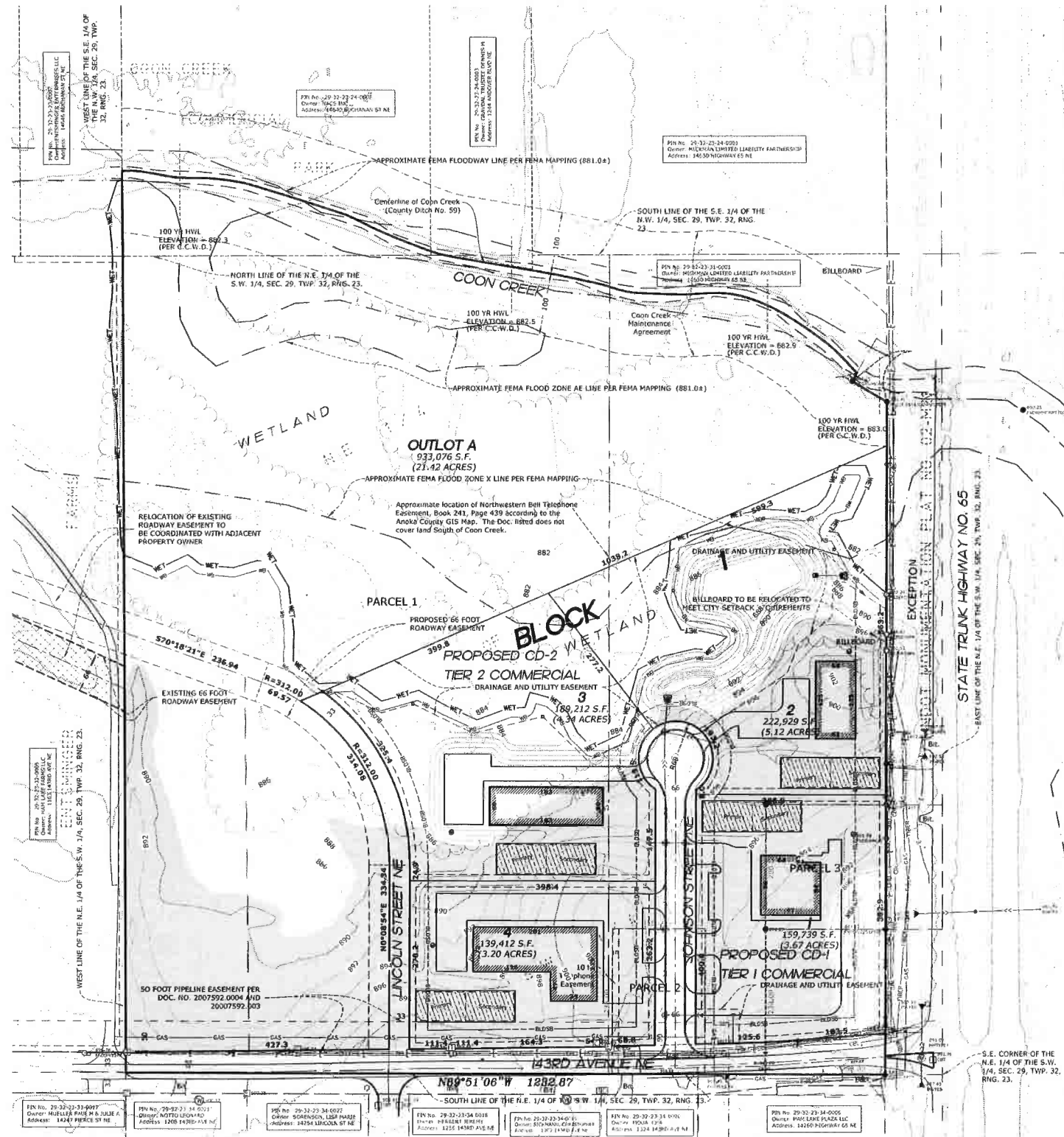


BEING 10 FEET IN WIDTH ADJOINING RIGHT OF WAY LINES AND 10 FEET IN WIDTH ADJOINING LOT LINES UNLESS OTHERWISE SHOWN.

E. G. RUD & SONS, INC.
 EST. 1977
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701

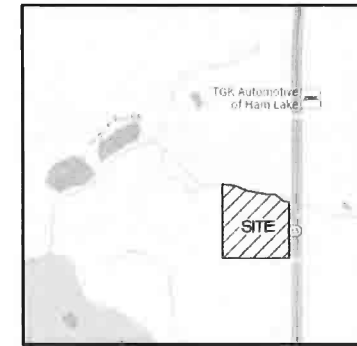
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
 Date: 01/23/2025 License No. 41578



VICINITY MAP

PART OF SEC. 29, TWP. 32, RNG. 23



ANOKA COUNTY, MINNESOTA
 (NO SCALE)

NORTH

BENCHMARK

MNDOT NAME: 0208 N
 GSID STATION: #563
 ELEVATION: 890.297 (NAVD88)

NOTES:

- Bearings shown are on Anoka County datum.
- Parcel ID Numbers: 29-32-23-24-0004, 29-32-23-31-0003, 29-32-23-31-0005 and 29-32-23-31-0004.
- Contours shown per MngEO lidar distribution.
- Wetlands delineated by Kjolhaug Environmental, Inc.
- OUTLOT A to be conveyed to westerly adjacent property owner.

DEVELOPMENT DATA

TOTAL SITE AREA = 37.25+ ACRES

EXISTING ZONING:
 CD-1 COMMERCIAL DEVELOPMENT TIER 1 (Parcels 1 and 3)
 CD-2 COMMERCIAL DEVELOPMENT TIER 2 (Parcel 2)
 PROPOSED ZONING:
 CD-1 COMMERCIAL DEVELOPMENT TIER 1 (LOTS 1 AND 2)
 CD-2 COMMERCIAL DEVELOPMENT TIER 2 (LOTS 3 AND 4)
 R-A RURAL SINGLE FAMILY RESIDENTIAL (OUTLOT A)

MINIMUM STREET FRONTAGE = 200 FEET
 MINIMUM LOT SIZE = 1.00 ACRES (INCLUDING HALF OF STREET ROW)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES CABLE PEDESTAL
- DENOTES ELECTRICAL BOX
- DENOTES ELECTRICAL MANHOLE
- DENOTES FIBER OPTIC BOX
- DENOTES GAS METER
- DENOTES WELL
- DENOTES EXISTING CONTOURS (2' INTERVAL)
- DENOTES DRAINAGE AND UTILITY EASEMENT
- DENOTES WETLAND LINE DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES INC.
- DENOTES WETLAND BUFFER LINE
- DENOTES EXISTING GAS LINE
- DENOTES UNDERGROUND CABLE LINE
- DENOTES EXISTING FIBER OPTIC LINE
- DENOTES EXISTING ELECTRIC LINE
- DENOTES OVERHEAD UTILITY
- DENOTES APPROXIMATE FEMA FLOOD ZONE LINES FROM FEMA FLOOD INSURANCE RATE MAP NO. 27003C0326E PANEL NO. 0326 SUFFIX E, EFFECTIVE DATE DECEMBER 16TH, 2015.
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)
- DENOTES AREA 1' ABOVE MOTTLES

GRAPHIC SCALE



1 INCH = 100 FEET

NO.	DATE	DESCRIPTION	BY
1	10/10/24	CITY / WATERSHED COMMENTS	HMD
2	11/27/24	CITY COMMENTS	HMD
3	12/20/24	CITY COMMENTS	HMD
4	01/23/25	CITY COMMENTS	HMD

GRADING, EROSION CONTROL AND TREE PROTECTION PLAN

~of~ **ELWELL COMMERCIAL PARK**
 ~for~ **LINCOLN STREET COMMERCIAL, LLC**
 P.O. BOX 9076
 FARGO, ND 58106
 (701) 219-4828

LEGEND

- DENOTES SOIL BORING BY TRADEWELL SOIL TESTING
- DENOTES PIEZOMETER OR PENETRATION BORING BY HAUGO GEOTECHNICAL SERVICES
- DENOTES EMERGENCY OVERFLOW ELEVATION
- DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING 2 FOOT CONTOUR
- DENOTES PROPOSED 2 FOOT CONTOURS
- DENOTES WETLAND DELINEATED BY NOAA/Haug ENVIRONMENTAL SERVICES COMPANY.
- DENOTES EASEMENT LINE
- DENOTES SETBACK LINE
- DENOTES PROPOSED STORM SEWER
- DENOTES PROPOSED SILT / TREE PROTECTION FENCE
- DENOTES BIG ROLL TO BE INSTALLED INSIDE SILT FENCE ADJACENT TO WETLAND
- DENOTES DIRECTION OF DRAINAGE
- DENOTES PROPOSED SPOT ELEVATION
- DENOTES PROPOSED CENTERLINE ELEVATION
- DENOTES PROPOSED WELL LOCATION
- DENOTES AREA 1' ABOVE MOTTLES
- DENOTES WETLAND/VEGETATIVE BUFFER
- DENOTES WETLAND/VEGETATIVE BUFFER SIGN
- DENOTES RIPRAP (RIPRAP TO BE VEGETATED IN WETLAND BUFFER)
- DENOTES PROPOSED STORM SEWER INLET PROTECTION
- DENOTES APPROXIMATE FEMA FLOOD ZONE LINES FROM FEMA FLOOD INSURANCE RATE MAP NO. 27003C0326E PANEL NO. 0326 SUFFIX E, EFFECTIVE DATE DECEMBER 16TH, 2015.
- DENOTES 12' POND ACCESS
- DENOTES TREE PRESERVATION AREA
- DENOTES FLOODPLAIN FILL

NORTHERN NATURAL GAS PIPELINE REQUIREMENTS

- Engineering Notes**
- Engineering approves the proposed development, provided the following conditions are met:
 - The proposed parking lot located over the pipeline should include gas leak detection ports every 75 feet, offset one foot from the centerline of the pipeline. The leak detection ports should extend below the concrete to the bottom of the subgrade.
 - The proposed road and parking lot maintain at least 4 feet of cover over the pipeline.
 - Engineering makes note of additional Encroachment Guidelines listed below:
- Encroachment Guidelines**
- Representation:** An NNG representative shall be present at all times when excavation work is being performed within 25 feet of NNG's pipeline. This requirement is per NNG operating procedure OP 88.102, "Damage Prevention Program." The contractor shall provide NNG with a Minnesota utility one call ticket with 48-hour notice prior to excavating in the area.
 - Excavation:** Mechanical excavation is allowed up to 24 inches from the NNG pipeline. Hand excavation or hydrovac excavation is required when excavating 24 inches or closer to NNG's pipeline.
 - Permanent Structures:** Any enclosed structure or building permanent in nature, regardless of purpose, may not be installed inside the NNG easement and should be installed a minimum of 35 feet from NNG facilities.
 - Furrows:** All furrows (water, gas, sanitary, sewer, oil, communication, etc.) must cross NNG's pipelines at or near a right angle with a required minimum of 12 inches of separation. It is preferred that furrows cross under NNG's pipeline where reasonable. Foreign utilities running parallel to NNG facilities must be placed a required minimum offset of 30 feet from NNG facilities.
 - Below grade power cables having conductors at more than 60 volts to ground should be encased in a non-metallic casing for a minimum distance of 60 feet on either side of the pipeline. Cables encased to 60 volts or more should cross a minimum of three feet below the pipeline, encased in concrete, color coded red, across the entire right of way width, and have external, spiral wood, encasement grounded on each side of the right of way. The cable casing should be clearly and permanently marked on each side of the right of way.
 - Appurtenances:** All above grade appurtenances shall not interfere with ground patrols or leak surveys. All light poles, manholes, signs, trees, shrubs, etc. must be placed a required offset distance of 30 feet from NNG facilities.
 - Fence Posts:** New residential, commercial, and industrial fences may not cross pipelines. Fences running parallel to NNG facilities have a minimum required offset of 20 feet.
 - Parking Lot and Pavement:** NNG requires 15-foot wide "green ball" space to accommodate future leak tests. If concrete or asphalt surfaces will exceed within the proposed "green ball" space for more than 100 feet over NNG's pipeline, NNG requires automatic scaling testing parts from one valve box or approved equivalent to be installed in the proposed parking lot to accommodate regular leak detection surveys by NNG field operations personnel. Testing ports are to be installed 1-2 feet off the centerline of the pipe with a maximum distance of 100 feet between testing ports.
 - Grade Modifications (Hardening Not Allowed):** Earthwork and other grade modification must maintain a minimum of 36 inches of cover for existing cover. If less than 36 inches over NNG's pipeline after construction in all locations. Grading modifications shall not be designed to impound water above NNG facilities. See "Road Crossing" below for cover requirements for public roadways.
 - Road Crossings:** All public road crossings must cross the NNG pipeline at or near a right angle and maintain a minimum of four feet of cover over the pipeline within the roadway and road ditches. Road crossing parallel to NNG's pipeline must be avoided. Foreign utilities running parallel to NNG facilities must be placed a required minimum offset of 30 feet from NNG facilities.
 - Heavy Vehicle Crossings:** As a guideline, all vehicular crossings over the NNG pipeline have the following load restrictions (per vehicle) without additional protection:
 - 24' Cover - 20,000 lbs.
 - NNG engineering requires vehicle specifications for all construction equipment exceeding 80,000 lbs. gross vehicle weight or exceeding the specified load restrictions that will be anticipated to cross NNG facilities. NNG engineering shall recommend appropriate crossing protection methods, if required, and any vehicle crossings are preferred to cross NNG facilities at or near right angle. Potential crossing protection methods include use of timber/steel plate, manure, temporary bridge structures or pipeline reinforcements. It is the responsibility of the encroaching party to deploy crossing protection methods.
 - Damages Caused by Encroaching Party:** Any damages caused by the encroaching party to NNG facilities shall be repaired at the expense of the encroaching party. An estimate can be provided by NNG for any repairs as required.
 - Modifications to NNG Facilities:** If the encroaching party requests that NNG relocate or modify existing facilities to accommodate the encroachment, NNG engineering can provide an estimate to do so. Modifications will be at the expense of the encroaching party.

TREE PROTECTION NOTES

- TREE PROTECTION LIMITS TO BE MARKED IN FIELD PRIOR TO ANY TREE CLEARING ACTIVITY.
- SILT / TREE PROTECTION FENCE TO BE INSTALLED AT CONSTRUCTION LIMIT LINE.
- CARE IS TO BE TAKEN TO AVOID CONSTRUCTION ACTIVITY OR CONSTRUCTION VEHICLE TRAFFIC WITHIN THE DRIP LINE OF TREES IN THE TREE PROTECTION ZONE.
- FIELD DECISIONS WILL BE MADE ON LOCATION OF TREE PROTECTION LIMITS TO PRESERVE SIGNIFICANT TREES.
- SOME TREES AND DEAD FALL ARE TO BE CLEARED. THIS MAY BE DONE PRIOR TO INSTALLATION OF SILT / TREE PROTECTION FENCE. GRUBBING OF STUMPS WILL OCCUR AFTER EROSION CONTROL MEASURES ARE INSTALLED.

NOTES

- BEARINGS SHOWN ARE ON ANOKA COUNTY DATUM.
- TOTAL LOT AREAS ARE CALCULATED TO STREET CENTERLINE PER ORDINANCE.
- 2 FOOT CONTOUR INTERVAL (NAVD 88).
- CONTOURS SHOWN ARE PER MNGED LIDAR DISTRIBUTION AND FIELD VERIFICATION.
- ALL MATCH POINTS AND PAVEMENT PATCHES TO BE SAWCUT AT FULL DEPTH.
- SEE PRELIMINARY UTILITY PLAN FOR STORM SEWER RIMS, INVERTS, AND SIZES.
- TRADEWELL SOIL TESTING COMPLETED SEPTIC SOIL BORINGS.
- PENETRATION BORINGS AND PIEZOMETERS BY HAUGO GEOTECHNICAL SERVICES.
- ALL PIPE APRONS UNDER 48" PROVIDED WITH TRASH GUARDS.
- PROVIDE CLASS III RIPRAP WITH FILTER FABRIC FOR ALL PIPE OUTLETS. INSTALL 6" OF TOPSOIL ON RIPRAP IN WETLAND BUFFERS AND SEED WITH SEED MIX MNDOT 33-261.
- IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL APPLY FOR A MN DNR DEWATERING PERMIT AND WILL PROVIDE WET-FIELD LOCATIONS, RATES, DISCHARGE LOCATION, SCHEDULE AND QUANTITIES TO CCWD 7 DAYS PRIOR TO ANY DEWATERING OPERATIONS.
- CONTRACTORS MUST BE PROVIDED WITH DNR FLYERS/FACT SHEETS ON BLANDING'S TURTLES.
- DISTURBED SOILS AND STOCKPILES WILL BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 24 HOURS AFTER CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED.

LOT GRADING NOTES

- PAD CONTOURS SHOWN ARE FOR DEMONSTRATION PURPOSES.
- THERE IS TO BE NO GRADING WITHIN LOTS AREAS.
- LOTS SUBJECT TO INDIVIDUAL SITE PLAN APPROVAL.

EROSION CONTROL / REVEGETATION SPECS.

- PRIOR TO ROUGH GRADING, INSTALL SILT STOP FENCE AT LOCATIONS SHOWN. ADDITIONAL SILT STOP FENCE WILL BE REQUIRED WHERE LOCAL CONDITIONS REQUIRE. INSTALL TREE PROTECTION AS DEEMED NECESSARY BY THE CITY FORESTER PRIOR TO ANY GRADING.
- ANY GRADING SHALL PROCEED ON AN AREA BY AREA BASIS TO MINIMIZE UNCOMPLETED AREAS.
- AS EACH AREA OUTSIDE THE STREET IS GRADED, PROVIDE NATIVE TOPSOIL, SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN 24 HOURS AFTER ROUGH GRADING.
- MAINTAIN AND REPAIR SILT STOP FENCES (INCLUDING REMOVAL OF ACCUMULATED SILT) UNTIL VEGETATION IS ESTABLISHED.
- SEE "STORM WATER POLLUTION PREVENTION PLAN" FOR ADDITIONAL EROSION CONTROL NOTES AND SITE SEQUENCING.

FLOODPLAIN FILL NOTES

- FLOODPLAIN FILL @ 26.2 CU/YD COMPENSATORY STORAGE NOT REQUIRED PER COON CREEK WATERSHED RULES.

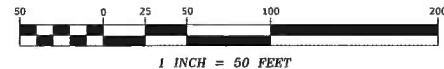
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
 DATE: 01/23/2025 License No. 41578

BENCHMARK

MNDOT NAME: 0208 N
 GSID STATION: #563
 ELEVATION: 890.297 (NAVD88)

GRAPHIC SCALE



DRAWN BY: MMD	JOB NO: 23.00649P	DATE: 09/10/24	
CHECK BY: JER	FIELD CREW: DT/CT		
1	10/10/24	CITY / WATERSHED COMMENTS	MMD
2	10/18/24	WATERSHED COMMENTS	MMD
3	11/27/24	CITY COMMENTS	MMD
4	12/20/24	CITY COMMENTS	MMD
5	01/07/25	PIPELINE NOTES	MMD
6	01/23/25	CITY COMMENTS	MMD
NO.	DATE	DESCRIPTION	BY

PONDING CALCULATIONS AND STORM SEWER DESIGN BY PLOWE ENGINEERING, INC.

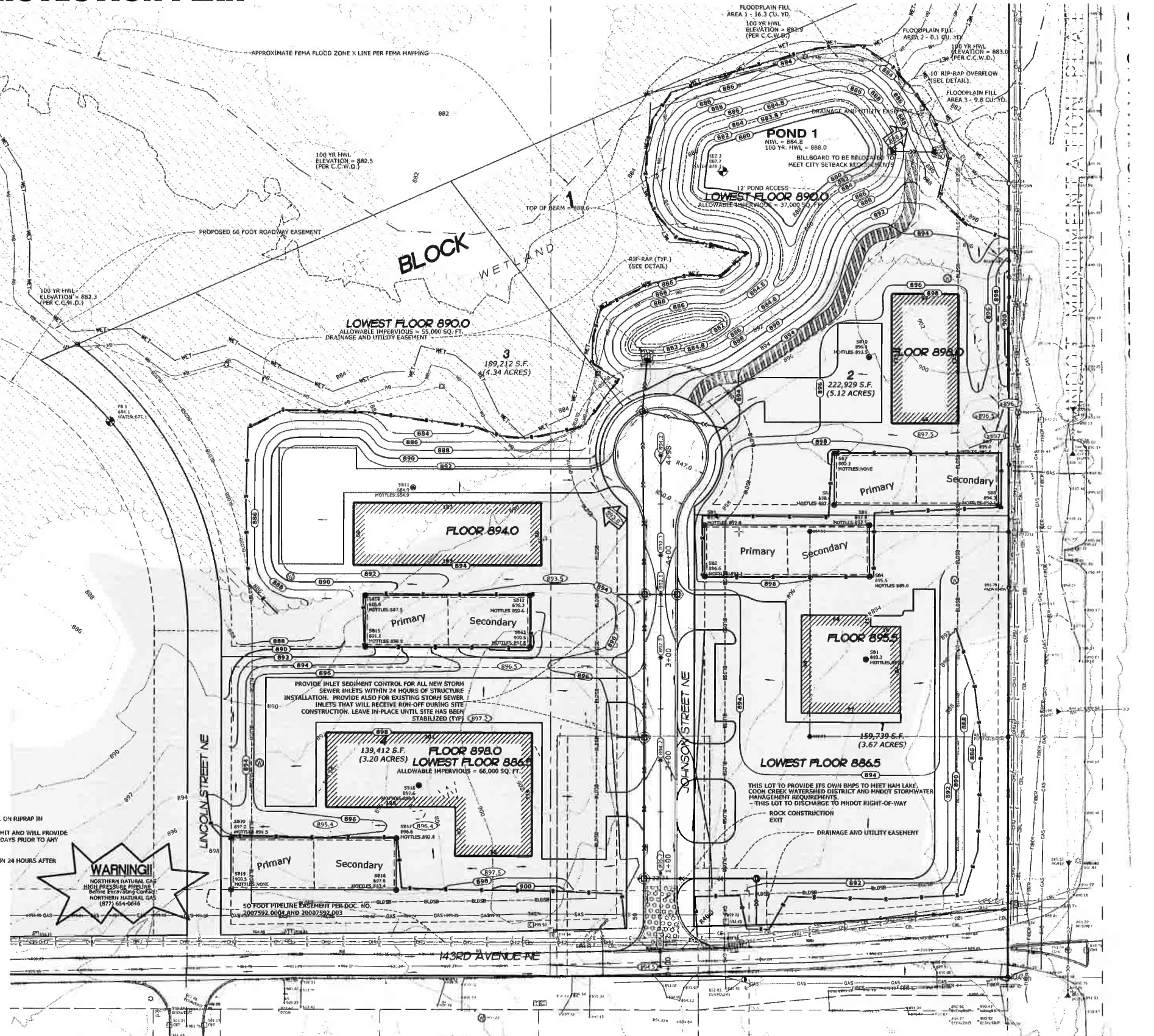
PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014

SITE PLANNING & ENGINEERING
 PHONE: (651) 361-8210
 FAX: (651) 361-8701

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

Adam Ginkel
 ADAM GINKEL
 DATE: 01.23.2025 LIC. NO. 43963

E. G. RUD & SONS, INC.
 EST. 1977
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701
 www.egrud.com



LIVABILITY PLAN

~of~ **ELWELL COMMERCIAL PARK**
 ~for~ **LINCOLN STREET COMMERCIAL, LLC**
P.O. BOX 9076
FARGO, ND 58106
(701) 219-4828

LEGEND

- DENOTES SOIL BORING BY TRADEWELL SOIL TESTING
- DENOTES PIEZOMETER OR PENETRATION BORING BY HAUGO GEOTECHNICAL SERVICES
- DENOTES EMERGENCY OVERFLOW ELEVATION
- DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING 2 FOOT CONTOUR
- DENOTES PROPOSED 2 FOOT CONTOURS
- DENOTES WETLAND DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES COMPANY.
- DENOTES EASEMENT LINE
- DENOTES SETBACK LINE
- DENOTES PROPOSED STORM SEWER
- DENOTES PROPOSED SILT / TREE PROTECTION FENCE
- DENOTES DIRECTION OF DRAINAGE
- DENOTES PROPOSED WELL LOCATION
- DENOTES WETLAND/ VEGETATIVE BUFFER
- DENOTES WETLAND/ VEGETATIVE BUFFER SIGN
- DENOTES PROPOSED BUILDING PAD AREA
- DENOTES PROPOSED YARD AREA
- DENOTES PROPOSED SEPTIC AREA
- DENOTES 12' POND ACCESS
- DENOTES FLOODPLAIN FILL

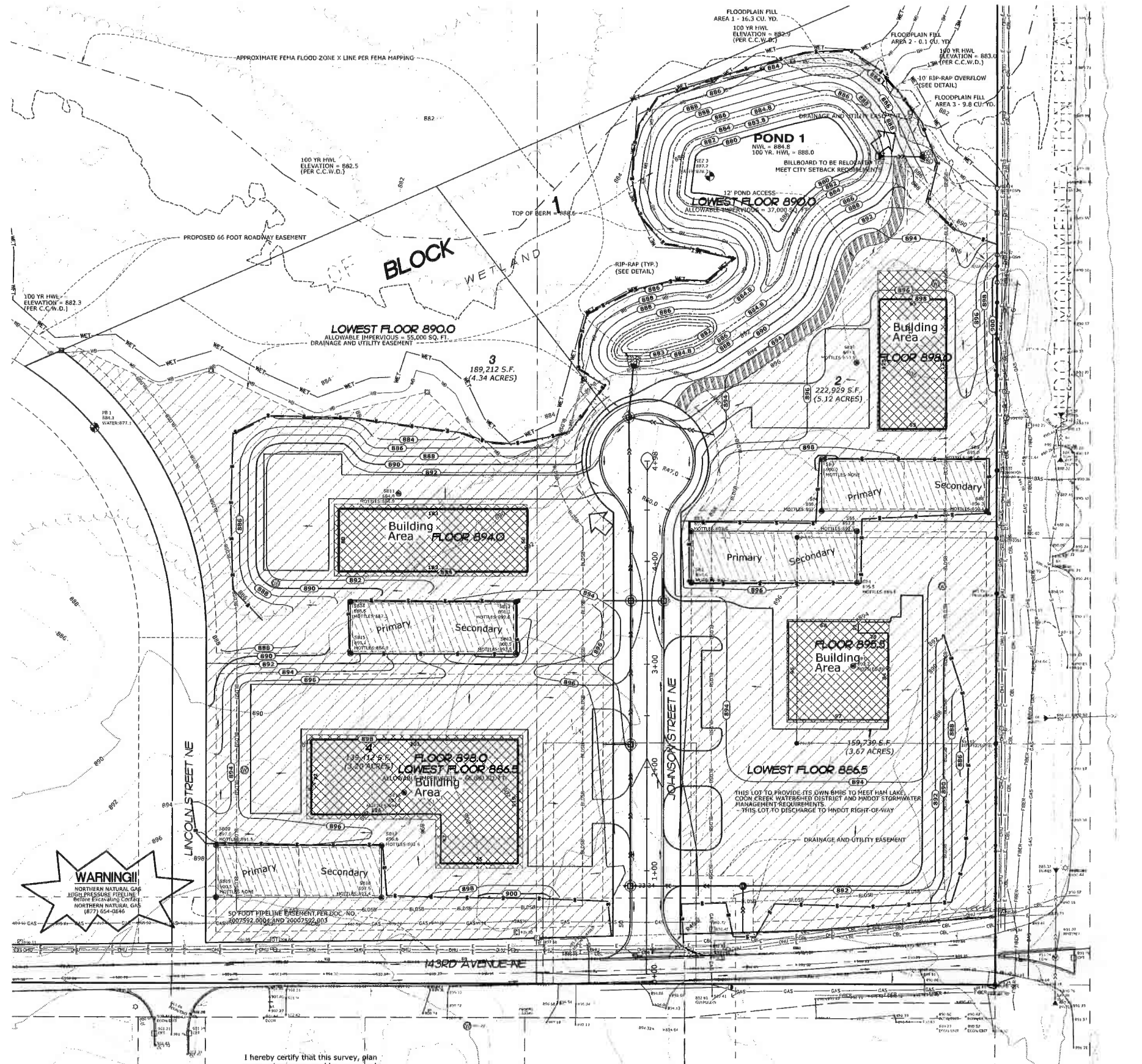
NOTES

- BEARINGS SHOWN ARE ON ANOKA COUNTY DATUM.
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- 2 FOOT CONTOUR INTERVAL (NAVD 89)
- CONTOURS SHOWN ARE PER MINGED LIDAR DISTRIBUTION AND FIELD VERIFICATION
- ALL MATCH POINTS AND PAVEMENT PATCHES TO BE SAWCUT AT FULL DEPTH.
- TURF AREA TO BE SEED WITHIN 7 DAYS AFTER COMPLETION OF ROUGH GRADING OR INACTIVITY.
- SEE PRELIMINARY UTILITY PLAN FOR STORM SEWER RIMS, INVERTS, AND SIZES.
- TRADEWELL SOIL TESTING COMPLETED SEPTIC SOIL BORINGS.
- PENETRATION BORINGS AND PIEZOMETERS BY HAUGO GEOTECHNICAL SERVICES.
- ALL PIPE APRONS UNDER 48" PROVIDED WITH TRASH GUARDS
- PROVIDE CLASS III RIPRAP WITH FILTER FABRIC FOR ALL PIPE OUTLETS. INSTALL 6" OF TOPSOIL ON RIPRAP IN WETLAND BUFFERS AND SEED WITH SEED MIX N9007 33-261.
- IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL APPLY FOR A MN DNR DEWATERING PERMIT AND WILL PROVIDE WELL-FIELD LOCATIONS, RATES, DISCHARGE LOCATION, SCHEDULE AND QUANTITIES TO CCWD 7 DAYS PRIOR TO ANY DEWATERING OPERATIONS.
- CONTRACTORS MUST BE PROVIDED WITH DNR FLYERS/ FACT SHEETS ON BLANDING'S TURTLES.
- DISTURBED SOILS AND STOCKPILES WILL BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 24 HOURS AFTER CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED

BENCHMARK

MNDOT NAME: 0208 N
 GSID STATION: # 563
 ELEVATION: 890.297 (NAVD88)

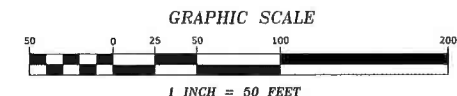
NORTH



WARNING!!
 NORTHERN NATURAL GAS
 HIGH PRESSURE PIPELINE
 BEFORE EXCAVATING CONTACT
 NORTHERN NATURAL GAS
 (877) 654-6246

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

JASON E. RUD
 Date: 01/23/2025 License No. 41578



NO.	DATE	DESCRIPTION	BY
1	10/10/24	CITY / WATERSHED COMMENTS	HMD
2	11/27/24	CITY COMMENTS	HMD
3	12/20/24	CITY COMMENTS	HMD
4	01/23/25	CITY COMMENTS	HMD

E. G. RUD & SONS, INC.
 EST. 1977
Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701

PONDING CALCULATIONS AND STORM SEWER DESIGN BY
PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE SUITE 110 LINO LAKES, MN 55014
 PHONE: (651) 361-8210 FAX: (651) 361-8701
 I HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT AND DRAINAGE REPORT FOR THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
 ADAM GINKEL
 DATE: 01.23.2025 LIC. NO. 43963

LIVABILITY PLAN

~of~ ELWELL COMMERCIAL PARK
 ~for~ LINCOLN STREET COMMERCIAL, LLC
 P.O. BOX 9076
 FARGO, ND 58106
 (701) 219-4828

Livability Standards
 All residential lots shall contain at least 29,500 square feet of land which lies above the 100 year flood contour. Of this 29,500 square feet, the following additional requirements must be present.

A. ISTS Area Each lot must contain at least 7,500 square feet of contiguous area which is reserved for both the ISTS originally constructed and a future ISTS. The ISTS Area need not be contiguous to the Eligible Building Area or the Yard Area, but the entire ISTS Area must exist at an elevation at least one foot above Unsuitable Soils, and must contain Undisturbed Soils or soils which meet the requirements of Rule 7080 of the Minnesota Pollution Control Agency for ISTS construction standards. The ISTS Area may be irregular in shape, provided they do not encroach into areas reserved by easement or otherwise for roadway, drainage or utility purposes, and provided that all of the area can be reasonably used for ISTS construction without the need for variances.

B. Eligible Building Area Each lot shall contain at least 10,000 square feet of contiguous land which lies at an elevation at least four feet above Unsuitable Soils. The Eligible Building Area may not be irregular in shape, and should be generally rectangular or ovoid, with no peninsulas, narrow necks or peninsulas. Eligible Building Areas may not encroach into any areas reserved by easement or otherwise for roadway, drainage or utility purposes. Fill may be used to create Eligible Building Area.

C. Yard Area Each lot shall contain at least 12,000 contiguous square feet which:

- i) Lies above the 100 year flood contour, and
- ii) Lies at least one foot above soils unsuitable for the intended usage of the Yard Area, and
- iii) Is contiguous to the Eligible Building Area for a distance of at least fifty percent of the lineal perimeter of the Eligible Building Area.

Yard Areas may encroach into the dedicated easement area which lies at a distance of ten feet from the perimeter of the lot, and may encroach into areas reserved by easement or otherwise for other public utility purposes, but may not encroach into any other area reserved by dedication or otherwise for road or drainage purposes, any may not encroach into any areas within the 100 year flood contour or into designated wetlands. Yard Areas may be irregular in shape except within thirty feet of the locations where the Yard Area is contiguous to the Eligible Building Area, at which locations the Yard Areas shall be a logical extension or expansion of the generally rectangular or ovoid shape of the Eligible Building Area. Fill may be used to create Yard Area.

D. Building Pad Areas The entire Building Pad must lie within the Eligible Building Area, and shall meet the separation requirements for the Eligible Building Area.


E. Low Floor Elevations

- i) For walkout designs, the low floor elevation shall be at least two feet above the 100 year flood contour, but, notwithstanding the 100 year flood contour, not less than one foot above unsuitable soils, as determined by the City's engineer.
- ii) For other designs, the low floor elevation shall be at least two feet above the 100 year flood contour, but, notwithstanding the 100 year flood contour, not less than one foot above unsuitable soils, as determined by the City's engineer.

Lot	Block	Total Lot Area (sq. ft.)	Yard Area (sq. ft.)	Septic Area (sq. ft.)	Building Pad Area (sq. ft.)	Proposed Building Pad 4' Above Unsuitable (sq. ft.)	Proposed Low Floor Elev.	Proposed Low Opening	Lowest Floor Elevation	Highest		Boring #	Boring Elevation	Mottles Elevation	Building Type	Custom Graded
										Groundwater Elevation	Low Floor					
1	1	158,739	99,455	8,117	10,000	10,000	895.5	895.5	886.5	883.5	Anticipated Groundwater	1	893.2	889.2	SLAB	NO
												2	896.6	893.1		
												3	897.0	892.8		
												4	895.5	889.8		
												5	897.8	892.5		
2	1	222,929	48,655	8,117	10,455	10,455	898.0	898.0	890.0	883.5	POND 1	6	898.4	893.4	SLAB	NO
												7	890.3	NONE		
												8	894.3	890.1		
												9	895.0	891.0		
												10	899.8	893.5		
												PIEZ 3	897.7	878.7 (W)		
3	1	189,212	83,199	8,117	13,187	13,187	894.0	894.0	890.0	883.5	POND 1	11	894.9	884.9	SLAB	NO
												12	896.3	890.6		
												13	900.5	897.8		
												14	888.5	887.5		
												15	891.1	888.9		
												PB 1	884.1	877.1 (W)		
4	1	139,413	77,118	8,117	21,256	21,256	898.0	898.0	886.5	883.5	Anticipated Groundwater	16	897.6	894.1	SLAB	NO
												17	896.6	892.8		
												18	897.6	893.4		
												19	900.5	NONE		
												20	897.0	891.5		
Outlot A		933,076										PIEZ 2	885.1	881.4(W)		NO

NOTES: (W) INDICATES STATIC GROUNDWATER ELEVATION

PONDING CALCULATIONS AND STORM SEWER DESIGN BY PLOWE ENGINEERING, INC.



PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014

SITE PLANNING & ENGINEERING PHONE: (651) 361-8210
 FAX: (651) 361-8701

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

Adam Ginkel
 ADAM GINKEL

DATE: 01/23/2025 LIC. NO. 43963



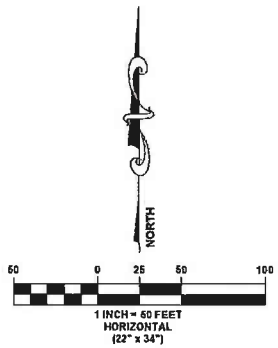
E.G. RUD & SONS, INC.
 EST. 1977
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701

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

Jason E. Rud
 JASON E. RUD

Date: 1/23/2025 License No. 41578

DRAWN BY: MMD	JOB NO: 23.0864PP	DATE: 09/10/24
CHECK BY: JER	FIELD CREW: DT/CT	
1	10/10/24	CITY / WATERSHED COMMENTS MMD
2	11/27/24	CITY COMMENTS MMD
3	12/20/24	CITY COMMENTS MMD
NO.	DATE	DESCRIPTION BY



GENERAL NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
2. CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
4. INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.
5. STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
6. NOTIFY CITY AND COON CREEK WATERSHED DISTRICT (COWD) A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.

STORM SEWER NOTES

1. FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
2. STORM SEWER SHALL BE:
 - (a) REINFORCED CONCRETE PIPE (RCP) ANSI C76 WITH R-4 GASKETS.
 - (b) HDPE PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M284, TYPE S WITH WATERTIGHT CONNECTIONS. USE SAND/GRANULAR MATERIAL FOR BACKFILLING AND COMPACTION OF HDPE/PVC PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM 2321.
3. DO NOT BACKFILL CATCH BASINS UNTIL FABRIC WRAP IS INSPECTED BY CITY.
4. TRASH GUARDS ARE REQUIRED FOR ALL FLARED-END SECTIONS LESS THAN 48" IN DIAMETER.
5. PROVIDE CLASS III RIP-RAP W/ FILTER FABRIC AT ALL PIPE OUTLETS.
6. TIE LAST THREE SECTION OF CONCRETE PIPE, INCLUDING APRON, FOR CONCRETE PIPES LESS THAN 48" IN DIAMETER.
7. STORM SEWER LENGTHS INCLUDE THE LAYING LENGTH OF THE FLARED-END SECTION. LAYING LENGTH OF FLARED-END SECTION TO BE DEDUCTED FROM PAYMENT LENGTH OF PIPE.
8. ARCH PIPE JOINTS MUST BE WRAPPED WITH FABRIC OR OTHER PROTECTION TO PREVENT SEDIMENT FROM ENTERING PIPE.

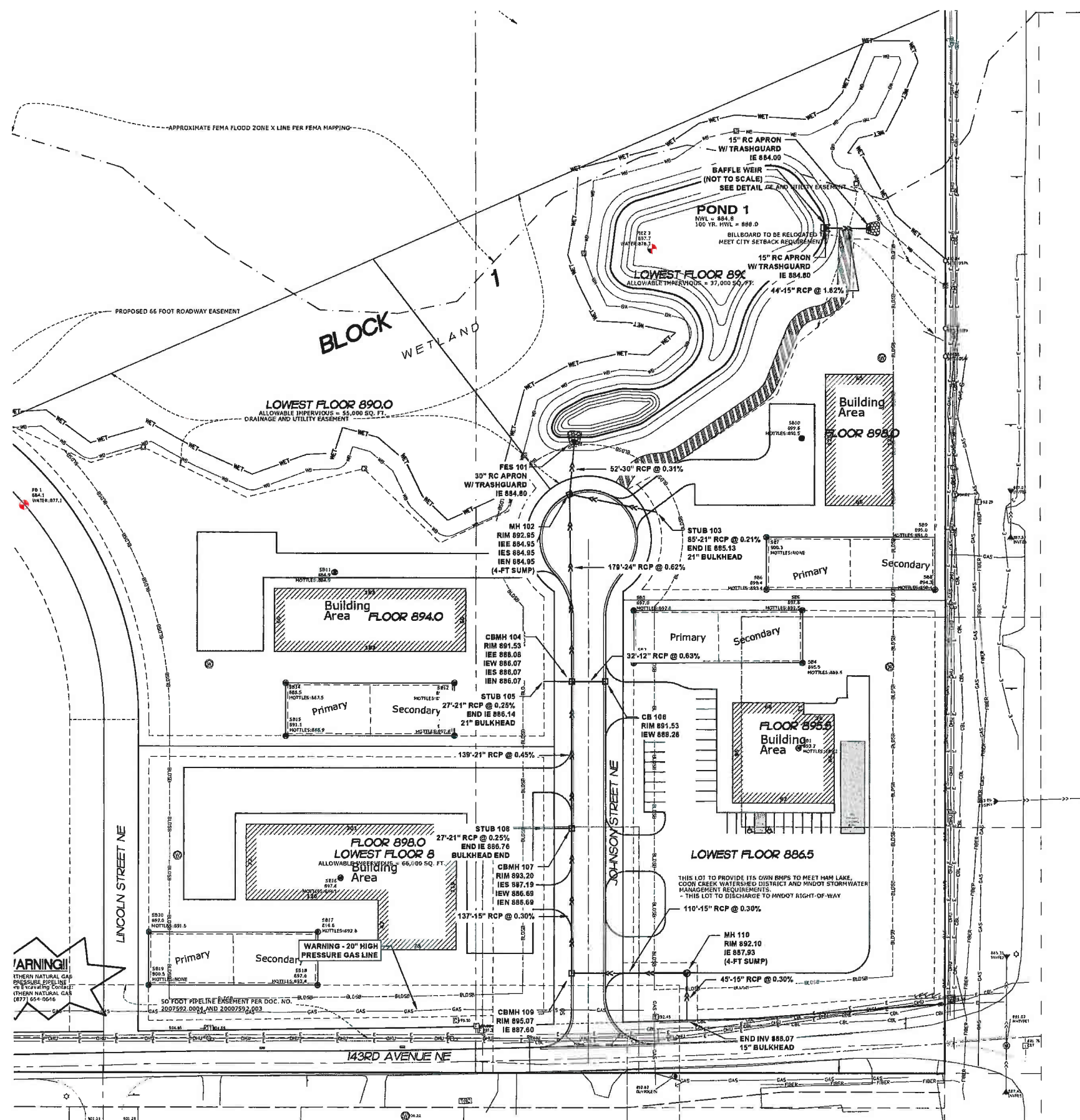
CURB & BITUMINOUS NOTES

1. REMOVAL AND DISPOSAL OF EXISTING STREET MATERIALS AS REQUIRED FOR CONSTRUCTION IS CONSIDERED INCIDENTAL.
2. ALL MATCH POINTS AND PAVEMENT PATCHES TO BE SAW-CUT AT FULL DEPTH.
3. RESTORE DISTURBED STREET TO EXISTING OR BETTER SECTION.
4. BACKFILLING OF CURB IS INCIDENTAL TO CURB INSTALLATION.

LEGEND

- EXISTING STORM SEWER
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING FLARED-END SECTION
- EXISTING DELINEATED WETLAND EDGE
- WETLAND BUFFER
- WETLAND BUFFER SIGNAGE
- EXISTING WELL
- EXISTING TELEPHONE BOX
- EXISTING TELEPHONE BOX
- EXISTING SIGN
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING STREET LIGHT
- EXISTING 20" HIGH PRESSURE GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD WIRE
- PROPOSED STORM SEWER PIPE
- PROPOSED STORM MANHOLE
- PROPOSED FLARED-END SECTION
- PROPOSED RIP-RAP
- PROPOSED SPOT ELEVATION (GUTTERLINE)

STORM SEWER STRUCTURE SCHEDULE			
STR.	SIZE	CASTING	DETAIL
102	60" DIA.	NEENAH R-3246-C	HL-465A2
104	48" DIA.	NEENAH R-3246-C	HL-465A1
106	2' x 3'	NEENAH R-3246-C	HL-459C
107	48" DIA.	NEENAH R-3246-C	HL-465A1
109	48" DIA.	NEENAH R-3246-C	HL-465A1
110	48" DIA.	NEENAH R-2577	HL-465C2



PN No. 29-32-23-34-0018
Owner: ROBERT GERRY
Address: 1234 143RD AVE NE

PN No. 29-32-23-34-0018
Owner: BILLYANNA CHRISTOPHER
Address: 1234 143RD AVE NE

PN No. 29-32-23-34-0020
Owner: NOVA, USA
Address: 1234 143RD AVE NE

PN No. 29-32-23-34-0004
Owner: HAM LAKE PLAZA LLC
Address: 1436C HUGHMAN AVE NE

PLOWE ENGINEERING, INC.
8776 LAKE DRIVE
LIND LAKE, MN 55014
PHONE: (857) 361-8210
FAX: (857) 361-8701



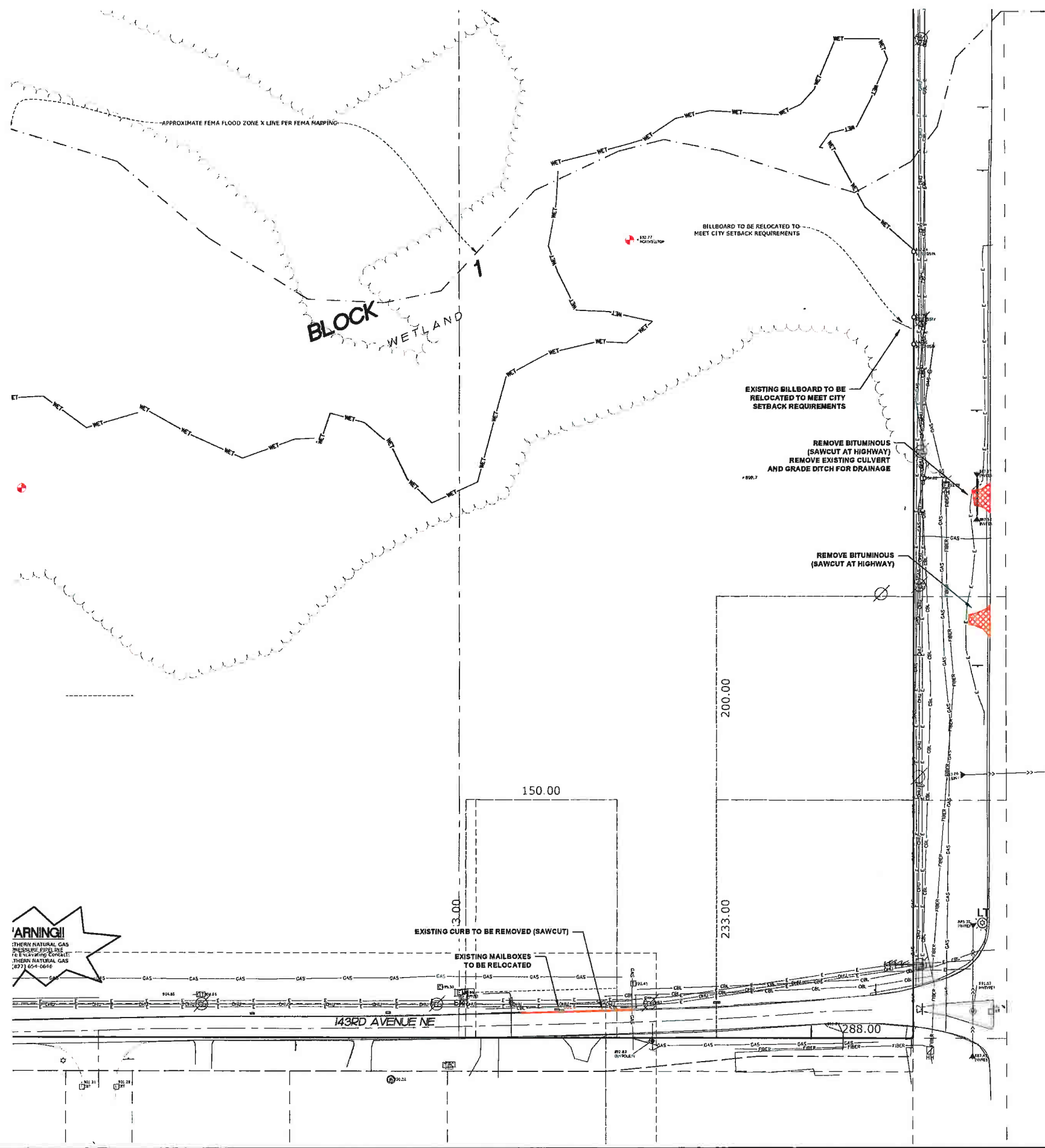
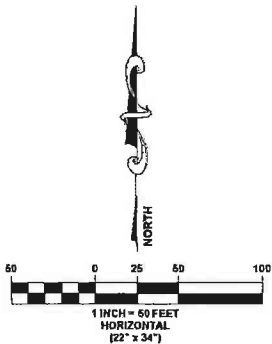
DRAWN BY: AD
JOB NO.: 23-001
CHECK BY: JAC
DATE: 7/22

NO.	DATE	DESCRIPTION
1	10/10/24	CWD & RCP COMMENTS
2	11/12/24	RCP COMMENTS
3	12/20/24	RCP COMMENTS
4	12/20/24	RCP COMMENTS
5	01/20/25	RCP COMMENTS
6		
7		
8		

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
Adam Daniel
ADAM DANIEL
Date: 01/28/2025 License No. 43983

ELWELL COMMERCIAL PARK
HAM LAKE, MN
PRELIMINARY UTILITY PLAN
PREPARED FOR: LINCOLN STREET COMMERCIAL, LLC

SHEET
C1.1



GENERAL NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
2. CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
4. INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.
5. STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
6. NOTIFY CITY AND COON CREEK WATERSHED DISTRICT (COWD) A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.

STORM SEWER NOTES

1. FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
2. STORM SEWER SHALL BE:
 - (A) REINFORCED CONCRETE PIPE (RCP) ANSI C76 WITH R-4 CASSETS.
 - (B) HDPE PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M254, TYPE S WITH WATERTIGHT CONNECTIONS. USE SAND/GRANULAR MATERIAL FOR BACKFILLING AND COMPACTION OF HDPE/VC PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM 2321.
3. DO NOT BACKFILL CATCH BASINS UNTIL FABRIC WRAP IS INSPECTED BY CITY.
4. TRASH GUARDS ARE REQUIRED FOR ALL FLARED-END SECTIONS LESS THAN 48" IN DIAMETER.
5. PROVIDE GLASS 1/2 RIP-RAP W/ FILTER FABRIC AT ALL PIPE OUTLETS.
6. THE LAST THREE SECTION OF CONCRETE PIPE, INCLUDING APRON, FOR CONCRETE PIPES LESS THAN 48" IN DIAMETER.
7. STORM SEWER LENGTHS INCLUDE THE LAYING LENGTH OF THE FLARED-END SECTION. LAYING LENGTH OF FLARED-END SECTION TO BE DEDUCTED FROM PAYMENT LENGTH OF PIPE.
8. ARCH PIPE JOINTS MUST BE WRAPPED WITH FABRIC OR OTHER PROTECTION TO PREVENT SEDIMENT FROM ENTERING PIPE.

CURB & BITUMINOUS NOTES

1. REMOVAL AND DISPOSAL OF EXISTING STREET MATERIALS AS REQUIRED FOR CONSTRUCTION IS CONSIDERED INCIDENTAL.
2. ALL MATCH POINTS AND PAVEMENT PATCHES TO BE SAW-CUT AT FULL DEPTH.
3. RESTORE DISTURBED STREET TO EXISTING OR BETTER SECTION.
4. BACKFILLING OF CURB IS INCIDENTAL TO CURB INSTALLATION.

LEGEND

- EXISTING STORM SEWER
- ⊙ EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING FLARED-END SECTION
- EXISTING OULINEATED WETLAND EDGE
- WETLAND BUFFER
- WETLAND BUFFER SIGNAGE
- ⊙ EXISTING WELL
- EXISTING TELEPHONE BOX
- EXISTING TELEPHONE BOX
- EXISTING SIGN
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- ⊙ EXISTING STREET LIGHT
- EXISTING 20" HIGH PRESSURE GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD WIRE
- PROPOSED STORM SEWER PIPE
- ⊙ PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED FLARED-END SECTION
- PROPOSED RIP-RAP
- PROPOSED SPOT ELEVATION (CUTTERLINE)

PLOWE ENGINEERING, INC.
 14300 LINCOLN DRIVE
 SUITE 110
 LINO LAKE, MN 55014
 PHONE (855) 361-9210
 FAX (855) 361-8701



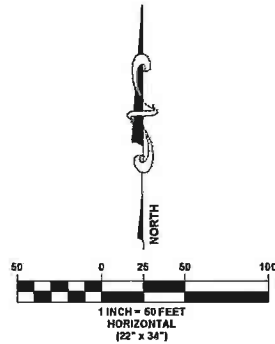
DRAWN BY: JAS/UC
 DATE: 2/20/22
 CHECKED BY: MDA
 DATE: 2/22/22

NO.	DATE	DESCRIPTION
1	10/10/24	ISSUED & REC COMMENTS
2	11/11/24	REC COMMENTS
3	11/27/24	REC COMMENTS
4	01/20/25	REC COMMENTS
5		
6		
7		
8		

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
 ADAM J. PLOWE
 License No. 43863
 Date: 01/28/2025

ELWELL COMMERCIAL PARK
 HAM LAKE, MN
REMOVALS PLAN
 PREPARED FOR: LINCOLN STREET COMMERCIAL, LLC

SHEET
C1.2



SOIL AMENDMENT AREAS (DISTURBED AREAS ONLY)

1. APPLY A 2.5" LAYER OF COMPOST TO SOIL AREAS.
 - 1.1. NOTE: RETAIN RECORDS & RECEIPTS FOR COMPOST DELIVERED TO SITE FOR RCWD INSPECTIONS
2. ROTOTILL COMPOST INTO SOIL TO A MIN. DEPTH OF 6" BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER OR SUBSOILER

GENERAL NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
2. CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
4. INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.
5. STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
6. NOTIFY CITY AND COON CREEK WATERSHED DISTRICT (CCWD) A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.

STORM SEWER NOTES

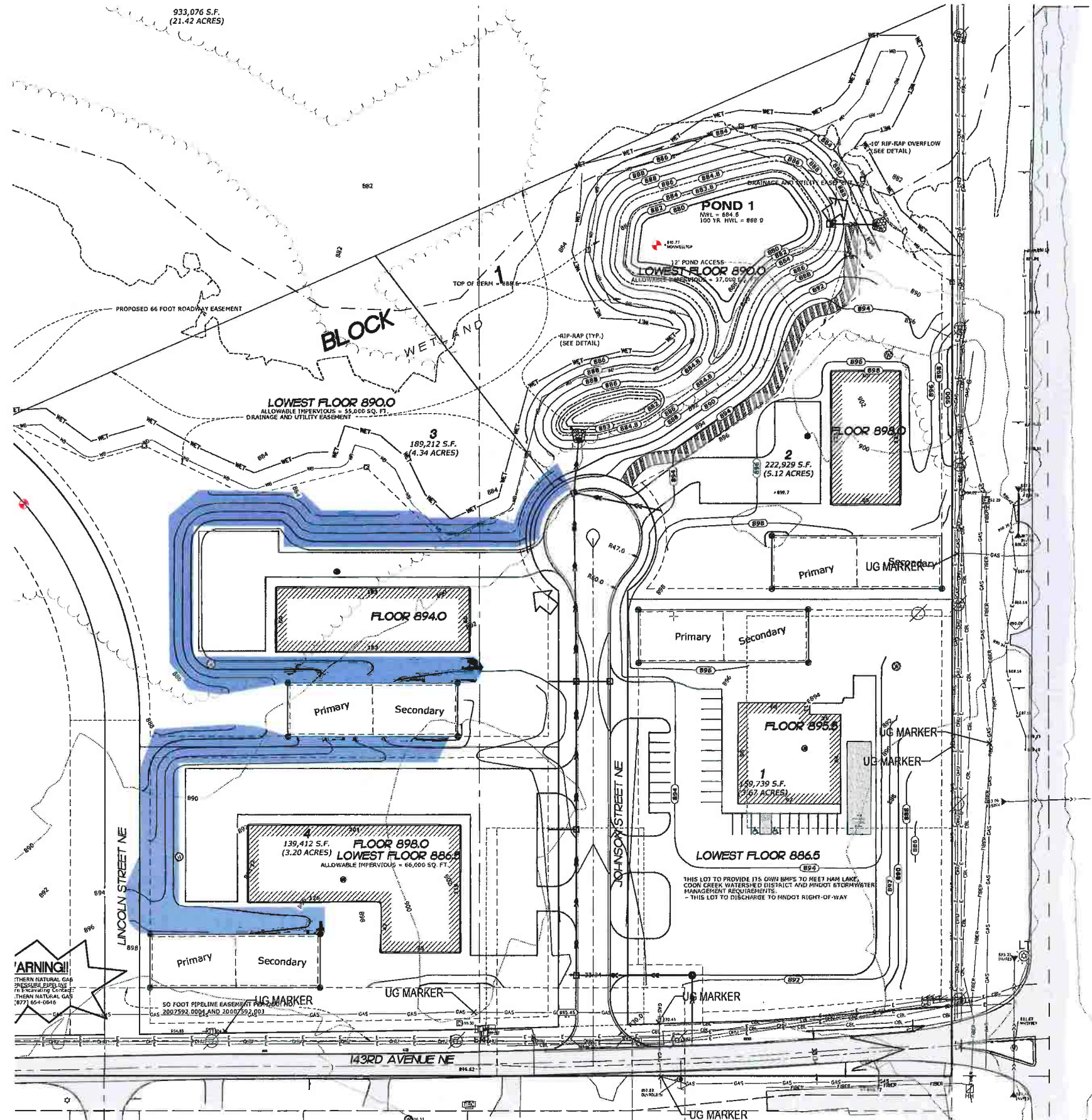
1. FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
2. STORM SEWER SHALL BE:
 - (A) REINFORCED CONCRETE PIPE (RCP) ANSI C76 WITH R-4 GASKETS.
 - (B) HOPE PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M254, TYPE S WITH WATER-TIGHT CONNECTIONS. USE SAND/GRANULAR MATERIAL FOR BACKFILLING AND COMPACTION OF HOPE/PVC PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM 2321.
3. DO NOT BACKFILL CATCH BASINS UNTIL FABRIC WRAP IS INSPECTED BY CITY.
4. TRASH GUARDS ARE REQUIRED FOR ALL FLARED-END SECTIONS LESS THAN 48" IN DIAMETER.
5. PROVIDE CLASS 18 RIP-RAP W/ FILTER FABRIC AT ALL PIPE OUTLETS.
6. THE LAST THREE SECTION OF CONCRETE PIPE, INCLUDING APRON, FOR CONCRETE PIPES LESS THAN 48" IN DIAMETER.
7. STORM SEWER LENGTHS INCLUDE THE LAYING LENGTH OF THE FLARED-END SECTION. LAYING LENGTH OF FLARED-END SECTION TO BE DEDUCTED FROM PAYMENT LENGTH OF PIPE.
8. ARCH PIPE JOINTS MUST BE WRAPPED WITH FABRIC OR OTHER PROTECTION TO PREVENT SEDIMENT FROM ENTERING PIPE.

CURB & BITUMINOUS NOTES

1. REMOVAL AND DISPOSAL OF EXISTING STREET MATERIALS AS REQUIRED FOR CONSTRUCTION IS CONSIDERED INCIDENTAL.
2. ALL MATCH POINTS AND PAVEMENT PATCHES TO BE SAW-CUT AT FULL DEPTH.
3. RESTORE DISTURBED STREET TO EXISTING OR BETTER SECTION.
4. BACKFILLING OF CURB IS INCIDENTAL TO CURB INSTALLATION.

LEGEND

	EXISTING STORM SEWER
	EXISTING STORM MANHOLE
	EXISTING CATCH BASIN
	EXISTING FLARED-END SECTION
	EXISTING DELINEATED WETLAND EDGE
	WETLAND BUFFER
	WETLAND BUFFER SIGNAGE
	EXISTING WELL
	EXISTING TELEPHONE BOX
	EXISTING TELEPHONE BOX
	EXISTING SIGN
	EXISTING MAILBOX
	EXISTING UTILITY POLE
	EXISTING STREET LIGHT
	EXISTING 20" HIGH PRESSURE GAS LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD WIRE
	PROPOSED STORM SEWER PIPE
	PROPOSED STORM MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED FLARED-END SECTION
	PROPOSED RIP-RAP
	PROPOSED SPOT ELEVATION (DOTTERLINE)



PLOWE ENGINEERING, INC.
 1000 GARDNER DRIVE
 SUITE 110
 LIND LAKE, MN 55014
 PHONE (651) 361-9210
 FAX (651) 361-8701



DESIGNED BY: [Blank]
 DRAWN BY: [Blank]
 CHECKED BY: [Blank]
 DATE: 2/27/22

NO.	DATE	DESCRIPTION
1	01/28/24	SHEET ADDED TO PLAN SET
2	11/15/24	REDCOMMENTS
3	01/29/25	REDCOMMENTS
4		
5		
6		
7		

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.
 ADAM J. PLOWE
 License No. 49863
 Date: 01/26/2025

ELWELL COMMERCIAL PARK
 HAW LAKE, MN
SOIL AMENDMENT PLAN
 PREPARED FOR: LINCOLN STREET COMMERCIAL, LLC

SHEET
C1.3

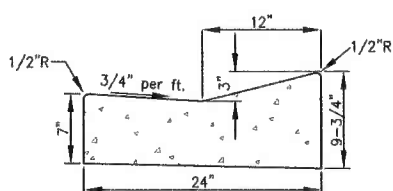
NO.	DATE	DESCRIPTION
1	11/27/24	IFC COMMENTS
2		
3		
4		
5		
6		
7		
8		

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

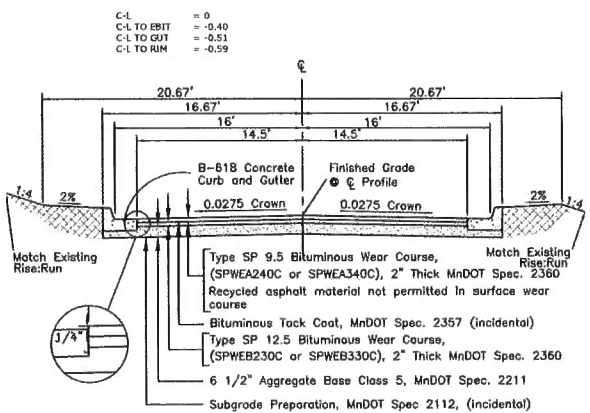
PRELIMINARY
 ADAM GRIKEL
 Date: 12/20/2024 License No. 49883

ELWELL COMMERCIAL PARK
 HAM LAKE, MN
DETAILS

PREPARED FOR: LINCOLN STREET COMMERCIAL, LLC

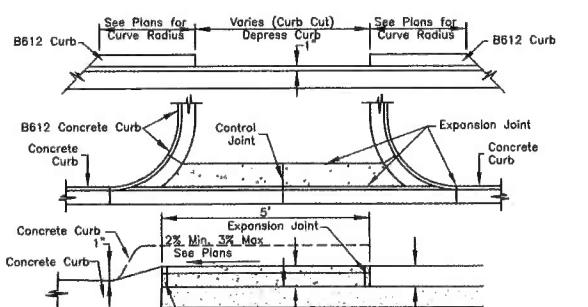


D312 MODIFIED CONCRETE CURB AND GUTTER HL-355A
 NOT TO SCALE



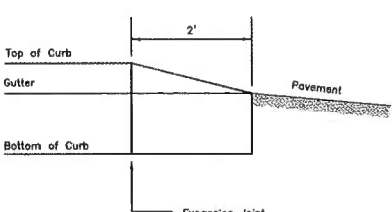
TYPICAL URBAN SECTION
 TYPICAL 9 TON COMMERCIAL STREET HL-366B1
 NOT TO SCALE

DATE: 1/21/2021

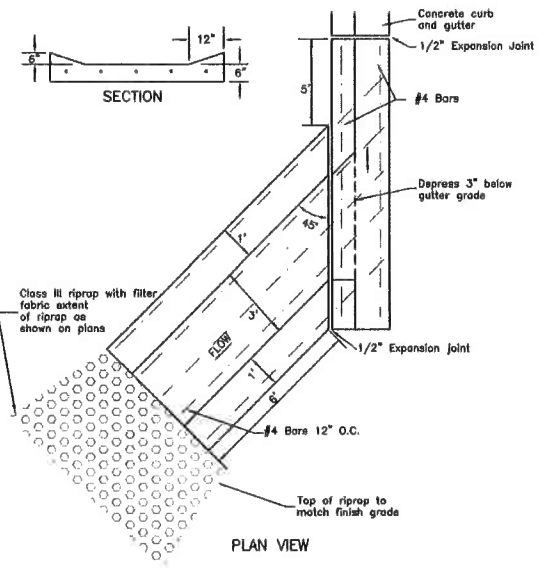


COMMERCIAL DRIVEWAY DETAIL HL-370A1
 NOT TO SCALE

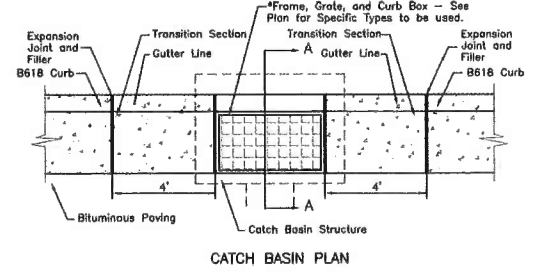
DATE: 12/22/22



CURB END DETAIL HL-380A
 NOT TO SCALE

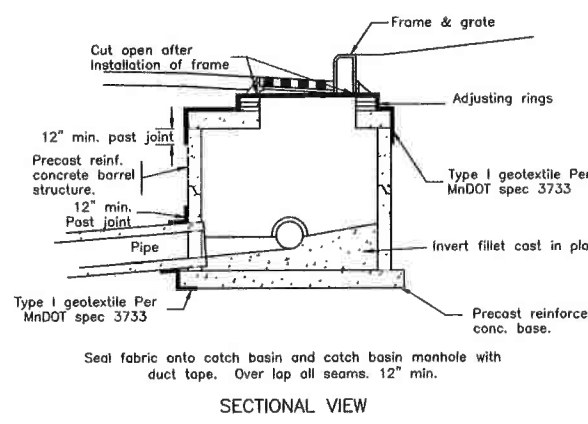


CONCRETE SPILLWAY HL-396B
 NOT TO SCALE



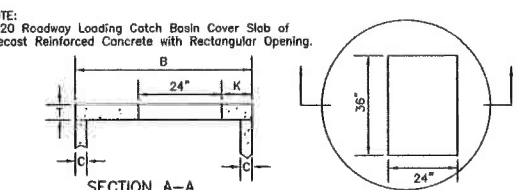
RECTANGULAR CATCH BASIN HL-459C
 NOT TO SCALE

DATE: 12/22/22



FABRIC AROUND CATCH BASIN HL-463A1
 NOT TO SCALE

DATE: 12/22/22



PLAN OF COVER SLAB
 SECTION A-A

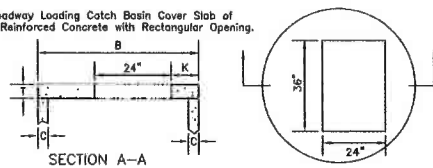
NOTE:
 1. Steps needed for structure height greater than 4'.
 2. Cover Slab to Rest on Bed of Mortar on Full Thickness of Structure Walls, not to Rest on Pipe Tongue or Groove.
 3. Location of Structure as Shown in Plans.
 4. See Plan for Box and Grate Type.

STRUCTURE REQUIREMENTS	D	B	C	E	T	K
48"	56"	5"	5"	6"	14"	
54"	65"	5.5"	6"	8"	14"	
60"	72"	6"	8"	8"	14"	
66"	79"	6.5"	8"	8"	14"	
72"	86"	7"	8"	8"	14"	
78"	93"	7.5"	8"	8"	14"	
84"	100"	8"	8"	8"	14"	

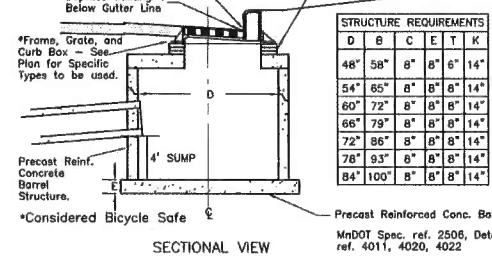
Invert Fillet Cast in Place (MnDOT Mix 3A34)
 Precast Reinforced Conc. Base.
 MnDOT Spec. ref. 2506, Detail ref. 4011, 4020, 4022

NOTE:
 *Considered Bicycle Safe

NOTE:
HS20 Roadway Loading Catch Basin Cover Slab of Precast Reinforced Concrete with Rectangular Opening.



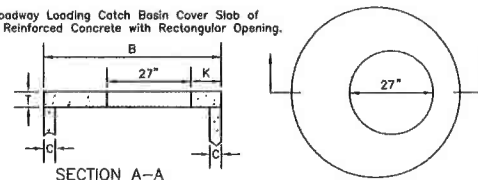
- Notes:
- Steps needed for structure height greater than 4'.
 - Cover Slab to Rest on Bed of Mortar on Full Thickness of Structure Walls, not to Rest on Pipe Tongue or Groove.
 - Location of Structure as Shown in Plans.
 - See Plan for Box and Grate Type.



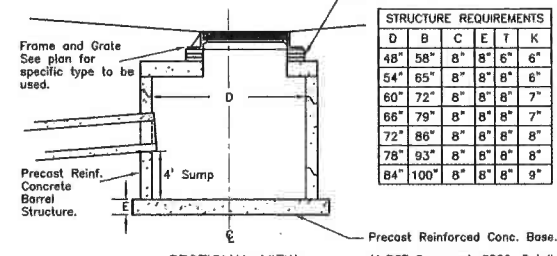
STRUCTURE REQUIREMENTS					
D	B	C	E	T	K
48"	58"	8"	8"	6"	14"
54"	65"	8"	8"	8"	14"
60"	72"	8"	8"	8"	14"
66"	79"	8"	8"	8"	14"
72"	86"	8"	8"	8"	14"
78"	93"	8"	8"	8"	14"
84"	100"	8"	8"	8"	14"

SECTIONAL VIEW
RECTANGULAR INLET
FOR ROUND MANHOLE HL-465A2
NOT TO SCALE

NOTE:
HS20 Roadway Loading Catch Basin Cover Slab of Precast Reinforced Concrete with Rectangular Opening.

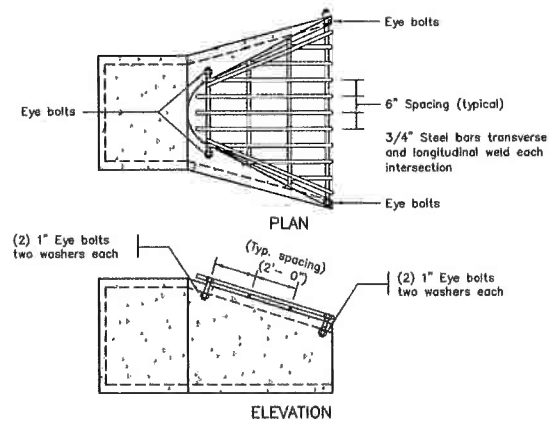


- Notes:
- Steps needed for structure height greater than 4'.
 - Cover Slab to Rest on Bed of Mortar on Full Thickness of Structure Walls, not to Rest on Pipe Tongue or Groove.
 - Location of Structure as Shown in Plans.



STRUCTURE REQUIREMENTS					
D	B	C	E	T	K
48"	58"	8"	8"	6"	6"
54"	65"	8"	8"	8"	6"
60"	72"	8"	8"	8"	7"
66"	79"	8"	8"	8"	7"
72"	86"	8"	8"	8"	8"
78"	93"	8"	8"	8"	8"
84"	100"	8"	8"	8"	9"

SECTIONAL VIEW
ROUND MANHOLE HL-465C2
NOT TO SCALE

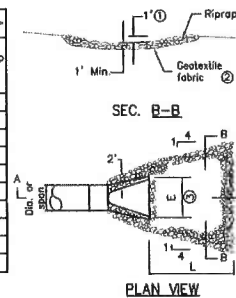


- Note:
- Trash guard to be galvanized after fabrication.
 - The size of each trash guard will vary to fit the apron size.
 - All bolts to be non-rusting stainless steel.
 - Weld all bolts to prevent entry after final storm sewer cleaning.
 - Round all steel bars such that ends are smooth and free of burrs.

FOR PIPE DIAMETERS 30" AND SMALLER
RCP TRASH GUARD HL-466B
NOT TO SCALE

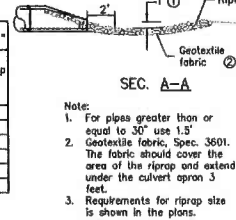
TABLE OF QUANTITIES
Riprap at RCP Outlets

Dia. Pipe (In.)	L (Ft.)	Class II	Class III	Class IV
		D ₅₀ = 6"	D ₅₀ = 9"	D ₅₀ = 12"
		Depth Riprap (Cu. Yd.)	Depth Riprap (Cu. Yd.)	Depth Riprap (Cu. Yd.)
12	8	3.0	4.4	5.9
15	8	3.2	4.8	6.4
18	10	4.3	6.4	8.5
21	10	4.7	7.1	9.4
24	12	6.2	9.2	12.3
27	12	6.8	9.9	13.2
30	14	8.2	12.3	16.4
36	16	10.6	15.8	21.1
42	18	12.5	18.7	24.9
48	20	14.8	22.2	29.6

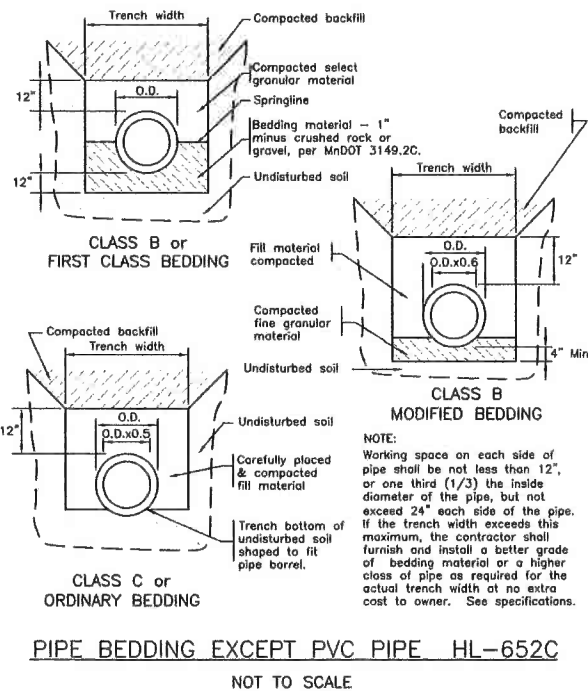


Riprap at RCPA Outlets

Span Pipe Arch (In.)	L (Ft.)	Class II	Class III	Class IV
		D ₅₀ = 6"	D ₅₀ = 9"	D ₅₀ = 12"
		Depth Riprap (Cu. Yd.)	Depth Riprap (Cu. Yd.)	Depth Riprap (Cu. Yd.)
22	10	4.1	6.1	8.1
28	12	5.7	8.5	11.3
36	14	7.5	11.2	14.9
43	16	9.5	14.3	19.0
51	18	11.3	16.9	22.5
58	20	13.2	19.8	26.4

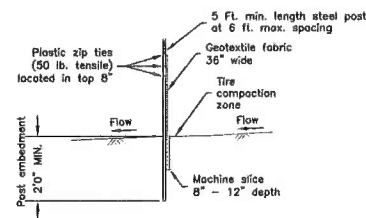


RIPRAP AT RCP OUTLETS HL-480A1
NOT TO SCALE



NOTE:
Working space on each side of pipe shall be not less than 12", or one third (1/3) the inside diameter of the pipe, but not exceed 24" each side of the pipe. If the trench width exceeds this maximum, the contractor shall furnish and install a better grade of bedding material or a higher class of pipe as required for the actual trench width at no extra cost to owner. See specifications.

PIPE BEDDING EXCEPT PVC PIPE HL-652C
NOT TO SCALE

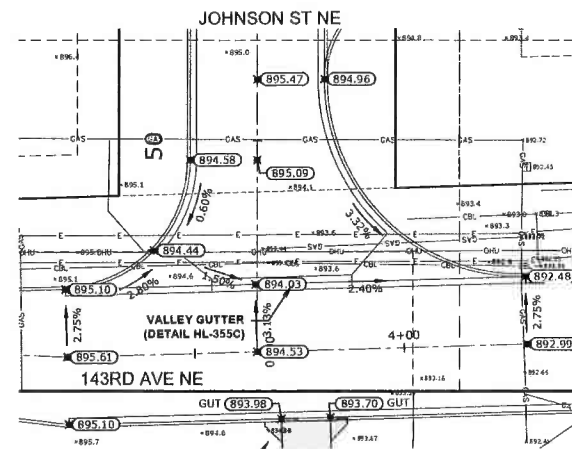


GENERAL SILT FENCE NOTES:

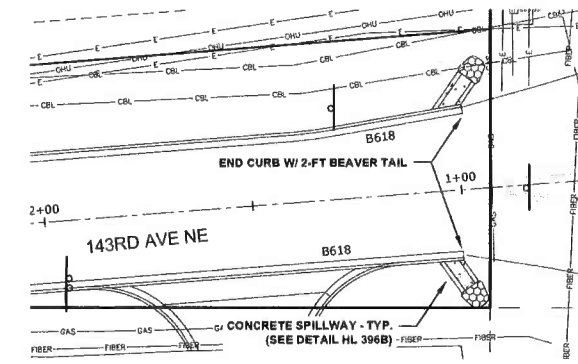
- Refer to MnDOT specs, 2573 & 3886
- Silt fence shall be installed along the contour (on a level horizontal plane)
- Curve the end of the silt fence up-gradient so that it contains the muddy water.
- Maximum contributing area shall be one acre.
- No single fencing unit should exceed 330 feet.
- Follow slope grade/length guidelines:

SLOPE GRADE	MAX. LENGTH
LESS THAN 2%	100 FT.
2 - 5%	75 FT.
6 - 10%	50 FT.
10 - 20%	25 FT.
GREATER THAN 20%	15 FT.

SILT FENCE: MACHINE SLICED HL-760A
NOT TO SCALE



INTERSECTION DETAIL
SCALE = 1:20



CURBING DETAIL
SCALE = 1:20

PLOWE ENGINEERING, INC.
877E LAKE DRIVE
LINO LAKE, MN 55014
PHONE: (651) 961-8210
FAX: (651) 961-9701

ELWELL COMMERCIAL PARK
HAM LAKE, MN
DETAILS

PREPARED FOR: LINCOLN STREET COMMERCIAL, LLC

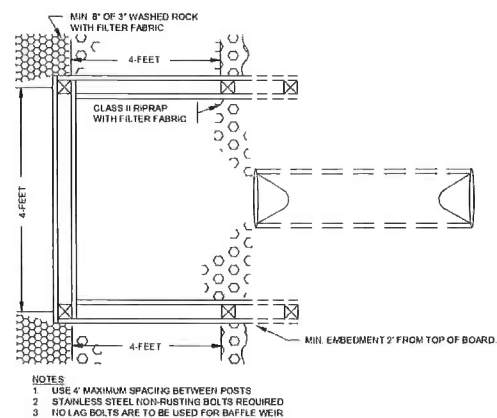
DATE: 12-20-2024 License No. 45963
DRAWN BY: AG
JOB NO: 23-2001
CHECKED BY: RGA
DATE: 12/22/24

1 10.10.24 COWD & RFC COMMENTS
2 11.15.24 RFC COMMENTS
3
4
5
6
7
8

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.
PRELIMINARY
ADAM SINDEL

SHEET
C2.2

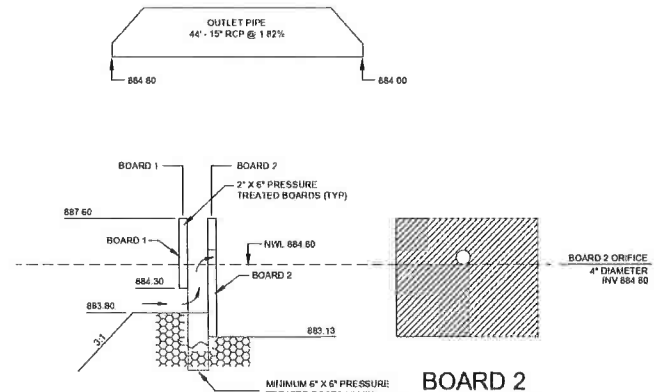
23-2001



PLAN VIEW

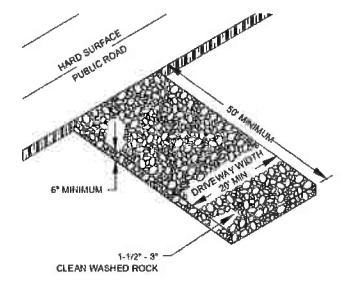
BASIN OUTLET BAFFLE WEIR
N.T.S.

- NOTES
1. USE 4" MAXIMUM SPACING BETWEEN POSTS
 2. STAINLESS STEEL NON-RUSTING BOLTS REQUIRED
 3. NO LAG BOLTS ARE TO BE USED FOR BAFFLE WEIR

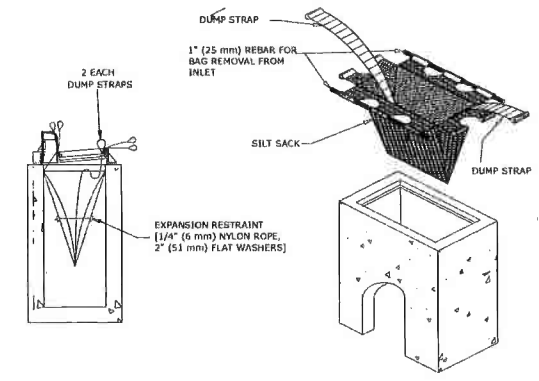


SIDE VIEW

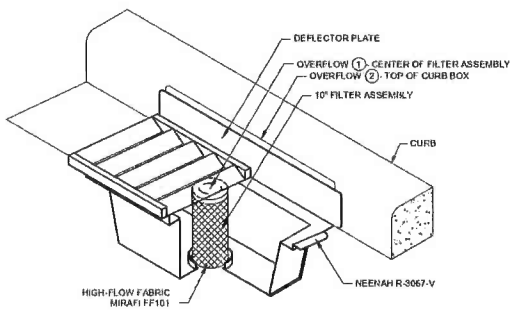
BOARD 2 FRONT VIEW



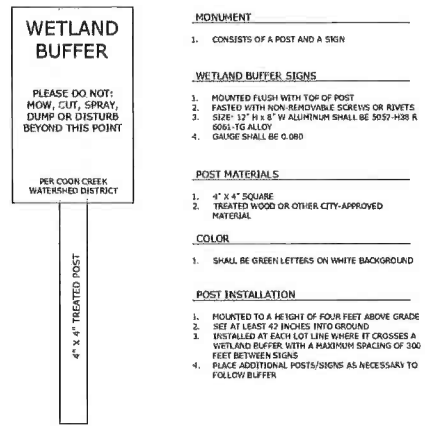
ROCK CONSTRUCTION EXIT
N.T.S.



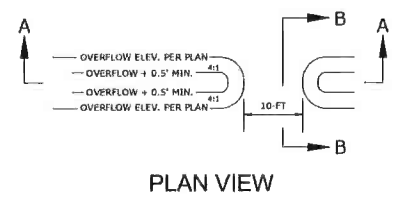
SILT SACK
N.T.S.



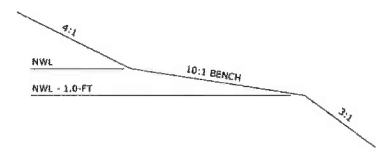
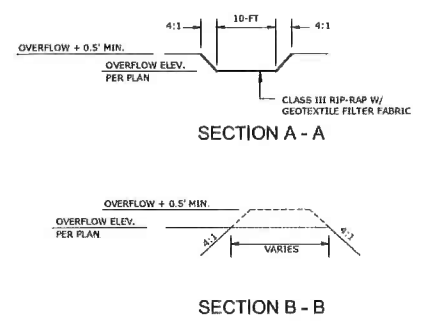
WIMCO INLET PROTECTION
N.T.S.



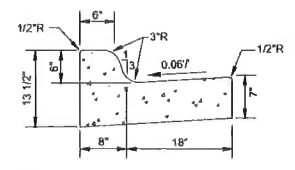
WETLAND BUFFER SIGNAGE
N.T.S.



RIP-RAP OVERFLOWS
N.T.S.



TYPICAL POND SECTION
N.T.S.



B618 CONCRETE CURB & GUTTER
N.T.S.

- NOTES
1. PROVIDE MIN 3" CLASS 5 UNDER CURB (TYP)
 2. FOR MECHANICALLY LAID CURB, SHOULDER MAY BE TILTED

NO.	DATE	DESCRIPTION
1	10/10/24	CONVD & RRC COMMENTS
2	10/19/24	OUTLET WEIR DETAIL CORRECTED
3		
4		
5		
6		
7		
8		

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

PRELIMINARY
ADAM GRINDEL
Date: 12/20/24 License No. 43983

ELWELL COMMERCIAL PARK
HAM LAKE, MN
DETAILS
PREPARED FOR: LINCOLN STREET COMMERCIAL, LLC

NPDES DEFINITIONS

"BEST MANAGEMENT PRACTICES (BMPs)" MEANS THE MOST EFFECTIVE AND PRACTICABLE MEANS OF EROSION PREVENTION AND SEDIMENT CONTROL, AND WATER QUALITY MANAGEMENT PRACTICES THAT ARE THE MOST EFFECTIVE AND PRACTICABLE MEANS OF TO CONTROL, PREVENT, AND MINIMIZE DEGRADATION OF SURFACE WATER, INCLUDING AVOIDANCE OF IMPACTS, CONSTRUCTION PHASING, MINIMIZING THE LENGTH OF TIME THE SOIL AREAS ARE EXPOSED, PROHIBITIONS, POLLUTION PREVENTION THROUGH GOOD HOUSEKEEPING, AND OTHER MANAGEMENT PRACTICES PUBLISHED BY STATE OR DESIGNATED AREA-WIDE PLANNING AGENCIES [MINN. R. 7090]

"CONSTRUCTION ACTIVITY" MEANS ACTIVITIES INCLUDING CLEARING, GRADING, AND EXCAVATING, THAT RESULT IN LAND DISTURBANCE OF EQUAL TO OR GREATER THAN ONE ACRE, INCLUDING THE DISTURBANCE OF LESS THAN ONE ACRE OF TOTAL LAND AREA THAT IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE IF THE LARGER COMMON PLAN WILL ULTIMATELY DISTURB EQUAL TO OR GREATER THAN ONE ACRE. THIS INCLUDES A DISTURBANCE TO THE LAND THAT RESULTS IN A CHANGE IN THE TOPOGRAPHY, EXISTING SOIL COVER, BOTH VEGETATIVE AND NONVEGETATIVE, OR THE EXISTING SOIL TOPOGRAPHY THAT MAY RESULT IN ACCELERATED STORMWATER RUNOFF THAT MAY LEAD TO SOIL EROSION AND MOVEMENT OF SEDIMENT. CONSTRUCTION ACTIVITY DOES NOT INCLUDE A DISTURBANCE TO THE LAND OF LESS THAN FIVE ACRES FOR THE PURPOSE OF ROUTINE MAINTENANCE PERFORMED TO MAINTAIN THE ORIGINAL LINE AND GRADE, HYDRAULIC CAPACITY, AND ORIGINAL PURPOSE OF THE FACILITY. ROUTINE MAINTENANCE DOES NOT INCLUDE ACTIVITIES SUCH AS REPAIRS, REPLACEMENT AND OTHER TYPES OF NON-ROUTINE MAINTENANCE. PAVEMENT REHABILITATION THAT DOES NOT DISTURB THE UNDERLYING SOILS (E.G., MILL AND OVERLAY PROJECTS) IS NOT CONSTRUCTION ACTIVITY. [MINN. R. 7090]

"DEWATERING" MEANS THE REMOVAL OF SURFACE OR GROUND WATER TO DRY AND/OR SOLIDIFY A CONSTRUCTION SITE TO ENABLE CONSTRUCTION ACTIVITY. DEWATERING MAY REQUIRE A MINNESOTA DEPARTMENT OF NATURAL RESOURCES WATER APPROPRIATION PERMIT AND, IF DEWATERING WATER IS CONTAMINATED, DISCHARGE OF SUCH WATER MAY REQUIRE AN INDIVIDUAL MPCA NPDES/SDS PERMIT. [MINN. R. 7090]

"EROSION PREVENTION" MEANS MEASURES EMPLOYED TO PREVENT EROSION SUCH AS SOIL STABILIZATION PRACTICES, PERMANENT COVER OR CONSTRUCTION PHASING. [MINN. R. 7090]

"GENERAL CONTRACTOR" MEANS THE PARTY WHO SIGNS THE CONSTRUCTION CONTRACT WITH THE OWNER TO CONSTRUCT THE ENTIRE PROJECT DESCRIBED IN THE FINAL PLANS AND SPECIFICATIONS, WHERE THE CONSTRUCTION PROJECT INVOLVES MORE THAN ONE CONTRACTOR, THE GENERAL CONTRACTOR IS THE PARTY RESPONSIBLE FOR MANAGING THE ENTIRE PROJECT ON BEHALF OF THE OWNER. IN SOME CASES, THE OWNER IS THE GENERAL CONTRACTOR. IN THESE CASES, THE OWNER SIGNS THE PERMIT APPLICATION AS THE OPERATOR AND BECOMES THE SOLE PERMITTEE. [MINN. R. 7090]

"GROUNDWATER" MEANS THE WATER CONTAINED BELOW THE SURFACE OF THE EARTH IN THE SATURATED ZONE INCLUDING, WITHOUT LIMITATION, ALL WATERS WHETHER EROSION CONFINED, UNCONFINED, OR PERCHED CONDITIONS, IN NEAR SURFACE UNCONSOLIDATED SEDIMENT OR REGOLITH, OR IN ROCK FORMATIONS DEEPER UNDERGROUND. [MINN. R. 7090]

"HOMEOWNER FACT SHEET" MEANS AN MPCA FACT SHEET AVAILABLE ON THE MPCA CONSTRUCTION STORMWATER WEBSITE FOR PERMITTEES TO GIVE TO HOMEOWNERS AT THE TIME OF SALE. [MINN. R. 7090]

"INFEASIBLE" MEANS NOT TECHNOLOGICALLY POSSIBLE OR NOT ECONOMICALLY PRACTICABLE AND ACHIEVABLE IN LIGHT OF THE BEST INDUSTRY PRACTICES. [MINN. R. 7090]

"INITIATED IMMEDIATELY" MEANS TAKING AN ACTION TO COMMENCE SOIL STABILIZATION AS SOON AS PRACTICABLE, BUT NO LATER THAN THE END OF THE WORK DAY, FOLLOWING THE DAY WHEN THE LAND-DISTURBING ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE, IF THE PERMITTEES KNOW THAT CONSTRUCTION WORK ON THAT PORTION OF THE SITE WILL BE TEMPORARILY CEASED FOR 24 HOURS WHERE ITEM 23.9 APPLIES. PERMITTEES CAN INITIATE STABILIZATION BY:

- PREPPING THE SOIL FOR VEGETATIVE OR NON-VEGETATIVE STABILIZATION; OR
- APPLYING MULCH OR OTHER NON-VEGETATIVE PRODUCT TO THE EXPOSED SOIL AREA; OR
- SEEDING OR PLANTING THE EXPOSED AREA; OR
- STARTING ANY OF THE ACTIVITIES IN A, C OR ON A PORTION OF THE AREA TO BE STABILIZED, BUT NOT ON THE ENTIRE AREA; OR
- FINALIZING ARRANGEMENTS TO HAVE STABILIZATION PRODUCT FULLY INSTALLED IN COMPLIANCE WITH THE APPLICABLE DEADLINE FOR COMPLETING STABILIZATION. [MINN. R. 7090]

"IMPERVIOUS SURFACE" MEANS A CONSTRUCTED HARD SURFACE THAT EITHER PREVENTS OR REDUCES THE ENTRY OF WATER INTO THE SOIL AND CAUSES WATER TO RUN OFF THE SURFACE IN GREATER QUANTITIES AND AT AN INCREASED RATE OF FLOW THAN PRIOR TO DEVELOPMENT. EXAMPLES INCLUDE ROOFTOPS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, AND CONCRETE, ASPHALT, OR GRAVEL ROADS. BRIDGES OVER SURFACE WATERS ARE CONSIDERED IMPERVIOUS SURFACES. [MINN. R. 7090]

"NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)" MEANS THE PROGRAM FOR ISSUING, MODIFYING, REVOKING, REISSUING, TERMINATING, MONITORING, AND ENFORCING PERMITS UNDER THE CLEAN WATER ACT, AS AMENDED (33 U.S.C. 1251 ET SEQ. SECTION 1342 AND 40 CFR PARTS 122, 123, 124 AND 460). [MINN. R. 7090]

"NATURAL BUFFER" MEANS AN AREA OF UNDISTURBED COVER SURROUNDING SURFACE WATERS WITHIN WHICH CONSTRUCTION ACTIVITIES ARE RESTRICTED. NATURAL BUFFER INCLUDES THE VEGETATION, EXPOSED ROCK, OR BARREN GROUND THAT EXISTS PRIOR TO COMMENCEMENT OF EARTH-DISTURBING ACTIVITIES. [MINN. R. 7090]

"NOTICE OF TERMINATION (NOT)" MEANS THE FORM (ELECTRONIC OR PAPER) REQUIRED FOR TERMINATING COVERAGE UNDER THE CONSTRUCTION GENERAL PERMIT. [MINN. R. 7090]

"OPERATOR" MEANS THE PERSON (USUALLY THE GENERAL CONTRACTOR), FIRM, GOVERNMENTAL AGENCY, OR OTHER ENTITY DESIGNATED BY THE OWNER WHO HAS DAY TO DAY OPERATIONAL CONTROL AND/OR THE ABILITY TO MODIFY PROJECT PLANS AND SPECIFICATIONS RELATED TO THE SWPPP. THE PERMIT APPLICATION MUST LIST THE OPERATOR AS A PERMITTEE. SUBCONTRACTORS HIRED BY AND UNDER SUPERVISION OF THE GENERAL CONTRACTOR ARE NOT OPERATORS. [MINN. R. 7090]

"OWNER" MEANS THE PERSON, FIRM, GOVERNMENTAL AGENCY, OR OTHER ENTITY POSSESSING THE TITLE OF THE LAND ON WHICH THE CONSTRUCTION ACTIVITIES WILL OCCUR OR, IF THE CONSTRUCTION ACTIVITY IS FOR A LEASE, EASEMENT, OR MINERAL RIGHTS LICENSE HOLDER, THE PARTY OR INDIVIDUAL IDENTIFIED AS THE LEASE, EASEMENT OR MINERAL RIGHTS LICENSE HOLDER; OR THE CONTRACTING GOVERNMENT AGENCY RESPONSIBLE FOR THE CONSTRUCTION ACTIVITY. [MINN. R. 7090]

"PERMANENT COVER" MEANS SURFACE TYPES THAT WILL PREVENT SOIL FAILURE UNDER EROSION CONDITIONS. EXAMPLES INCLUDE: GRAVEL, CONCRETE, PERENNIAL COVER, OR OTHER LANDSCAPED MATERIAL THAT WILL PERMANENTLY ARREST SOIL EROSION. PERMITTEES MUST ESTABLISH A UNIFORM PERENNIAL VEGETATIVE COVER (I.E., EVENLY DISTRIBUTED, WITHOUT LARGE BARE AREAS) WITH A DENSITY OF 70 PERCENT OF THE NATIVE BACKGROUND VEGETATIVE COVER ON ALL AREAS NOT COVERED BY PERMANENT STRUCTURES, OR EQUIVALENT PERMANENT STABILIZATION MEASURES. PERMANENT COVER DOES NOT INCLUDE TEMPORARY BMPs SUCH AS WOOD FIBER BLANKET, MULCH, AND ROLLED EROSION CONTROL PRODUCTS. [MINN. R. 7090]

"PERMITTEES" MEANS THE PERSONS, FIRM, GOVERNMENTAL AGENCY, OR OTHER ENTITY IDENTIFIED AS THE OWNER AND OPERATOR ON THE APPLICATION SUBMITTED TO THE MPCA AND ARE RESPONSIBLE FOR COMPLIANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT. [MINN. R. 7090]

"PROJECT(S)" MEANS ALL CONSTRUCTION ACTIVITY PLANNED AND/OR CONDUCTED UNDER A PARTICULAR PERMIT. THE PROJECT OCCURS ON THE SITE OR SITES DESCRIBED IN THE PERMIT APPLICATION, THE SWPPP AND IN THE ASSOCIATED PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTS. [MINN. R. 7090]

"PUBLIC WATERS" MEANS ALL WATER BODIES AND WATERCOURSES DESCRIBED IN MINN. STAT. SECT. 103G.005 SUBP. 16. [MINN. R. 7090]

"SEDIMENT CONTROL" MEANS METHODS EMPLOYED TO PREVENT SUSPENDED SEDIMENT IN STORMWATER FROM LEAVING THE SITE (E.G. SILT FENCES, COMPOST LOGS AND STORM DRAIN INLET PROTECTION). [MINN. R. 7090]

"STABILIZE," "STABILIZED," "STABILIZATION" MEANS THE EXPOSED GROUND SURFACE HAS BEEN COVERED BY APPROPRIATE MATERIALS SUCH AS MULCH, STAKED SOIL, RIP-RAP, EROSION CONTROL BLANKET, MATS OR OTHER MATERIAL THAT PREVENTS EROSION FROM OCCURRING, GRASS SEEDING, AGRICULTURAL CROP SEEDING OR OTHER SEEDING ALONE IS NOT STABILIZATION. MULCH MATERIALS MUST ACHIEVE APPROXIMATELY 50 PERCENT COVER (TYPICALLY 2 TON/ACRE). [MINN. R. 7090]

"STORMWATER" MEANS PRECIPITATION RUNOFF, STORMWATER RUNOFF, SNOWMELT RUNOFF, AND ANY OTHER SURFACE RUNOFF AND DRAINAGE. [MINN. R. 7090]

"STEEP SLOPES" MEANS SLOPES THAT ARE 1:3 (V:H) (33.3 PERCENT) OR STEEPER IN GRADE. [MINN. R. 7090]

"STORM WATER POLLUTION PREVENTION PLAN (SWPPP)" MEANS A PLAN FOR STORMWATER DISCHARGE THAT INCLUDES ALL REQUIRED CONTENT UNDER IN SECTION 5 THAT DESCRIBES THE EROSION PREVENTION, SEDIMENT CONTROL, AND WASTE CONTROL BMPs AND PERMANENT STORMWATER TREATMENT SYSTEMS. [MINN. R. 7090]

"SURFACE WATER OR WATERS" MEANS ALL STREAMS, LAKES, PONDS, MARSHES, WETLANDS, RESERVOIRS, SPRINGS, RIVERS, DRAINAGE SYSTEMS, WATERWAYS, WATERCOURSES, AND IRRIGATION SYSTEMS WHETHER NATURAL OR ARTIFICIAL, PUBLIC OR PRIVATE, EXCEPT THAT SURFACE WATERS DO NOT INCLUDE STORMWATER TREATMENT SYSTEMS CONSTRUCTED FROM UPLAND. THIS PERMIT DOES NOT CONSIDER STORMWATER TREATMENT SYSTEMS CONSTRUCTED IN WETLANDS AND MITIGATED IN ACCORDANCE WITH SECTION 22 AS SURFACE WATERS. [MINN. R. 7090]

"WATERS OF THE STATE" (AS DEFINED IN MINN. STAT. SECT. 116.01, SUBP. 22) MEANS ALL STREAMS, LAKES, PONDS, MARSHES, WATERCOURSES, WATERWAYS, WELLS, SPRINGS, RESERVOIRS, AQUIFERS, IRRIGATION SYSTEMS, DRAINAGE SYSTEMS AND ALL OTHER BODIES OR ACCUMULATIONS OF WATER, SURFACE OR UNDERGROUND, NATURAL OR ARTIFICIAL, PUBLIC OR PRIVATE, WHICH ARE CONTAINED WITHIN, FLOW THROUGH, OR BORDER UPON THE STATE OR ANY PORTION THEREOF. [MINN. STAT. 116.01, SUBP. 22]

"WATER QUALITY VOLUME" MEANS ONE (1) INCH OF RUNOFF FROM THE NET INCREASE IN IMPERVIOUS SURFACES CREATED BY THE PROJECT (CALCULATED AS AN INSTANTANEOUS VOLUME). [MINN. R. 7090]

"WETLANDS" (AS DEFINED IN MINN. R. 7050.0186, SUBP. 1A.B.) MEANS THOSE AREAS THAT ARE INUNDATED OR SATURATED BY SURFACE WATER OR GROUNDWATER AT A FREQUENCY AND DURATION SUFFICIENT TO SUPPORT, AND UNDER NORMAL CIRCUMSTANCES DO SUPPORT, A PREVALENCE OF VEGETATION TYPICALLY ADAPTED FOR LIFE IN SATURATED SOIL CONDITIONS. WETLANDS GENERALLY INCLUDE SWAMPS, MARSHES, BOGS, AND SIMILAR AREAS. CONSTRUCTED WETLANDS DESIGNED FOR WASTEWATER TREATMENT ARE NOT WATERS OF THE STATE. WETLANDS MUST HAVE THE FOLLOWING ATTRIBUTES:

- A PREDOMINANCE OF HYDRIC SOILS; AND
- INUNDATED OR SATURATED BY SURFACE WATER OR GROUNDWATER AT A FREQUENCY AND DURATION SUFFICIENT TO SUPPORT A PREVALENCE OF HYDROPHITIC VEGETATION TYPICALLY ADAPTED FOR LIFE IN A SATURATED SOIL CONDITION; AND
- UNDER NORMAL CIRCUMSTANCES SUPPORT A PREVALENCE OF SUCH VEGETATION. [MINN. R. 7050.0186, SUBP. 1A.B.]

PROJECT TITLE
ELWELL COMMERCIAL PARK

PROJECT LOCATION
143M AND 1430 HWY 96 NE, 1323 143RD AVE NE
HAM LAKE, MN 55304
ANOKA COUNTY

LATITUDE: 45.230958
LONGITUDE: -93.230729

DEVELOPER
LINCOLN STREET COMMERCIAL LLC
PO BOX 9076
FARGO, ND 68106-9076

CONTACT NAME: PAUL BOERBOOM
CONTACT PHONE: (701) 308-6636
CONTACT E-MAIL: KABOOMBO@YAHOO.COM

DOCUMENTATION OF TRAINED INDIVIDUALS

A. INDIVIDUAL WHO PREPARED THE SWPPP:
ADAM GINKEL
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
LIND LAKE, MN 56014
(651) 354-8234
adam@plowe.com

B. INDIVIDUAL(S) OVERSEEING IMPLEMENTATION OF, REVISING AND/OR AMENDING THE SWPPP AND INDIVIDUALS PERFORMING INSPECTIONS FOR THE PROJECT. ONE OF THESE INDIVIDUALS MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA. [MINN. R. 7090]

C. INDIVIDUAL(S) PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPs. [MINN. R. 7090]

CONTACT NAME _____
CONTACT PHONE _____
CONTACT E-MAIL: _____

CONTACT NAME _____
CONTACT PHONE _____
CONTACT E-MAIL: _____

LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORMWATER FACILITIES
THE PROPOSED STORMWATER MANAGEMENT FEATURES FOR THIS SITE IS ONE INFILTRATION BASIN WITH A PRE-TREATMENT CELL. HAM LAKE WILL TAKE OVER THE LONG TERM MAINTENANCE AND OPERATION OF THIS FEATURE.

REVEGETATION SPECIFICATIONS

ITEM	MNDOT SPECIFICATION/NOTES
SOD	3878
SEED **	3876
* FOR TURF ESTABLISHMENT	
COMMERCIAL TURF	MNDOT MIX 25-131 (220 LBS/ACRE)
RESIDENTIAL TURF	MNDOT MIX 25-131 (120 LBS/ACRE)
TEMPORARY FALL COVER	MNDOT MIX 21-112 (100 LBS/ACRE)
SPRING/SUMMER	MNDOT MIX 21-111 (100 LBS/ACRE)
SOIL-BUILDING COVER	MNDOT MIX 21-113 (110 LBS/ACRE)
1-2 YEARS COVER	MNDOT MIX 22-111 (30.5 LBS/ACRE)
2-5 YEARS COVER	MNDOT MIX 22-112 (40 LBS/ACRE)
MULCH	3882 (TYPE 1 - DISC ANCHORED)
HYDROMULCH	3884
FERTILIZER	3881
WOOD FIBER BLANKET	3885 (CATEGORY 2)

* MOW A MINIMUM OF:
RESIDENTIAL TURF - ONCE PER 2 WEEKS
COMMERCIAL TURF - ONCE PER 4 WEEKS

** SEEDS AREAS SHALL BE EITHER MULCHED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION.

QUANTITIES - ESTIMATED QUANTITIES FOR EROSION AND SEDIMENT CONTROL MEASURES

TYPE	QTY	UNIT
SILT FENCE		LINEAR FEET
BIO-ROLLS		EACH
RIP-RAP W. GEO-FABRIC		CUBIC YARDS
CATCH BASIN INLET PROTECTION		EACH
STABILIZED (SODDED) OVERFLOW		EACH
EROSION CONTROL BLANKET		SQUARE YARDS
SEED & MULCH (GENERAL)		ACRE
ROCK CONSTRUCTION ENTRANCE		EACH

NARRATIVE - TIMING FOR INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES

ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS OR IMPLEMENTED IN THE FIELD SHALL BE IN ACCORDANCE WITH THE CITY REQUIREMENTS.

PHASE I:

- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- PROVIDE TEMPORARY PARKING AND STORAGE AREA.
- INSTALL SILT FENCE AS SHOWN ON PLAN.
 - ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
 - THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF BUILDING CONSTRUCTION.
 - SILT FENCE SHALL REMAIN IN-PLACE UNTIL SITE HAS BEEN STABILIZED.
 - CONTRACTOR TO PROVIDE ADDITIONAL SILT FENCE, BIOROLLS, EROSION CONTROL BLANKET, OR OTHER APPROVED EQUAL FOR ANY SLOPES THAT APPEAR TO BE FAILING. (NOTE: EROSION CONTROL BLANKET MUST HAVE NON-FIXED JOINTS AND BE FULLY BIODEGRADABLE; ANY BLANKET NETTING MUST BE LOOSE-WEAVE.)
- INSTALL INLET PROTECTION FOR ALL EXISTING STORM SEWER STRUCTURES.
- INSTALL TREE PROTECTION FENCING AS APPLICABLE.
- PERFORM SITE GRADING ON AN AREA-BY-AREA BASIS TO MINIMIZE UNSTABILIZED AREAS.
 - CONTRACTOR MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.4 OF THE PERMIT, AND COMPLETE THE STABILIZATION WITHIN 24 HOURS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
 - CONTRACTOR TO PROVIDE TEMPORARY SEDIMENTATION BASINS AS REQUIRED IN SECTION 14.1 THROUGH 14.10.
- PAY SPECIAL ATTENTION TO ADJACENT PROPERTY LINES TO ENSURE THE EROSION CONTROL PRACTICES IN PLACE IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.
- FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE TO SWEEP/SCRAPE ADJACENT STREETS WHEN MATERIALS OR DEBRIS HAVE WASHED/FLOWED ONTO ADJACENT STREETS OR AS DIRECTED BY CITY.

PHASE II:

- PROVIDE TEMPORARY SEED FOR DISTURBED AREAS.
- INSTALL RIP-RAP AT FLARED-END SECTIONS (AS APPLICABLE).
- INSTALL TEMPORARY INLET PROTECTION FOR ALL STORM SEWER INLET STRUCTURES IN PAVING AREAS.
- INSTALL UTILITIES INCLUDING SANITARY SEWER, WATER MAIN, STORM SEWER.
- COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND/OR SOD.
- REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ONLY AFTER SITE HAS BEEN STABILIZED.

NARRATIVE - PERMANENT STORMWATER TREATMENT SYSTEMS
PERMANENT STORMWATER MANAGEMENT FEATURES WILL INCLUDE AN INFILTRATION BASIN - SEE STORMWATER DRAINAGE REPORT FOR FURTHER DISCUSSION.

SITE IMPERVIOUS AREAS

	BEFORE CONSTRUCTION	AFTER CONSTRUCTION
ANALYZED AREA	28.82 ACRES	
TOTAL ESTIMATED IMPERVIOUS	2.21 ACRES	6.02 ACRES
TOTAL ESTIMATED PERVIOUS	24.41 ACRES	20.69 ACRES

TOTAL DISTURBED AREA
-12.6 ACRES

SITE MAP W/ EXISTING AND FINAL GRADES AND DESIGN CALCULATIONS
SEE "STORMWATER DRAINAGE REPORT" FOR EXISTING AND PROPOSED AREA MAPS, DENOTING DRAINAGE AREA BOUNDARIES, DIRECTIONS OF FLOW, AND DISCHARGE POINTS WHERE STORMWATER LEAVES THE SITE.

RECEIVING WATERS WITHIN ONE MILE

NAME OF WATER BODY	TYPE OF WATER BODY	SPECIAL WATER	IMPAIRED WATER
UNNAMED WETLAND	WETLAND	NO	NO
COON CREEK	CREEK	NO	YES

BUFFER TO SURFACE WATER

YES NO N/A IF THE SITE DRAINS TO A SURFACE WATER, IS A 50-FT NATURAL BUFFER ADJACENT TO THE SURFACE WATER PRESERVED?

NOTE: NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS.

A) A 50-FT NATURAL BUFFER CANNOT BE PROVIDED FOR THE WETLAND; REDUNDANT SEDIMENT CONTROL MEASURES WILL BE PROVIDED FOR THOSE LOCATIONS.

TEMPORARY SEDIMENTATION BASINS

YES NO N/A IF TEN (10) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION, IS A TEMPORARY SEDIMENT BASIN PROVIDED FOR TREATMENT OF THE RUNOFF BEFORE IT LEAVES THE CONSTRUCTION SITE OR ENTERS SURFACE WATERS?

A) BECAUSE THIS SITE IS WITHIN ONE (1) MILE OF AN IMPAIRED WATER, THE REQUIREMENT BECOMES FIVE (5) ACRES. THE CONTRACTOR SHALL PROVIDE TEMPORARY SEDIMENTATION BASINS IF FIVE (5) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION.

INFILTRATION FEASIBILITY

YES NO N/A ARE THERE ANY INFILTRATION RESTRICTIONS FOR THE SITE (SEE 16.14 THROUGH 16.21)?

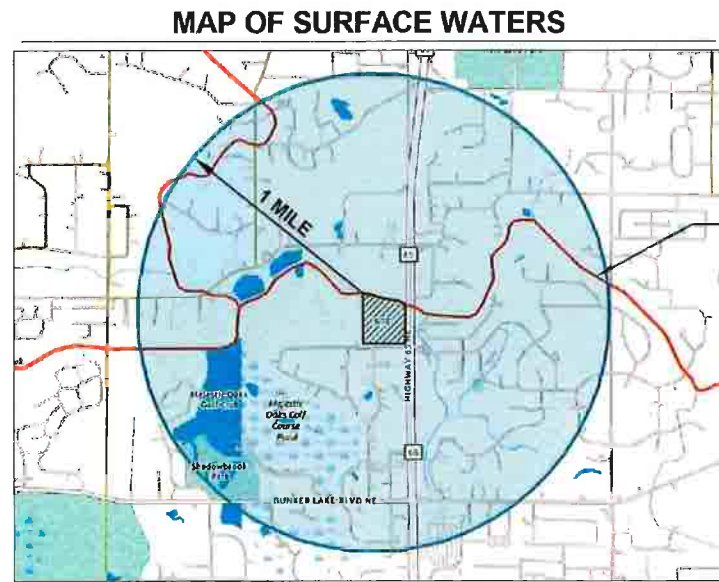
A) THE SITE HAS SANDY SOILS WITH A WATER TABLE ELEVATION THAT IS LOW ENOUGH TO ALLOW FOR INFILTRATION. HOWEVER, THE BMP LOCATION IS IN HIGH MOTTELLED SOILS; THUS, NUMP PONDING IS PROPOSED. THERE IS ONE LOT THAT IS ANTICIPATED TO BE A GAS STATION - THIS LOT WOULD NOT BE ABLE TO PROVIDE INFILTRATION IF IT BECAME A GAS STATION.

ADDITIONAL STORMWATER MITIGATION MEASURES

YES NO ARE THERE ANY STORMWATER MITIGATION MEASURES PER:

- ENVIRONMENTAL REVIEW DOCUMENT?
- ENDANGERED SPECIES REVIEW?
- ARCHAEOLOGICAL REVIEW?
- OTHER LOCAL, STATE OR FEDERAL REVIEW?

IF YES TO ANY OF THE ABOVE, DESCRIBE THE MITIGATION MEASURES. FOR PURPOSES OF THIS PERMIT, MITIGATION MEASURES MEANS ACTIONS NECESSARY TO AVOID, MINIMIZE, OR MITIGATE FOR IMPACTS RELATED TO EROSION PREVENTION, SEDIMENT CONTROL, THE PERMANENT STORMWATER TREATMENT SYSTEM, POLLUTION PREVENTION MANAGEMENT MEASURES AND DISCHARGES ASSOCIATED WITH THE PROJECT'S CONSTRUCTION ACTIVITY. [MINN. R. 7090]



PLOWE ENGINEERING, INC.
1430 HWY 96 NE
SUITE 110
HAM LAKE, MN 55304
PHONE (651) 361-8210
FAX (651) 361-8211

DATE: 7/27/24

PROJECT: ELWELL COMMERCIAL PARK

PREPARED FOR: LINCOLN STREET COMMERCIAL, LLC

SWPPP

SHEET **C3.2**

23-2081



COON CREEK COMMERCIAL PARK

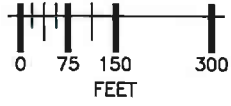
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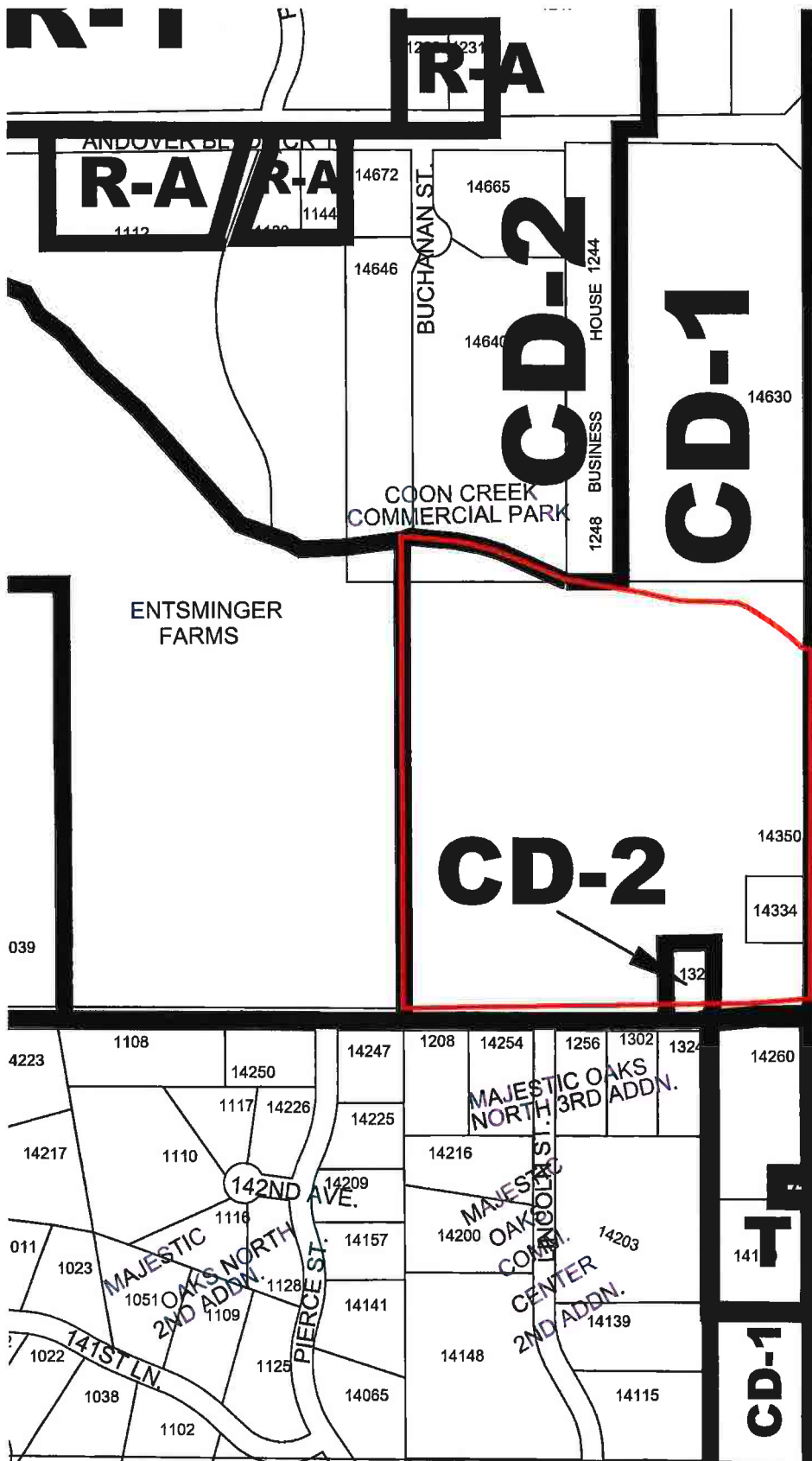
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STATE TRUNK HIGHWAY NO. 85

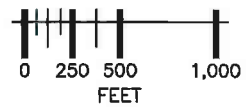
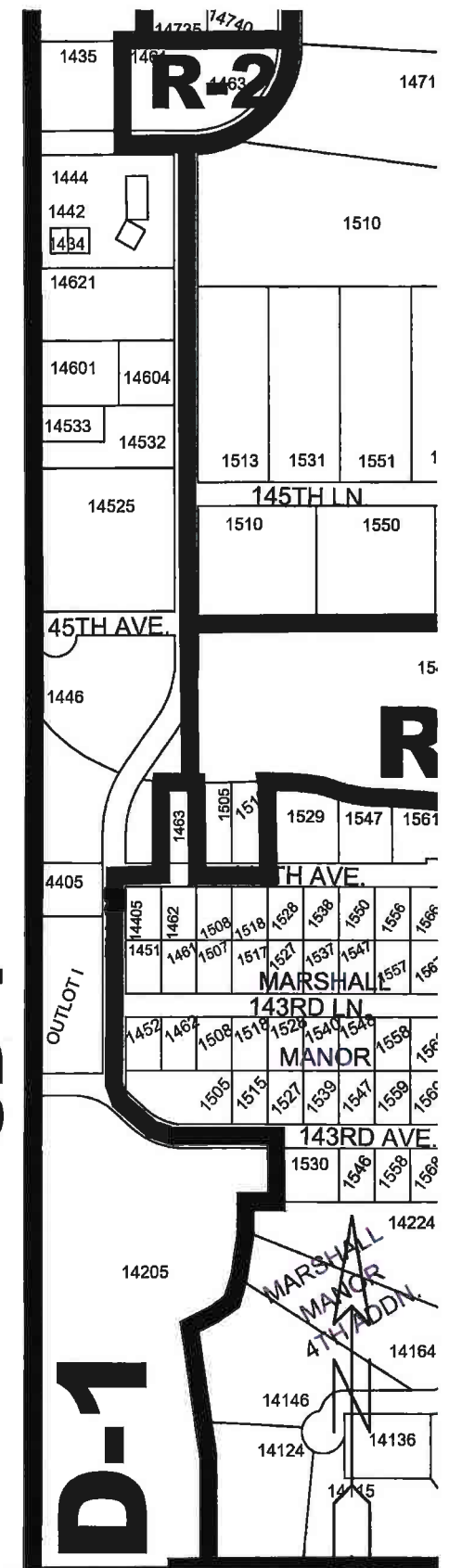
OUTLET

LINCOLN ST



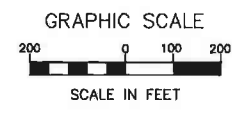
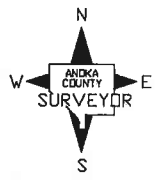
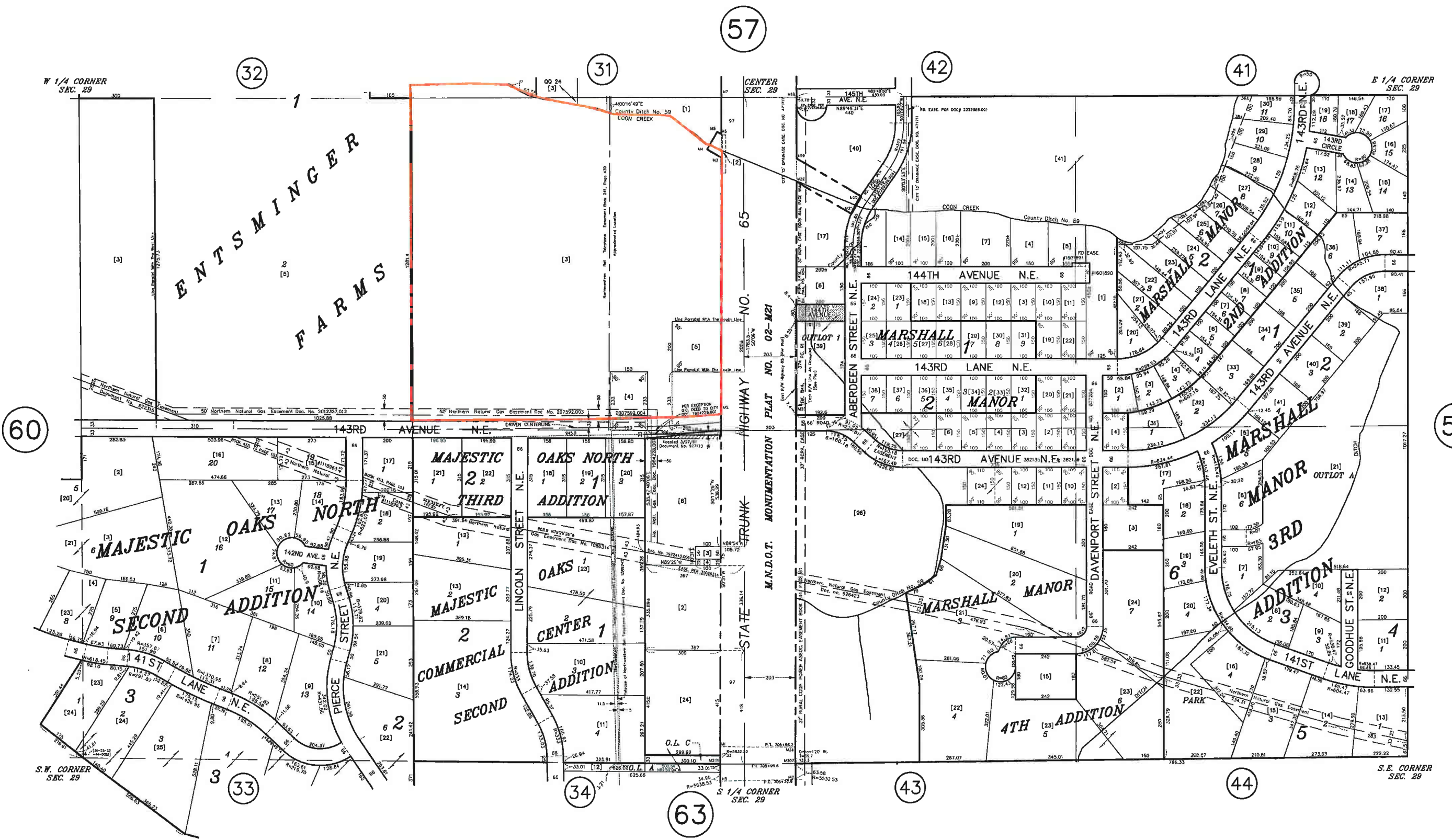


STATE TRUNK HIGHWAY NO. 65



S 1/2 SECTION 29, T. 32, R. 23

CITY OF HAM LAKE



ANOKA COUNTY
SURVEYOR'S OFFICE
ROOM 224
2100 3RD AVENUE
ANOKA, MN 55303
(763) 324-3200

QUARTER QUARTER INDEX

22	21	12	11
23	24	13	14
} NORTH HALF OF SECTION			
32	31	42	41
33	34	43	44
} SOUTH HALF OF SECTION			

PROPERTY IDENTIFICATION NUMBER

Section Number	Township Number	Range Number	Quarter Number	Specific Parcel
XX	XX	XX	XX	XXXX

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]
EXAMPLE OF PIN NUMBER: 29-32-23-43-0022

THIS IS A COMPILATION OF RECORDS AS THEY APPEAR IN THE ANOKA COUNTY OFFICES AFFECTING THE AREA SHOWN. THIS DRAWING IS TO BE USED ONLY FOR REFERENCE PURPOSES AND THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.

RESOLUTION NO. 05-10

WHEREAS, Article 10-430K states that specific design standards for streets and roads shall be established from time to time by Resolution of the City Council, upon recommendation of the City Engineer;

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Ham Lake that the following specific design standards for streets and roads be adopted.


GENERAL REQUIREMENTS

In the case of subdivisions for commercial, industrial and public purposes, no street giving access upon arterial road shall be located closer than three hundred (300) feet from right-of-way line to right-of-way line along the same side of such arterial road, to any other driveway, public or private street in the same or another subdivision.

- A. As a general requirement, a 66-foot minimum right-of-way width service road shall be dedicated to the public parallel with the Minnesota State right-of-way. Such service road to be provided on both sides of the highways and lands adjacent to the highway are subdivided and platted.
- B. The intersection of a Service Road with a street which intersects the Minnesota State Highway, shall observe a minimum distance of 300 feet from the Minnesota State right-of-way.
- C. Where access is restricted to one directional ingress and same directional egress, and competent professional review of traffic patterns indicates that no traffic hazard will be present, a right-in/right-out ingress/egress point may be permitted at a distance closer than 300 feet from the right-of-way of a public street, in the sound discretion of the City Council, and upon review of the Planning Commission, City Engineer, and such other professionals as the City may choose to engage.

Adopted by a unanimous vote of the Ham Lake City Council this 7th day of March, 2005.


Gary W. Kirkeide, Mayor


Doris A. Nivala
Administrator

SKETCH AND DESCRIPTION

~for~ LINCOLN STREET COMMERCIAL
~of~ PIERCE STREET EASEMENT

ROADWAY EASEMENT DESCRIPTION

A 66 foot wide perpetual easement for drainage and utility purposes over, under and across Lot 2, Block 1, ENTSMINGER FARMS, and Outlot A, ELWELL COMMERCIAL PARK, all in Anoka County, Minnesota. The centerline of said easement is described as follows:

Commencing at the southeast corner of Lot 2, Block 1, ENTSMINGER FARMS; thence North 00 degrees 09 minutes 36 seconds West, on an assumed bearing along the east line of said Lot 2, Block 1, a distance of 583.80; thence North 65 degrees 34 minutes 21 seconds West, a distance of 226.78 feet; thence northwesterly a distance of 353.86 feet along a tangential curve concave to the northeast, said curve having a radius of 312.00 feet and a central angle of 64 degrees 59 minutes 00 seconds; thence North 00 degrees 35 minutes 21 seconds West, tangent to the last described curve, a distance of 460.05 feet to the North line of said Lot 2, Block 1; thence South 00 degrees 35 minutes 21 seconds East, a distance of 387.95 feet to the point of beginning of the centerline to be described; thence southeasterly a distance of 379.64 feet along a tangential curve concave to the northeast, said curve having a radius of 312.00 feet and a central angle of 69 degrees 43 minutes 00 seconds; thence South 70 degrees 18 minutes 21 seconds East, tangent to the last described curve, a distance of 433.33 feet; thence southerly a distance of 383.65 feet along a tangential curve concave to the southwest, said curve having a radius of 312.00 feet and a central angle of 70 degrees 27 minutes 15 seconds; thence South 00 degrees 08 minutes 54 seconds West, tangent to the last described curve, a distance of 295.60 feet to the south line of said Outlot A and said line there terminating.

The side lines of said easement are prolonged or shortened to terminate on the southerly lot line of said Outlot A.

(NOTE: THE PLAT OF ELWELL COMMERCIAL PARK IS NOT OF RECORD AT THIS TIME)

NOTES

Bearings shown are on Anoka County datum.

NORTH

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES SOIL BORING. (BY MARK TRADEWELL)
- ⊙ DENOTES WELL
- DENOTES EXISTING CONTOURS
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)
- DENOTES WET LAND PER DELINEATION BY JACOBSON ENVIRONMENTAL
- DENOTES WET LAND AERIAL MAPPING (NOT DELINEATED)
- △ DENOTES RIGHT OF ACCESS DEDICATED TO THE COUNTY OF ANOKA
- ▭ DENOTES ROADWAY EASEMENT

PIN No. 17-119-22-14-0000
Owner: City of W
Address: Unassigned

PIN No. 17-119-22-14-0000
Owner: City of W
Address: Unassigned

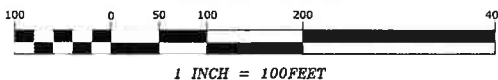
EASEMENT AREA = 78,190 SQ. FT.

BENCHMARK

MNDOT NAME: 0208 N
GSID STATION: #563
ELEVATION: 890.297 (NAVD88)

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

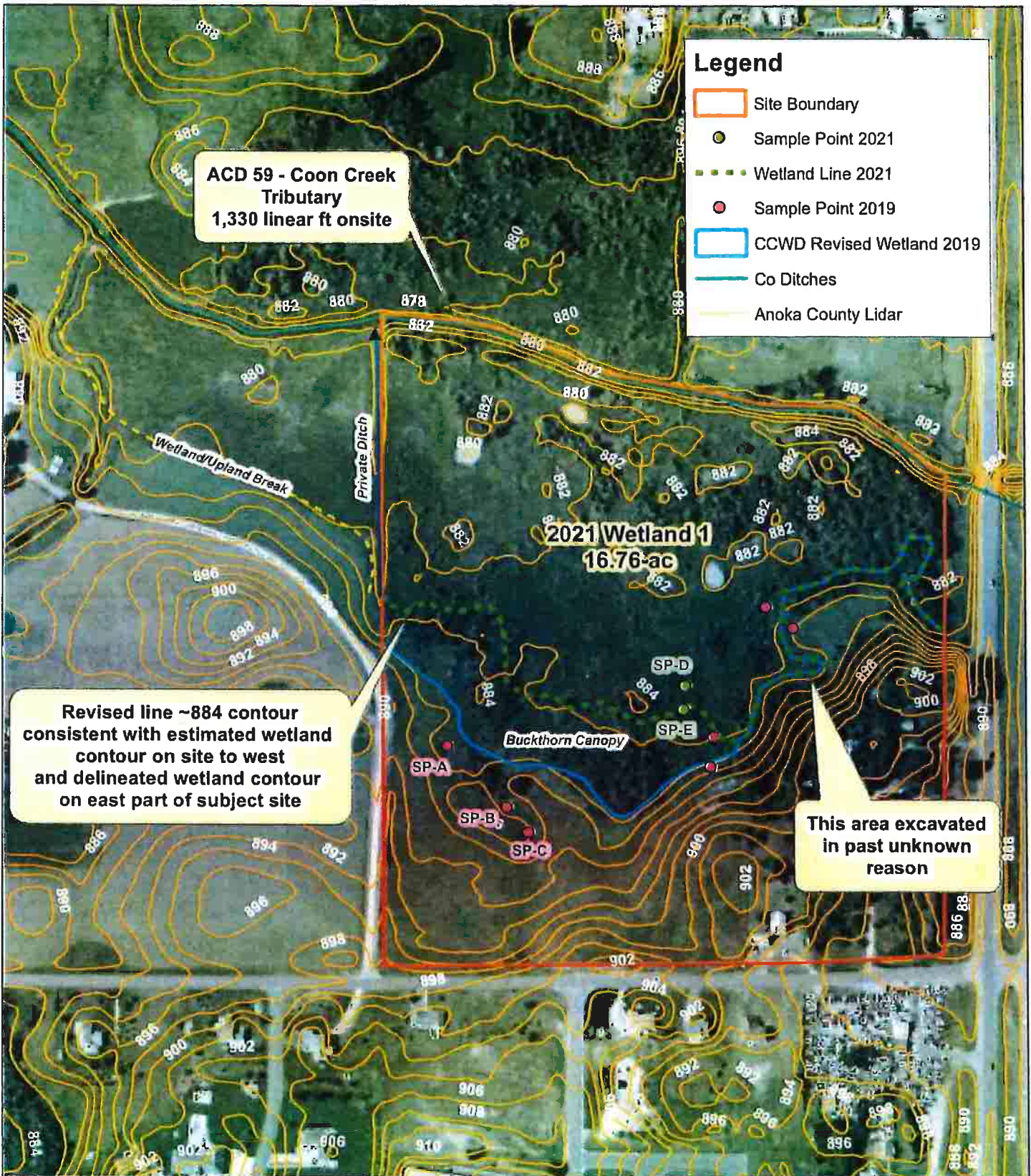
GRAPHIC SCALE




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

JASON E. RUD
Date: 12/20/2024 License No. 41578

DRAWN BY: CMB	JOB NO: 210529PP	DATE: 11/22/24
CHECK BY: JER	FIELD CREW: DT / CT	
1 12-20-24	CITY COMMENTS	MMD
2		
3		
NO. DATE	DESCRIPTION	BY




7-21-2021 - Existing Conditions (2016 MnGEO)




KJOLHAUG ENVIRONMENTAL SERVICES COMPANY
Source: MNGEO Spatial Commons

N



0 250
Feet



14350 Highway 65 (KES 2019-137)
Ham Lake, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

Excerpt from Article 11 of the Ham Lake City Code

...

11-1850 MINIMUM LANDSCAPING REQUIREMENTS

11-1851 Paved Surfaces All surfaces upon which motor vehicles will be parked or driven, and all areas in which pedestrians will be walking from point to point shall be surfaced with asphalt or concrete, to specifications established by the City's engineer.

11-1852 Ground Cover On any side of a lot which abuts a public road, the area from the road right-of-way to the nearest building side shall be entirely covered with ground cover consisting of pavement, decorative rock bordered with edging, lawn grass intended for regular mowing, mulch, bark, wood chips or other commonly used landscaping ground cover. Shingles, aggregate and clay mixtures such as Class V material, recycled concrete or asphalt, and other non-conventional ground covers shall not be permitted. Loose ground cover shall be installed to a depth of at least three inches. Any area which is covered by landscaping ground cover (not lawn or pavement) shall also include one decorative shrub for each ten square feet of ground cover.

Side yards and rear yards which do not contain existing natural wooded vegetation shall either be covered with ground cover in the manner stated above for front yards, or shall be planted so as to encourage the emergence of natural wooded vegetation, through the planting of tree species expected to reach a height of at least twenty five feet. Areas so prepared shall not be required to have mown lawn areas, but may be allowed to return to a natural state.

11-1853 Tree Plantings Trees which are planted outside of areas intended to return to a natural wooded state shall be of a variety indigenous to the local climate. Deciduous trees shall, when planted, have a trunk size of at least one and one half inches at a height of four feet from ground level. Conifers shall have a height of at least five feet. Tree locations are subject to review and approval of the City in the landscaping plan review process, and while no specific number of trees are required, the following general principles shall be observed;

- A. Where property lines are adjacent to residential areas, a planting screen of conifers shall be required, of sufficient size and proximity to provide an intermingled screen within five years;
- B. Decorative trees shall be planted along the right of way lines of adjacent public roadways;
- B. The use of conifers shall be encouraged and preferred.
- C. Whenever possible, an attempt will be made to preserve stands of existing vegetation, particularly treed or wooded areas.

11-1860 Case by Case Evaluation

Recognizing that the City contains a wide variety of commercial land, the landscape approval process shall be on a case by case basis. Where wetlands are present, or

where large distances separate a commercial lot from adjacent lands, for example, strict adherence to screening requirements may be unnecessary. Likewise, strict adherence to the remaining provisions of Article 11-1800 may be unnecessary where size, spatial relationships, topography or other physical features render a given landscaping plan aesthetically acceptable, and departures from the strict observance of the elements of Article 11-1800 shall not be considered variances requiring a showing of physical hardship. Conversely, an applicant shall be expected to meet the general spirit of this article in establishing an aesthetically pleasing landscaping plan.

PERMIT
COON CREEK WATERSHED DISTRICT
13632 Van Buren St NE
Ham Lake, MN 55304
Permit Number: 2396

Project: Elwell Commercial Park

Issued to: Lincoln Street Commercial LLC
Attn: Paul Boerboom
PO Box 9076
Fargo, ND 58106-9076

Location: 14350 and 14334 Hwy 65 NE; 1323 143rd Ave NE
Ham Lake, MN 55304

Permit Application #: P-24-048

Purpose: Grading and lot preparation for four commercial lots with associated stormwater management features

At its meeting on 10/28/2024, the Board of Managers of the Coon Creek Watershed District reviewed and approved your permit application. The following exhibits are on file describing the approved project:

1. Grading Plan by Plowe, dated 10/18/2024, received 10/18/2024.
2. Geotechnical Report by Haugo Geotechnical, dated 07/25/2023, received 09/11/2024.
3. Stormwater Management Report by Plowe, dated 10/18/2024, received 10/18/2024.
4. Storm Sewer Sizing by Plowe, dated 10/10/2024, received 10/10/2024.
5. Preliminary Plat by E.G. Rud & Sons, dated 10/10/2024, received 10/10/2024.
6. Construction Plan Set (7 Sheets) by Plowe, dated 10/10/2024, received 10/18/2024

The Board of Managers found the project as planned to be in accordance with the Rules and Regulations, and Guidelines of the District, and therefore, approved the permit with 3 stipulations.

1. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001)
2. If dewatering is required, provide DNR dewatering permit prior to construction. If a DNR permit is not required, provide well-field location, rates, discharge location, schedule and quantities prior to construction.
3. Submittal of as-builts for the stormwater management practices and associated structures listed in Table 2, including volume, critical elevations and proof of installation for hydrodynamic separators.

A follow up inspection will be conducted at the project site to assure compliance with all stipulations to this Permit. Failure to comply with the foregoing may result in rescission of the Permit, and is a violation of Minnesota Statutes section 103D.545, a misdemeanor.

This document is not transferable.

Date of Issuance: 11/25/2024
Date of Expiration: 11/25/2025

Weigel, Eileen
Digitally signed by Weigel, Eileen
DN: CN="Weigel, Eileen",
OU=Internal, OU=users,
OU=stanlec, DC=corp, DC=ads
Date: 2024.11.25 14:02:42-08'00'

Eileen Weigel, District Engineer

cc: File- P24-048
Tom Collins, Ham Lake
Tim Kelly, District Administrator

IMPORTANT PERMIT REQUIREMENTS OUTLINED ON REVERSE

GENERAL PERMIT STIPULATIONS:

1. The permittee must maintain the project authorized by this permit in good condition and in conformance with the terms and conditions of this permit.
2. The permittee shall grant access to the site at all reasonable times during and after construction to authorized representatives of the District for inspection of the work authorized hereunder.
3. The permittee shall utilize best management practices on the project site to minimize the potential for adverse impacts associated with erosion and sedimentation.
4. This permit applies only to the permitted project and the dated plans approved on this permit. If the design, location or purpose of the project changes you should contact the District to make sure the changes would not violate District Rules or applicable state law.
5. Construction work authorized under this permit shall be completed on or before the date specified above. The permittee may request an extension of the time to complete the project, stating the reason thereof, upon written request to the District.
6. The District may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
 - a. You fail to comply with the terms and conditions of this permit.
 - b. The information provided by you or in support of your permit application proves to have been false, incomplete, or inaccurate.
 - c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.
7. Permittee shall ensure that the contractor has received and thoroughly understands all conditions of this permit.

ADDITIONAL WETLAND-RELATED PERMIT CONDITIONS:

The following additional terms and conditions apply to replacement wetland(s) approved as part of this permit.

1. The replacement wetland approved as part of this permit must be constructed concurrent with or prior to any wetland fill or draining activity; or the District has received and accepted an irrevocable bank letter of credit, a performance bond, or other security acceptable to the District in an amount sufficient to guarantee the successful completion of the wetland replacement as provided under Minn. Rules 8420.0530 (B)(2), as amended.
2. The Notice of Use Restrictions and Maintenance Responsibilities specified in Minn. Rules 8420.0530(D)(6), as amended, must be recorded and proof of recording provided to the District within 30 days of completing construction of the replacement wetland (completion of construction as determined by the District).
3. The permittee each year for five years following completion of the replacement wetland must submit to the District a Monitoring Report on the replacement wetland, which Report includes the information specified in Minn. Rules 8420.0620, as amended. The Report must be submitted to the District no later than October 1 of each year.

THIS CERTIFICATION ONLY APPLIES TO THE WCA OF 1991, AS AMENDED. Permits from local, state, and federal agencies may be required. Check with the appropriate authorities before commencing work in or near wetlands. The Combined Project Notification form can be used for this purpose.

REFUNDING OF ESCROWS: Upon completion of the project the applicant shall notify the District that:

1. The project is complete
2. The site is stabilized
3. The project is ready for final inspection
4. All stipulations listed on this permit have been fulfilled
5. If applicable, the applicant would like return of its escrow

Upon receipt of such notification the District will inspect the project for conformance with the permit conditions and requirements, permitted plans and water resources associated with the implementation of those plans resulting from construction. If the District determines the project is not complete and/or not stabilized the District will inform the applicant in writing. If the District determines the site is complete and stabilized, the permit conditions and requirements have been satisfied, the District will execute the appropriate refund at its next regularly scheduled meeting where the Board pays bills (typically the second Monday of each month).

Escrow refunds will be calculated as follows and shown on the refund check

1. Amount of escrow balance paid in cash;
2. Minus any permit review and/or inspection fees
3. Minus any other project-related expenses incurred by the District.

David Krugler

From: MN_DOT_MetroDevReviews <metrodevreviews.dot@state.mn.us>
Sent: Monday, December 16, 2024 3:43 PM
To: Jennifer Bohr
Cc: Erickson, Daniel (DOT)
Subject: RE: Elwell Commercial Park (Anoka Co/Ham Lake) Plat

Dear Ms. Bohr,

I wanted to send my apologies for you not receiving our response to your request for review of the Elwell Commercial Park. We did review it, and there were no comments from staff. I thought I had sent a No Comment response but I can't find a record that I did-so it either didn't go out or I forgot to send it. But I wanted to officially close the record to our response.

Sincerely,

Cameron Muhic
Principal Planner
651-234-7797
Cameron.Muhic@state.mn.us

From: Jennifer Bohr <JBohr@hamlakemn.gov>
Sent: Friday, September 27, 2024 7:21 AM
To: MN_DOT_MetroDevReviews <metrodevreviews.dot@state.mn.us>
Cc: Erickson, Daniel (DOT) <dan.erickson@state.mn.us>
Subject: RE: Elwell Commercial Park (Anoka Co/Ham Lake) Plat

Hello!

Attached are Preliminary Plat documents for the Preliminary Plat of Elwell Commercial Park located in Section 29, Township 32, Range 23, Anoka County, Minnesota as submitted by Art Rosenberg of Lincoln Street Commercial, LLC. Under the provisions of Article 10-204 of the Ham Lake City Code, your agency has 30 days from the date hereof to either submit your written comments, or to request an extension of time, in writing, for such review. Failure of your agency to do either of the above will result in an assumption by the City that your agency either approves of or has no comment on the proposed subdivision.

Sincerely,
Jennifer

Jennifer Bohr
Building & Zoning Clerk/Deputy City Clerk
City of Ham Lake
763-434-9555
www.hamlakemn.gov



Melissa Lauterbach-Barrett
Kjolhaug Environmental Services
2500 Shadywood Road, Suite 130
Orono, MN 55331

December 12, 2019

Ms. Lauterbach-Barrett,

Midwest Natural Resources, Inc. (MNR) is pleased to provide the following rare plant habitat assessment for the Lincoln Street project site located northwest of the intersection of 143rd Ave. NE and Highway 65 in Ham Lake, Minnesota (**Figure 1**).

Project Limits and Existing Background Data

The project area, which is approximately 34.6 acres, is located in Township 32 North, Range 23 West in the NESW Quarter Section of Section 29. Based on the initial assessment using existing Minnesota Department of Natural Resources (DNR) data, there are no native plant communities within the project limits. Similarly, the DNR Sites of Biodiversity Significance data layer does not identify any areas of ecological importance within the project area.

Methods

Prior to the field assessment, MNR staff examined aerial photography of the site to determine areas with higher potential for rare species. This included, but was not limited to, wetlands, intact woodlands, and other unique aerial signatures. Field efforts were conducted on November 22, 2019 by the undersigned. Meander surveys were implemented throughout the site, with particular attention focused on areas with intact native vegetation. A general species list was collected at this time as were representative site photographs.

Results

The site includes three main components, the first of which is a large wetland feature in the northern half of the site. This feature is the most intact of the three components of the project area, and it is dominated by sedges (*Carex* spp.), reed canary grass (*Phalaris arundinacea*), and Canada bluejoint (*Calamagrostis canadensis*) with patchy shrubs, primarily red osier dogwood (*Cornus sericea*) and alder-leaved buckthorn (*Rhamnus alnifolia*). Small pockets of intact wetland vegetation are scattered throughout this area. The southern half of the project area consists of two distinct anthropogenic vegetation types. The largest of these is an open field which was likely farmed or grazed in the past. This area is dominated by pasture grasses such as Kentucky bluegrass (*Poa pratensis*) and smooth brome (*Bromus inermis*). The final vegetative system is a forested component, in the southeast corner of the site, which is associated with the existing residential structures. The forested component is dominated by non-native woody species including black locust (*Robinia pseudoacacia*), Siberian elm (*Ulmus pumila*), and glossy buckthorn (*Rhamnus cathartica*).

In all, 41 species of vascular plants were observed within the project area (**Appendix A**). None of the species encountered during the field reconnaissance are state-listed rare species. Representative site photographs are provided in **Appendix B**.

Conclusion

No habitats for state-listed species were observed during the recent field review. Based on the overall condition of the site, there is unlikely to be potential for any state-listed species. With that, further surveys are not recommended.

Please feel free to contact us with any questions.

Respectfully submitted,



Otto T. Gockman
Sr. Botanist
Midwest Natural Resources, Inc.

MND

Anoka County

145th Ave NE

144th Ave NE

144th Ave NE

Aberdeen St NE

143rd La NE

Lat: 45.22984
Long: -93.240116

143rd Ave NE

MNTH 65

Lincoln St NE

141st La NE

Pierce St NE

○ Reference Point
▭ Survey Area

Source: Esri World Imagery, US Census, Date: 12/11/2019

0 400 800 Feet

Site Overview
Lincoln Street Property
Ham Lake, Anoka County, Minnesota

Figure 1



Appendix A

Species List

Appendix B

Representative Photos



Open field on southern edge of the site.



Open wetland in the northern portion of the site.



Disturbed area near house.



Forested component near house.



CITY OF HAM LAKE

PLANNING REQUEST

15544 Central Avenue NE

Ham Lake, MN 55304

Phone (763) 434-9555 Fax (763) 235-1697

Date of Application JAN-16-2025 Date of Receipt 1-16-2025
Receipt # 101417 Amount \$ 1400

Meeting Appearance Dates:
Planning Commission 2-10-2025 City Council _____

Please check request(s):

- Metes & Bounds Conveyance
- Sketch Plan
- Preliminary Plat Approval*
- Final Plat Approval
- Rezoning*
- Multiple Dog License*
- Commercial Building Permit
- Certificate of Occupancy
- Home Occupation Permit
- Conditional Use Permit (New)*
- Conditional Use Permit (Renewal)
- Other _____

**NOTE: Advisory Signage is required for land use alterations and future road connections. This application also requires a Public Hearing. Such fees shall be deducted from deposit.*

Development/Business Name: RICHARD CITROWSKE

Address/Location of property: 14726 WAKE ST NE HAM LAKE, MN 55304

Legal Description of property: _____

PIN # 24-32-23-12-0011 Current Zoning R-1 Proposed Zoning R-1

Notes: 2 LOT SUBDIVISION - SECOND DIVISION

Applicant's Name: RICHARD J CITROWSKE

Business Name: _____

Address 14726 WAKE ST NE

City HAM LAKE State MN Zip Code 55304

Phone 612-978-5546 Cell Phone _____ Fax _____

Email address RICHARDJ@CENTURYLINK.NET

You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.


SIGNATURE [Signature] DATE JAN 16 - 2025

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____
City Council _____

PROPERTY TAXES CURRENT YES NO

Memorandum

Date: February 4, 2025
To: Planning Commissioners
From: David A. Krugler, City Engineer 
Subject: Citrowske Addition Sketch Plan

Introduction:

The Sketch Plan proposes to subdivide the 11.42-acre 14726 Wake Street / 26-32-23-12-0011 parcel into two lots. The parcel is zoned Single Family Residential (R-1). A 600-scale zoning map and 100 scale aerial photo are attached.

Discussion:

The proposed subdivision divides Lot 3 Block 1 of the Citrowske Addition into a total of three parcels. The attached Phase 1 splits the parcel into two lots and falls under the Minor Plat portion of City Code Section 10-101. The third lot shown on the sketch plan will be created in future Phase 2. There is an existing pole barn located where the future third lot is proposed. A pole barn is not permitted on a parcel without a dwelling unit. Future plan submittals will be required to show the removal of the pole barn. Consideration of approving both the preliminary and final plat will be before the Planning Commission at the same meeting, following the public hearing. Because the minor plat is utilizing the existing infrastructure, and no construction is required other than the individual lot development, a Development Agreement will not be required. A zoning revision will not be required for the proposed plan. Per correspondence with Public Works Superintendent John Witkowski, it is recommended that parkland dedication fees be collected rather than the dedication of parkland or trail easement. The developer will need to pay a \$200 drainage fund contribution along with a \$2,500 parkland dedication fee for Lot 2.

The Sketch Plan shows the location and surface elevation of four septic soil borings and one building pad boring for each lot. The soil boring logs are required to be submitted for compliance review for septic separation from mottling and low floor determinations. Per 10-204.B.iii of City Code, the building pad boring is required to be taken from the approximate center of the Eligible Building Area. Per 11-450.4.c, a septic compliance inspection is required when a parcel having an existing system undergoes development, subdivision by platting or lot split. The Sketch Plan shows the required 10-foot drainage and utility easements adjacent to all proposed lot lines.

Coon Creek Watershed District (CCWD) approval is needed for the Minor Subdivision. The wetland boundary is larger than shown on the Sketch Plan. It does not appear that the wetland delineation has been approved by CCWD. The combined preliminary and final plat submittal will need to include the approved wetland boundary. The CCWD will determine the need for a DNR Natural Heritage Information System data review is needed to determine if whether any state-protected species may be located within the Minor Subdivision boundary, based on available CCWD data.

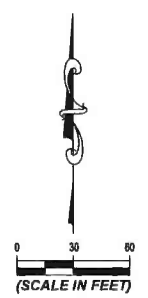
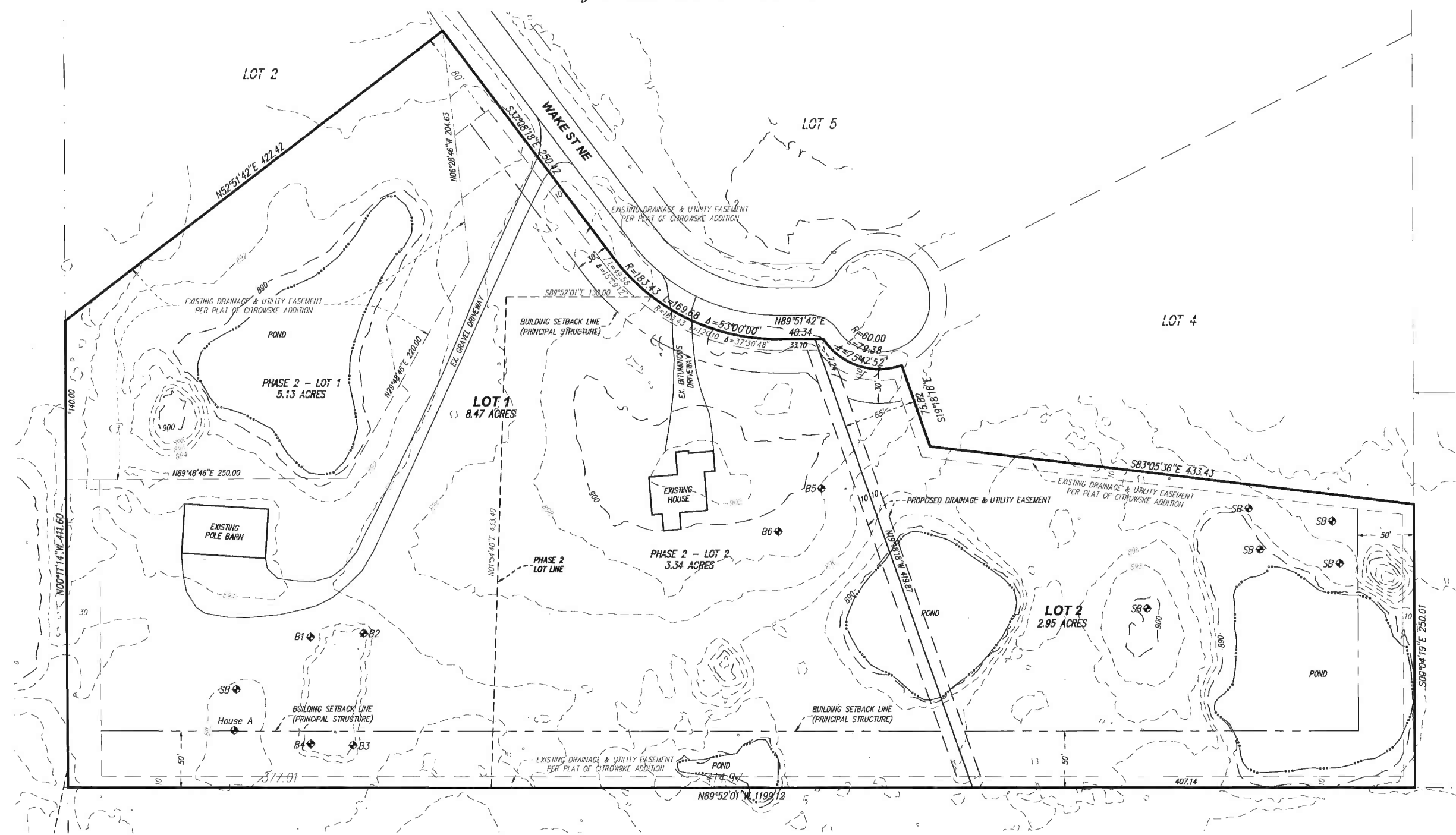
Recommendations:

It is recommended that the Citrowske Sketch Plan be recommended for approval.

Sketch Plan

for: Richard & Karen Citrowske

COUNTY OF ANOKA
CITY OF HAM LAKE
SEC. 26, T. 32, R. 23



PROPERTY INFORMATION
OWNERS
RICHARD & KAREN CITROWSKE
14726 WAKE ST NE
HAM LAKE, MN 55304
PID: 26-32-23-12-0011

PROPERTY DESCRIPTION
Lot 3, Block 1, CITROWSKE ADDITION, according to the plat of record thereof, Anoka County, Minnesota.

ZONING INFORMATION
ZONING DISTRICT: R-1 RESIDENTIAL-SINGLE FAMILY
MINIMUM LOT SIZE 1 ACRE
MINIMUM LOT WIDTH 300 FEET
FRONT YARD SETBACK 30 FEET
SIDE YARD SETBACK 10 FEET
REAR YARD SETBACK 50 FEET (PRINCIPAL STRUCTURE)
10 FEET (ACCESSORY BUILDINGS)

NOTE
SOIL BORINGS SHOWN PER LOCATIONS PROVIDED BY CLIENT

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Kyle J. Roddy, MN PLS 42627
Signature: *KAR* Date: 1/31/2024

LHB
324 Garfield St. South | Cambridge, MN 55008
763.219.1235 | LHBcorp.com

RECEIVED
JAN 31 2025

