



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 24, 2025

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: February 10, 2025

PUBLIC HEARING:

6:01 p.m. Jeff Entsminger, Entsminger Enterprises, LLC, requesting Preliminary and Final plat approval and rezoning of portions of land from R-1 (Single Family Residential) to R-A (Rural Single Family Residential) for Entsminger Estates located at 2045 Constance Boulevard NE (3 Single Family Residential lots and 1 outlot) in Section 16.

NEW BUSINESS:

1. None

COMMISSION BUSINESS:

1. City Council Update

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

The Ham Lake Planning Commission met for its regular meeting on Monday, February 10, 2025, 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, Jeff Entsminger, David Ross, Dave Ringler and Erin Dixson

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 Ross, seconded by Lejonvarn, to approve the minutes of the December 9, 2024, Planning Commission meeting as written. All present in favor, motion carried.

Chair Pogalz asked to address the Citrowske sketch plan prior to the public hearing for Elwell Commercial Park.

NEW BUSINESS:

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

Mr. Richard Citrowske was present. Mr. Citrowske stated he wants to divide his parcel into two lots so he can sell a lot. Mr. Citrowske stated that a third lot may be created in the future in phase two of the development. Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated the 11.4-acre parcel being divided is part of the Citrowske Addition plat which was approved in 1991. Engineer Krugler stated Mr. Citrowske is proposing to divide Lot 3, Block 1 of Citrowske Addition into three lots eventually; the first phase is to divide the parcel into two lots. Engineer Krugler stated if proposed Lot 1 is divided in the future, the existing pole barn will need to be removed as a pole barn cannot be on a parcel that does not have a dwelling unit; future submittals will be required to show the removal of the pole barn. Engineer Krugler stated the sketch

plan shows the location of septic and building pad borings for each lot; the soil boring logs must be submitted to the city for review. Engineer Krugler stated approval of the existing wetland delineation and plat approval is required from Coon Creek Watershed District. Engineer Krugler stated this sketch plan will follow the minor platting process where review of the preliminary and final plats will be done at the same meeting. Engineer Krugler stated Public Works Superintendent Witkowski recommends a \$2500 parkland dedication fee and a \$200 drainage fund contribution fee be paid for Lot 2. Chair Pogalz asked Engineer Krugler to verify that this sketch plan proposes to create a lot to the east of Mr. Citrowske's current home and the third lot proposed for phase two is to the west of his home. Engineer Krugler confirmed that was correct. **Motion by Pogalz, seconded by Entsminger, to recommend approval of the Sketch Plan presented by Richard Citrowske for two residential lots in Section 26 subject to paying a \$2500 parkland dedication and \$200 drainage fund contribution fee for Lot 2, submitting soil boring logs to the city for compliance review, ordering a septic compliance inspection on the existing septic system and submitting results to the city prior to preliminary plat approval, obtaining Coon Creek Watershed District approval, meeting the requirements of the City Engineer and meeting all City, County and State requirements.** Chair Pogalz asked Mr. Citrowske if he understood the conditions. Mr. Citrowske stated he understood. **All present in favor, motion carried.** *This application will be placed on the City Council's Tuesday, February 18, 2025, agenda.*

Commissioner Entsminger removed himself from the table due to his ownership interest in property adjacent to the proposed Elwell Commercial Park development and the potential for financial benefit as a contractor for the development.

PUBLIC HEARING:

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

Mr. Art Rosenberg and Mr. Paul Boerboom from Lincoln Street Commercial, LLC, were present. Mr. Rosenberg spoke on behalf of the project. Mr. Rosenberg stated they are ready to move forward with the development of the plat. Mr. Rosenberg stated one lot is under contract and he hopes that the remaining three lots will be purchased this year. Mr. Rosenberg stated the goal is to have the development completed by the end of May. Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated the proposed development is on 37.25 acres. Engineer Krugler stated most of the land to the north and west of the four proposed commercial lots will be an outlot. Engineer Krugler stated a road easement for a future northern connection from 143rd Avenue NE to Andover Boulevard NE is shown on the plat. Engineer Krugler stated the two proposed western lots will be zoned Commercial Development II (CD-2), the two proposed eastern lots will be zoned Commercial Development I (CD-1) and the outlot will be zoned Rural Single Family Residential (R-A). Engineer Krugler stated the MSA commercial portion of 143rd Avenue NE from Highway 65 NE to Lincoln Street NE does not have the structural capacity for commercial traffic. Engineer Krugler stated originally the developer intended

to upgrade 143rd Avenue NE from Highway 65 NE to Johnson Street NE but per the recommendation of the Road Committee, the City Council has requested a feasibility study be provided to determine the viability of the city upgrading 143rd Avenue NE from Highway 65 NE to Lincoln Street NE; the feasibility study will be presented to the City Council at the February 18, 2025, meeting. Engineer Krugler stated the city would like to use MSA funding for the upgrade of 143rd Avenue NE. Engineer Krugler stated there is an existing billboard on proposed Lot 2. Engineer Krugler stated the billboard must be relocated or removed; if the billboard is relocated, it will require compliance with Article 11-320 of City Code and a sign permit will be required. Engineer Krugler stated there is a 50-foot Northern Natural Gas (NNG) easement over the southerly portion of the property; the development plans note requirements of working within the pipeline easement and state a NNG representative must be on-site when work is done within 25-feet of the pipeline. Commissioner Lejonvarn asked Engineer Krugler what changed to prompt the city to order a feasibility study to upgrade 143rd Avenue NE. Engineer Krugler stated the Road Committee determined it would be prudent to upgrade 143rd Avenue NE from Highway 65 NE to Lincoln Street NE rather than just have 143rd Avenue NE upgraded to Johnson Street NE due to the future connection of 143rd Avenue NE to Andover Boulevard NE via Lincoln Street NE. Chair Pogalz completed the inspection, a copy which is on file. Chair Pogalz stated the property is open land with residential homes adjacent to the development south of 143rd Avenue NE. Chair Pogalz stated a well casing is visible on the parcel. Mr. Rosenberg stated the wells for the houses that used to be on the property have been abandoned and sealed. Chair Pogalz stated there are approaches to Highway 65 NE to the east of the development. Engineer Krugler stated it is the developer's responsibility to remove the approaches located on Highway 65 NE. Chair Pogalz asked Engineer Krugler what the plan is for the northern extension of Lincoln Street NE. Engineer Krugler stated Lincoln Street NE is a designated frontage and MSA route from Bunker Lake Boulevard NE to Andover Boulevard NE and northward via Pierce Street NE until it connects with Central Avenue NE. Chair Pogalz asked Engineer Krugler when Lincoln Street NE extension to the north would be constructed. Engineer Krugler stated any projected timeline would be speculation at this time.

Chair Pogalz opened the public hearing at 6:20 p.m. and asked for public comment.

Chair Lejonvarn asked if 143rd Avenue NE would be upgraded before construction starts on proposed Lot 1. Engineer Krugler stated if the City Council approves the feasibility study at the February 18, 2025, meeting, bids could be solicited in May or June.

Tim Mayville, 14250 Pierce St NE. Mr. Mayville stated he is wondering what the development plans are for the farmland to the west of Elwell Commercial Park. Mr. Mayville stated a lot of dirt has been brought onto that parcel and he is wondering if the dirt will be used for farming or for fill for future development. Mr. Mayville stated he is looking forward to a connection between 143rd Avenue NE and Andover Boulevard NE. Mr. Mayville stated if additional development is done in the area, he would like to see fiber optic internet services become available to residents in Ham Lake.

Engineer Krugler stated the extension of Lincoln Street NE is on a project list for the future. Chair Pogalz stated that to comment on the development of the farmland to the west of Elwell Commercial Park would be speculative at this time. Chair Pogalz stated if

the land to the west of the proposed development would be rezoned in the future, a notice would be sent out and a public hearing would be held

Chris Sickmann, 1302 143rd Avenue NE. Mr. Sickmann stated extending Lincoln Street NE would be ideal for an additional access point to his residence and the area. Mr. Sickmann asked what the land west of Elwell Commercial Park will be zoned and asked if there would be development to the west of the commercial park. Mr. Sickmann stated he would like that area to remain residential.

Engineer Krugler stated the land to the west of proposed Elwell Commercial Park will be zoned Rural Single Family Residential (R-A). Engineer Krugler stated it will remain R-A until a development is proposed on that land in the future.

Chair Pogalz closed the public hearing at 6:34 p.m.

Motion by Pogalz, seconded by Dixon, to recommend approval of the Preliminary Plat and rezoning of Elwell Commercial Park, a four lot, one outlot commercial subdivision in Section 29 as presented by Art Rosenberg, of Lincoln Street Commercial, LLC, subject to the City Council approving the feasibility study and ordering plans and specifications to upgrade 143rd Avenue NE to meet commercial requirements from Highway 65 NE to Lincoln Street NE, providing the city with a quit claim deed for the realignment of the Lincoln Street NE connection from 143rd Avenue NE to Andover Boulevard NE, providing proof of the conveyance of Outlot A to 1163 143rd Avenue NE, no issuance of building permits, for any of the commercial lots, will be done until proof of conveyance is received, razing the existing billboard on proposed Lot 2, obtaining a sign permit in conformance with Articles 11-310.2 and 11-320 for any future signs and providing access to any future signs, obtaining approval, including rezoning, for any future lots within any portion of the expanded 1163 143rd Avenue NE, meeting the requirements of the City Engineer, meeting all City, State and County requirements. Commissioners Pogalz, Lejonvarn, Ringer, Ross, and Dixon voted yes, Commissioner Entsminger abstained from the vote. Motion carried. *This application will be placed on the City Council's Tuesday, February 18, 2025, agenda.*

COMMISSION BUSINESS:

City Council Update

Chair Pogalz informed the Commissioners that the City Council concurred with the Commission's recommendations to approve the preliminary and final plats for Elevate Hope House. There will not be a Planning Commissioner present at the February 18, 2025, City Council meeting.

ADJOURNMENT:

Motion by Dixon, seconded by Lejonvarn, to adjourn the Planning Commission meeting at 6:38 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 24, 2025

INSPECTION ISSUED TO: David Ross

APPLICANT/CONTACT: Jeff Entsminger, Entsminger Enterprises

TELEPHONE NUMBER: 612-669-4004, jeff@allseasonservices.com

BUSINESS/PLAT NAME: Entsminger Estates

ADDRESS/LOCATION OF INSPECTION: 2045 Constance Blvd NE

APPLICATION FOR: Preliminary Plat & Rezoning

RECOMMENDATION: _____

DATE: _____

PLANNING COMMISSIONER SIGNATURE: _____



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 8/7/24 Date of Receipt _____

Receipt # _____ Amount \$ _____

Meeting Appearance Dates:

Planning Commission 2.24-2025 City Council _____

Please check request(s):

- | | |
|--|---|
| <input type="checkbox"/> Metes & Bounds Conveyance | <input type="checkbox"/> Commercial Building Permit |
| <input type="checkbox"/> Sketch Plan | <input type="checkbox"/> Certificate of Occupancy |
| <input checked="" type="checkbox"/> Preliminary Plat Approval* | <input type="checkbox"/> Home Occupation Permit |
| <input checked="" type="checkbox"/> Final Plat Approval | <input type="checkbox"/> Conditional Use Permit (New)* |
| <input checked="" type="checkbox"/> Rezoning* | <input type="checkbox"/> Conditional Use Permit (Renewal) |
| <input type="checkbox"/> Multiple Dog License* | <input type="checkbox"/> 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: ENTSMINGER ESTATES

Address/Location of property: 2045 CONSTANCE BOULEVARD NE

Legal Description of property: PRT. OF NE 1/4 OF NW 1/4, SEC. 16, T-32, R-23

PIN # 16-32-23-21-0001 Current Zoning R1/RA Proposed Zoning R1

Notes: 3 residential lots and 1 outlot

Applicant's Name: JEFF KENTSMINGER

Business Name: ENTSMINGER ENTERPRISES, LLC

Address 14916 CENTRAL AVENUE NE

City HAM LAKE State MN Zip Code 55304

Phone 763-767-6070 Cell Phone 612-669-4004 Fax _____

Email address jeff@allseasonservices.com

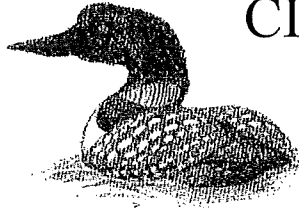
You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.

SIGNATURE [Signature] DATE 8/7/24

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____
City Council _____

PROPERTY TAXES CURRENT (YES) NO



CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
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 24, 2025 at 6:01 p.m. at the City Hall located at 15544 Central Avenue NE for the purpose of considering the application of Jeff Entsminger, Entsminger Enterprises, LLC, requesting preliminary and final plat approval and rezoning of portions of land from R-1 (Single Family Residential) to R-A (Rural Single Family Residential) for Entsminger Estates in Section 16, a parcel of certain land situated in the City of Ham Lake, Anoka County, Minnesota and which is described as follows to wit:

The West Half of the Northeast Quarter of the Northwest Quarter of Section 16, Township 32, Range 23, Anoka County, Minnesota,

EXCEPT the following described tracts:

Commencing at the Southwest corner of said Northeast Quarter of the Northwest Quarter; thence North along the West line thereof 323.65 feet to the actual point of beginning of the land to be described; thence East parallel with the South line of said Northeast Quarter of the Northwest Quarter 150 feet; thence North parallel with said West line 290.63 feet; thence West to a point on said West line 290.63 feet North of the point of beginning; thence South to the point of beginning.

ALSO EXCEPT: Commencing at a point on the South line of said Northeast Quarter of the Northwest Quarter 150 feet East of the southwest corner thereof; thence North parallel with the West line thereof 505.17 feet to the actual point of beginning of land to be described (for the purpose of this description the West line of said Northeast Quarter of the Northwest Quarter bears due North); thence North 75 degrees 37 minutes East 266 feet; thence North 14 degrees 23 minutes West 200 feet; thence South 75 degrees 37 minutes West to intersect a line bearing North from the point of beginning; thence south to the point of beginning.

ALSO EXCEPT: Commencing at a point on the south line of said Northeast Quarter of the Northwest Quarter 150 feet East of the Southwest corner thereof; thence North along a line to be hereafter known

as Line A, said Line A being parallel with the West line of said Northeast Quarter of the Northwest Quarter (for the purpose of this description the West line of said Northeast Quarter of the Northwest Quarter bears due North and South) 323.65 feet; thence East parallel with said South line of said Northeast Quarter of the Northwest Quarter to intersect a line parallel with and 66 feet East of said Line A (as measured at right angles to said Line A) said point of intersection to be hereafter known as Point C; thence return along the mentioned parallel line to said Line A; thence North along said Line A, 181.52 feet; thence North 75 degrees 37 minutes East along a line to be hereafter known as Line B, 266 feet; thence South 14 degrees 23 minutes East 66 feet to the actual point of beginning of the land to be described: thence South 75 degrees 37 minutes West to intersect said line 66 feet East of Line A; thence South along said parallel line to said Point C; thence North 75 degrees 37 minutes East to intersect with a line bearing South 14 degrees 23 minutes East from the point of beginning; thence North 14 degrees 23 minutes West to the point of beginning.

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

DATED: February 14, 2025
Jennifer Bohr
Building and Zoning Clerk
City of Ham Lake

Memorandum

Date: February 20, 2024
To: Planning Commissioners
From: David A. Krugler, City Engineer
Subject: Entsminger Estates



Introduction:

The Title Sheet, Grading, Drainage, Erosion Control and Livability Plan, Preliminary Plat, Removal Plan, Basin 2 & 3 Details & Lot 3 Driveway Culvert, Basin 1 Detail, Storm Water Pollution Prevention Plan and Details were received on January 31st, the revised Stormwater Drainage Report was received on February 10th and the Final Plat received on February 19th for the proposed 3 lot residential development located on 17.2 acres of parcel 16-32-23-21-0001. The Sketch Plan was approved at the July 1, 2024 City Council meeting. The parcel is partially zoned Single Family Residential (R-1) and partially zoned Rural Single Family Residential (R-A). The three residential lots will be zoned R-1, and the outlot that is being combined with 16337 Mankato Street will be zoned R-A. A 600-scale zoning map, a 400-scale half-section map and a 300-scale aerial photo are attached

Discussion:

The proposed subdivision falls under City Code Section 10-101. Consideration of approving both the preliminary and final plat will be before the Planning Commission at the same meeting, following the public hearing. A 66-foot-wide access opening is shown for "Mankato Street". Although Mankato Street and 164th Avenue appear to be public streets on the half-section map. However, these roadways are 66-foot-wide "road easements", they are private ingress/egress easements. Lot 1 shows Constance Boulevard as the required frontage of 216 feet, which includes the 66-foot-wide ingress/egress easement.

Plans identify the existing house, two existing accessory buildings and the existing shed as being razed. Plans show the existing septic system being abandoned per MPCA requirements. Plans show the existing 91-foot-deep well will be sealed. The existing fence does not comply with City Code 11-250 and must be removed. There is a six-foot jog of the Outlot/Lot 2 lot line to accommodate the setback for the building located on 16337 Mankato Street. Lot 2 is larger than 1.5 acres and complies with City Code 10-430.I to allow the lot line jog.

The rear yard setback for Lot 1 is shown adjacent to the northern lot line. However, driveway access is proposed from the "Mankato Street" ingress/egress easement. Per 11-411.2C of City Code, the apparent entrance or front of the home must be parallel to Constance Boulevard.

Per the attached Proposed Municipal Bike Trail System exhibit, Constance Boulevard is identified as a proposed bike path. A 15-foot-wide trail easement, adjacent to the drainage and utility easements, is required for all three lots. Similar trail easements were required from Lake Netta Preserve and Nettas Preserve. Per correspondence with Public Works Superintendent John

Witkowski, parkland dedication is not recommended. Parkland dedication fees will be credited with the value of the trail easements for compliance with Article 10-420B of the City Code. The developer will need to pay a \$200 drainage fund contribution for each lot.

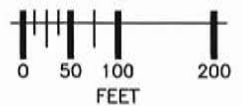
The approved Coon Creek Watershed District (CCWD) Permit is attached. No portion of the three proposed residential lots is located within the FEMA Zone A 100-year flood boundary. County Ditch 58-4 traverses through the northern portion of the outlot.

Constance Boulevard (County Road 60) is under Anoka County jurisdiction. The approved Anoka County Highway Department permit is attached. The 30-foot-wide access opening for the Lot 3 driveway and will limit the driveway to be a maximum width of 20-feet, because the driveway has to be 10-feet from the common property line so that the driveway is outside of the side yard drainage and utility easement. The applicable portion of Anoka County Highway Right-of-Way Plat No. 44, referenced on the Preliminary Plat, is attached.

There is an 85-foot side United Power Association Easement that encroaches 25-feet into the southerly portion of the three proposed lots. Written approval needs to be provided for the Lot 3 driveway crossing, the future trail and any grading within the Easement.

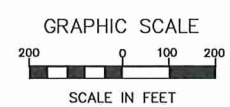
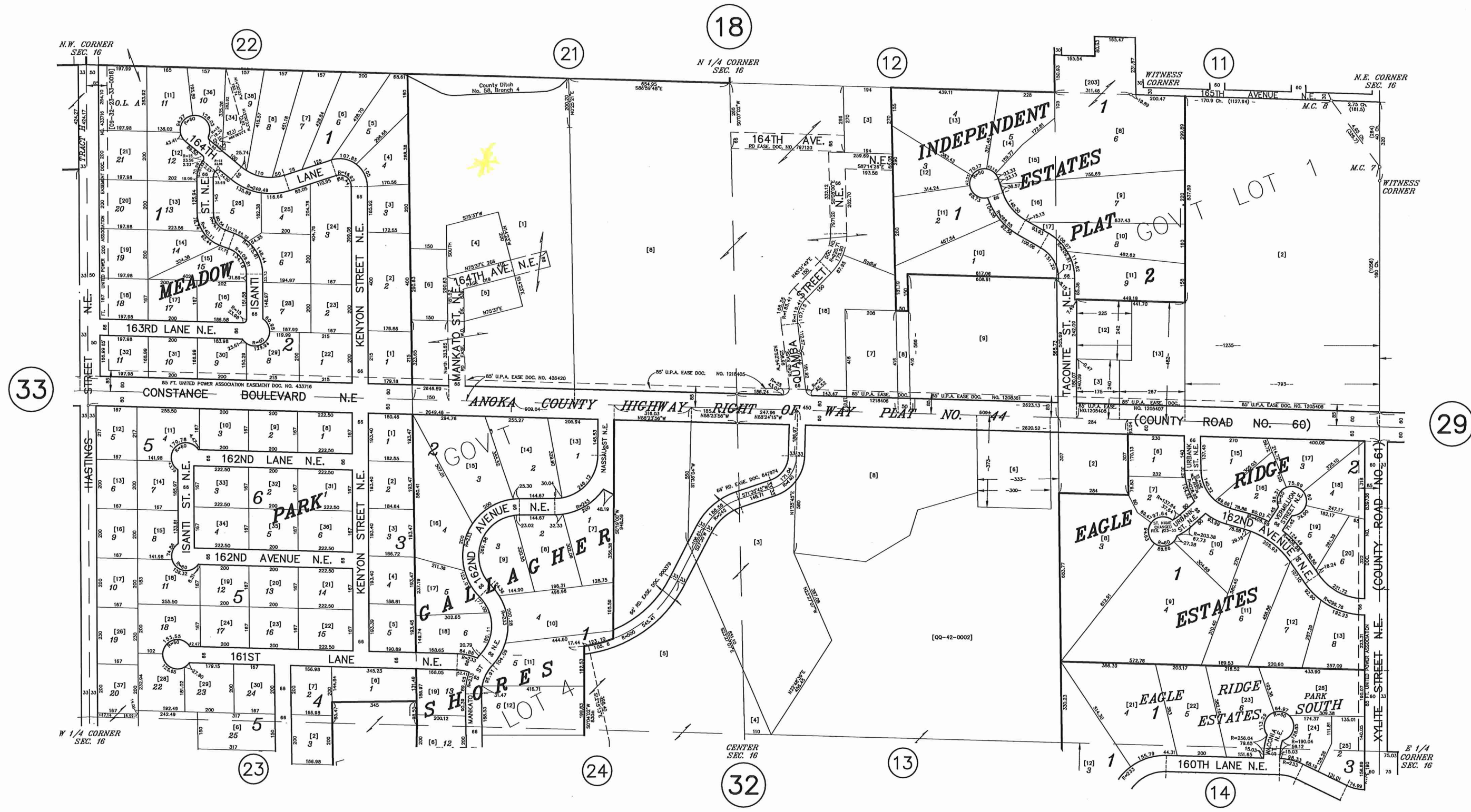
Recommendations:

It is recommended that the preliminary and final plat of Entsminger Estates be recommended for approval.



N 1/2 SECTION 16, 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	NORTH HALF OF SECTION
23	24	13	14	
32	31	42	41	SOUTH HALF OF SECTION
33	34	43	44	

PROPERTY IDENTIFICATION NUMBER

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

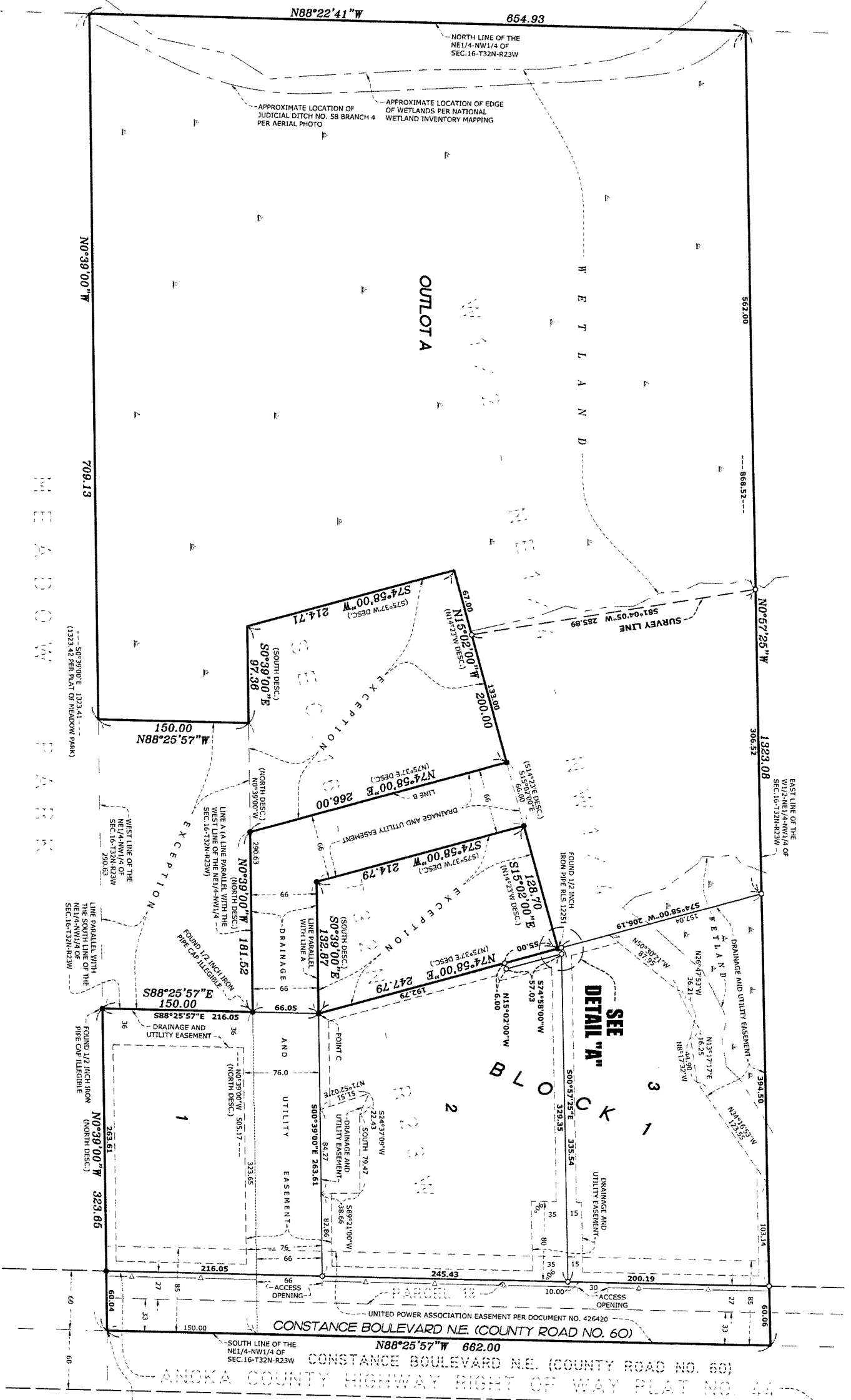
SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]
EXAMPLE OF PIN NUMBER: 16-32-23-14-0022

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.

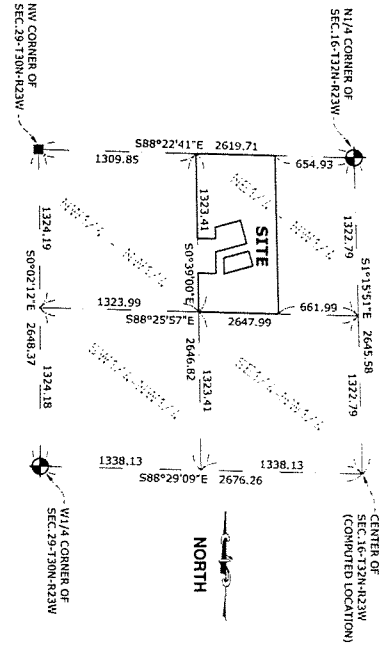
ENTSINGER ESTATES

**CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 16, T32, R23**

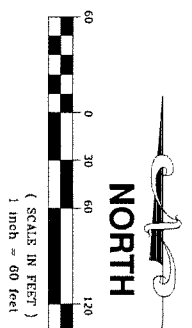
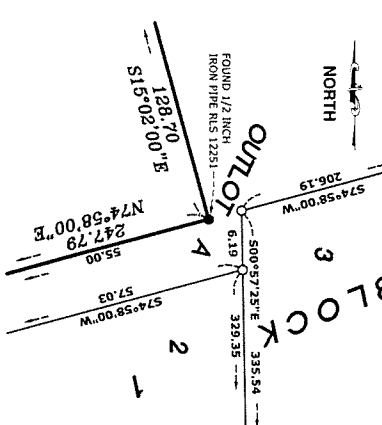
ROLLING MEADOWS 2ND ADDITION



SECTION DETAIL
NW1/4 OF SEC. 16-T32N-R23W
ANOKA COUNTY, MINNESOTA
Not to Scale



DETAIL "A"
Not to Scale



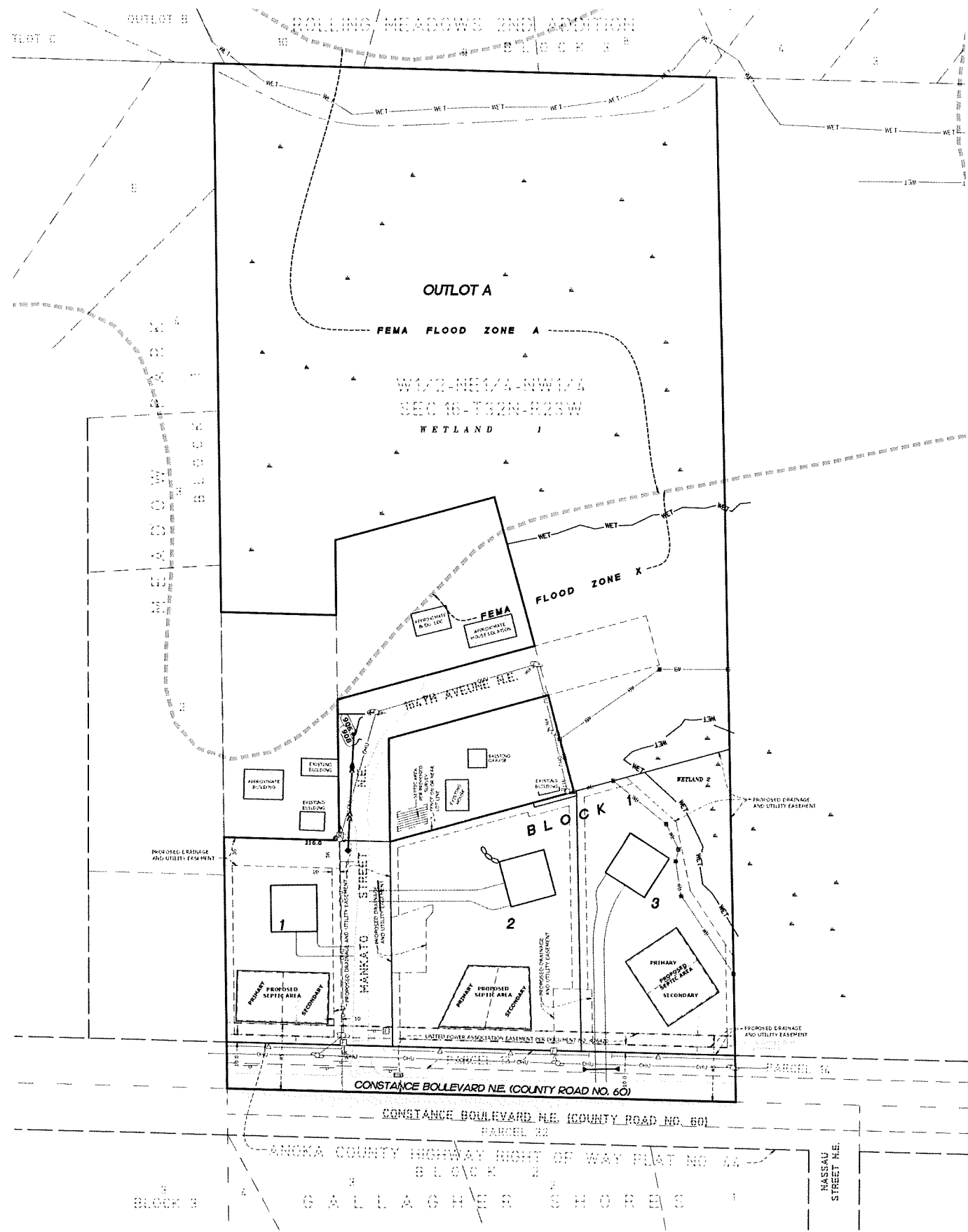
- LEGEND**
- ◆ DENOTES ANOKA COUNTY CAST IRON MONUMENT
 - DENOTES ANOKA COUNTY CONCRETE MONUMENT
 - DENOTES 1/2 INCH IRON PIPE FOUND, UNLESS OTHERWISE SHOWN.
 - DENOTES 1/2 INCH BY 1/4 INCH IRON PIPE SET, MARKED RLS NO. 41578
 - DENOTES RIGHT OF ACCESS DEDICATED TO THE COUNTY OF ANOKA.
 - DENOTES WETLAND EDGE AS DELINEATED BY JACOBSON ENVIRONMENTAL, PLLC IN JULY 2024, UNLESS OTHERWISE SHOWN.

FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 32, RANGE 23, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF NORTH 88 DEGREES 22 MINUTES 41 SECONDS WEST.

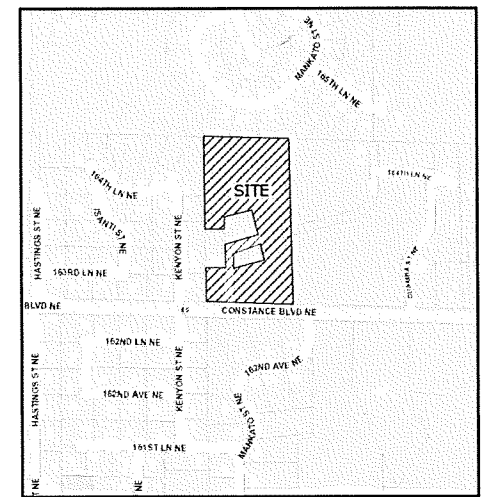
E.G. RUD & SONS, INC.
EST. 1877
Professional Land Surveyors

ENTSMINGER ESTATES

TITLE SHEET HAM LAKE, MINNESOTA



VICINITY MAP (NOT TO SCALE)



DEVELOPER
ENTSMINGER ENTERPRISES
14916 CENTRAL AVE NE
HAM LAKE, MN 55304
JEFF ENTSMINGER
612-669-4004
JEFF@ALLSEASONSERVICES.COM

ENGINEER
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
LINO LAKES, MN 55014
ADAM GINKEL, P.E.
651-361-8234
ADAM@PLOWE.COM

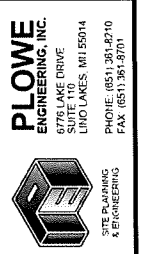
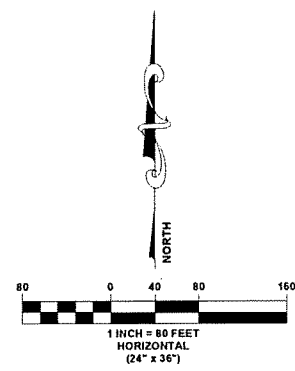
SURVEYOR
E.G. RUD & SONS LAND SURVEYING, INC.
6776 LAKE DRIVE
LINO LAKES, MN 55014
JASON RUD
651-361-8225
JRUD@EGRUD.COM

AN MPCA NPDES CONSTRUCTION PERMIT IS REQUIRED PRIOR TO THE START OF CONSTRUCTION

ALL PERMITS, INCLUDING BUT NOT LIMITED TO PERMITS FROM CITY OF HAM LAKE, MNDOT, AND THE MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY, SHALL BE OBTAINED PRIOR TO ORDERING OF MATERIAL AND STARTING OF CONSTRUCTION. NO INSTALLATION OF UTILITIES SHALL BE PERMITTED UNTIL ALL APPLICABLE PERMITS ARE RECEIVED BY CONTRACTOR. INSTALLATION OF UTILITIES SHALL BE CONSTRUCTED TO MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY STANDARDS AND CITY STANDARDS AS IDENTIFIED IN THE PUBLIC WORKS/ENGINEERING STANDARDS.

SHEET INDEX

CO	TITLE SHEET
	GRADING, DRAINAGE, EROSION CONTROL AND LIVABILITY PLAN PRELIMINARY PLAT
C1.1	REMOVALS PLAN
C1.2	BASIN DETAILS & LOT 3 DRIVEWAY CULVERT
C1.3 - C1.4	SWPPP
C2.1	DETAILS



PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
LINO LAKES, MN 55014
PHONE: (651) 361-8270
FAX: (651) 361-8701

NO.	DATE	DESCRIPTION
1	10/28/24	COND & CITY COMMENTS
2	01/31/25	CITY COMMENTS
3		
4		
5		
6		
7		
8		

I hereby certify that this plan was prepared by me or by a duly licensed professional engineer under the laws of the State of Minnesota.
Adam Ginkel
ADAM GINKEL
Date: 01/31/2025 License No. 45863

ENTSMINGER ESTATES
HAM LAKE, MN
TITLE SHEET
PREPARED FOR: ENTSMINGER ENTERPRISES

SHEET
CO

GRADING, DRAINAGE, EROSION CONTROL AND LIVABILITY PLAN

~for~ ENTSMINGER ENTERPRISES
~of~ ENTSMINGER ESTATES

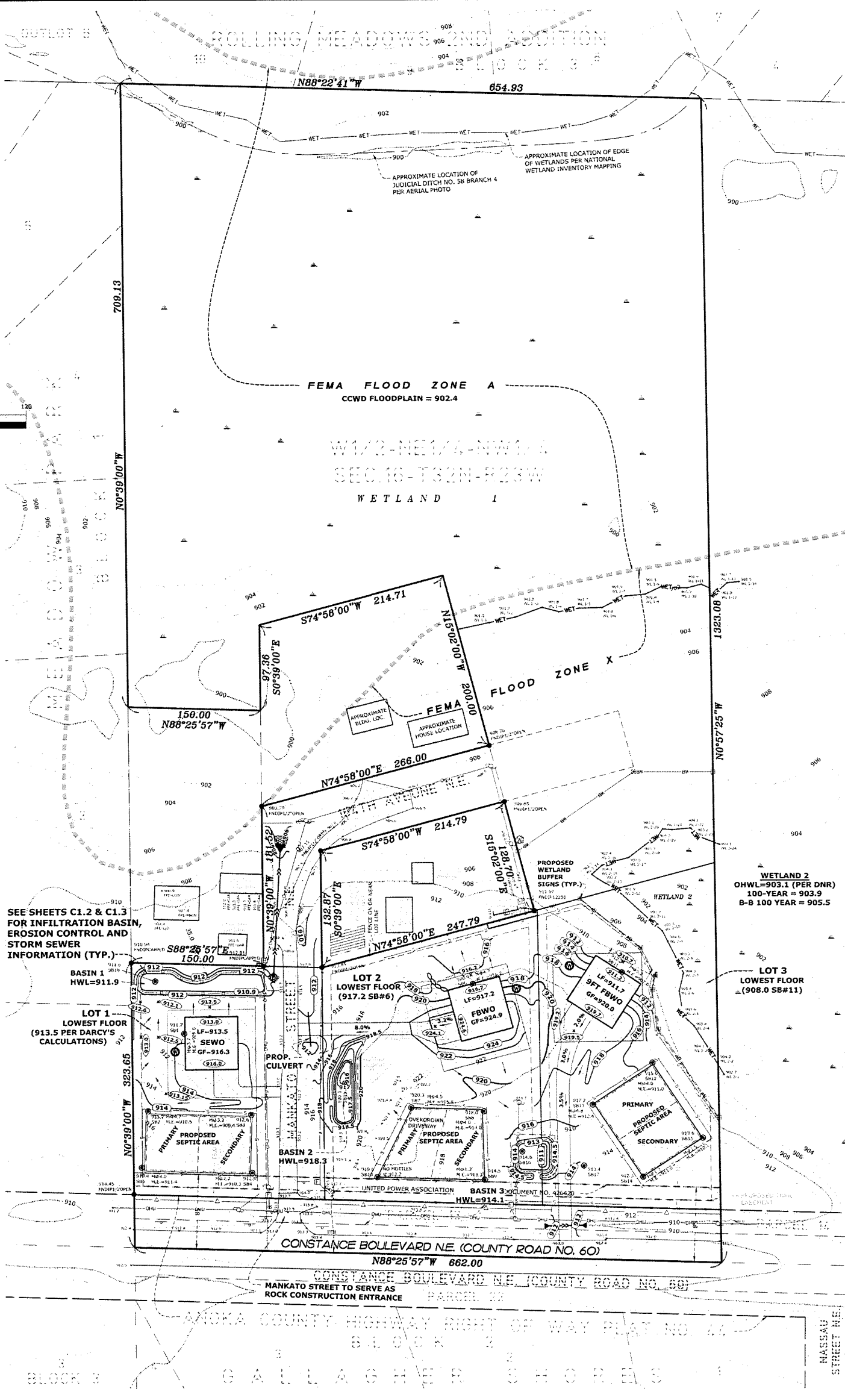
LEGEND

- DENOTES IRON MONUMENT FOUND FROM PREVIOUS SURVEY WORK
- DENOTES FIBER OPTIC BOX
- DENOTES GUY WIRE
- DENOTES POWER POLE
- DENOTES WELL
- DENOTES EXISTING LIDAR CONTOURS
- DENOTES OVERHEAD UTILITY
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES PROPOSED RESTRICTED ACCESS
- DENOTES SOIL BORING (BY TRADEWALL SOIL TESTING)
- DENOTES PROPOSED CONTOURS
- DENOTES PROPOSED BIOROLL
- DENOTES SILT FENCE
- DENOTES BUILDING SETBACK LINE
- DENOTES 16.5 WETLAND BUFFER
- DENOTES PROPOSED BUILDING PAD AREA
- DENOTES PROPOSED YARD AREA
- DENOTES PROPOSED SEPTIC AREA
- DENOTES AREA 1' ABOVE MOTTLES
- DENOTES PROPOSED WELL LOCATION
- DENOTES PROPOSED RETAINING WALL
- DENOTES PROPOSED STORM SEWER
- DENOTES PROPOSED CATCHBASIN
- DENOTES PROPOSED FLARED END

NORTH

GRAPHIC SCALE

1 INCH = 60 FEET



EROSION CONTROL / REVEGETATION SPECS.

1. PRIOR TO ROUGH GRADING, INSTALL SILT STOP FENCE IN LOCATIONS SHOWN. ADDITIONAL SILT STOP FENCE WILL BE REQUIRED WHERE LOCAL CONDITIONS REQUIRE.
2. ANY GRADING SHALL PROCEED ON AN AREA BY AREA BASIS TO MINIMIZE UNCOMPLETED AREAS.
3. AS EACH AREA OUTSIDE THE STREET IS GRADED, PROVIDE NATIVE TOPSOIL, SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN SEVEN DAYS AFTER ROUGH GRADING.
4. MAINTAIN AND REPAIR SILT STOP FENCES (INCLUDING REMOVAL OF ACCUMULATED SILT) UNTIL VEGETATION IS ESTABLISHED.
5. ROAD SURFACES TO BE CLEANED AND SEDIMENT TO BE TRANSPORTED BY THE END OF THE DAY.
6. DISTURBED SOILS AND STOCKPILES WILL BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 24 HOURS AFTER CONSTRUCTION ACTIVITY IN THE AREAS THAT HAVE TEMPORARILY OR PERMANENTLY CEASED.

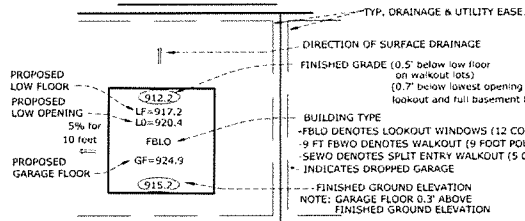
LOT GRADING NOTES

- PAD CONTOURS SHOWN ARE FOR DEMONSTRATION PURPOSES.
- HOUSE TYPES AND GRADING THAT VARY FROM WHAT IS PROPOSED ON THE GRADING PLAN REQUIRE A PLAN REVIEW BY THE CITY OF HAM LAKE.
- SILT FENCE TO BE INSTALLED BY BUILDER PRIOR TO HOUSE CONSTRUCTION.
- THERE IS TO BE NO GRADING WITHIN ISTS AREAS
- IF DEWATERING IS REQUIRED, PROVIDE DNR DEWATERING PERMIT PRIOR TO CONSTRUCTION. IF A DNR PERMIT IS REQUIRED, PROVIDE WELL-FIELD LOCATION, RATES, DISCHARGE LOCATION, SCHEDULE, AND QUANTITIES PRIOR TO CONSTRUCTION.

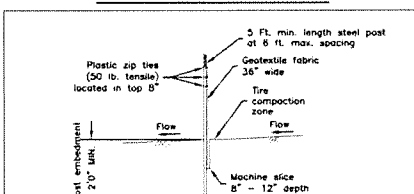
TREE PROTECTION NOTES

- 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 MEASURE ARE INSTALLED.

TYPICAL LOT



SILT FENCE DETAIL



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% | 50 FT. |
| 5 - 10% | 25 FT. |
| GREATER THAN 10% | 15 FT. |

SILT FENCE: MACHINE SLICED HL-760A

NOT TO SCALE

LIVABILITY STANDARDS REQUIREMENT

- 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 oval, with no panhandles, 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:
 - 1) Lies above the 100 year flood contour, and
 - 2) Lies at least one foot above soils unsuitable for the Intended usage of the Yard Area, and (3) Is contiguous to the Eligible Building Area for a distance of at least fifty percent of the linear 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 oval shape of the Eligible Building Area. Fill may be used to create Yard Area.
 - D. **Building Pad Area** 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**
 - 1) For walkout designs, the low floor elevation shall be at least one foot 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.
 - 2) For other designs, the low floor elevation shall be at least one foot 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.

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

PHONE: (651) 361-8210
FAX: (651) 361-8701

SITE PLANNING & ENGINEERING

I HEREBY CERTIFY THAT THIS GRADING 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: 1.30.2025 LIC. NO. 43963

LIVABILITY CHART

LOT	BLOCK	TOTAL LOT AREA (S.F.)	YARD AREA (S.F.)	SEPTIC AREA (S.F.)	BUILDING PAD AREA (S.F.)	PROPOSED BUILDING PAD 4 FT ABOVE UNSUITABLE (S.F.)	GARAGE FLOOR ELEVATION	PROPOSED LOW FLOOR ELEVATION	PROPOSED LOW OPENING ELEV.	LOWEST FLOOR ELEVATION	LOW FLOOR DETERMINING FACTOR	BORING #	BORING ELEVATION	MOTTLES ELEVATION	BUILDING TYPE	CUSTOM GRADED
1	1	56,909	12,371	7,860	10,000	10,000	916.3	913.5	913.5	913.5	HWL BASIN 1	SB1	911.7	908.0	SEWO	NO
2	1	72,876	43,188	8,000	10,000	7,273	924.9	917.2	917.2	917.2	MOTTLED SOILS PER SB6	SB2	915.2	910.5	FBWO	NO
												SB3	912.6	909.4		
												SB4	912.5	910.3		
												SB5	915.4	911.4		
												SB6	920.9	916.2		
												SB7	920.3	915.8		
												SB8	918.0	914.0		
												SB9	914.5	913.3		
3	1	73,004	29,174	8,000	10,000	9,252	920.0	911.7	911.7	908.0	MOTTLED SOILS PER SB11	SB10	919.6	913.2	9FT FBWO	NO
												SB11	912.2	907.0		
												SB12	915.0	912.4		
												SB13	917.2	911.0		
												SB14	912.3	911.0		
SB15	913.6	910.1														

REMOVAL NOTES

- EXISTING HOUSE, EXISTING ACCESSORY STRUCTURES AND EXISTING SHED TO BE REMOVED.
- EXISTING SEPTIC (NOT FIELD LOCATED) TO BE REMOVED PER MPCA REQUIREMENTS

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: 01/30/25 License No. 41578

NO.	DATE	DESCRIPTION	BY
1	12/16/24	REV. PER CITY COMMENTS	JEN
2	01/30/25	REV. PER CITY COMMENTS	JEN
3			
4			

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

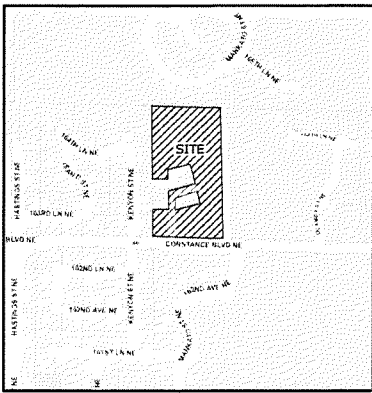
www.egrud.com

PRELIMINARY PLAT

for ENTSMINGER ENTERPRISES
of ENTSMINGER ESTATES

VICINITY MAP

PART OF SEC. 16, TWP. 32, RNG. 23



ANKA COUNTY, MINNESOTA
(NO SCALE)

DEVELOPMENT DATA

TOTAL AREA = 17.20± ACRES
PROPOSED NUMBER OF LOTS = 3 LOTS
PROPOSED NUMBER OF OUTLOTS = 1 OUTLOT
RIGHT-OF-WAY DEDICATION = 0.91 ± ACRES
AVERAGE LOT SIZE = 1.56 ± ACRES EXCLUDING PUBLIC R/W

ZONING INFORMATION

EXISTING ZONING: SOUTH HALF OF THE SITE IS R-1 - SINGLE FAMILY RESIDENTIAL
NORTH HALF OF THE SITE IS R-A - RURAL SINGLE FAMILY RESIDENTIAL

R-1 - SINGLE FAMILY RESIDENTIAL LOT REQUIREMENTS

MINIMUM LOT AREA = 1.0 ACRES (INCLUDING HALF OF STREET R/W)
MINIMUM STREET FRONTAGE = 200 FEET
MINIMUM STREET FRONTAGE CUL-DE-SAC = 60 FEET

SETBACKS

COUNTY ROAD = 50 FEET
FRONT ROAD = 30 FEET
SIDE YARD = 10 FEET
REAR YARD = 50 FEET
WETLAND = 25/15 FEET PENDING QUALITY OF WETLAND

PROPERTY DESCRIPTION

The West Half of the Northeast Quarter of the Northwest Quarter of Section 16, Township 32, Range 23, Anoka County, Minnesota, EXCEPT the following described tracts:

Commencing at the Southwest corner of said Northeast Quarter of the Northwest Quarter; thence North along the West line thereof 323.65 feet to the actual point of beginning of the land to be described; thence East parallel with the South line of said Northeast Quarter of the Northwest Quarter 150 feet; thence North parallel with said West line 290.63 feet; thence West to a point on said West line 290.63 feet North of the point of beginning; thence South to the point of beginning.

ALSO EXCEPT: Commencing at a point on the South line of said Northeast Quarter of the Northwest Quarter 150 feet East of the southwest corner thereof; thence North parallel with the West line thereof 505.17 feet to the actual point of beginning of land to be described (for the purpose of this description the West line of said Northeast Quarter bears due North); thence North 75 degrees 37 minutes East 266 feet; thence North 14 degrees 23 minutes West 200 feet; thence South 75 degrees 37 minutes West to intersect a line bearing North from the point of beginning; thence South to the point of beginning.

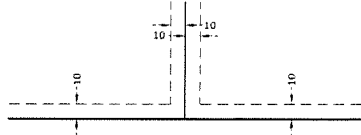
ALSO EXCEPT: Commencing at a point on the south line of said Northeast Quarter of the Northwest Quarter 150 feet East of the Southwest corner thereof; thence North along a line to be hereafter known as Line A, said Line A being parallel with the West line of said Northeast Quarter of the Northwest Quarter (for the purpose of this description the West line of said Northeast Quarter of the Northwest Quarter bears due North and South) 323.65 feet; thence East parallel with said South line of said Northeast Quarter of the Northwest Quarter to intersect a line parallel with and 66 feet East of said Line A (as measured at right angles to said Line A) said point of intersection to be hereafter known as Point C; thence return along the mentioned parallel line to said Line A; thence North along said Line A, 181.52 feet; thence North 75 degrees 37 minutes East along a line to be hereafter known as Line B, 266 feet; thence South 14 degrees 23 minutes East 66 feet to the actual point of beginning of the land to be described; thence South 75 degrees 37 minutes West to intersect said line 66 feet East of Line A; thence South along said parallel line to said Point C; thence North 75 degrees 37 minutes East to intersect with a line bearing South 14 degrees 23 minutes East from the point of beginning; thence North 14 degrees 23 minutes West to the point of beginning.

ROAD EASEMENT NOTES

Awaiting title work to determine if Parcel 13 of the ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 44 was taken in fee or easement.

TYPICAL DRAINAGE AND UTILITY EASEMENT DETAIL

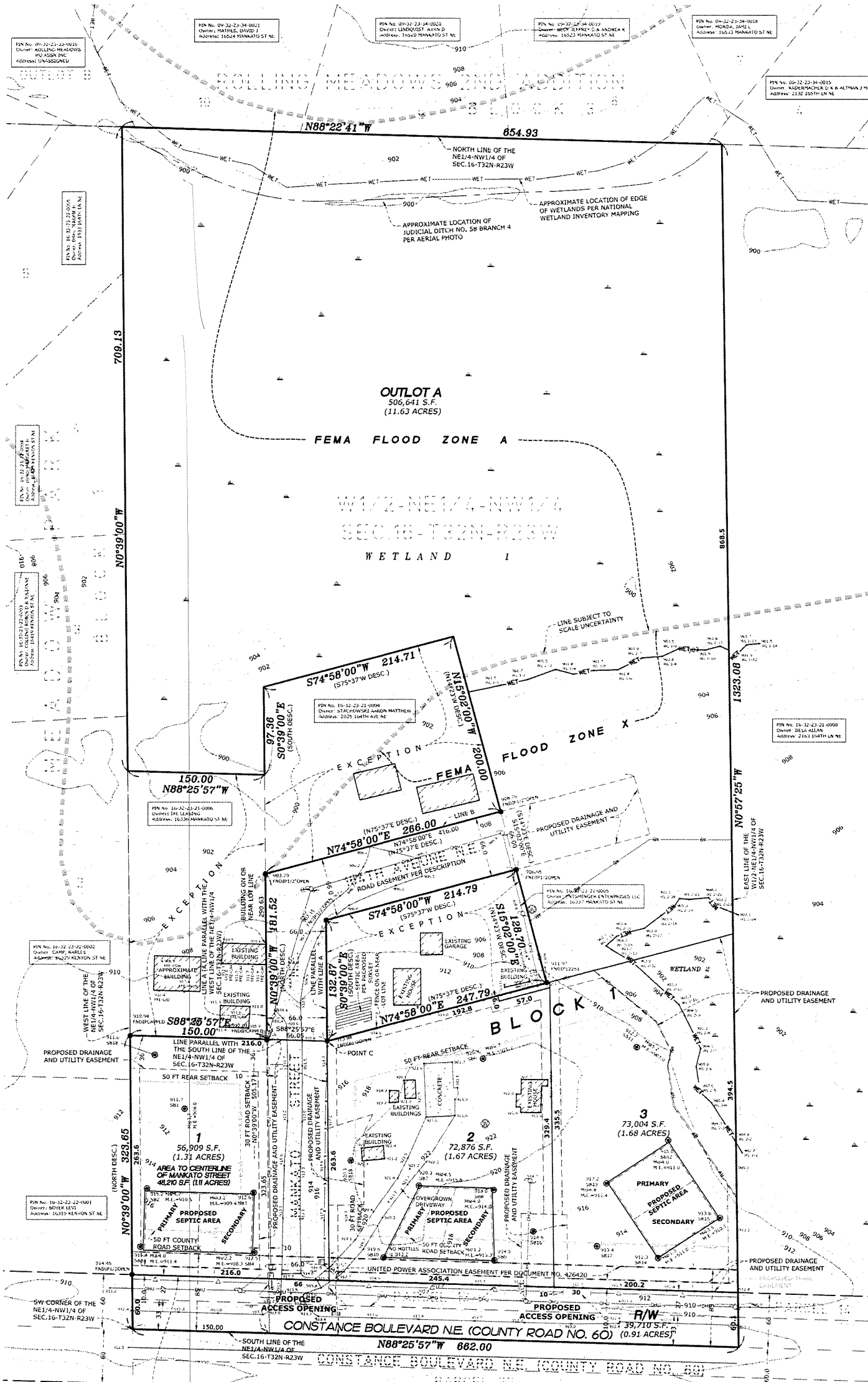
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



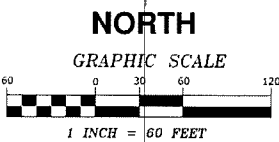
BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, SIDE AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 11/01/24 for 16337 Mankato St NW. Partial topography was performed on 6/06/2024. Field survey completed on 6/10/2024. Soil borings staked on 6/17/2024 and additional topo shot. Scale: Additional Borings 11/20/2024
- Bearings shown are on Anoka County Coordinate System.
- OWNER: WISWELL, MARGARET M 2045 Constance Blvd NE, Ham Lake 16-32-23-21-0001
- This survey was prepared without the benefit of title work for the parcel located at 2045 Constance Blvd NE. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.) and Flood Zone A (No base flood elevation determined), according to Flood Insurance Rate Map No. 2700J0215E Community No. 270674 Panel No. 0215 Suffix E by the Federal Emergency Management Agency, effective date December 16th, 2015.
- Contours shown are a combination of field shots and MNGEO Lidar Topography.
- House and garage location at 16337 Mankato Street NW is per proposed survey. Approximate off site building locations shown per aerial photo.
- The boundary corners for the proposed Outlot A are currently under water.
- Wetland delineation performed by Jacobson Environmental, PLLC July of 2024.



E. G. RUD & SONS, INC.
EST. 1877
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701



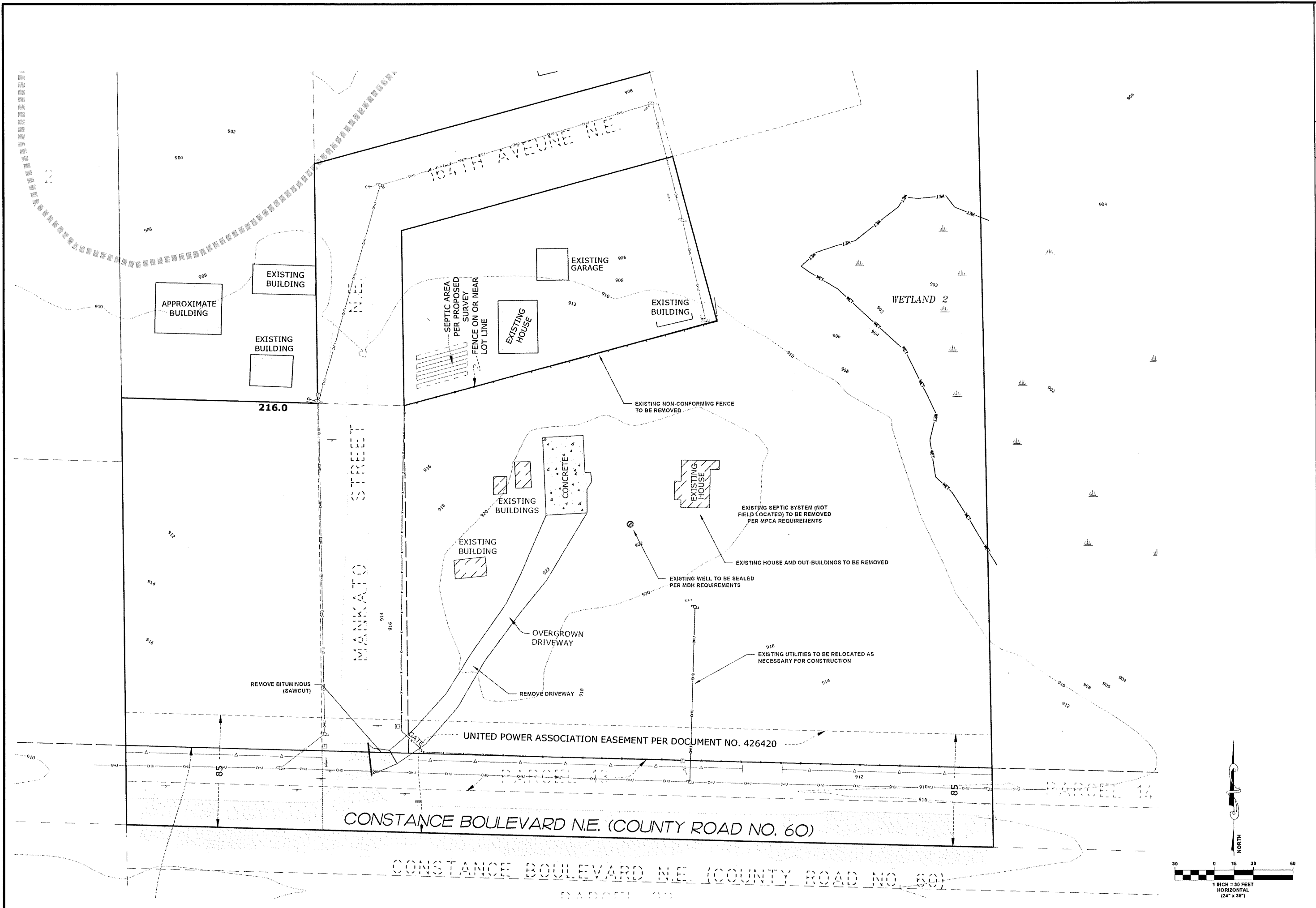
LEGEND

- DENOTES IRON MONUMENT FOUND FROM PREVIOUS SURVEY WORK
- DENOTES FIBER OPTIC BOX
- DENOTES GUY WIRE
- DENOTES POWER POLE
- DENOTES WELL
- DENOTES EXISTING LIDAR CONTOURS
- DENOTES OVERHEAD UTILITY
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES PROPOSED RESTRICTED ACCESS
- DENOTES BUILDING SETBACK LINE
- DENOTES 16.5 WETLAND BUFFER
- DENOTES SOIL BORING (BY TRADEWALL SOIL TESTING)
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

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: 1/30/25 License No. 41578

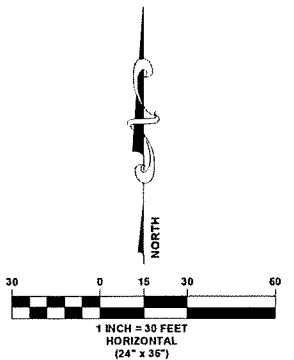
NO.	DATE	DESCRIPTION	BY
1	10/26/24	REVISE CONTROL ACCESS	JEN
2	12/16/24	REV. PER CITY COMMENTS	JEN
3	01/30/25	REV. PER CITY COMMENTS	JEN
4			

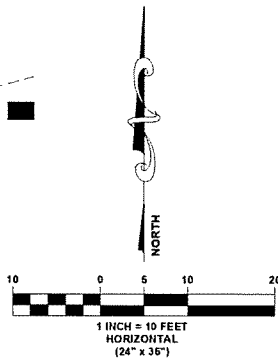
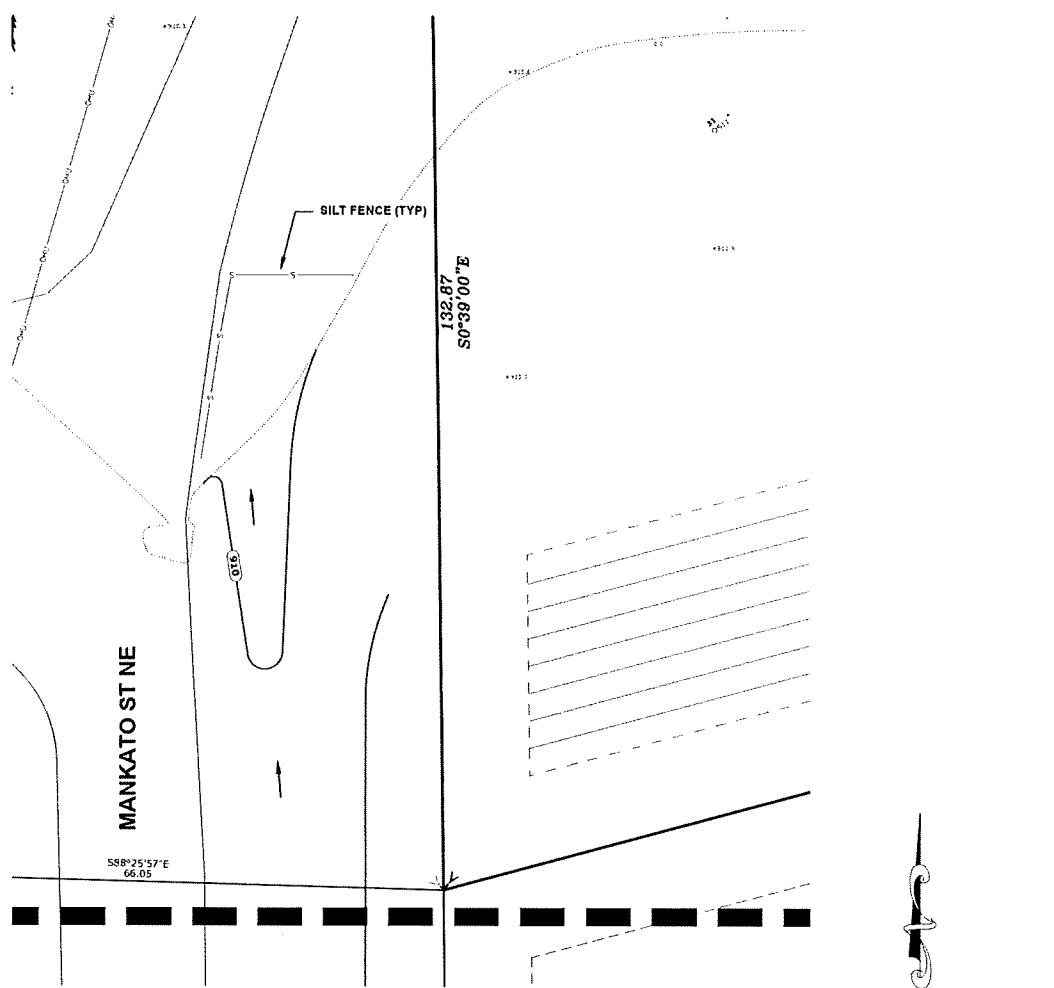


NO.	DATE	DESCRIPTION
1	10/29/24	COND & CITY COMMENTS
2		
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5		
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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

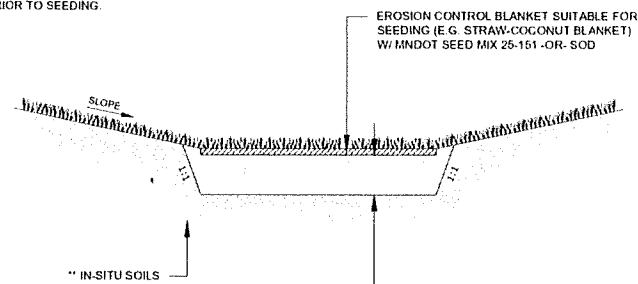
Adam J. Hikel
 ADAM J. HIKEL
 License No. 43893
 Date: 01/31/2025





- NOTES
1. MARK-OFF BASIN AREA (E.G. FENCING, SILT FENCE, ETC.) TO PREVENT CONSTRUCTION TRAFFIC FROM ENTERING BASIN AREA.
 2. USE LOW-IMPACT, EARTH MOVING EQUIPMENT (WIDE TRACK OR HARSH TRACK EQUIPMENT, OR LIGHT-EQUIPMENT WITH TURF-TYPE TIRES) WITHIN BASIN.
 3. PROTECT BASIN FROM RUN-OFF DURING CONSTRUCTION ACTIVITIES.
 4. DO NOT EXCAVATE BASIN TO FINAL GRADE UNTIL UPSTREAM DRAINAGE AREAS HAVE BEEN STABILIZED.
 5. REMOVE ANY TOPSOIL AND/OR UNSUITABLE SOILS WITHIN INFILTRATION BASIN FOOTPRINT. ANY SEDIMENT THAT IS WASHED INTO THE BASIN SHALL BE REMOVED.
 6. NO MINING OF SANDY SOILS ALLOWED IN BASIN AREA.
 7. EXCAVATE BASIN TO FINAL GRADE ONLY UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREAS. ALLEVIATE ANY COMPACTED SOILS DUE TO FINAL GRADING OPERATIONS PRIOR TO SEEDING.

A POST-CONSTRUCTION INFILTRATION TEST MUST BE PERFORMED ON EACH INFILTRATION PRACTICE IN THE PRESENCE OF DISTRICT STAFF AND MUST DEMONSTRATE THAT THE CONSTRUCTED INFILTRATION RATE MEETS THE DESIGN INFILTRATION RATE STANDARD PRIOR TO PROJECT ACCEPTANCE BY THE DISTRICT. THE CONSTRUCTED INFILTRATION RATE MAY EXCEED THE DESIGN INFILTRATION RATE BUT MAY NOT EXCEED 8.3 INCHES PER HOUR.

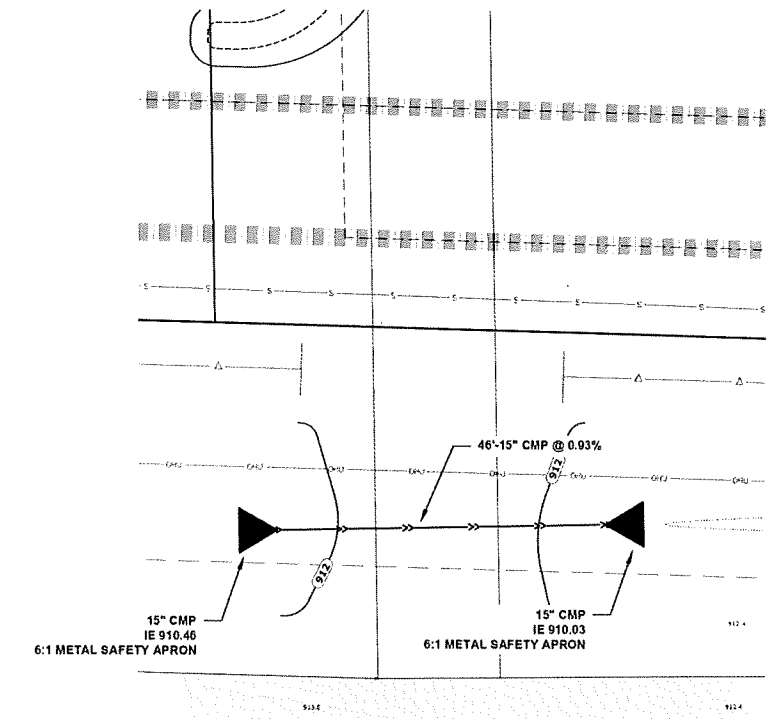
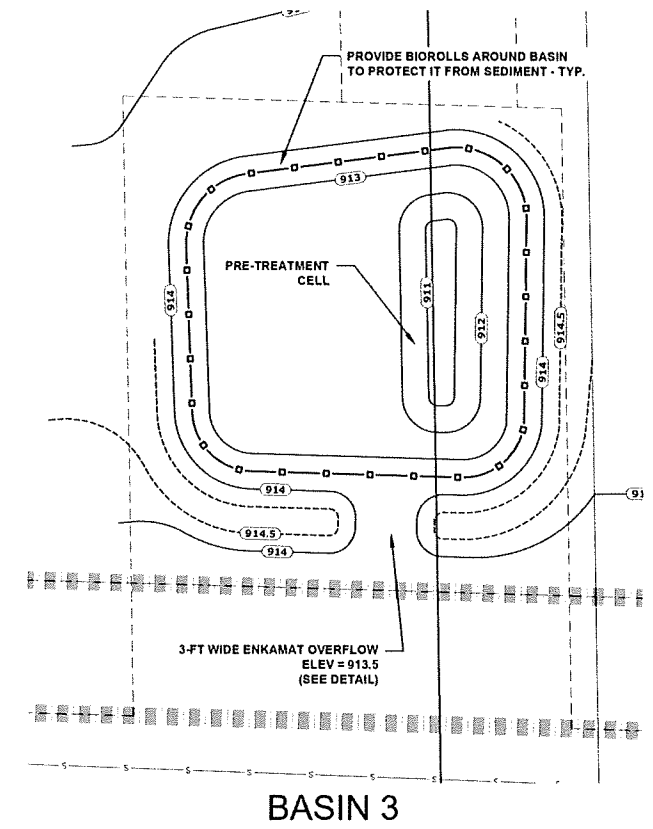
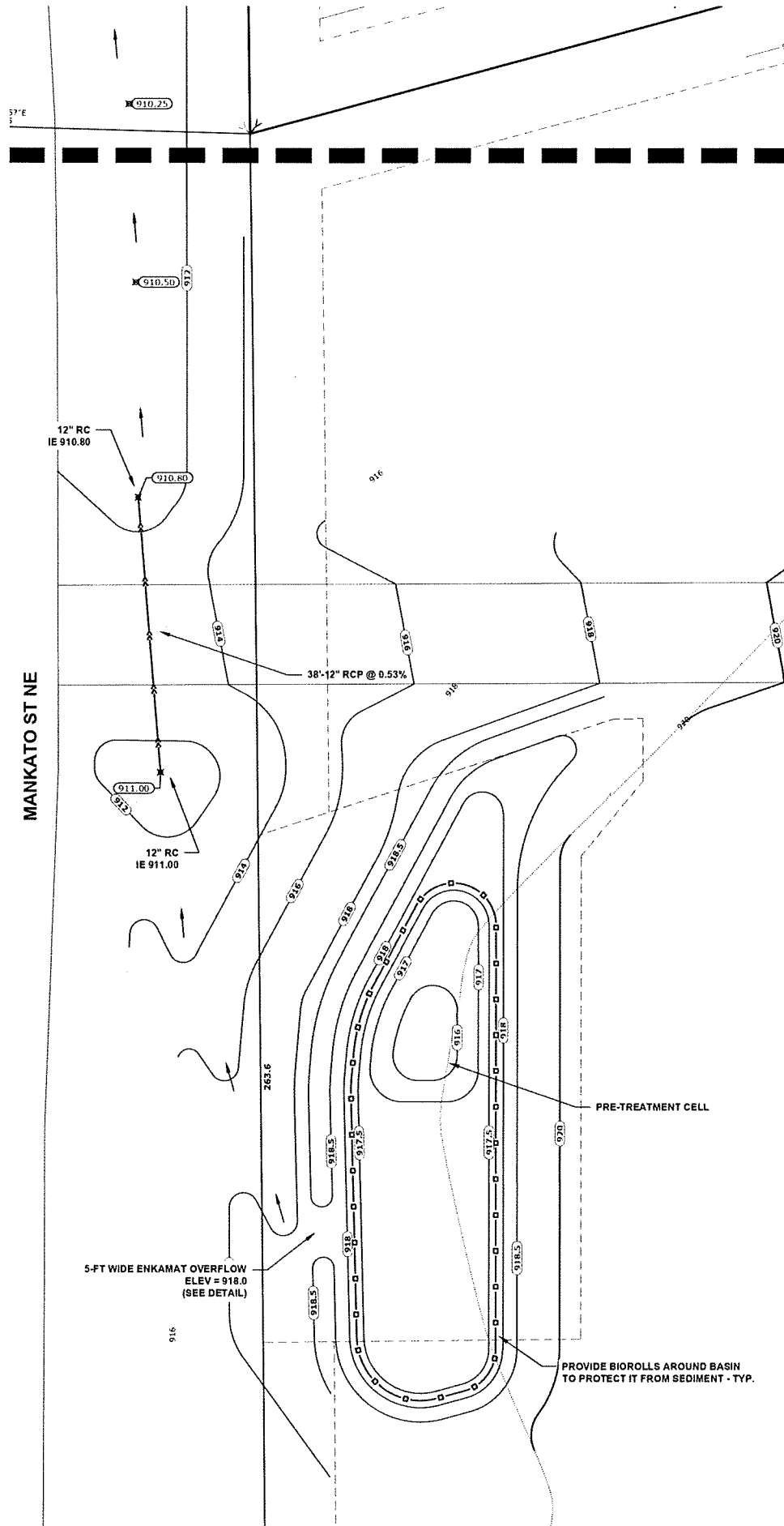


** ALLEVIATE ANY COMPACTED SOILS (BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER OR SUBSOILER) TO A DEPTH NECESSARY TO ALLEVIATE COMPACTION (MIN. 12")

- (1) REMOVE ANY EXISTING TOPSOIL OR FILL DEEMED UNSUITABLE FOR INFILTRATION (GEOTECHNICAL ENGINEER TO REVIEW ON-SITE SOILS).
- (2) IN AREAS OF FILL, PLACE SALVAGED ON-SITE SANDY SOILS SUITABLE FOR INFILTRATION WITH <5% FINES (AS DETERMINED BY GEOTECHNICAL ENGINEER)

INFILTRATION BASIN
N.T.S.

CONTINUED AT LEFT



CONSTANCE BLVD NE
COUNTY ROAD NO. 60

LOT 3 DRIVEWAY CULVERT

PLOWE ENGINEERING, INC.
8776 LAKE DRIVE
LINO LAKE, MN 55814
PHONE: (612) 451-8710
FAX: (612) 451-8711

ENGINEERING & ARCHITECTURE

DESIGNED BY	AC
CHECKED BY	ME
DATE	08/02/24

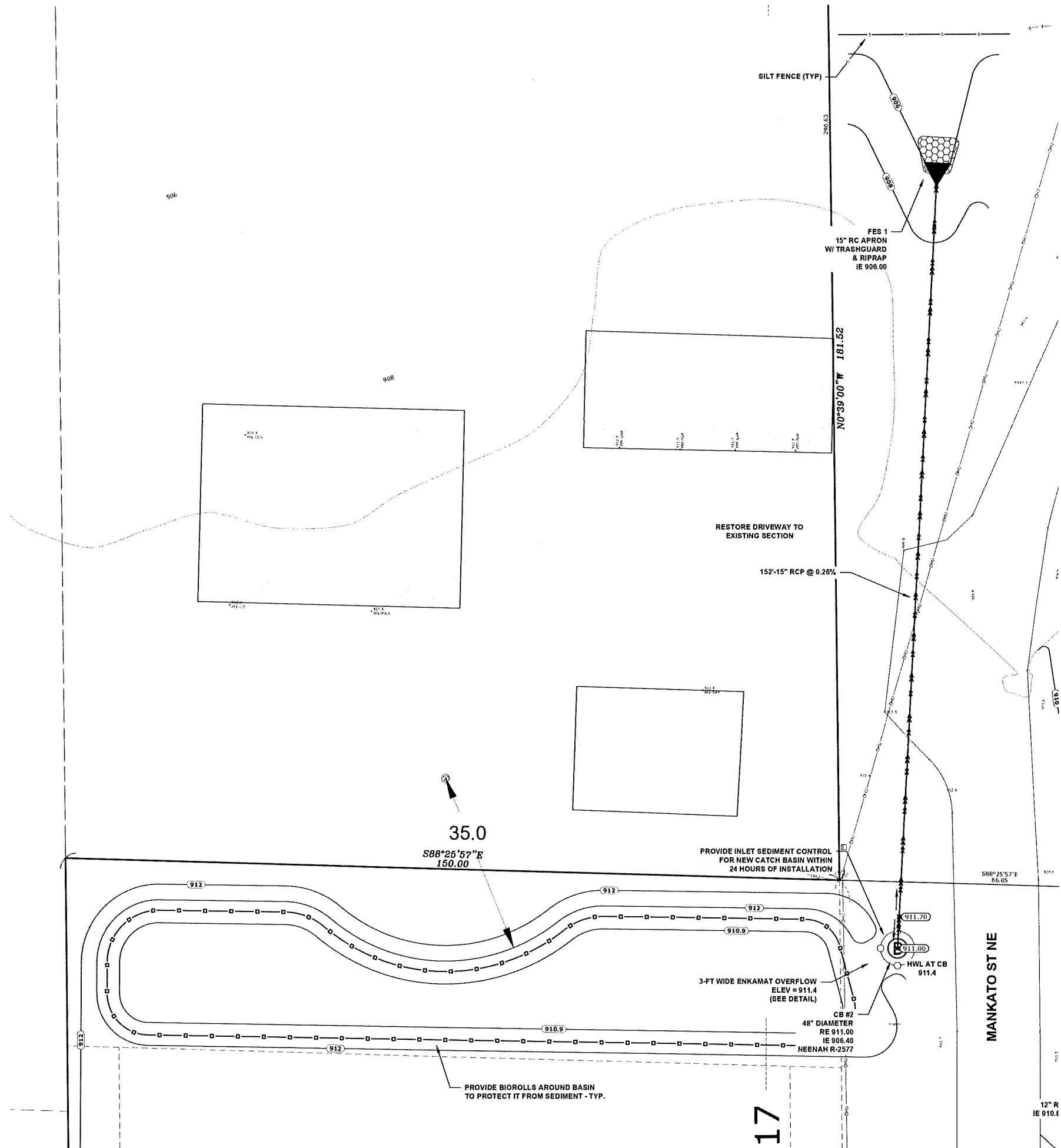
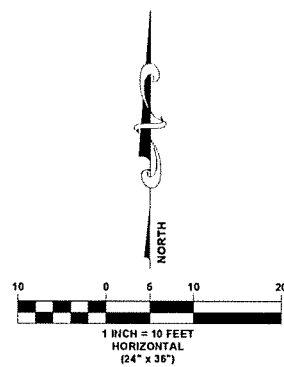
NO.	DATE	DESCRIPTION
1	10/28/24	COVID & CITY COMMENTS
2	12/18/24	COVID & CITY COMMENTS
3	01/31/25	CITY COMMENTS
4		
5		
6		
7		
8		

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.

ADAM J. PINKEL
License No. 43963
Date: 01/31/2025

ENTSMINGER ESTATES
HAM LAKE, MN
BASINS 2 & 3 DETAILS & LOT 3 DRIVEWAY CULVERT
PREPARED FOR: ENTSMINGER ENTERPRISES

SHEET
C1.2



BASIN 1

17

ENTSMINGER ESTATES
HAM LAKE, MN

BASIN 1 DETAIL

PREPARED FOR: ENTSMINGER ENTERPRISES

PLOWE ENGINEERING, INC.
ENGINEERING, INC.
1000 W. WINDY HILL DRIVE
LINO LAKES, MN 55014
PHONE: (651) 904-8710
FAX: (651) 301-8701

NO	DATE	DESCRIPTION
1	10.28.24	COND & CITY COMMENTS
2	12.16.24	COND & CITY COMMENTS
3	01.XX.25	CITY COMMENTS
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.

Adam J. Jurek
ADAM J. JUREK
Date: 01.31.2025 License No. 43903

DATE: 01.31.2025

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 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]

"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 PERMITEE. SUBCONTRACTORS HIRED BY AND UNDER SUPERVISION OF THE GENERAL CONTRACTOR ARE NOT OPERATORS. [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 RENOVATION THAT DOES NOT DISTURB THE UNDERLYING SOILS (E.G., MILL AND OVERLAY PROJECTS) IS NOT CONSTRUCTION ACTIVITY. [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]

"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/SIDR PERMIT. [MINN. R. 7090]

"PERMITEE" 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]

"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 PERMITEE. [MINN. R. 7090]

"PERMITTEES" 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]

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

"PUBLIC WATERS" MEANS ALL WATER BASINS AND WATERCOURSES DESCRIBED IN MINN. STAT. SECT. 103G.005 SUBP. 15. [MINN. R. 7090]

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

"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 PERMITEES KNOW THAT CONSTRUCTION WORK ON THAT PORTION OF THE SITE WILL BE TEMPORARILY CEASED FOR 14 OR MORE ADDITIONAL CALENDAR DAYS OR 7 CALENDAR DAYS WHERE ITEM 23.9 APPLIES. PERMITEES CAN INITIATE STABILIZATION BY:

"STABILIZE," "STABILIZED," "STABILIZATION" MEANS THE EXPOSED GROUND SURFACE HAS BEEN COVERED BY APPROPRIATE MATERIALS SUCH AS MULCH, STAKED SOD, 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 90 PERCENT GROUND COVERAGE (TYPICALLY 2 TON/ACRE). [MINN. R. 7090]

A. PREPPING THE SOIL FOR VEGETATIVE OR NON-VEGETATIVE STABILIZATION; OR
B. APPLYING MULCH OR OTHER NON-VEGETATIVE PRODUCT TO THE EXPOSED SOIL AREA; OR
C. SEEDING OR PLANTING THE EXPOSED AREA; OR
D. 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
E. FINALIZING ARRANGEMENTS TO HAVE STABILIZATION PRODUCT FULLY INSTALLED IN COMPLIANCE WITH THE APPLICABLE DEADLINE FOR COMPLETING STABILIZATION. [MINN. R. 7090]

"STORMWATER" MEANS PRECIPITATION RUNOFF, STORMWATER RUNOFF, SNOWMELT RUNOFF, AND ANY OTHER SURFACE RUNOFF AND DRAINAGE. [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 450). [MINN. R. 7090]

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

"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]

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

"WATERS OF THE STATE" (AS DEFINED IN MINN. STAT. SECT. 115.01, 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. 115.01, 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:

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

PROJECT TITLE
ENTSMINGER ESTATES

PROJECT LOCATION
2045 CONSTANCE BLVD NE
HAM LAKE, MN 55304
ANOKA COUNTY

LATITUDE: 45.26636
LONGITUDE: -93.20644

DEVELOPER
ENTSMINGER ENTERPRISES LLC
14916 CENTRAL AVE NE
HAM LAKE, MN 55304

CONTACT NAME: JEFF ENTSMINGER
CONTACT PHONE: (612) 669-4004
CONTACT E-MAIL: JEFF@ALLSEASONSERVICES.COM

GENERAL CONTRACTOR
TBD

NARRATIVE - PERMANENT STORMWATER TREATMENT SYSTEMS

PERMANENT STORMWATER MANAGEMENT FEATURES WILL INCLUDE INFILTRATION BASINS - SEE STORMWATER DRAINAGE REPORT FOR FURTHER DISCUSSION.

SITE IMPERVIOUS AREAS

SITE AREA	16.29 ACRES	
	BEFORE CONSTRUCTION	AFTER CONSTRUCTION
TOTAL ESTIMATED IMPERVIOUS	0.16 ACRES	0.34 ACRES
TOTAL ESTIMATED PERVIOUS	16.13 ACRES	15.95 ACRES

TOTAL DISTURBED AREA

~2.2 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
PWI 02072200	WETLAND	NO	NO
PWI 02072300	WETLAND	NO	NO
COUNTY DITCH 58	DITCH	NO	NO
HAM LAKE	LAKE	NO	YES

BUFFER TO SURFACE WATER

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

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 ALL WETLANDS; REDUNDANT SEDIMENT CONTROL MEASURES WILL BE PROVIDED FOR THOSE LOCATIONS.

TEMPORARY SEDIMENTATION BASINS

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, THIS REQUIREMENT IS FIVE (5) ACRES OR MORE. HOWEVER, IT IS NOT ANTICIPATED THAT OVER FIVE (5) ACRES OF AREA WILL BE DISTURBED.

INFILTRATION FEASIBILITY

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

A) THE SITE HAS ZIMMERMAN FINE SANDS IN UPLANDS, WHICH ARE WELL DRAINING HSG A SOILS. INFILTRATION APPEARS TO BE FEASIBLE.

ADDITIONAL STORMWATER MITIGATION MEASURES

ARE THERE ANY STORMWATER MITIGATION MEASURES PER:
YES NO

- 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]

DOCUMENTATION OF TRAINED INDIVIDUALS

A. INDIVIDUAL WHO PREPARED THE SWPPP:

ADAM GINKEL
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
LINO LAKES MN 55014
(651) 361-8234
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]

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

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

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

LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORMWATER FACILITIES

THE PROPOSED STORMWATER MANAGEMENT FEATURES FOR THIS SITE WILL BE PRIVATE AND WILL BE MAINTAINED BY LOW OWNERS.

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

** SEEDED 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	1,863	LINEAR FEET
BIO-ROLLS	619	EACH
RIP-RAP W. GEO-FABRIC	0	CUBIC YARDS
CATCH BASIN INLET PROTECTION	0	EACH
STABILIZED OVERFLOW (ENKAMAT)	3	EACH
EROSION CONTROL BLANKET	0	SQUARE YARDS
SEED & MULCH (GENERAL)	2.1	ACRE
ROCK CONSTRUCTION ENTRANCE *	0	EACH

* MANKATO STREET TO ACT AS ROCK CONSTRUCTION ENTRANCE

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.

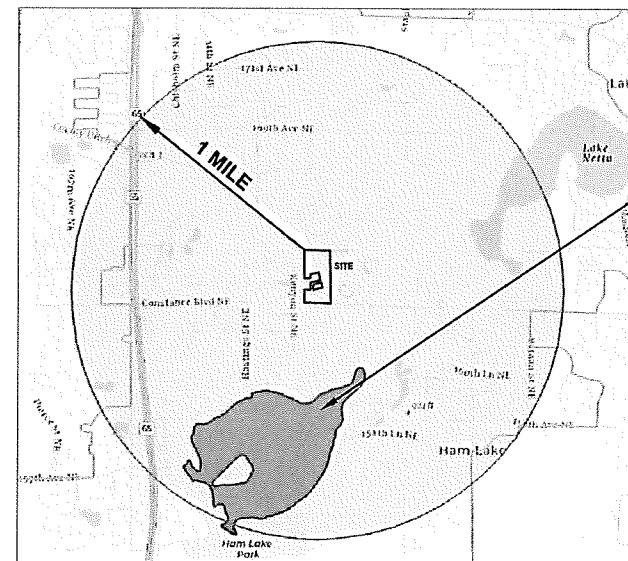
PHASE I:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. PROVIDE TEMPORARY PARKING AND STORAGE AREA.
3. INSTALL SILT FENCE AS SHOWN ON PLAN.
3.1. ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
3.2. THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF BUILDING CONSTRUCTION.
3.3. SILT FENCE SHALL REMAIN IN-PLACE UNTIL SITE HAS BEEN STABILIZED.
3.4. 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.)
4. INSTALL INLET PROTECTION FOR ALL EXISTING STORM SEWER STRUCTURES.
5. INSTALL TREE PROTECTION FENCING AS APPLICABLE.
6. PERFORM SITE GRADING ON AN AREA-BY-AREA BASIS TO MINIMIZE UNSTABILIZED AREAS.
6.1. CONTRACTOR MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.4 OF THE PERMIT, AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
6.2. CONTRACTOR TO PROVIDE TEMPORARY SEDIMENTATION BASINS AS REQUIRED IN SECTION 14.1 THROUGH 14.10.
7. 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.
8. STABILIZE SOIL STOCKPILES; STABILIZATION SHALL BE INITIATED IMMEDIATELY.
9. FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.
10. 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:

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

MAP OF SURFACE WATERS



IMPAIRED LAKES: HAM
ASSESSMENT UNIT: 02-0953-00
APPROVED TMDL PLAN FOR MERCURY IN FISH
ADDITIONAL IMPAIRED LAKES:
NEW IMPAIRED LAKES:

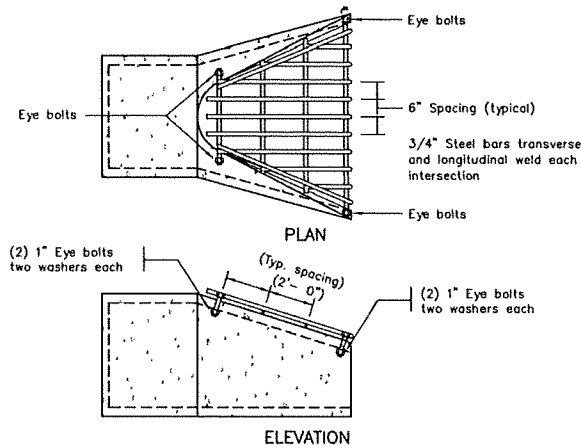
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
LINO LAKES, MN 55014
PHONE: (651) 361-8234
FAX: (651) 361-5961

DRAWN BY	AG	FOR I/O	CHECKED BY	DATE	DESCRIPTION
ADAM GINKEL		28.7.19		08/07/24	

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 GINKEL
Date: 01.31.2025 License No. 41869

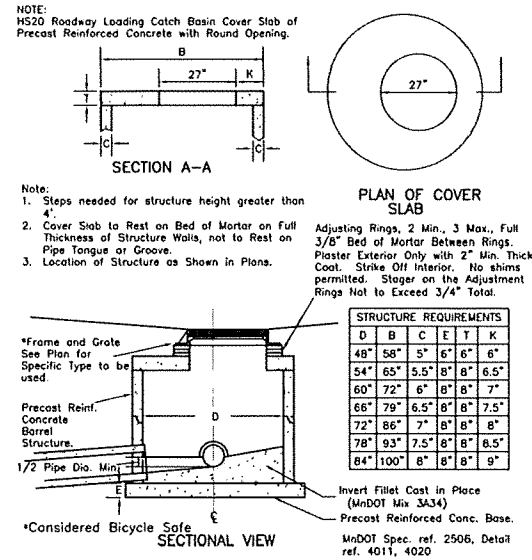
ENTSMINGER ESTATES
HAM LAKE, MN
SWPPP
PREPARED FOR: ENTSMINGER ENTERPRISES

SHEET
C1.5

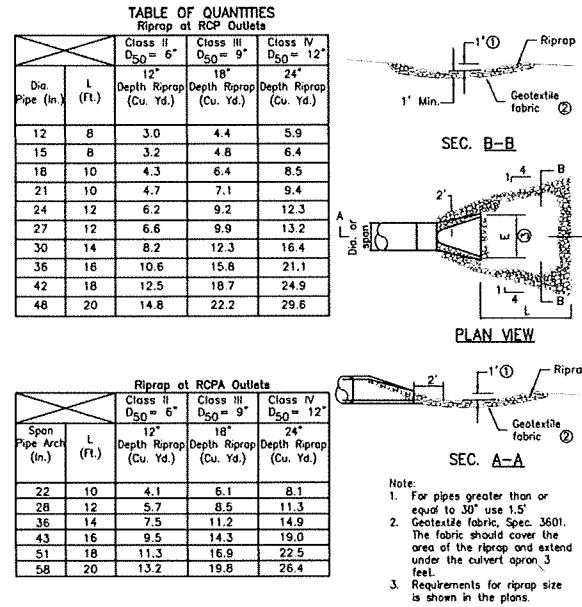


- Note:
- 1.) Trash guard to be galvanized after fabrication
 - 2.) The size of each trash guard will vary to fit the apron size.
 - 3.) All bolts to be non-rusting stainless steel.
 - 4.) Weld all bolts to prevent entry after final storm sewer cleaning.
 - 5.) Round all steel bars such that ends are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

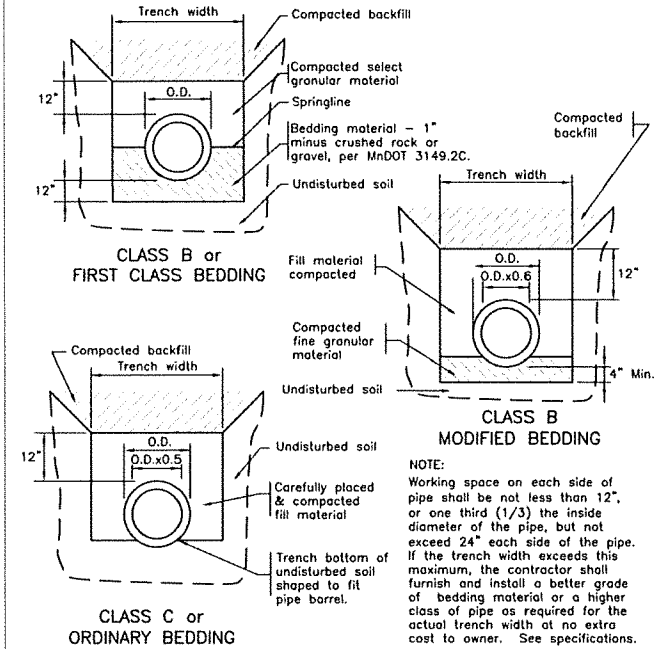
FOR PIPE DIAMETERS 30" AND SMALLER
RCP TRASH GUARD HL-466B
 NOT TO SCALE



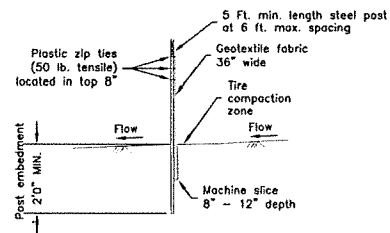
ROUND MANHOLE HL-465C
 NOT TO SCALE



RIPRAP AT RCP OUTLETS HL-480A1
 NOT TO SCALE



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

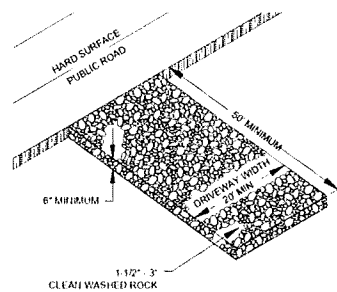


GENERAL SILT FENCE NOTES:

- 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 - 3%	75 FT.
3 - 10%	50 FT.
10 - 20%	25 FT.
GREATER THAN 20%	15 FT.

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



ROCK CONSTRUCTION EXIT
 N.T.S.

WETLAND BUFFER

PLEASE DO NOT MOW, CUT, SPRAY, DUMP OR DISTURB BEYOND THIS POINT



EXAMPLE ONLY - TO BE APPROVED BY CITY OF HAM LAKE AND COON CREEK WATERSHED DISTRICT

WETLAND BUFFER SIGNAGE
 N.T.S.

MONUMENT

1. CONSISTS OF A POST AND A SIGN

WETLAND BUFFER SIGNS

1. MOUNTED FLUSH WITH TOP OF POST
2. FASTENED WITH NON-RUSTING SCREWS OR BOLTS
3. SIZE: 12" H x 8" W ALLOWING 2" CLEARANCE FROM 1/2" ALLOW
4. GRADE SHALL BE 0.100

POST MATERIALS

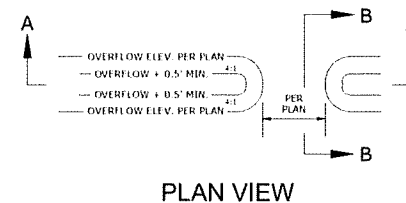
1. 4" X 4" SQUARE
2. TREATED WOOD OR OTHER CITY APPROVED MATERIAL

COLOR

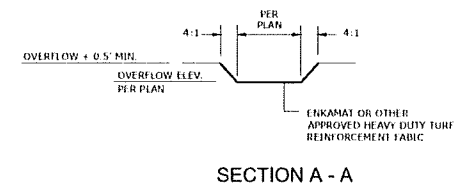
1. SHALL BE GREEN LETTERS ON WHITE BACKGROUND

POST INSTALLATION

1. MOUNTED TO A HEIGHT OF FOUR FEET ABOVE GRADE
2. SET AT LEAST 42 INCHES INTO GROUND
3. INSTALLED AT EACH LOT LINE WHERE IT CROSSES A WETLAND BUFFER WITH A MAXIMUM SPACING OF 300 FEET BETWEEN SIGNS
4. PLACE ADDITIONAL POSTS, SIGNS AS NECESSARY TO FOLLOW BUFFER



PLAN VIEW



SECTION A - A

SECTION B - B


Basin Overflows
 N.T.S.

PRESIDENTS

CITIES

BATTLES

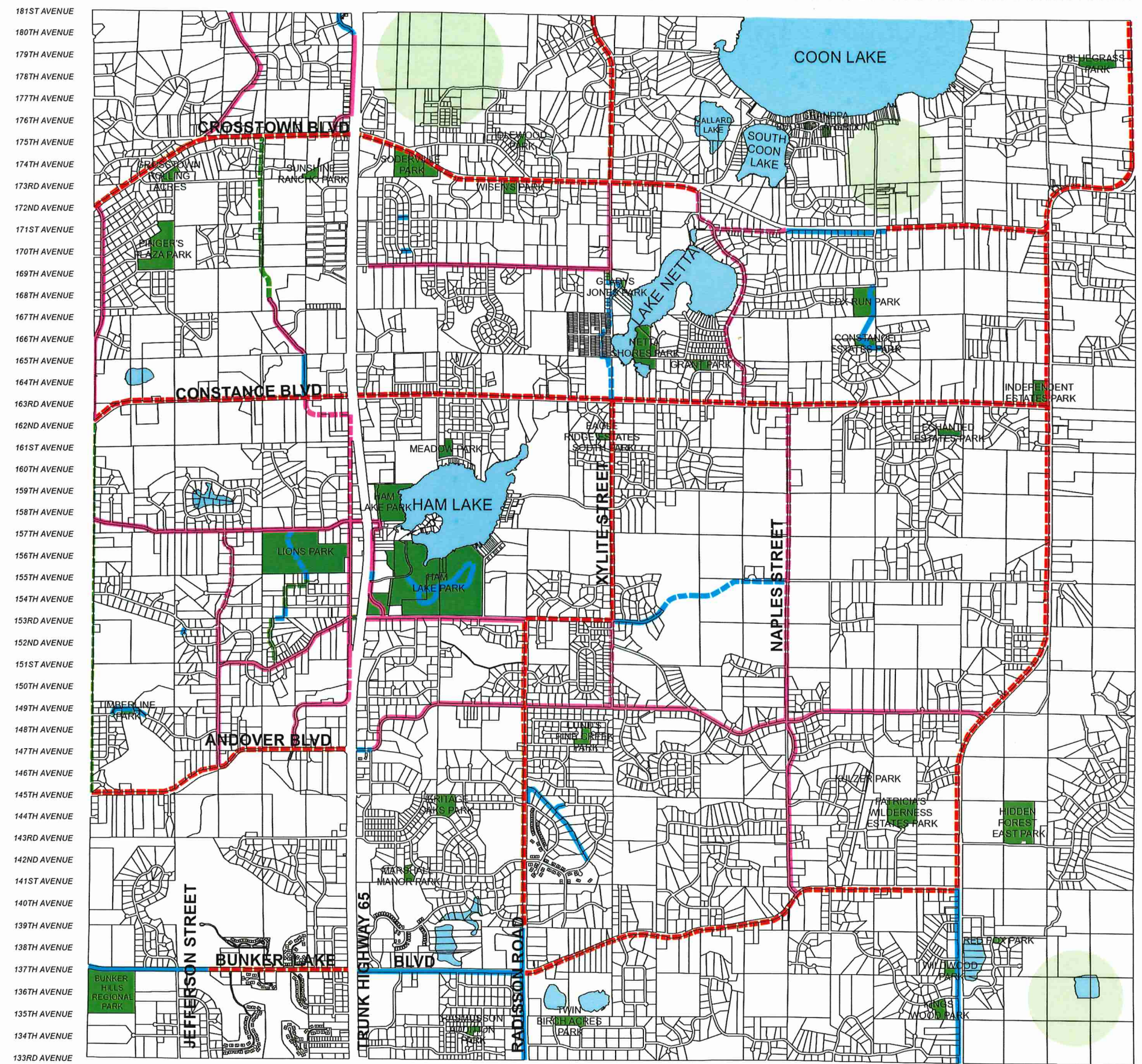
AUTOMOBILES











HAM LAKE, MINNESOTA

BIKE FACILITIES MAP

UNIVERSITY AVENUE
3RD STREET
4TH STREET
5TH STREET
6TH STREET
7TH STREET
TERRACE ROAD
WASHINGTON STREET
JEFFERSON STREET
MADISON STREET
MONROE STREET
QUINCY STREET
JACKSON STREET
VAN BUREN STREET
ABLE STREET
TYLER STREET
POLK STREET
TAYLOR STREET
FILLMORE STREET
PIERCE STREET
BUCHANAN STREET
LINCOLN STREET
JOHNSON STREET
ULYSSES STREET
CENTRAL AVENUE
ABERDEEN STREET
BALTIMORE STREET
CHISHOLM STREET
DAVENPORT STREET
EVELETH STREET
FERGUS STREET
GOODHUE STREET
HASTINGS STREET
ISANTI STREET
JENKINS STREET
KENYON STREET
LONDON STREET
MANKATO STREET
NASSAU STREET
OWATONNA STREET
PALMADA STREET
QUAMBA STREET
ROCHESTER STREET
STAPLES STREET
TACONITE STREET
URBANK STREET
VERMILION STREET
WACONIA STREET
XYLITE STREET
YANCY STREET
ZUMBOTA STREET
ALAMO STREET
BATAAN STREET
CORAL SEA STREET
DUNKIRK STREET
EDISON STREET
FLANDERS STREET
GUADALCANAL STREET
HARPERS STREET
IWO JIMA STREET
JAMESTOWN STREET
KISKA STREET
LEYTE STREET
MIDWAY STREET
NAPLES STREET
OKINAWA STREET
PETERSBURG STREET
QUENBY STREET
RENDOVAH STREET
TIPPECANOE STREET
URAL STREET
VICKERS STREET
WAKE STREET
XEBEC STREET
YALTA STREET
ZEST STREET
AUSTIN STREET
BRANT STREET
CORD STREET
DURANT STREET
ERSKIN STREET
FRAIZER STREET
GHIA STREET
HUPP STREET
ISETTA STREET
JEWELL STREET
KISSEL STREET
LEVER STREET
MARMON STREET
NATIONAL STREET
OPAL STREET
PACKARD STREET
QUITO STREET
ROCKNEY STREET
STUTZ STREET
TUCKER STREET


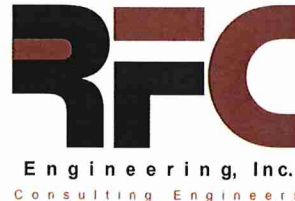


Legend

-  Potential Future Park
-  Existing Bike Lane
-  Existing Bike Path
-  Proposed County Bike Path
-  Proposed Bike Lane/Path
-  Proposed Bike Lane
-  Proposed Bike Path
-  Existing Park

0 1,750 3,500 7,000
Feet

MAP DATE: 2/3/2025

Engineering, Inc.
Consulting Engineers

G:\Website\Bike.mxd



NOTICE OF PERMIT APPLICATION STATUS

Project: Entsminger Estates

Date: January 14, 2025

Applicant: ENTSMINGER ENTERPRISES LLC
Attn: JEFF ENTSMINGER
14916 CENTRAL AVE NE
HAM LAKE, MN 55304

Permit Application#: P-24-040

Purpose: Mass grading, construction of stormwater management, house pad preparation and site restoration for 3 new single-family residences

Location: 2045 Constance Blvd NE, Ham Lake

At their meeting on 01/13/2025 the Board of Managers of the Coon Creek Watershed District **Approved with Conditions** the above referenced project with 3 conditions and 4 stipulations. **This is NOT a permit.**

Prior to permit issuance, the following conditions must be fulfilled. Please respond to each of these items in writing when resubmitting application materials to the District.

Conditions:

1. Provide proof of recording of a fully executed Operations and Maintenance Agreement for the perpetual inspection and maintenance of all proposed stormwater management practices after review and approval by the District.
2. Update the buffer surrounding the Public water to an average of 50 ft with a minimum of 30 ft.
3. Submittal of a performance escrow in the amount of \$3,100.00.

After issuance, the permit will include the following stipulations that need to be fulfilled before permit closeout:

Stipulations:

1. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001)
2. Submittal of as-builts for the stormwater management practices and associated structures listed in Tables 2 and 3 of the Application Review Report dated 1/8/2025, including volume, critical elevations and proof of installation for hydrodynamic separators.
3. Completion of a post construction infiltration test on Infiltration Basins 1, 2, and 3 by filling the basin to a minimum depth of 6 inches with water and monitoring the time necessary to drain, or multiple double ring infiltration tests to ASTM standards. The Coon Creek Watershed District shall be notified prior to the test to witness the results.

4. 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.

Please be advised that **this is NOT a permit**, and that work without a permit is a violation of the terms of the Coon Creek Watershed District Rules. If you have any questions, please call 763-755-0975.

Sincerely,



Erin Margl
Watershed Development Coordinator

cc: File P-24-040
Eileen Weigel, Stantec
Dave Krugler, City of Ham Lake
Jennifer Bohr, City of Ham Lake



Anoka County

TRANSPORTATION DIVISION

Highway

Joseph J. MacPherson, PE
County Engineer

November 25, 2024

Adam Ginkel
Plowe Engineering, Inc.
6776 Lake Dr Ste 110
Lino Lakes, MN 55014

**RE: Entsminger Estates
Anoka County Approval**

Dear Mr. Ginkel,

Anoka County has reviewed the Entsminger Estates plan and has no further comments. Your contractor can contact our permits section at 763-324-3176 or HighwayPermits@anokacountymn.gov to obtain the right of way permit.

Sincerely,

Brandon T. Ulvenes
Design Engineer

cc: File (Ham Lake)
Joe MacPherson, ACHD
Jerry Auge, ACHD
Sue Burgmeier, ACHD
I:\Eng\Plan Reviews\Ham Lake\2024\Entsminger Estates\ACHD Approval (11-25-24).docx

Our Passion Is Your Safe Way Home

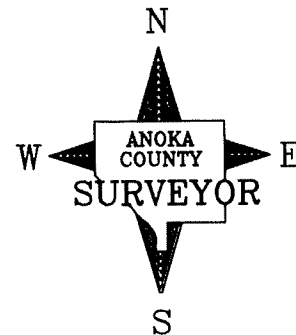
1440 Bunker Lake Boulevard N.W. ▲ Andover, MN 55304-4005
Office: 763-324-3100 ▲ Fax: 763-324-3020 ▲ www.anokacounty.us/highway

Affirmative Action / Equal Opportunity Employer

ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 44

County Highway Project No. C.P. 93-04-60

SCALE: ONE INCH = 200 FEET
 SCALE IN FEET

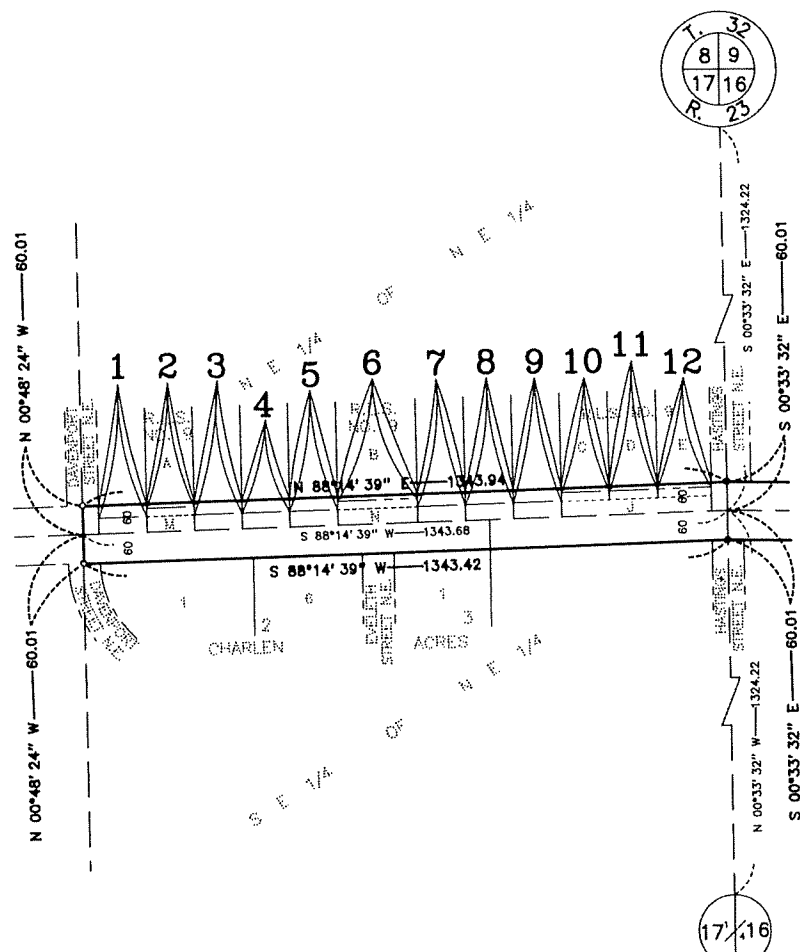


CONVENTIONAL SYMBOLS

- Section Line -----
- Quarter Line -----
- Quarter Quarter Line -----
- Property Line -----
- Plat Boundary Line -----
- Existing R/W Line -----
- R/W Parcel Number 77
- Temporary Easement -----
- Right-of-Way Monument -----

PROCEDURAL STATEMENTS

- The methods and equipment used in the control surveys for this plat and the checks made on monument locations were accomplished with electronic distance measuring devices.
- Parcel areas and entire tract areas shown hereon are computed from legal descriptions and not from actual surveys.
- Certificates of location are on file in the Office of the County Surveyor for the section corner monuments shown on this plat.
- For the details of the control survey and land survey, contact the County Surveyor's Office for the survey of Anoka County Highway R/W Plat No. 44, County Project No. C.P. 93-04-60
- Bearings shown are based on Anoka County Project Coordinate System.



DATA CONTAINED WITHIN THIS BOX FOR INSTRUCTIVE AND INFORMAL PURPOSES ONLY									
RIGHT-OF-WAY IN SECTION 17, T. 32, R. 23									
PARCEL	OWNER	LOCATION: BY PARCEL IDENTIFICATION NUMBER (P.I.N.)	DEED RECORD DOCUMENT NO. OR BOOK PAGE	TORRENS CERTIFICATE NUMBER	ENTIRE TRACT ACRES	NEW HIGHWAY RIGHT OF WAY ACRES	TEMPORARY EASEMENT ACRES	TEMP. EASE. EXPIRES ON DATE	BALANCE OF TRACT REMAINING ACRES
1	Albin R. and Ellen A. Fernstrom	173223110003		35187	0.842	0.062			0.780
2	John L. and Janet C. Clinton	173223110010		38519	0.803	0.023			0.780
3	Marlorie L. Schulze	173223110004		52207	0.842	0.062			0.780
4	Sylvester T. and Justine D. Ramacher	173223110005		38402	0.842	0.062			0.780
5	Myrna L. Bourcy	173223110006		72062	0.842	0.062			0.780
6	Mark L. and Kathryn A. Welter	173223110011		56355	1.333	0.038			1.295
7	David M. and Marie J. Pralutsky	173223110007		77245	0.842	0.062			0.780
8	James C. and Shirley J. Alfson	173223110008		28698	0.842	0.062			0.780
9	Darel E. and Mary Lou Bombarger	173223110009		64192	0.842	0.062			0.780
10	Jane Y. Olson	173223110012		50560	0.803	0.023			0.780
11	A. Blair and Linda S. Tremere	173223110026		71149	0.803	0.023			0.780
12	A. Blair and Linda S. Tremere	173223110027		71150	0.905	0.026			0.879

267813
 Office of REGISTRAR OF TITLES
 STATE OF MINNESOTA
 COUNTY OF ANOKA
 I hereby certify that the within instrument was filed in this office on MAY 23 1995 at 14:55 o'clock P. M.
 Edward M. Treska, Registrar of Titles
 By [Signature] Deputy Registrar of Titles

1165728
 OFFICE OF COUNTY RECORDER
 STATE OF MINNESOTA, COUNTY OF ANOKA
 I hereby certify that the within instrument was filed in this office for record on the May 23 A.D., 1995 at 14:55 o'clock P. M., and was duly recorded on 3 page 20
 Edward M. Treska
 County Recorder
 By [Signature] Deputy

The Board of County Commissioners for Anoka County, Minnesota, pursuant to Board resolution Number 94-119, dated August 9, 1994, is hereby designating the definite location of the right-of-way of County Road Number 60 from its intersection with State Trunk Highway Number 65 easterly to its intersection with East Lake Netta Drive.

That portion of said County Road Number 60 located in Sections 15, 16 and 17, Township 32, Range 23, Anoka County, Minnesota, as shown on this plat effected by the County of Anoka, Department of Highways is hereby certified to be the official plat of that portion of said County Road within said Section Pursuant to Minnesota Statutes 160.085.

Certified by [Signature]
 Jon G. Olson, County Highway Engineer
 Registration No. 12183

Date May 23, 1995

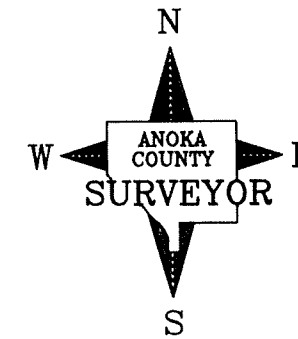
I hereby certify that this is a true and correct representation of a survey of the boundaries as shown, and that said survey was made under my direct supervision, that all distances are correctly shown in feet and hundredths of a foot, that the monuments for the guidance of future surveys will be correctly placed in the ground as shown after the completion of construction, and that there are no public highways to be designated on said plat other than as shown thereon.

[Signature] Registration No. 13596
 Marilyn D. Anderson
 Anoka County Surveyor
 Date May 23 1995

ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 44

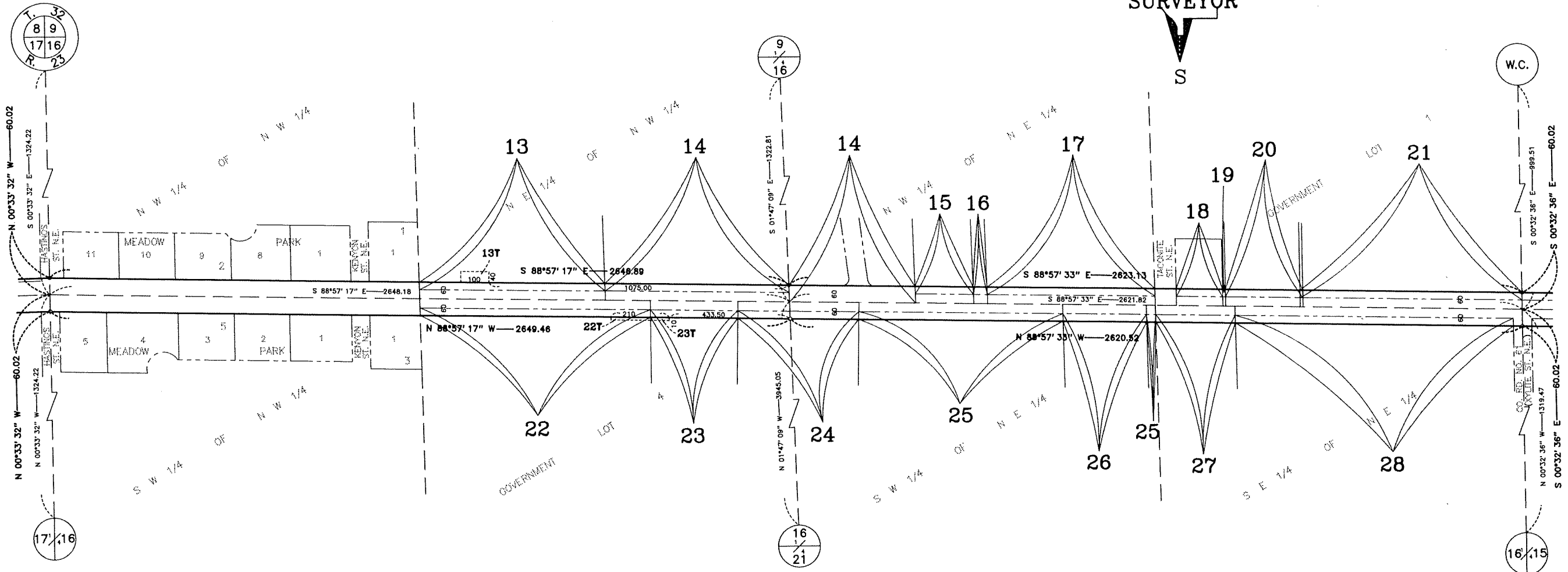
County Highway Project No. C. P. 93-04-60

SCALE: ONE INCH = 200 FEET
 SCALE IN FEET



CONVENTIONAL SYMBOLS

- Section Line
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- Quarter Quarter Line
- Property Line
- Plat Boundary Line
- Existing R/W Line
- R/W Parcel Number 77
- Temporary Easement 10T
- Right-of-Way Monument



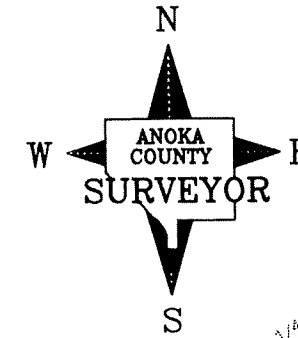
DATA CONTAINED WITHIN THIS BOX FOR INSTRUCTIVE AND INFORMAL PURPOSES ONLY

RIGHT-OF-WAY IN SECTION 16, T. 32, R. 23									
PARCEL	OWNER	LOCATION: BY PARCEL IDENTIFICATION NUMBER (P.I.N.)	DEED RECORD DOCUMENT NO. OR BOOK, PAGE	TORRENS CERTIFICATE NUMBER	ENTIRE TRACT ACRES	NEW HIGHWAY RIGHT OF WAY ACRES	TEMPORARY EASEMENT ACRES	TEMP. EASE. EXPIRES ON DATE	BALANCE OF TRACT REMAINING ACRES
13, 13T	Margaret M. Wiswell	163223210001	888047		16.698	0.410	0.092	12-31-97	16.288
14	Allan T. Dela	163223210008	666264		30.430	1.030			29.400
15	Terry Eugene and JeanMarie Nordlund	163223120007	877456		1.826	0.129			1.697
16	Terry Eugene and JeanMarie Nordlund	163223120008	877456		0.439	0.031			0.408
17	Earl Inman and Nancibel L. Fuller	163223120009	355891		7.407	0.374			7.033
18	Kenneth J. LaCoe	163223110003	889615		0.832	0.109			0.723
19	Description Gap				0.0019	0.0002			0.0017
20	Ordean and Marilyn Stromgren	163223110004	382742		2.752	0.166			2.586
21	Harm Lake Sportsman's Club	163223110002	280967		23.1±	0.492			22.6±
22, 22T	Richard T. and Lorraine C. Gallagher	163223240004	552149		34.8±	0.510	0.032	12-31-97	34.3±
23, 23T	Terry Babcock and Laurie Gallagher-Babcock	163223240003	900379		15.6±	0.195	0.016	12-31-97	15.4±
24	Kathleen Rae Lund	163223130003	1001987		10.683	0.268			10.415
25	Richard T. and Lorraine C. Gallagher	163223130007	552149		28.778	0.474			28.304
26	Fred William Arvotte	163223130006	741455		2.343	0.186			2.157
27	Paul K. and Marlys J. Ruud	163223140002	188731		1.785	0.176			1.609
28	Dennis L. and Susan M. Horst	163223140003	842792		11.725	0.616			11.109

ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 44

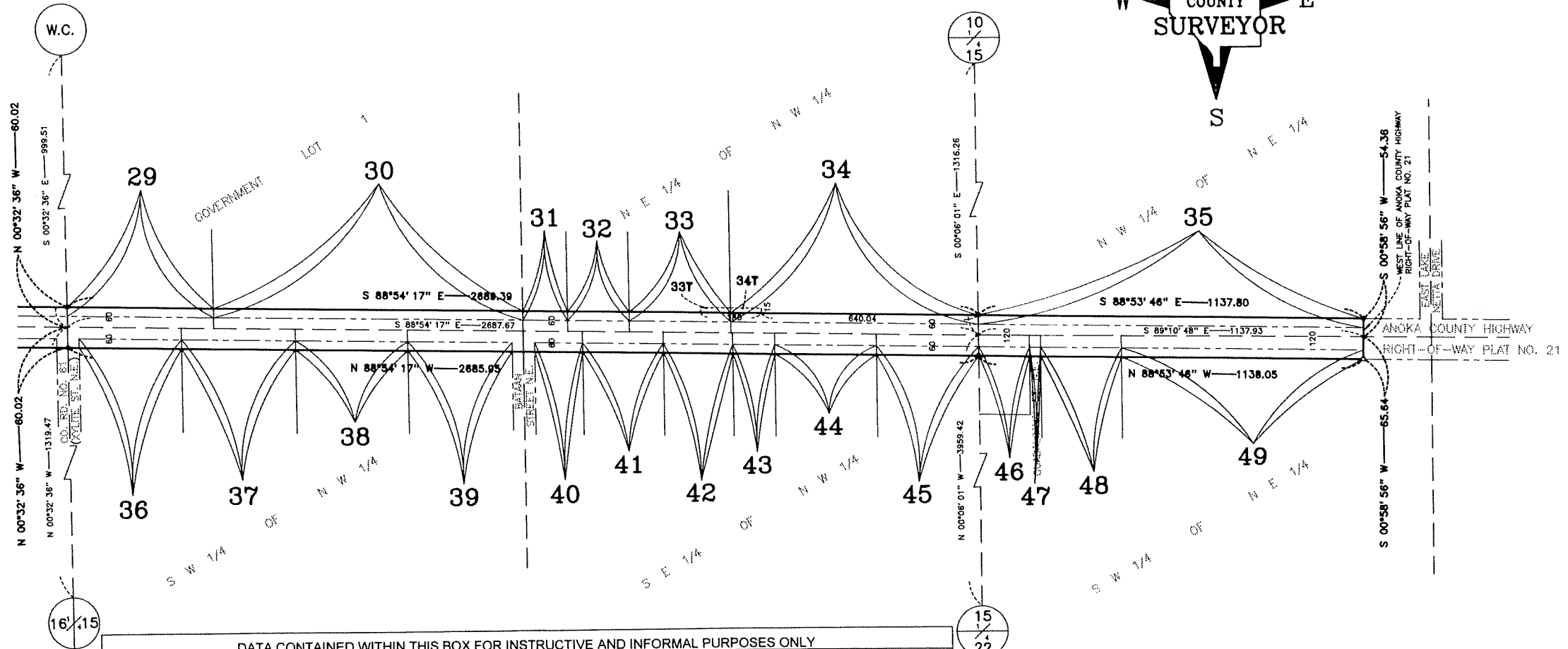
County Highway Project No. C.P. 93-04-60

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PARCEL	OWNER	LOCATION: BY PARCEL IDENTIFICATION NUMBER (P.I.N.)	DEED RECORD DOCUMENT NO OR BOOK PAGE	TORRENS CERTIFICATE NUMBER	ENTIRE TRACT ACRES	NEW HIGHWAY RIGHT OF WAY ACRES	TEMPORARY EASEMENT ACRES	TEMP. EASE. EXPIRES ON DATE	BALANCE OF TRACT REMAINING ACRES
29	Brian A. and Jodi M. Elliott	153223220002	988381		9.24	0.268			8.97
30	Eugene J. and Harriet A. Nagy	153223220001	158904		17.94	0.565			17.37
31	John F. and Lori A. Zins	153223210003	484694		0.905	0.082			0.823
32	Melvin B. and Marlys S. Gillund	153223210004	130858		1.691	0.113			1.478
33, 33T	Gerald T. Kolby, Jr.	153223210006	980862		2.639	0.186	0.030	12-31-97	2.453
34, 34T	John E. and Rosalind L. Neutgens	153223210007	695442		33.545	0.453	0.032	12-31-97	33.092
35	Rollin R. and Virginia L. Grant, Caroline J. and Ernest I. Hawkinson	153223120001	404414		36.753	0.706			36.047
36	Gary D. and Karen S. Gross	153223230009	710520		2.062	0.188			1.874
37	Paul R. and Karen L. Kerrick	153223230001	893369		4.824	0.208			4.616
38	William J. Lund	153223230011	1007005		2.254	0.205			2.049
39	Rooney K. and Pamela M. Gillund	153223230012	944750		2.092	0.191			1.901
40	Bruce V. and Clarice M. Nelson	153223240003	437312		0.928	0.088			0.840
41	William James and Josephine B. Black	153223240005	410407		1.551	0.147			1.404
42	Clifford E. and Kathleen A. Gillund	153223240006	324962		1.344	0.128			1.216
43	Clifford E. and Kathleen A. Gillund	153223240009	828030		27.094	0.078			27.016
44	Daniel K. and Heather A. Gillund	153223240010	999371		3.397	0.186			3.211
45	David A. and Sheri L. Gillund	153223240007	819878		3.397	0.186			3.211
46	Joel R. and Sheri L. Gulbranson	153223130003	845619		0.687	0.093			0.594
47	Douglas W. Osborne	153223130002	365795		7.108	0.021			7.087
48	Gary D. Gross and Karen S. Trieloff Gross	153223130004	536289		2.311	0.148			2.163
49	Douglas W. Osborne	153223130001	401403		28.585	0.443			28.142