

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, JUNE 10, 2024

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: May 13, 2024

PUBLIC HEARING:

6:01 p.m. Jeff Stalberger, MN Developments LLC, requesting Preliminary Plat approval and rezoning from R-A (Rural Single Family Residential) to R-1 (Single Family Residential) of the plat Swedish Chapel Estates located at 2506 Swedish Drive NE (47 Single Family Residential lots and 3 outlots) in Section 4.

NEW BUSINESS:

1. None

COMMISSION BUSINESS:

1. City Council Update

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, MAY 13, 2024

The Ham Lake Planning Commission met for its regular meeting on Monday, May 13, 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, Jeff Entsminger, David Ross, Jonathan Fisher, Dave Ringler and Erin Dixson

MEMBERS ABSENT: None

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 April 8, 2024 Planning Commission meeting as written. All in favor, motion carried.

NEW BUSINESS:

Art Rosenberg of Lincoln Street Commercial, LLC, requesting Sketch Plan approval for a commercial development (four lots and one outlot) in Section 29

Mr. Art Rosenberg and Mr. Paul Boerboom from Lincoln Street Commercial, LLC, and Mr. Matt Davich from E.G. Rud and Sons, Inc. were present. Mr. Rosenberg spoke on behalf of the project. Mr. Rosenberg stated this project has been a work in progress for a couple of years. Mr. Rosenberg stated there are potential buyers for some of the lots so they have decided to take the next step and move forward with the platting process. Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated the plat is a four-lot subdivision with one outlot. Engineer Krugler stated the property is currently zoned CD-1 (Commercial Development I) and CD-2 (Commercial Development II); future zoning is proposed to be CD-1, CD-2 and R-A (Rural Residential Single Family). Engineer Krugler stated Johnson Street NE, as shown on the plan, meets the separation requirement of 300 feet from Highway 65 NE. Engineer Krugler stated the plan realigns Lincoln Street NE from what was proposed on the Entsminger Farms plat; the future backage road that would connect Bunker Lake Boulevard NE to Andover Boulevard NE

will eventually be realigned. Engineer Krugler stated vacation of excess roadway, drainage and utility easements within 1163 143rd Avenue NE will be done after the Lincoln Street Commercial plat is filed. Engineer Krugler stated Coon Creek County Ditch No. 59 runs along the northern border of the plat and will require a 100-foot easement. Engineer Krugler stated there are FEMA Zone A limits adjacent to the county ditch but a FEMA Letter of Map Amendment will not be required. Engineer Krugler stated Northern Natural Gas (NNG) has a 50-foot-wide easement within the southerly portion of the proposed development and Johnson Street NE will cross the easement; written approval of the development from NNG is required. Engineer Krugler stated written approval is also required from Lumen (aka CenturyLink and Qwest) due to the north/south Northwestern Bell Telephone easement over the easterly portion of proposed Lots 3 and 4 and within Outlot A. Engineer Krugler stated the Northwestern Bell Telephone easement is a blanket easement now as it is not confined to a typical 50-foot-wide easement; further discussion is needed related to the limits of this easement. Engineer Krugler stated the minimum building setback from Highway 65 is 50 feet. Engineer Krugler stated Article 11-1850 of City Code states decorative trees, such as conifers, shall be planted along the right-of-way lines of adjacent public roadways or where property lines are adjacent to residential areas. Engineer Krugler stated tree planting can be discussed when site plans are reviewed for the parcels. Engineer Krugler stated that there is a billboard within/adjacent to the east property line of proposed Lot 2 which will be relocated. Engineer Krugler stated Coon Creek Watershed District approval and a Natural Heritage Information System data review by the DNR is required. Chair Pogalz stated Commissioner Entsminger is abstaining from comment and voting on this matter as his business may be hired by the applicant to do work on this project. Chair Pogalz asked what the process is to convey Outlot A to 1163 143rd Avenue NE. Engineer Krugler stated that will be determined by the applicant but must be completed before building permits can be issued for lots within the plat. Chair Pogalz asked Mr. Rosenberg if he had reviewed the City Engineer's memo in the packet and if he understood the requirements noted in the memo. Mr. Rosenberg stated he had read the memo and is okay with the direction and requirements noted.

Motion by Pogalz, seconded by Fisher, to recommend approval of the Sketch Plan, presented by Art Rosenberg, of Lincoln Street Commercial, LLC, a four lot, one outlot commercial subdivision in Section 29 subject to roadway, drainage and utility easement dedication within Lot 2, Block 1 of Entsminger Farms to align with the proposed Lincoln Street right-of-way within Outlot A, a revision of the west lot line of Lot 3 to match the centerline of the proposed Lincoln Street NE extension, conveyance of Outlot A to the owner of the 29-32-23-32-0005 (1163 143rd Avenue NE) parcel, dedication of an easement within 100 feet of Coon Creek County Ditch No. 59, obtaining written approval from Northern Natural Gas to allow Johnson Street NE to cross the easement, obtaining a written Release or Confinement of Easement from Lumen, or half-section correction from Anoka County, for the easement over the easterly portions of proposed Lots 3 and 4 and within Outlot A, relocating the billboard that is within/adjacent to the easterly property line of proposed Lot 2 to meet setback requirements, complying with sign standards in Article 11-320 of City Code and obtaining a permit for any new sign that may be constructed, Coon Creek Watershed District approval, a Natural Heritage Information System data review by the DNR, meeting the requirements of the City Engineer, and meeting all City, State and County requirements. Commissioners

Pogalz, Lejonvarn, Ringer, Ross, Fisher and Dixson voted yes, Commissioner Entsminger abstained from the vote. Motion carried. *This application will be placed on the City Council's Tuesday, May 20, 2024 agenda.*

Chair Pogalz asked Mr. Rosenberg if any of the requirements noted in the motion were of concern to him. Mr. Rosenberg stated the requirements were acceptable.

Melinda McDermott, Elevate Hope House, requesting Sketch Plan approval of a residential development (two lots, one outlot) in Section 16

Ms. Melinda McDermott, Founder of Elevate Hope House, and Mr. Matt Davich from E.G. Rud and Sons were present. Ms. McDermott stated Elevate Hope House is a 501(c) (3) organization that was founded in 2018. Elevate Hope House renovated the Oak Haven church parsonage in 2020. Ms. McDermott stated the organization provides hybrid, transitional housing for single moms (Ages 18-24.) and their kids for up to 2 years along with programming via a family advocate so residents are self-sufficient when they leave. Ms. McDermott stated the proposal is to obtain two acres of the Ham Lake Baptist Camp property to construct two separate homes over time. Ms. McDermott stated their organization has a partnership with Spring Lake Park High School and students taking the construction trades course are currently building a three-bedroom house that will be moved out to a lot in the plat for a slab on grade home. Chair Pogalz asked Engineer Krugler to comment on the project. Engineer Krugler stated the 55-acre parcel that will be subdivided is zoned R-1 (Residential Single Family) and RS-2 (Shoreland Residential-Recreational Development). Engineer Krugler stated this subdivision will follow the minor plat process which permits preliminary and final plat review to be done at the same time. Engineer Krugler stated the driveway of proposed Lot 1 shows access from County Road 61 or Xylite Street NE. Engineer Krugler stated the Anoka County Highway Department must review and approve the proposed 50-foot wide access opening, drainage and utility easement and Xylite Street NE right-of-way width. Engineer Krugler stated a 15-foot wide bike trail easement is required adjacent to the easterly 10-foot drainage and utility easement of both proposed residential lots. Engineer Krugler stated Coon Creek Watershed District approval is required. Engineer Krugler stated, per the plans, a United Power Association easement encroaches 25-feet into the easterly portion of the two proposed lots; written approval must be obtained for the Lot 1 driveway crossing, the future trail and any grading that will be done within the easement. Engineer Krugler stated the balance of a deferred, special assessment from the upgrade done on East Ham Lake Drive in 1994, must be paid in full due to subdividing the parcel. Chair Pogalz asked Engineer Krugler what will be required for Parkland Dedication. Engineer Krugler stated dedicating land for the trail easement along Xylite Street NE will satisfy the parkland requirement as the value of the trail easement is estimated to be in excess of the \$2500 per lot cash requirement for the two lots to be developed. Chair Pogalz asked Ms. McDermott if she had reviewed the memo from the City Engineer. Ms. McDermott stated she had and did not have any questions or concerns. **Motion by Pogalz, seconded by Fisher, to recommend approval of the Sketch Plan presented by Melinda McDermott, Elevate Hope House, for a two lot, one outlot, residential subdivision**

in Section 16 subject to dedicating 10-foot drainage and utility easements around the perimeter of each proposed lot, identifying Outlot A as Lot 3 or combining the outlot with the adjacent 16-32-23-34-0036 parcel under the same ownership, dedicating a 15-foot wide bike trail easement adjacent to the easterly 10-foot drainage and utility easement for both proposed lots to meet the parkland dedication requirement, Coon Creek Watershed District approval, a Natural Heritage Information System data review by the DNR, obtaining approval of the 50-foot wide Lot 1 access opening, drainage and Xylite Street NE right-of-way width and an Access Permit for the Lot 1 driveway from the Anoka County Highway Department, obtaining written approval from United Power Association for the driveway of Lot 1 crossing the easement, future trail construction and any grading within the easement, paying the balance of the deferred, special assessment for the 1994 upgrade of East Ham Lake Drive NE in full prior to the plat being filed with Anoka County, meeting the requirements of the City Engineer and meeting all City, State and County requirements. All in favor, motion carried. *This application will be placed on the City Council's May 20, 2024 agenda.*

COMMISSION BUSINESS:

City Council Update

Chair Pogalz informed the Commissioners that the City Council concurred with the Commission's recommendations to approve the request from Jesse Osborne, Storage World, for rezoning and Wesam Alkubaisy's request for a Conditional Use Permit to operate Pioneer Auto Tronics at 15903 Lincoln Street NE. There will not be a Planning Commissioner present at the May 20, 2024 City Council meeting.

ADJOURNMENT:

Motion by Dixson, seconded by Fisher, to adjourn the Planning Commission meeting at 6:24 p.m. All in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk

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

MTG DATE: June 10, 2024

INSPECTION ISSUED TO: Dave Ringler

APPLICANT/CONTACT: Jeff Stalberger

TELEPHONE NUMBER: 612-799-1471 or stally68@msn.com

BUSINESS/PLAT NAME: Swedish Chapel Est

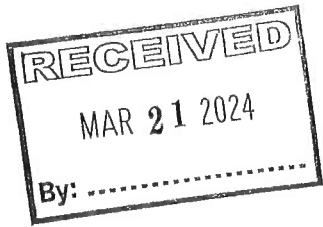
ADDRESS/LOCATION OF INSPECTION: 2506 Swedish Dr NE

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 3/21/2024

Date of Receipt 3-21-2024
Receipt # _____

Meeting Appearance Dates:
Planning Commission 6-10-24

City Council _____

Please check request(s):

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

- Commercial Building Site
- 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: Mn. Development LLC

Address/Location of property: XyLite & Swedish Dr.

Legal Description of property: Metes & Bounds

PIN # 04-32-23-14-0001 Current Zoning RA Proposed Zoning R1

Notes: 47 single family lots / 3 out lots

Applicant's Name: JEFF STALBUDER

Business Name: Mn Development LLC

Address 17404 WARD LK. Dr. NW

City Andover State MN Zip Code 55304

Phone 612-799-1471 Cell Phone _____ Fax _____

Email address STALLY68@MSN.COM

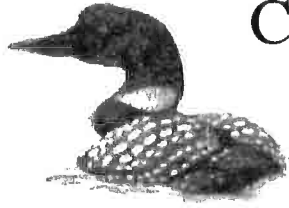
You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.

SIGNATURE Jeff Stalbuder DATE 3-21-2024

- 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
info@ci.ham-lake.mn.us

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, June 10, 2024 at 6:01 p.m. at the City Hall located at 15544 Central Avenue NE for the purpose of considering the application of Jeff Stalberger, MN Developments LLC, requesting preliminary plat approval and rezoning of land from R-A (Rural Single Family Residential) to R-1 (Single Family Residential) for the development of Swedish Chapel Estates (47 single family residential lots and 3 out lots) located in Section 4, parcels of certain land situated in the City of Ham Lake, Anoka County, Minnesota and which are described as follows to wit:

The Northeast Quarter of Section 4, Township 32, Range 23, except the following described tracts of land:

The West 15 acres of the said Northeast Quarter of Section 4, Township 32, Range 23, heretofore sold and deeded to the Swedish Lutheran Society.

AND a plot of ground, commencing at a point 23.49 chains South and 5.15 chains East (Variation 8 degrees 51 minutes in 1887) of Quarter corner on North side of Section 4, Township 32, Range 23; thence South 29 degrees East (Variation 8 degrees 51 minutes in 1887) 9 1/2 rods, to a tamarac stake; thence North 64 degrees East, 14 1/2 rods; thence North 29 degrees West, 10 1/2 rods; thence South 60 1/2 degrees West, 14 1/2 rods to point of commencement, containing 1 acres, more or less, being a part of the Southwest Quarter of Northeast Quarter of Section 4, Township 32, Range 23.

AND commencing at the Northeast corner of Section 4, Township 32, Range 23 and running thence West on and along town line between Towns of Bethel and Ham Lake a distance of 37 1/2 rods to East boundary line of Bethel and Minneapolis Road so called; thence in a Southerly direction on and along East road limit of said Bethel and Minneapolis Road as now located a distance of about 43 rods; thence in an Easterly direction a distance of about 24 1/2 rods to intersect the Section line running North and South between Sections 3 and 4 in said Township 32 and Range 23 at a point on said Section line a distance South from said Northeast corner of said Section 4, 34 rods; thence North on and along said Section line to place of commencement being a part of the Northeast Quarter of Northeast Quarter of Section 4, Township 32, Range 23, containing about 7 acres.

AND that part of the Northeast Quarter of Section 4, Township 32, Range 23, described as follows: Commencing at a point 289 feet East and 732 feet North of the Southwest corner of said Northeast Quarter; thence Northeasterly along the center of the road 424 feet; thence Northwesterly 701 feet to the point, which is 289 feet East of the West line of the said Northeast Quarter; thence South to the point of beginning.

AND commencing at a point 1550.34 feet (23.49 chains) South and 339.9 feet (5.15 chains) East of the Quarter corner on the North side of Section 4; thence South 29 degrees East for 156.75 feet; thence South 64 degrees West for 187.4 feet; thence North, parallel with and 247.5 feet East of the Quarter Section line for 142.15 feet to the Southerly line of a public road; thence North 50 degrees 10 minutes East along said Southerly road line to the point of beginning, also all right of title in said adjacent public road to the center line thereof, Anoka County, Minnesota.

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


DATED: May 31, 2024

Jennifer Bohr
Building & Zoning Clerk
City of Ham Lake

Memorandum

Date: June 6, 2024

To: Planning Commissioners

From: David A. Krugler, City Engineer 

Subject: Swedish Chapel Estates

Introduction:

The proposed 47 lot residential development, formally known as the Dosedel Parcel, is located on the 111.42-acre 04-32-23-14-0001 parcel. The parcel is currently zoned Rural Single Family Residential (R-A) and the proposed zoning is Single Family Residential (R-1). A 500-scale aerial photo, 400-scale half-section map and 500-scale zoning map are attached.

Discussion:

The Title Sheet, Preliminary Plat, Grading, Erosion Control and Tree Protection Plan, Livability Plan, Livability Chart, Removals Plan, SWPPP, Details and Left & Right Turn Lane Plan received May 28th and Preliminary Utility Plan received May 29th address prior review comments.

Swedish Drive shows to be realigned with this project. The developer will need to provide a legal description of the right-of-way to be vacated by City public hearing. All utilities within the existing right-of-way will need to be relocated by the Developer prior to the vacation.

Three outlots are shown on the preliminary plat. The 3.47-acre Outlot A will need to be combined with either 03-32-23-22-0003 to the east or 17943 Xylite Street to the north. The 1.45-acre Outlot B will need to be combined with the adjacent 2200 Swedish Drive. The 0.08-acre Outlot C will need to be combined with either the parcel of 2217 Swedish Drive or 04-32-23-13-0003. The Development Agreement will include the conveyance of the outlots to the adjacent properties.

The Revised Braun Geotechnical Exploration Report, dated February 2, 2024, is still under revision. Preliminary results identify proposed low floor elevations for the proposed lots. A final Report is required. The November 1st 2023 Tradewell soil borings logs show the completed borings to identify potential septic fields for the proposed lots. A signed certification by a licensed septic evaluator that support two standard septic systems for each lot in accordance with Minnesota Rules 7080 is required.

The initial Anoka County Transportation Division review letter, dated May 13, 2024, is attached. Anoka County is requiring a southbound right-turn lane and a northbound left-turn lane onto Swedish Drive from Xylite Street (County Road 68). The plan shows the lanes provided and will not require additional right-of-way from the adjacent parcels to the east. The County outlined corrections required for the southbound right-turn lane which have been revised and

submitted to Anoka County. Anoka County approval is required.

The Future Trails Maps for both Ham Lake and East Bethel identify Xylite Street/Greenbrook Drive as a future bike path. Per the attached memo, the Park Committee recommended that a trail easement be dedicated along the west side of Xylite Street for a future bike path. A 20-foot trail easement should be required adjacent to the 10-foot drainage and utility easement along Xylite Street. In addition, parkland dedication fees will be collected rather than parkland dedication. The Developer will be credited for land dedicated for the trail easement.

An Encroachment Agreement will be required due to the Lot 6, Block 3 septic crossing the drainage and utility easement. FEMA Letter of Map Amendments are required for Lot 8 of Block 1, Lots 4, 5, 6, 7, 11, 12 and 13 of Block 2, and Lots 13, 14, and 15 of Block 3.

Swedish Drive is the hydrological boundary between the Coon Creek Watershed District (CCWD) and the Upper Rum River Watershed Management Organization (URRWMO). The parcels are within a drainage sensitive area, however since they will be regraded, CCWD has removed increased stormwater treatment requirements. Lots 4, 6, 12 and 13 of Block 2 are adjacent to County Ditch #58 which requires a 100-foot easement (50-foot either side of the ditch centerline) which is shown on the Preliminary Plat. The City of Ham Lake waived Wetland Conservation Act jurisdiction to the CCWD for that portion of the project located within the URRWMO. That portion of the plans outside of the CCWD have been reviewed for compliance with URRWMO Watershed Management Plan. A 16.5-foot buffer is required adjacent to all wetlands with the URRWMO. Any areas where vegetation is removed within the buffer area during construction must be reseeded with native seed mix and the Developer is responsible for maintenance or reseeded for 3 years. Stormwater Ponds 2 and 7 show grading within the proposed buffers and requirements of maintenance will be included in the Development Agreement.

The Natural Resources Inventory and Assessment (NRIA) completed in 2008 by the Anoka Conservation District (Appendix S of the Storm Water Pollution Prevention Plan) does not identify any portion of the proposed development area as being within a Major Natural Resource Concentration per the attached Map 3. A Natural Heritage Information System data review by the DNR was performed. A survey for endangered species was conducted, however comments from the MnDNR have outlined that the survey is incomplete. Further revision to the endangered plant report is required. There is an eagle's nest on Lot 3 Block 1. Proper setbacks have been provided.

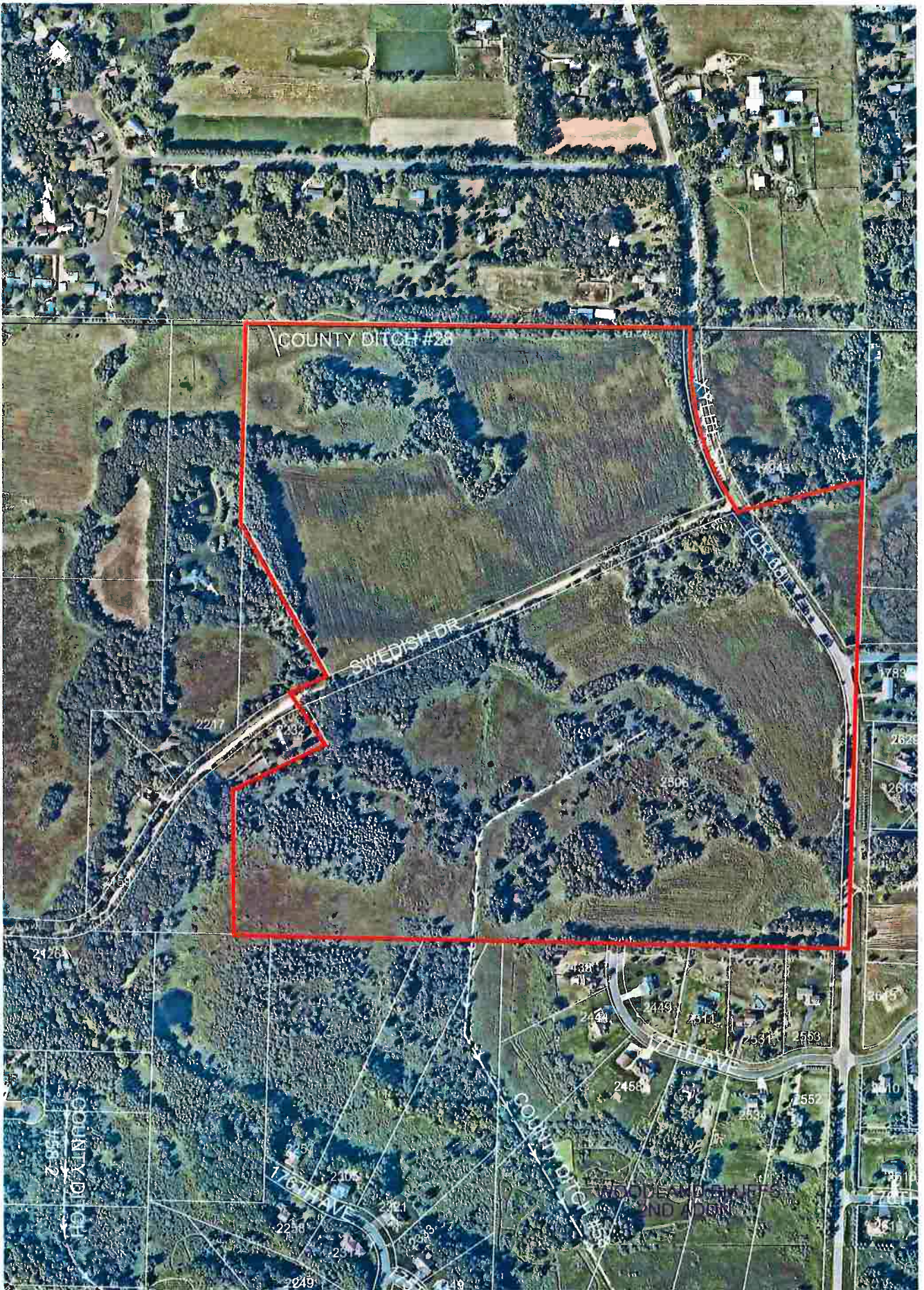
A MPCA Construction Stormwater Permit is required due to the disturbance of at least one acre. An MPCA Permit will be required prior to construction commencement.

The preliminary plat was granted contingent approval at the May 13th CCWD Board of Managers meeting, per the attached Notice of Permit Application Status. In addition to paying the \$19,000 performance escrow, the Developer needs to verify the Wetland Bank Credit Withdrawal. Construction cannot commence until the CCWD Permit is issued.

Recommendations:

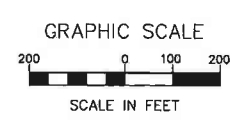
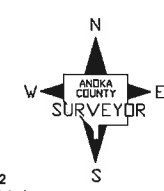
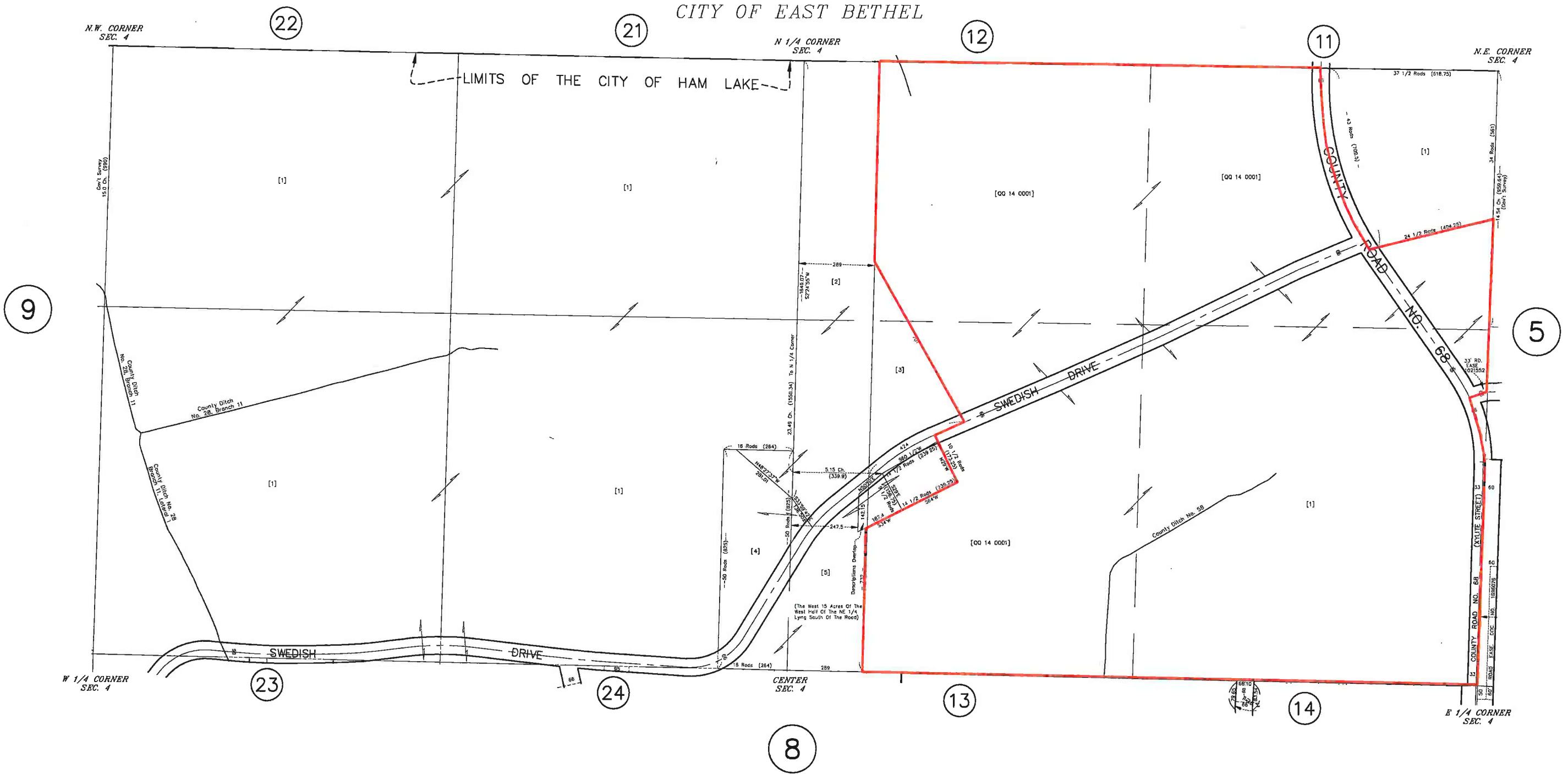
It is recommended that the Preliminary Plat of Swedish Chapel Estates be recommended for approval contingent on providing the following:

- Signed certifications of valid septic fields for the proposed 47 lots.
- The final Geotechnical Report being supplied
- Anoka County Transportation Division approval.
- 20-foot bike easement to be provided along Xylite Street (CR 68)
- Encroachment Agreement for Lot 6 Block 3 for proposed septic crossing
- FEMA Letter of Map Amendment Lot 8 of Block 1, Lots 4, 5, 6, 7, 11, 12 and 13 of Block 2, and Lots 13, 14, and 15 of Block 3.
- Obtain a MPCA Construction Stormwater Permit prior to construction.
- Obtain approval from MnDNR regarding endangered plants that may be on site.
- Meet all CCWD permit requirements.



N 1/2 SECTION 4, 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

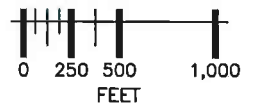
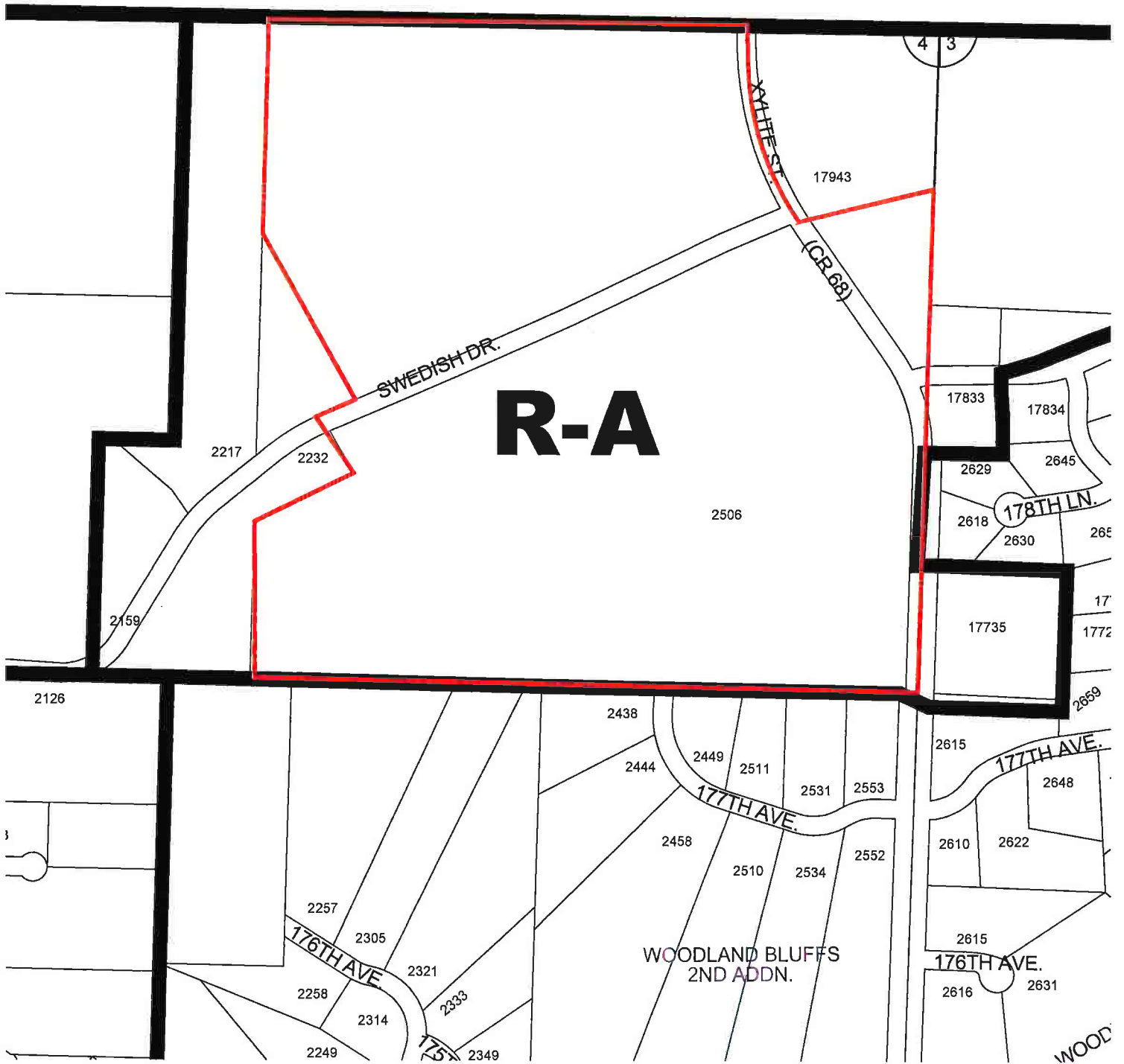
22	21	12	11	NORTH HALF OF SECTION
23	24	13	14	
32	31	42	41	SOUTH HALF OF SECTION
33	34	43	44	

PROPERTY IDENTIFICATION NUMBER

Section 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: 04-32-23-13-0001

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.



TITLE SHEET

~of~ SWEDISH CHAPEL ESTATES
 ~for~ MN DEVELOPMENTS, LLC.
 17404 WARD LAKE DRIVE NW
 ANDOVER, MN 55304
 (612) 799-1471

VICINITY MAP

PART OF SEC. 4, TWP. 32, RING. 23




ANOKA COUNTY, MINNESOTA
 (NO SCALE)

SHEET INDEX

- | | |
|-------------|--------------------------------------|
| T1 | TITLE SHEET |
| 2-3 | PRELIMINARY PLAT |
| 4-7 | GRADING PLAN |
| 8-11 | LIVABILITY PLAN |
| 12-14 | LIVABILITY CHART |
| R | REMOVALS PLAN |
| C1.1 - C1.3 | PRELIMINARY UTILITY PLAN |
| C2.1 - C2.2 | STORMWATER POLLUTION PREVENTION PLAN |
| C3.1 - C3.3 | DETAILS |
| C4.1 - C4.3 | TURN LANE PLAN |


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



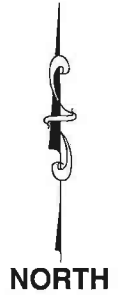
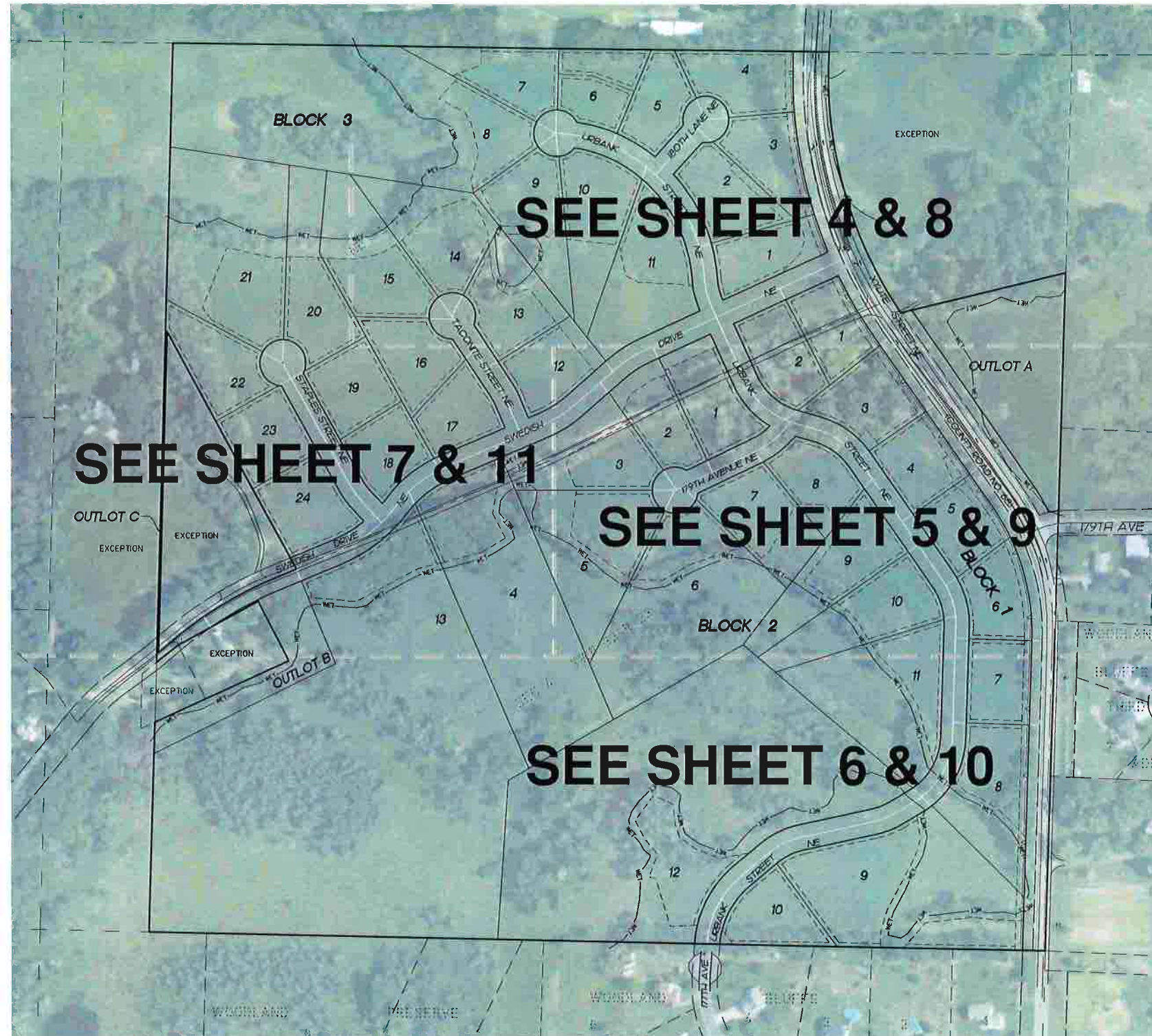
PLOWE
 ENGINEERING, INC.
 6776 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014

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

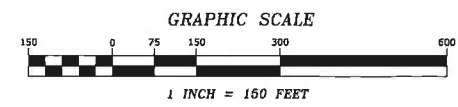
I HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT AND DRAINAGE REPORT FOR THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.



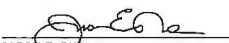
ADAM GUNKEL
 DATE: 05.28.2024 LIC. NO. 43963




E. G. RUD & SONS, INC.
 EST. 1917
 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.

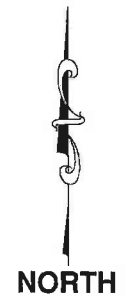


JASON E. RUD
 Date: 05/28/2024 License No. 41578

DRAWN BY: MMD	JOB NO: 230743	DATE: 03/29/24
CHECK BY: JER	FIELD CREW: DT/CT	
1 04/08/24	VICINITY MAP	MMD
2 04/17/24	CITY COMMENTS	MMD
3 05/23/24	CITY COMMENTS	MMD
NO.	DATE	DESCRIPTION

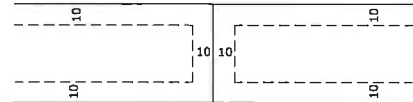
PRELIMINARY PLAT

~of~ SWEDISH CHAPEL ESTATES
 ~for~ MN DEVELOPMENTS, LLC.
 17404 WARD LAKE DRIVE NW
 ANDOVER, MN 55304
 (612) 799-1471



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.

NOTES

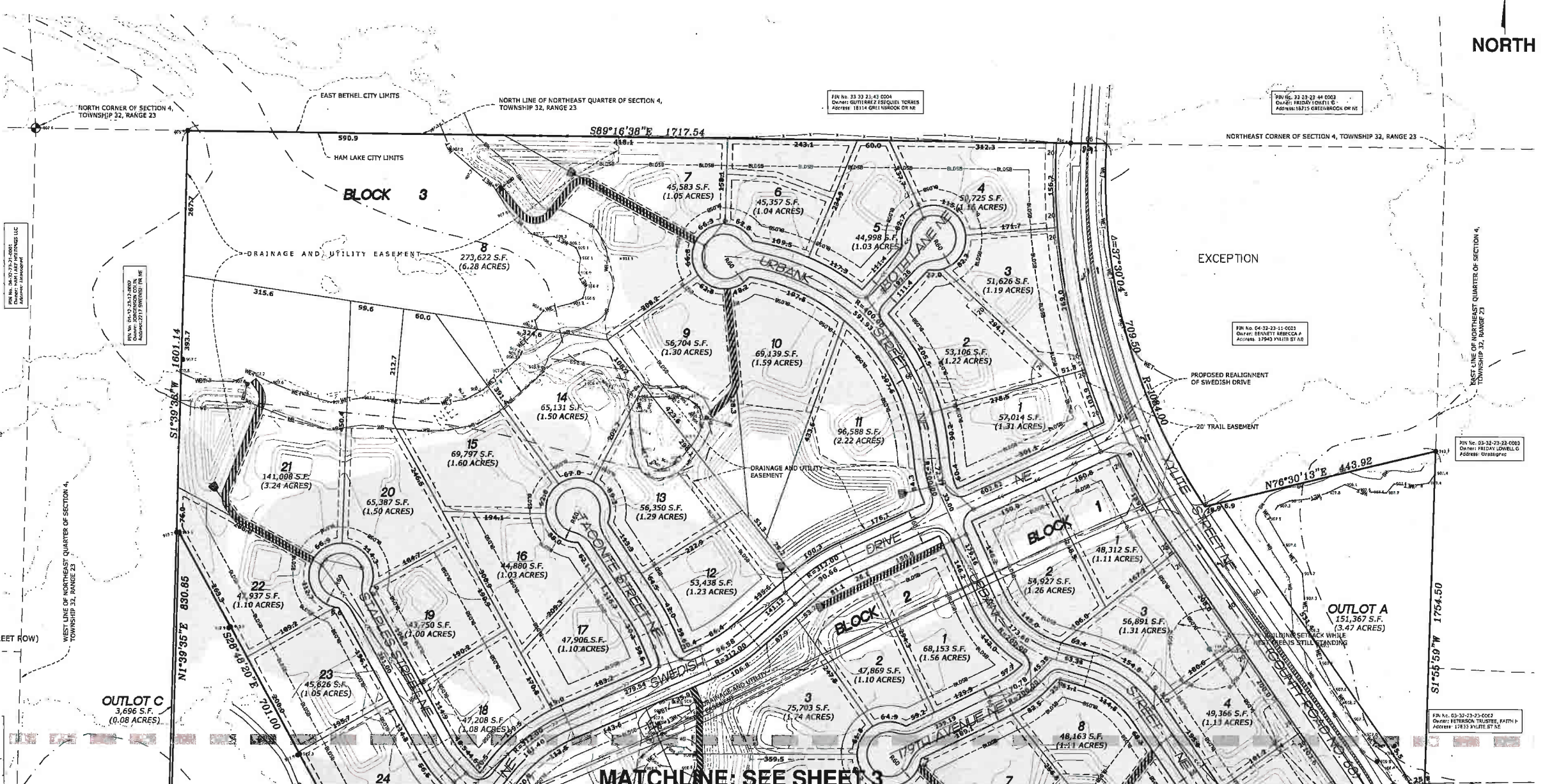
- Bearings shown are on Anoka County datum.
- Parcel ID Number: 04-32-23-14-0001
- Site Address: 2506 Swedish Drive NE
- OWNER: JOAN A. DOSEDEL
- Legal description per title commitment prepared by Chicago Title Insurance dated 9/7/2023 Commitment No. 230943680.

DEVELOPMENT DATA

TOTAL SITE AREA = 111.42± ACRES
 OUTLOT AREA = 5.01± ACRES
 47 PROPOSED SINGLE FAMILY LOTS
 AVERAGE LOT SIZE = 2.26 ACRES
 MINIMUM STREET FRONTAGE = 200 FEET
 MINIMUM LOT SIZE = 1.00 ACRES (INCLUDING HALF OF STREET ROW)
 PROPOSED ZONING = R-1
 BUILDING SETBACKS
 FRONT = 30 FEET
 SIDE = 10 FEET
 REAR = 50 FEET
 COUNTY ROAD = 50 FEET

LEGEND

- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES IRON MONUMENT FOUND
- DENOTES EXISTING CONTOURS (2' INTERVAL)
- - - - DENOTES DRAINAGE AND UTILITY EASEMENT
- - - - DENOTES BUILDING SETBACK LINE
- △ DENOTES RESTRICTED ACCESS
- WET DENOTES WETLAND LINE DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES INC.
- WB DENOTES WETLAND BUFFER LINE
- DENOTES APPROXIMATE FEMA FLOOD ZONE A LINE FROM FEMA FLOOD INSURANCE RATE MAP NO. 27003C0215E PANEL NO. 0215 SUFFIX E, EFFECTIVE DATE DECEMBER 16TH, 2015.
- DENOTES WETLAND FILL
- DENOTES EXISTING AREA 1' ABOVE MOTTILING
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)



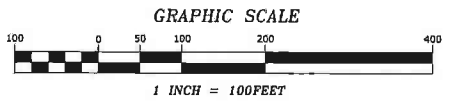
MATCHLINE: SEE SHEET 3

PROPERTY DESCRIPTION

The Northeast Quarter of Section 4, Township 32, Range 23, excepting the following described tracts of land:

- The West 15 acres of the said Northeast Quarter of Section 4, Township 32, Range 23, heretofore sold and deeded to the Swedish Lutheran Society.
- A plot of ground, commencing at a point 23.49 chains South and 5.15 chains East (Variation 8 degrees 51 minutes in 1887) of Quarter corner on North side of Section 4, Township 32, Range 23; thence South 29 degrees East (Variation 8 degrees 51 minutes in 1887) 9 1/2 rods, to a tamarac stake; thence North 64 degrees East, 14 1/2 rods; thence North 29 degrees West, 10 1/2 rods; thence South 60 1/2 degrees West, 14 1/2 rods to point of commencement, containing 1 acre, more or less, being a part of the Southwest Quarter of Northeast Quarter of Section 4, Township 32, Range 23.
- Commencing at the Northeast corner of Section 4, Township 32, Range 23 and running thence West on and along town line between Towns of Bethel and Ham Lake a distance of 37 1/2 rods to East boundary line of Bethel and Minneapolis Road so called; thence in a Southerly direction on and along East road limit of said Bethel and Minneapolis Road as now located a distance of about 43 rods; thence in an Easterly direction a distance of about 24 1/2 rods to intersect the Section line running North and South between Sections 3 and 4 in said Township 32 and Range 23 at a point on said Section line a distance South from said Northeast corner of said Section 4, 34 rods; thence North on and along said Section line to place of commencement being a part of the Northeast Quarter of Northeast Quarter of Section 4, Township 32, Range 23, containing about 7 acres.
- That part of the Northeast Quarter of Section 4, Township 32, Range 23, described as follows: Commencing at a point 289 feet East and 732 feet North of the Southwest corner of said Northeast Quarter; thence Northeastly along the center of the road 424 feet; thence Northwesterly 701 feet to the point, which is 289 feet East of the West line of the said Northeast Quarter; thence South to the point of beginning.
- Commencing at a point 1550.34 feet (23.49 chains) South and 339.9 feet (5.15 chains) East of the Quarter corner on the North side of Section 4; thence South 29 degrees East for 156.75 feet; thence South 64 degrees West for 187.4 feet; thence North, parallel with and 247.5 feet East of the Quarter section line for 142.15 feet to the Southerly line of a public road; thence North 50 degrees 10 minutes East along said Southerly road line to the point of beginning, also all right of title in said adjacent public road to the center line thereof, Anoka County, Minnesota.

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: 05/28/2024 License No. 41578



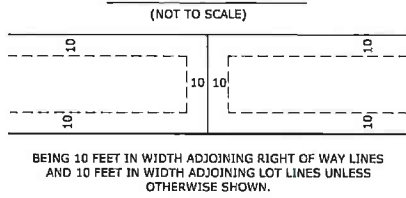
E. G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701

DRAWN BY:	MMD	JOB NO.:	230743	DATE:	03/20/24
CHECK BY:	JER	FIELD CREW/DT/CT			
1	04/17/24	CITY COMMENTS		MMD	
2	05/22/24	CITY COMMENTS		MMD	
3					
NO.	DATE	DESCRIPTION		BY	

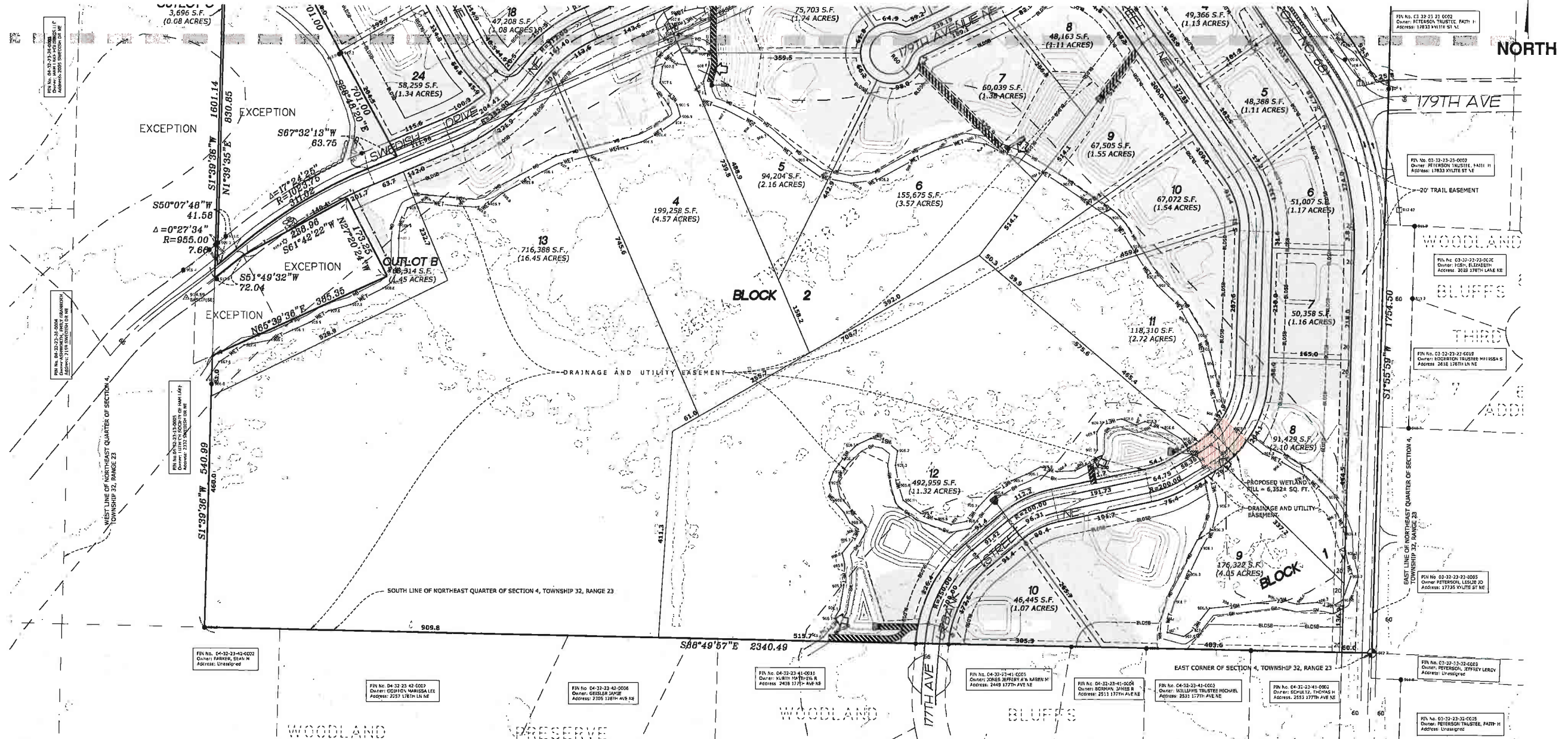
PRELIMINARY PLAT

~of~ SWEDISH CHAPEL ESTATES
 ~for~ MN DEVELOPMENTS, LLC.
 17404 WARD LAKE DRIVE NW
 ANDOVER, MN 55304
 (612) 799-1471

TYPICAL EASEMENTS

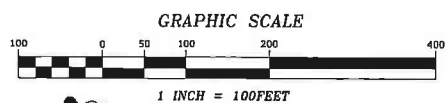


MATCHLINE: SEE SHEET 2



DEVELOPMENT DATA

- TOTAL SITE AREA = 111.42± ACRES
- OUTLOT AREA = 5.01± ACRES
- 47 PROPOSED SINGLE FAMILY LOTS
- AVERAGE LOT SIZE = 2.26 ACRES
- MINIMUM STREET FRONTAGE = 200 FEET
- MINIMUM LOT SIZE = 1.00 ACRES (INCLUDING HALF OF STREET ROW)
- PROPOSED ZONING = R-1
- BUILDING SETBACKS: FRONT = 30 FEET, SIDE = 10 FEET, REAR = 50 FEET, COUNTY ROAD = 50 FEET



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

- CAST IRON MONUMENT DENOTES ANOKA COUNTY CAST IRON MONUMENT
- IRON MONUMENT DENOTES IRON MONUMENT FOUND
- EXISTING CONTOURS (2' INTERVAL) DENOTES EXISTING CONTOURS (2' INTERVAL)
- DRAINAGE AND UTILITY EASEMENT DENOTES DRAINAGE AND UTILITY EASEMENT
- BUILDING SETBACK LINE DENOTES BUILDING SETBACK LINE
- RESTRICTED ACCESS DENOTES RESTRICTED ACCESS
- WETLAND LINE DENOTES WETLAND LINE DELINEATED BY KICHLAUG ENVIRONMENTAL SERVICES INC.
- WETLAND BUFFER LINE DENOTES WETLAND BUFFER LINE
- FLOOD ZONE LINE DENOTES APPROXIMATE FEMA FLOOD ZONE A LINE FROM FEMA FLOOD INSURANCE RATE MAP NO. 27003C0215E PANEL NO. 0215 SUFFIX E, EFFECTIVE DATE DECEMBER 16TH, 2015.
- WETLAND FILL DENOTES WETLAND FILL
- EXISTING AREA 1' ABOVE MOTTLING DENOTES EXISTING AREA 1' ABOVE MOTTLING
- ADJACENT PARCEL OWNER INFORMATION DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

NOTES

- Bearings shown are on Anoka County datum.
- Parcel ID Number: 04-32-23-14-0001
- Site Address: 2506 Swedish Drive NE
- OWNER: JOAN A DOSEDEL
- Legal description per title commitment prepared by Chicago Title Insurance dated 9/7/2023 Commitment No. 230943680.

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: 05/28/2024 License No. 41578

PROPERTY DESCRIPTION

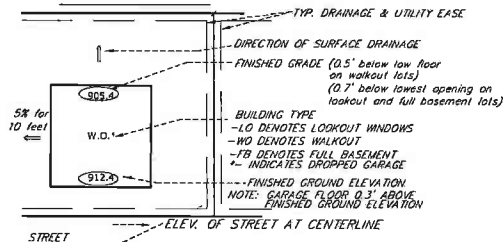
- The Northeast Quarter of Section 4, Township 32, Range 23, excepting the following described tracts of land:
- The West 15 acres of the said Northeast Quarter of Section 4, Township 32, Range 23, heretofore sold and deeded to the Swedish Lutheran Society.
 - A plot of ground, commencing at a point 23.49 chains South and 5.15 chains East (Variation 8 degrees 51 minutes in 1887) of Quarter corner on North side of Section 4, Township 32, Range 23; thence South 29 degrees East (Variation 8 degrees 51 minutes in 1887) 9 1/2 rods, to a tamarac stake; thence North 64 degrees East, 14 1/2 rods; thence North 29 degrees West, 10 1/2 rods; thence South 60 1/2 degrees West, 14 1/2 rods to point of commencement, containing 1 acre, more or less, being a part of the Southwest Quarter of Section 4, Township 32, Range 23.
 - Commencing at the Northeast corner of Section 4, Township 32, Range 23 and running thence West on and along town line between Towns of Bethel and Ham Lake a distance of 37 1/2 rods to East boundary line of Bethel and Minneapolis Road so called; thence in a Southerly direction on and along East road limit of said Bethel and Minneapolis Road as now located a distance of about 43 rods; thence in an Easterly direction a distance of about 24 1/2 rods to intersect the Section line running North and South between Sections 3 and 4 in said Township 32 and Range 23 at a point on said Section line a distance South from said Northeast corner of said Section 4, 34 rods; thence North on and along said Section line to place of commencement being a part of the Northeast Quarter of Northeast Quarter of Section 4, Township 32, Range 23, containing about 7 acres.
 - That part of the Northeast Quarter of Section 4, Township 32, Range 23, described as follows: Commencing at a point 289 feet East and 732 feet North of the Southwest corner of said Northeast Quarter; thence Northeasterly along the center of the road 424 feet; thence Northwesterly 701 feet to the point, which is 289 feet East of the West line of the said Northeast Quarter; thence South to the point of beginning.
 - Commencing at a point 1550.34 feet (23.49 chains) South and 339.9 feet (5.15 chains) East of the Quarter corner on the North side of Section 4; thence South 29 degrees East for 156.75 feet; thence South 64 degrees West for 187.4 feet; thence North, parallel with and 247.5 feet East of the Quarter Section line for 142.15 feet to the Southerly line of a public road; thence North 50 degrees 10 minutes East along said Southerly road line to the point of beginning, also all right of title in said adjacent public road to the center line thereof, Anoka County, Minnesota.

DRAWN BY:	MMD	JOB NO.:	230743	DATE:	03/20/24
CHECK BY:	JER	FIELD CREW/DTIC:			
NO.	DATE	DESCRIPTION	BY		
1	04/17/24	CITY COMMENTS	MMD		
2	05/22/24	CITY COMMENTS	MMD		
3					

GRADING, EROSION CONTROL AND TREE PROTECTION PLAN

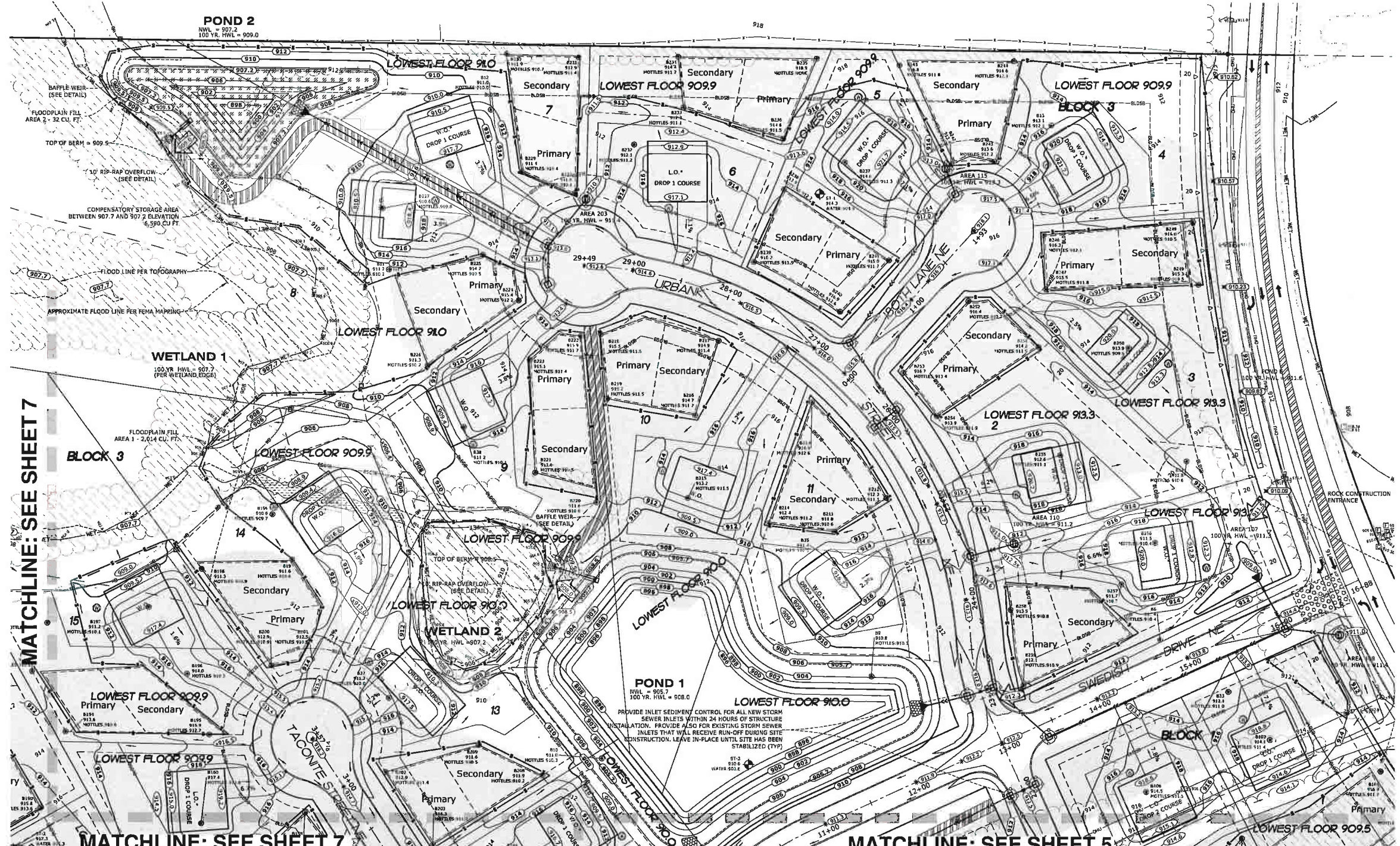
~of~ SWEDISH CHAPEL ESTATES
 ~for~ MN DEVELOPMENTS, LLC.
 17404 WARD LAKE DRIVE NW
 ANDOVER, MN 55304
 (612) 799-1471

TYPICAL LOT



LEGEND

- DENOTES SOIL BORING BY TRADEWELL SOIL TESTING
- DENOTES PIEZOMETER OR PENETRATION BORING BY BRAUN INTERTEC, INC.
- DENOTES EMERGENCY OVERFLOW ELEVATION
- DENOTES EXISTING SPOT ELEVATION
- DENOTES WET LAND
- DENOTES EXISTING 2 FOOT CONTOUR
- DENOTES PROPOSED 2 FOOT CONTOURS
- DENOTES WETLAND DELINEATED BY KOLHAUS ENVIRONMENTAL SERVICES COMPANY.
- DENOTES EASEMENT LINE
- DENOTES SETBACK LINE
- DENOTES PROPOSED STORM SEWER
- DENOTES PROPOSED SILT / TREE PROTECTION FENCE
- DENOTES BIO 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 A LINE FROM FEMA FLOOD INSURANCE RATE MAP NO. 27003C0335E PANEL NO. 0335 SUPPLY 6, EFFECTIVE DATE DECEMBER 16TH, 2015.
- DENOTES FLOOD ZONE LINE PER TOPOGRAPHY
- DENOTES TREE PRESERVATION AREA
- DENOTES 12' POND ACCESS
- DENOTES FLOODPLAIN FILL
- DENOTES COMPENSATORY STORAGE AREA



MATCHLINE: SEE SHEET 7

MATCHLINE: SEE SHEET 5

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

PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE SUITE 110 LINO LAKES, MN 55014
 PHONE: (651) 361-8210 & ENGINEERING 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 Gunkel
 ADAM GUNKEL
 DATE: 05.28.2024 LIC. NO. 439683

E.G. RUD & SONS, INC.
 EST. 1917 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701
 www.egrud.com

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 HAN LAKE.

SILT FENCE TO BE INSTALLED BY BUILDER PRIOR TO HOUSE CONSTRUCTION. THERE IS TO BE NO GRADING WITHIN ISTS AREAS.

EROSION CONTROL / REVEGETATION SPECS.

- PRIOR TO ROUGH GRADING, INSTALL SILT STOP FENCE IN 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 SEVEN DAYS 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)

FLOODPLAIN FILL WETLAND 1 BASIN=2.046 CU/FT COMPENSATORY STORAGE =6.530 CU/FT (COMPENSATORY STORAGE PROVIDED IN POND 2 BETWEEN 907.7 AND 907.2 ELEVATION)

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.

WETLAND FILL NOTES

WETLAND FILL AREA = 6,352± SQ. FT.

NOTES

- BEARINGS SHOWN ARE ON ANOKIA COUNTY DATUM.
- TOTAL LOT AREAS ARE CALCULATED TO STREET CENTERLINE PER ORDINANCE.
- 2 FOOT CONTOUR INTERVAL (NAVD 88)
- CONTOURS SHOWN ARE PER MINGED LOAD 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 PLAN / PROFILE SHEETS FOR STORM SEWER RIMS, INVERTS, AND SIZES.
- TRADEWELL SOIL TESTING COMPLETED SEPTIC SOIL BORINGS.
- BRAUN INTERTEC IS MONITORING SITE GROUND WATER ELEVATIONS WITH PIEZOMETERS, ANTICIPATED GROUNDWATER ELEVATIONS ARE BASED ON PRELIMINARY INFORMATION AND ARE SUBJECT TO REVISION.
- ALL PIPE APPROX 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 WELL-FIELD LOCATIONS, BATES, DISCHARGE LOCATION, SCHEDULE AND QUANTITIES TO COME 7 DAYS PRIOR TO ANY DEWATERING OPERATIONS.
- CONTRACTORS MUST BE PROVIDED WITH DNR FLVRS/ 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

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: 05/28/2024 License No. 41578

NORTH

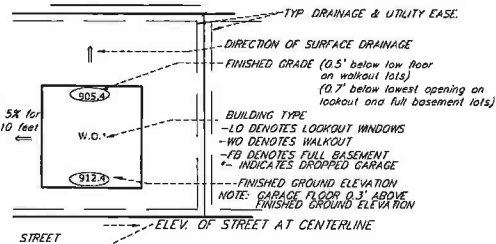
NO.	DATE	DESCRIPTION	BY
1	04/17/24	CITY COMMENTS	MHD
2	05/22/24	CITY COMMENTS	MHD
3	05/28/24	CITY COMMENTS	MHD

DRAWN BY: MHD JOB NO: 230743 DATE: 03/20/24
 CHECK BY: JER FIELD CREW: DTCT

GRADING, EROSION CONTROL AND TREE PROTECTION PLAN

~of~ SWEDISH CHAPEL ESTATES
 ~for~ MN DEVELOPMENTS, LLC.
 17404 WARD LAKE DRIVE NW
 ANDOVER, MN 55304
 (612) 799-1471

TYPICAL LOT



LEGEND

- ⊙ DENOTES SOIL BORING BY TRADEWELL SOIL TESTING
- ⊙ DENOTES PIEZOMETER OR PENETRATION BORING BY BRAUN INTEREC, INC.
- ⊙ DENOTES EMERGENCY OVERFLOW ELEVATION
- ⊙ DENOTES EXISTING SPOT ELEVATION
- ⊙ DENOTES WET LAND
- DENOTES EXISTING 2 FOOT CONTOUR
- DENOTES PROPOSED 2 FOOT CONTOURS
- DENOTES WETLAND DELINEATED BY KIDLHAUG 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 A LINE FROM FEMA FLOOD INSURANCE RATE MAP NO. 270003035E PANEL NO. 0355 SUFFIX E, EFFECTIVE DATE DECEMBER 16TH, 2015.
- DENOTES FLOOD ZONE LINE PER TOPOGRAPHY
- DENOTES TREE PRESERVATION AREA
- DENOTES 12' POND ACCESS
- DENOTES WETLAND FILL
- DENOTES FLOODPLAIN FILL
- DENOTES COMPENSATORY STORAGE AREA

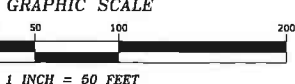
PONDING CALCULATIONS AND STORM SEWER DESIGN BY PLOWE ENGINEERING, INC.

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

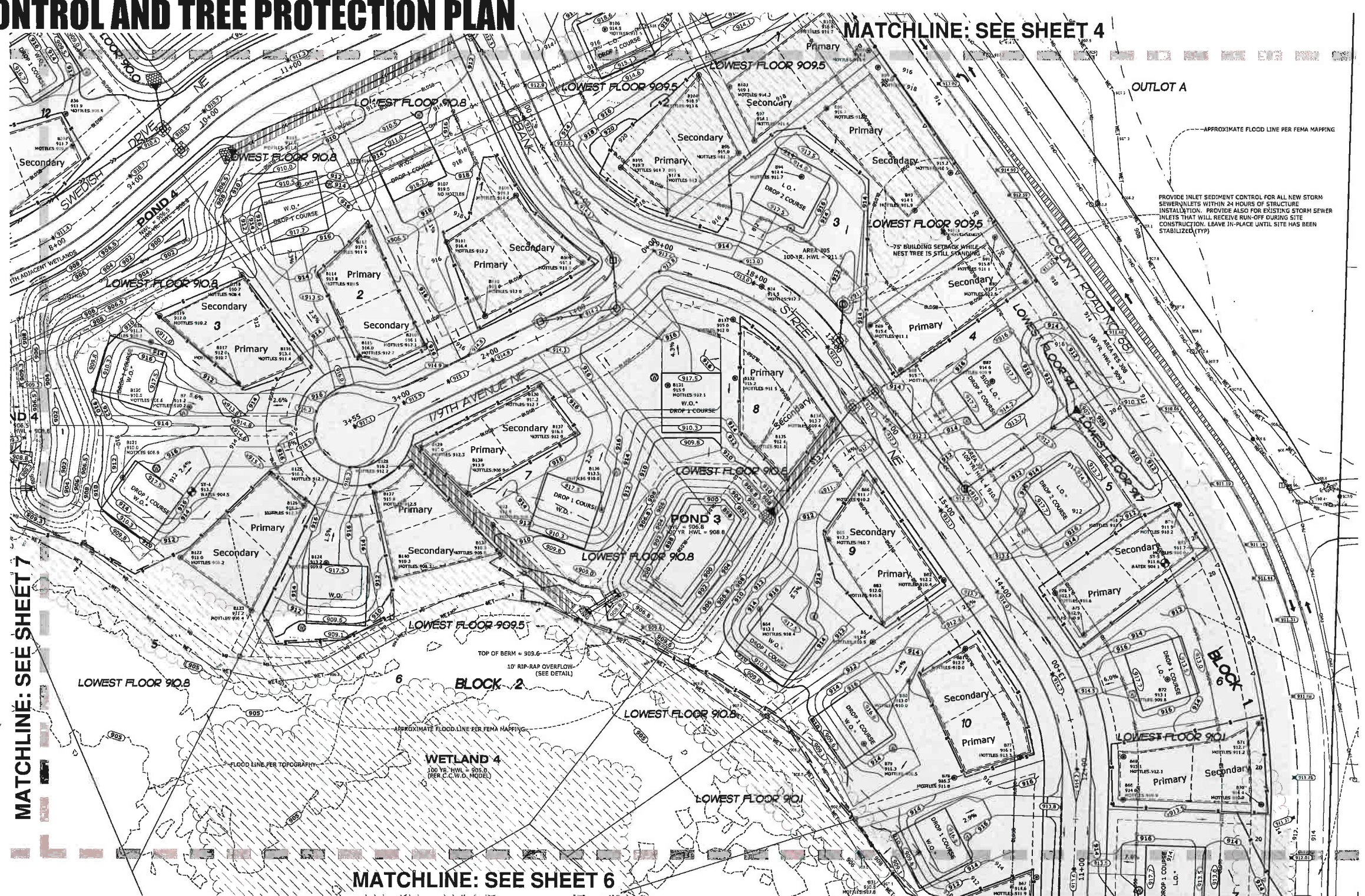
SITE PLANNING & ENGINEERING PHONE: (651) 361-8210
 FAX: (651) 361-8701

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: 05.28.2024 LIC. NO. 43983



E. G. RUD & SONS, INC.
 EST. 1917 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701



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 HAW LAKE.
- SILT FENCE TO BE INSTALLED BY BUILDER PRIOR TO HOUSE CONSTRUCTION.
- THERE IS TO BE NO GRADING WITHIN ISTS AREAS.

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. INSTALL TREE PROTECTION AS DEEMED NECESSARY BY THE CITY FORESTER PRIOR TO ANY GRADING.
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. SEE "STORM WATER POLLUTION PREVENTION PLAN" FOR ADDITIONAL EROSION CONTROL NOTES AND SITE SEQUENCING.

FLOODPLAIN FILL NOTES

- FLOODPLAIN FILL WETLAND 1 BASIN=2.045 CU/FT
- COMPENSATORY STORAGE = 6.590 CU/FT
- (COMPENSATORY STORAGE PROVIDED IN POND 2 BETWEEN 907.7 AND 907.2 ELEVATION)

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.

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- WETLAND FILL AREA = 6,352+ SQ. FT.

NOTES

- BEARINGS SHOWN ARE ON ANOKA COUNTY DATUM.
- TOTAL LOT AREAS ARE CALCULATED TO STREET CENTERLINE PER ORDINANCE.
- 2 FOOT CONTOUR INTERVAL (NAVD 85)
- CONTOURS SHOWN ARE PER MINGO 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 PLAN / PROFILE SHEETS FOR STORM SEWER RIMS, INVERTS, AND SIZES.
- TRADEWELL SOIL TESTING COMPLETED SEPTIC SOIL BORINGS.
- BRAUN INTEREC IS MONITORING SITE GROUND WATER ELEVATIONS WITH PIEZOMETERS, ANTICIPATED GROUNDWATER ELEVATIONS ARE BASED ON PRELIMINARY INFORMATION AND ARE SUBJECT TO REVISION.
- 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 MINOT 33-65.
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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: 05/28/2024 License No. 41578

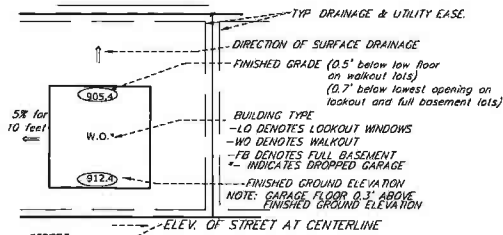
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CHECK BY:	JER	FIELD CREW/DTCT			
NO.	DATE	DESCRIPTION	BY		
1	04/17/24	CITY COMMENTS	MMD		
2	05/22/24	CITY COMMENTS	MMD		
3					

NORTH

GRADING, EROSION CONTROL AND TREE PROTECTION PLAN

~of~ SWEDISH CHAPEL ESTATES
 ~for~ MN DEVELOPMENTS, LLC.
 17404 WARD LAKE DRIVE NW
 ANDOVER, MN 55304
 (612) 799-1471

TYPICAL LOT



LEGEND

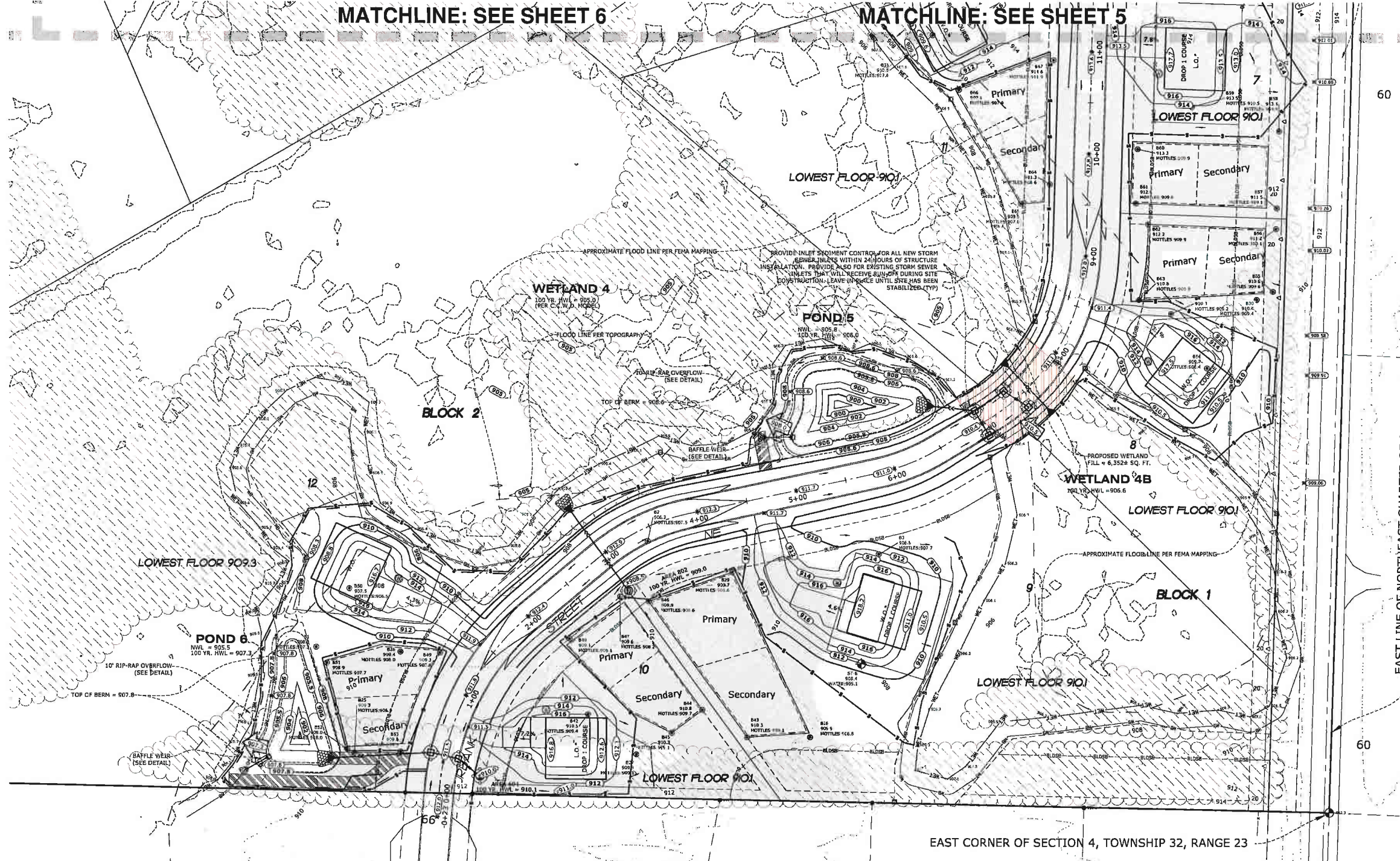
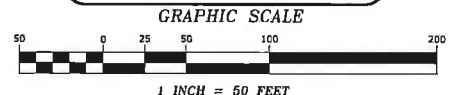
- ⊙ DENOTES SOIL BORING BY TRADEWELL SOIL TESTING
- ⊕ DENOTES PIEZOMETER OR PENETRATION BORING BY BRAUN INTERTEC, INC.
- 999.0 DENOTES EMERGENCY OVERFLOW ELEVATION
- 999.16 DENOTES EXISTING SPOT ELEVATION
- WET DENOTES WET LAND
- 2' DENOTES EXISTING 2 FOOT CONTOUR
- 2' DENOTES PROPOSED 2 FOOT CONTOURS
- WET DENOTES WETLAND DELINEATED BY KOLHAUS ENVIRONMENTAL SERVICES COMPANY.
- BLDSEP DENOTES EASEMENT LINE
- BLDSEP DENOTES SETBACK LINE
- SS DENOTES PROPOSED STORM SEWER
- SS DENOTES PROPOSED SILT / TREE PROTECTION FENCE
- SS DENOTES BIO ROLL TO BE INSTALLED INSIDE SILT FENCE ADJACENT TO WETLAND
- SS DENOTES DIRECTION OF DRAINAGE
- 999.0 DENOTES PROPOSED SPOT ELEVATION
- 999.3 DENOTES PROPOSED CENTERLINE ELEVATION
- 90 DENOTES PROPOSED WELL LOCATION
- 1' DENOTES AREA 1' ABOVE MOTTLES
- WET DENOTES WETLAND / VEGETATIVE BUFFER
- WET DENOTES WETLAND / VEGETATIVE BUFFER SIGN
- WET DENOTES RIPRAP (RIPRAP TO BE VEGETATED IN WETLAND BUFFER)
- WET DENOTES PROPOSED STORM SEWER INLET PROTECTION
- WET DENOTES APPROXIMATE FEMA FLOOD ZONE A LINE FROM FEMA FLOOD INSURANCE RATE MAP NO. 27003C039E PANEL NO. 0355 SUFFIX E, EFFECTIVE DATE DECEMBER 16TH, 2015.
- WET DENOTES FLOOD ZONE LINE PER TOPOGRAPHY
- WET DENOTES TREE PRESERVATION AREA
- WET DENOTES 12' POND ACCESS
- WET DENOTES WETLAND FILL
- WET DENOTES FLOODPLAIN FILL
- WET DENOTES COMPENSATORY STORAGE AREA

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

PLOWE ENGINEERING, INC.
 8778 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014

SITE PLANNING & ENGINEERING
 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: 05.28.2024 LIC. NO. 43963



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 125' AREAS

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. INSTALL TREE PROTECTION AS DEEMED NECESSARY BY THE CITY FORESTER PRIOR TO ANY GRADING.
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. SEE "STORM WATER POLLUTION PREVENTION PLAN" FOR ADDITIONAL EROSION CONTROL NOTES AND SITE SEQUENCING.

FLOODPLAIN FILL NOTES

- (FLOODPLAIN FILL)
- FLOODPLAIN FILL WETLAND 1 BASIN=2,046 CUFT
 - COMPENSATORY STORAGE =6,590 CUFT
 - (COMPENSATORY STORAGE PROVIDED IN POND 2 BETWEEN 907.7 AND 907.2 ELEVATION)

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 LIGHT 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.

WETLAND FILL NOTES

- WETLAND FILL AREA = 6,352± SQ. FT.

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Jason E. Rud
 JASON E. RUD
 Date: 05/28/2024 License No. 41578

NO.	DATE	DESCRIPTION
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2	05/28/24	CITY COMMENTS
3		

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

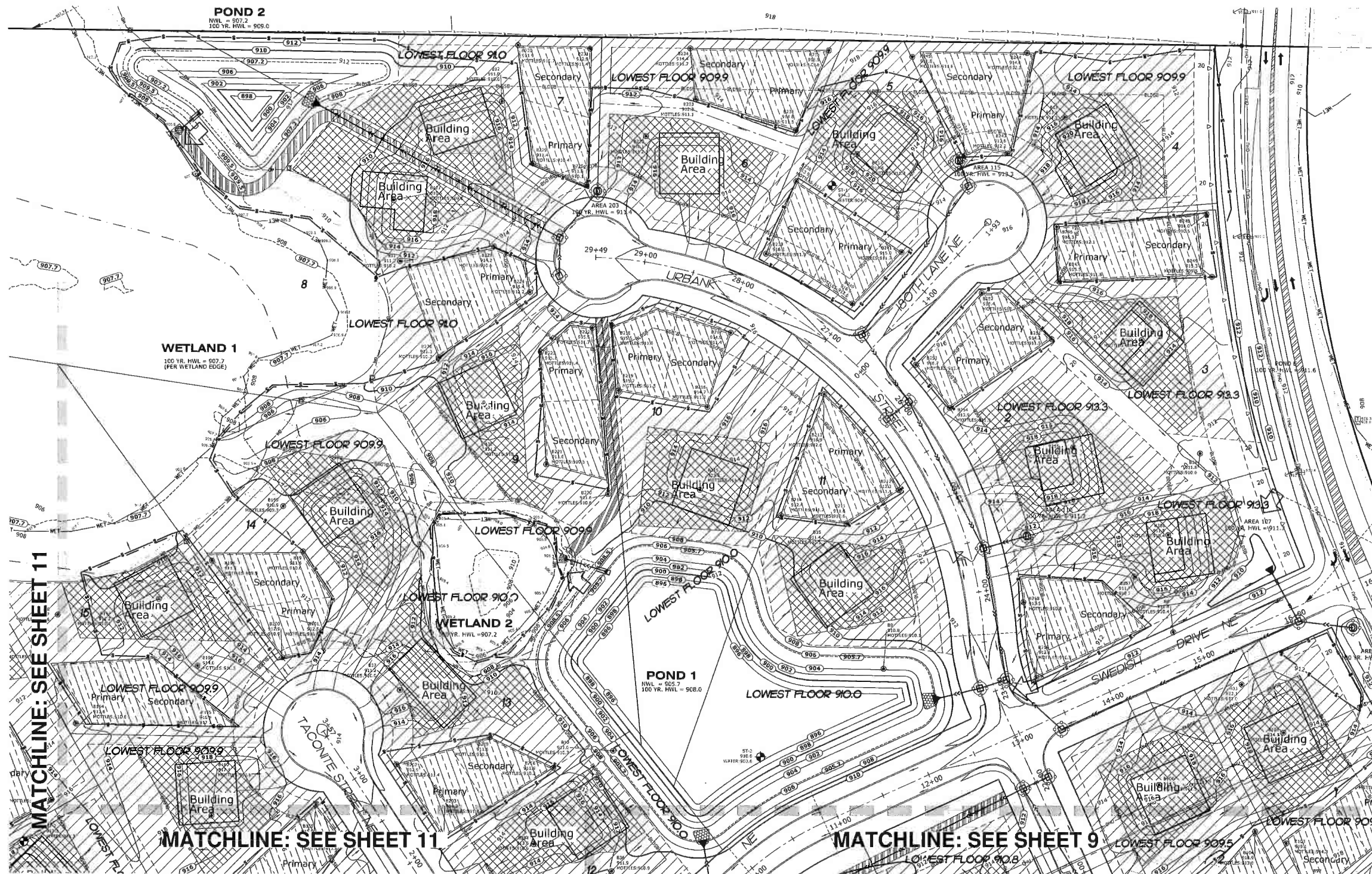
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NORTH

LIVABILITY PLAN

~of~ SWEDISH CHAPEL ESTATES
 ~for~ MN DEVELOPMENTS, LLC.
 17404 WARD LAKE DRIVE NW
 ANDOVER, MN 55304
 (612) 799-1471



LEGEND

- ⊙ DENOTES SOIL BORING BY TRADEWELL SOIL TESTING
- ⊕ DENOTES PIEZOMETER OR PENETRATION BORING BY BRAUN INTERTEC, INC.
- x 953.36 DENOTES EXISTING SPOT ELEVATION
- WET DENOTES WET LAND
- DENOTES EXISTING 2 FOOT CONTOUR
- - - DENOTES PROPOSED 2 FOOT CONTOUR
- WET DENOTES WETLAND DELINEATED BY KJULHAUG ENVIRONMENTAL SERVICES COMPANY.
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- DENOTES PROPOSED SEPTIC AREA
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PONDING CALCULATIONS AND STORM SEWER DESIGN BY PLOWE ENGINEERING, INC.

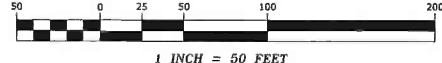
PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014

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

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Adam Gunkel
 ADAM GUNKEL
 DATE: 05.28.2024 LIC. NO. 43963

GRAPHIC SCALE



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Jason E. Buo
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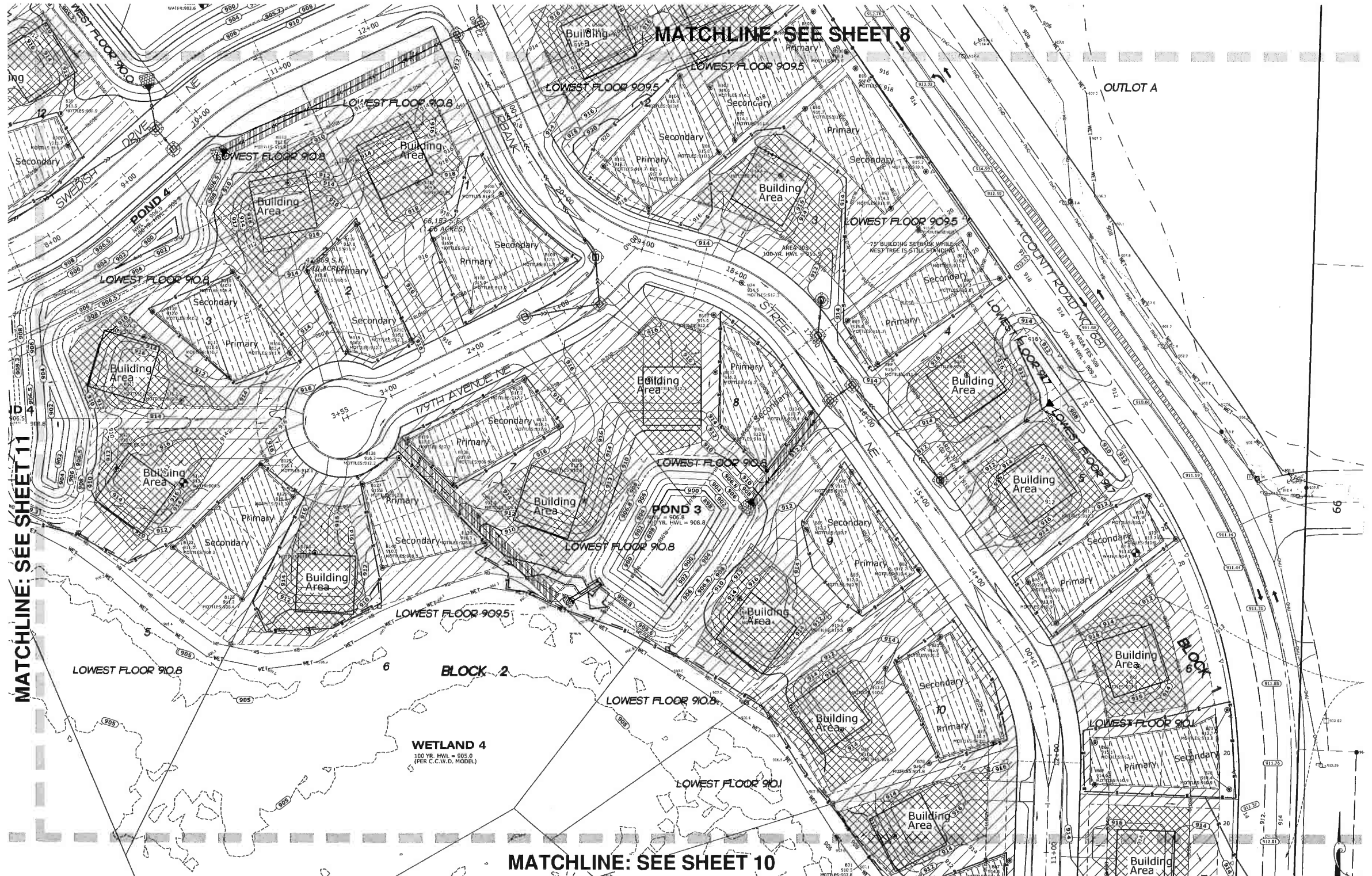
NORTH

DRAWN BY:	MHD	JOB NO.:	230743	DATE:	03/20/24
CHECK BY:	JER	FIELD CREW:	DTCT		
NO.	DATE	DESCRIPTION	BY		
1	05/17/24	CITY COMMENTS	MHD		
2	05/22/24	CITY COMMENTS	MHD		
3	05/28/24	CITY COMMENTS	MHD		

E.G. RUD & SONS, INC.
 EST. 1977
 Professional Land Surveyors
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LIVABILITY PLAN

~of~ SWEDISH CHAPEL ESTATES
 ~for~ MN DEVELOPMENTS, LLC.
 17404 WARD LAKE DRIVE NW
 ANDOVER, MN 55304
 (612) 799-1471



LEGEND

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- ⊕ DENOTES WET LAND
- DENOTES EXISTING 2 FOOT CONTOUR
- DENOTES PROPOSED 2 FOOT CONTOURS
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- ▨ DENOTES PROPOSED BUILDING PAD AREA
- ▨ DENOTES PROPOSED YARD AREA
- ▨ DENOTES PROPOSED SEPTIC AREA
- ▨ DENOTES 12' POND ACCESS

MATCHLINE: SEE SHEET 11

MATCHLINE: SEE SHEET 8

MATCHLINE: SEE SHEET 10

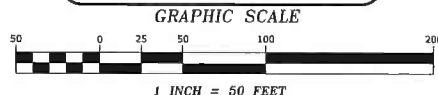
FLOODING CALCULATIONS AND STORM SEWER DESIGN BY FLOWE ENGINEERING, INC.

FLOWE ENGINEERING, INC.
 8778 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014

SITE PLANNING & ENGINEERING PHONE: (651) 361-8210
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Adam Ginkel
 ADAM GINKEL
 DATE: 05.28.2024 LIC. NO. 43963



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 Date: 05/28/2024 License No. 41578

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 EST. 1977
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 Tel. (651) 361-8200 Fax (651) 361-8701

www.egrud.com

NORTH

DRAWN BY:	MHG	JOB NO.:	230143	DATE:	03/20/24
CHECK BY:	JER	FIELD CREW:	DY/CT		
NO.	DATE	DESCRIPTION	BY		
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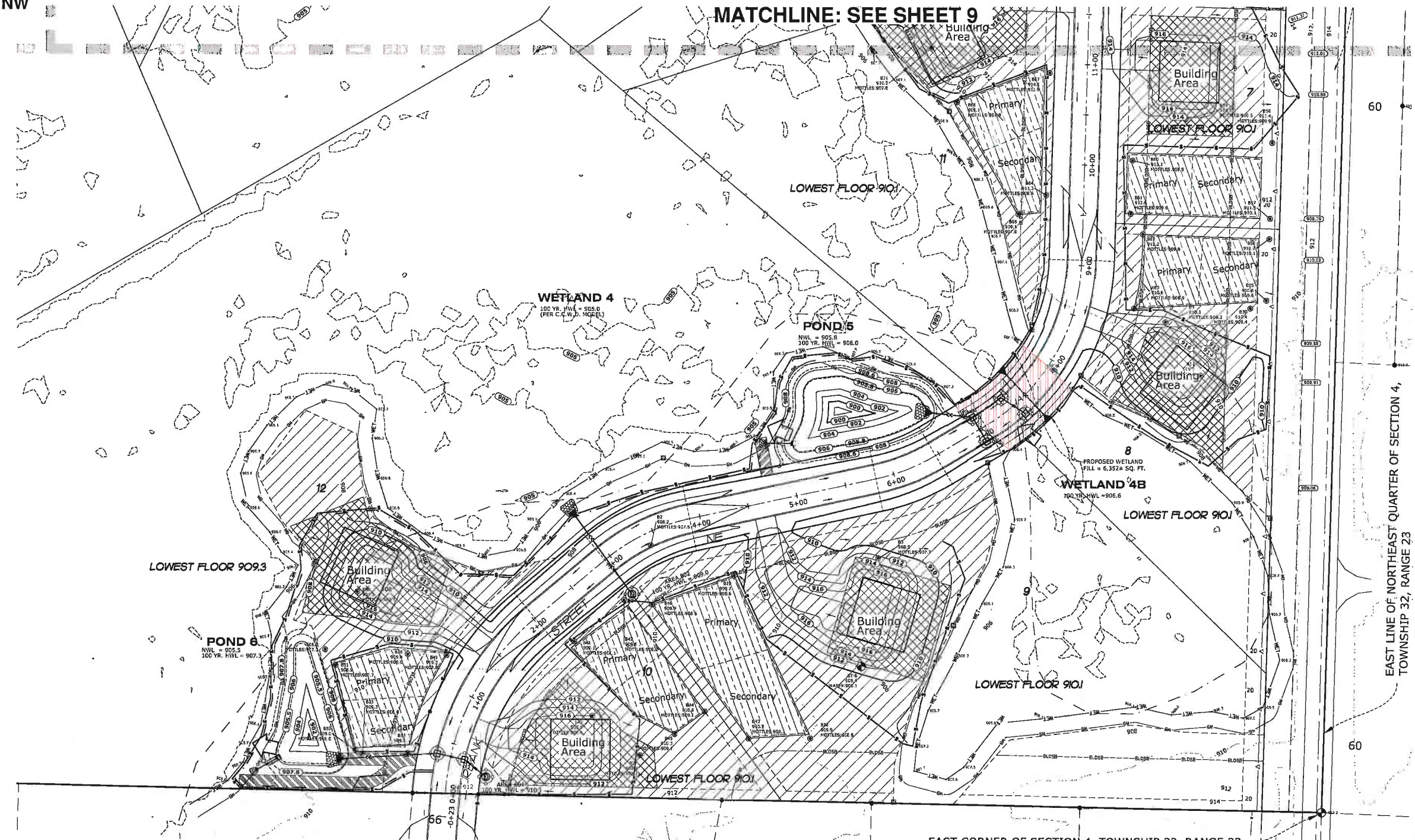
LIVABILITY PLAN

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MATCHLINE: SEE SHEET 9

LEGEND

- ⊙ DENOTES SOIL BORING BY TRADEWELL SOIL TESTING
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- DENOTES 12' POND ACCESS



60

EAST LINE OF NORTHEAST QUARTER OF SECTION 4,
 TOWNSHIP 32, RANGE 23

60

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

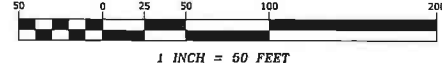
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 8778 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 56014

SITE PLANNING & ENGINEERING PHONE: (651) 361-8210
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Adam Ginkel
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 DATE: 05.28.2024 LIC. NO. 43963

GRAPHIC SCALE



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 Date: 05/28/2024 License No. 41578

NORTH

DRAWN BY: MHD	JOB NO: 230743	DATE: 03/20/24	
CHECK BY: JER	FIELD CREW: DT/CT		
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3			
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LIVABILITY PLAN

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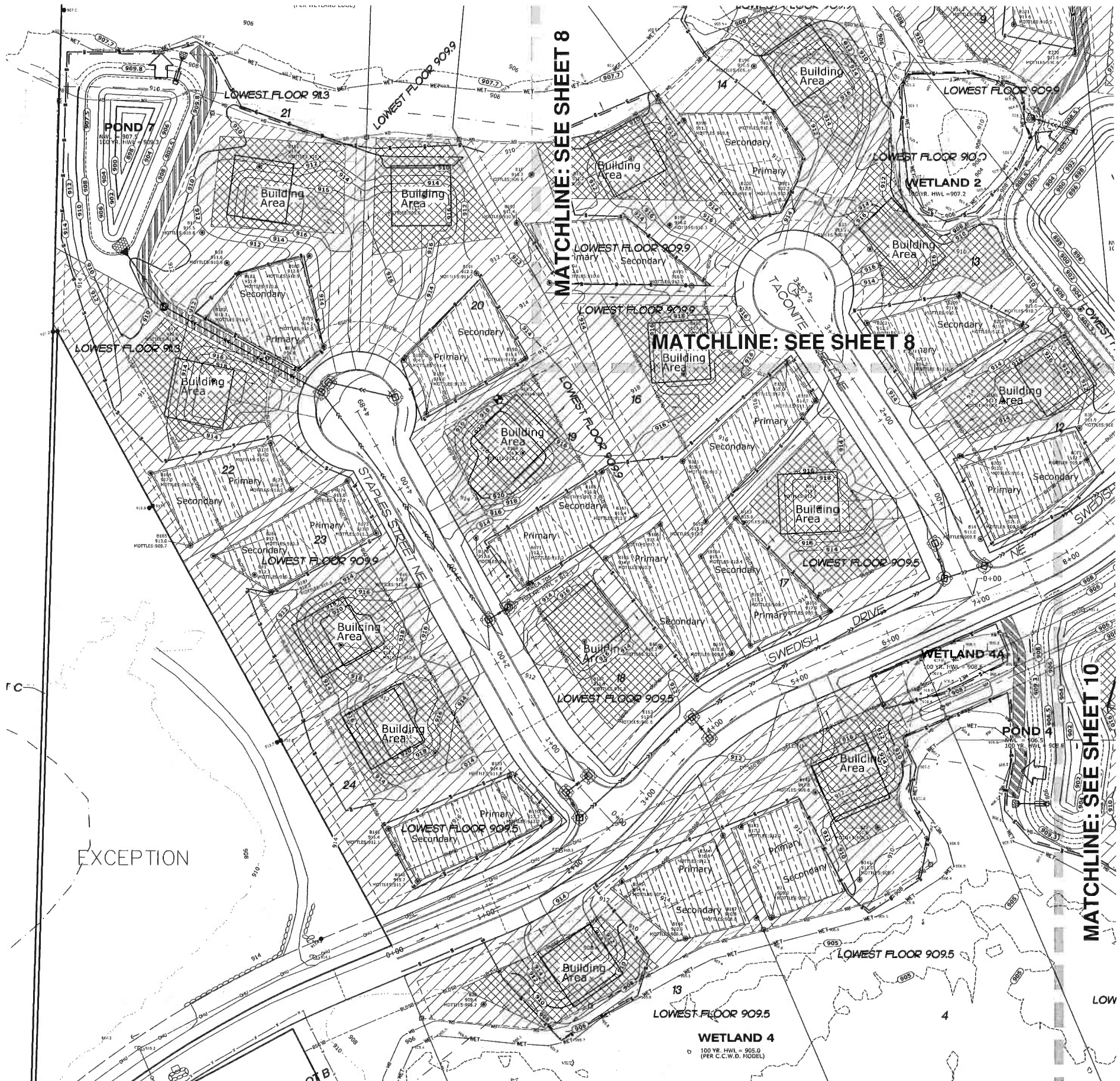
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- TURF AREA TO BE SEEDED WITHIN 7 DAYS AFTER COMPLETION OF ROUGH GRADING OR INACTIVITY.
- SEE PRELIMINARY PLAN / PROFILE SHEETS FOR STORM SEWER RIMS, INVERTS, AND SIZES.
- TRADEWELL SOIL TESTING COMPLETED SEPTIC SOIL BORINGS.
- BRAUN INTERTEC IS MONITORING SITE GROUND WATER ELEVATIONS WITH PIEZOMETERS, ANTICIPATED GROUNDWATER ELEVATIONS ARE BASED ON PRELIMINARY INFORMATION AND ARE SUBJECT TO REVISION.
- 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 33-265.
- 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 COVER 7 DAYS PRIOR TO ANY DEWATERING OPERATIONS.
- CONTRACTORS MUST BE PROVIDED WITH DNR FLYERS/ FACT SHEETS ON BLANCKING'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.

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.

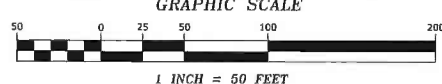
JASON E. RUD
 Date: 05/28/2024 License No. 41578

DRAWN BY:	MHD	JOB NO.:	230743	DATE:	03/20/24
CHECK BY:	JER	FIELD CREW/DTCT			
NO.	DATE	DESCRIPTION	BY		
1	04/17/24	CITY COMMENTS	MHD		
2	05/22/24	CITY COMMENTS	MHD		
3					



FONDING CALCULATIONS AND STORM SEWER DESIGN BY
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
 DATE: 05.28.2024 LIC. NO. 43863



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 CHART

~of~ SWEDISH CHAPEL ESTATES
 ~for~ MN DEVELOPMENTS, LLC.
 17404 WARD LAKE DRIVE NW
 ANDOVER, MN 55304
 (612) 799-1471

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. 1575 Area: Each lot must contain at least 7,500 square feet of contiguous area which is reserved for both the 1575 originally constructed and a future 1575. The 1575 Area need not be contiguous to the Eligible Building Area or the Yard Area, but the entire 1575 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 7009 of the Minnesota Pollution Control Agency for 1575 construction standards. The 1575 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 1575 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 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 inner 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 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.)	Garage Floor Elevation	Proposed Low Floor Elev	Proposed Low Opening	Lowest Floor Elevation	Groundwater Elevation	Highest Anticipated Low Floor	Determining Factor	Boring #	Boring Elevation	Matties Elevation	Building Type	Custom Graced
1	1	46,312	13,024	7,661	10,308	10,308	9'9.1	9'12.1	9'15.3	9'09.5	9'06.5	Anticipated	33	9'12.1	9'11.0	L.O.*	NO	
												Groundwater	57	9'4.1	9'11.6	DROP		
													100	9'8.1	9'13.6	1 COURSE		
													101	9'6.9	9'11.7			
													102	9'4.1	9'11.4			
													103	9'9.1	9'14.3			
2	1	54,827	20,939	7,936	10,343	10,343	9'18.9	9'12.6	9'15.6	9'09.5	9'06.5	Anticipated	55	9'7.8	9'13.1	L.O.*	NO	
												Groundwater	96	9'15.0	9'11.3	DROP		
													104	9'18.9	9'13.6	2 COURSE		
													106	9'19.7	9'14.7			
													106	9'14.5	9'11.5			
3	1	56,891	19,105	8,066	10,067	10,067	9'17.8	9'11.5	9'14.7	9'09.5	9'06.5	Anticipated	24	9'14.5	9'12.3	L.O.*	NO	
												Groundwater	52	9'15.2	9'10.5	DROP		
													93	9'14.1	9'11.9	2 COURSE		
													94	9'14.4	9'11.7			
													98	9'16.7	9'12.7			
													99	9'18.3	9'13.3			
4	1	48,366	12,343	8,249	10,001	10,001	9'18.0	9'11.7	9'14.9	9'11.7	9'07.1	PER	87	9'14.6	9'09.9	SIDE L.O.*	NO	
												FES 308	88	9'15.7	9'11.9	DROP		
												HWL	89	9'15.6	9'11.1	2 COURSE		
													90	9'17.3	9'12.8			
													91	9'15.8	9'11.1			
5	1	48,388	12,000	7,562	10,021	10,021	9'18.0	9'11.7	9'14.9	9'11.7	9'07.1	PER	57	9'11.6	9'04.1 (W)	L.O.*	NO	
												FES 308	6	9'11.7	9'10.5	DROP		
												HWL	73	9'11.7	9'10.0	2 COURSE		
													74	9'11.9	9'10.2			
													75	9'12.9	9'10.6			
													76	9'12.7	9'10.6			
6	1	51,007	13,257	7,724	10,028	10,028	9'18.0	9'11.0	9'14.2	9'10.1	9'07.1	Anticipated	68	9'14.6	9'10.9	L.O.*	NO	
												Groundwater	69	9'15.1	9'12.1	DROP		
													70	9'14.4	9'10.9	1 COURSE		
													71	9'12.7	9'11.2			
													72	9'13.1	9'08.8			
7	1	50,358	13,419	8,160	10,001	10,001	9'18.0	9'11.0	9'14.2	9'10.1	9'07.1	Anticipated	57	9'11.5	9'10.1	L.O.*	NO	
												Groundwater	58	9'13.4	9'09.9	DROP		
													59	9'13.5	9'10.5	1 COURSE		
													60	9'13.3	9'09.9			
													61	9'12.6	9'08.6			
8	1	91,429	14,554	8,097	10,044	7,087	9'17.8	9'11.5	9'11.5	9'10.1	9'07.1	Anticipated	4	9'10.3	9'08.2	W.O.*	NO	
												Groundwater	30	9'10.4	9'08.4	DROP		
													54	9'09.7	9'08.4	2 COURSE		
													55	9'10.6	9'08.6			
													56	9'11.2	9'10.1			
													62	9'12.2	9'09.9			
													63	9'10.8	9'08.9			
9	1	176,322	47,897	11,957	10,000	7,289	9'18.5	9'11.5	9'11.5	9'10.1	9'07.1	Anticipated	ST 6	9'08.4	9'05.1 (W)	W.O.*	NO	
												Groundwater	2	9'08.2	9'07.5	DROP		
													3	9'06.5	9'07.7	1 COURSE		
													28	9'09.9	9'08.8			
													29	9'09.7	9'08.6			
													43	9'10.3	9'09.1			
													46	9'09.9	9'08.6			
10	1	46,445	18,421	7,859	10,259	10,259	9'17.1	9'10.1	9'13.3	9'10.1	9'07.1	Anticipated	27	9'09.9	9'09.1	L.O.*	NO	
												Groundwater	42	9'10.5	9'09.4	DROP		
													44	9'10.8	9'09.7	1 COURSE		
													45	9'10.3	9'09.1			
													47	9'09.6	9'08.2			
													48	9'09.1	9'08.1			
1	2	68,153	20,553	8,663	10,608	8,983	9'18.5	9'11.5	9'11.5	9'10.8	9'06.5	PER	107	9'19.0	NONE	W.O.*	NO	
												POND 4	108	9'18.1	9'14.4	DROP		
												HWL	109	9'17.1	9'11.9	1 COURSE		
													110	9'15.0	9'13.0			
													111	9'16.4	9'12.2			
2	2	47,869	12,589	7,728	10,396	6,858	9'18.0	9'11.0	9'11.0	9'10.8	9'06.5	PER	112	9'17.1	9'11.9	W.O.*	NO	
												POND 4	113	9'12.0	9'11.0	DROP		
												HWL	114	9'13.8	9'10.5	1 COURSE		
													115	9'18.0	9'15.7			
													210	9'16.1	9'12.1			
3	2	75,703	12,079	7,869	10,140	6,385	9'17.8	9'10.8	9'10.8	9'10.8	9'06.5	PER	7	9'11.2	9'10.2	W.O.*	NO	
												POND 4	32	9'11.3	9'10.2	DROP		
												HWL	116	9'13.4	9'11.4	1 COURSE		
													117	9'12.0	9'10.7			
													118	9'10.7	9'08.4			
													119	9'12.0	9'10.2			
													120	9'10.0	9'08.8			
4	2	199,258	20,477	7,907	10,459	6,911	9'16.5	9'09.5	9'09.5	9'09.5	9'06.5	Anticipated	21	9'09.9	9'08.7	W.O.*	NO	
												Groundwater	22	9'10.0	9'08.3	DROP		
													141	9'11.0	9'08.7	1 COURSE		
													142	9'12.8	9'09.6			
													143	9'17.2	9'12.2			
5	2	94,204	18,988	8,215	11,206	9,120	9'17.8	9'10.8	9'10.8	9'10.8	9'06.5	PER	ST-4	9'13.2	9'04.5 (W)	W.O.*	NO	
												POND 4	121	9'10.0	9'08.9	DROP		

LIVABILITY CHART

~of~ SWEDISH CHAPEL ESTATES
 ~for~ MN DEVELOPMENTS, LLC.
 17404 WARD LAKE DRIVE NW
 ANDOVER, MN 55304
 (612) 799-1471

Livability Standards
 All residential lots shall contain at least 25,500 square feet of land which lies above the 100 year flood contour. Of this 25,500 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:

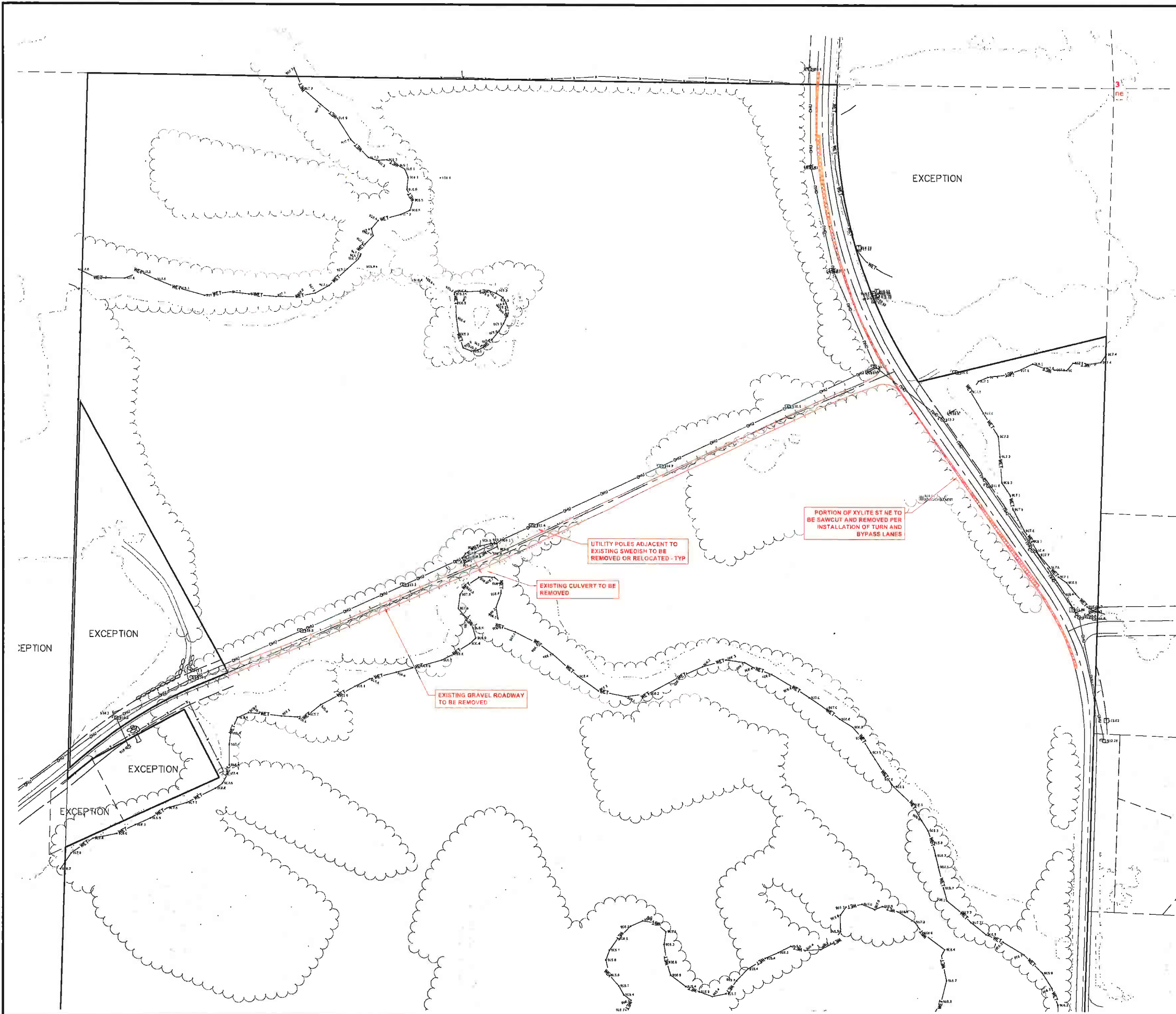
- i) Lies above the 100 year flood contour, and
 - ii) Lies at least one foot above soils unsuitable for the intended usage of the Yard area, and
 - iii) Is contiguous to the Eligible Building Area for a distance of at least fifty percent of the linear perimeter of the Eligible Building Area.
- Yard 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 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 Above Unsuitable (sq. ft.)	Garage Floor Elevation	Proposed Low Floor Elevation	Proposed Low Opening Elevation	Lowest Floor Elevation	Highest		Boring #	Boring Elevation	Mottles Elevation	Building Type	Custom
											Anticipated Groundwater Elevation	Low Floor Determining Factor					
7	2	60,039	16,780	7,958	10,975	7,283	917.8	910.8	910.8	910.8	906.5	PER	23	911.8	906.1	W.O.*	NO
												POND 3	129	917.0	912.3	DROP	
												HWL	130	917.2	912.7	1 COURSE	
													136	913.5	910.0		
													137	916.1	912.9		
													138	913.9	908.9		
8	2	48,163	13,328	7,770	10,145	8,162	917.8	910.8	910.8	910.8	906.5	PER	131	915.9	912.1	W.O.*	NO
												POND 3	132	915.2	911.5	DROP	
												HWL	133	915.0	912.0	1 COURSE	
													134	913.7	908.4		
													135	912.4	911.1		
9	2	67,505	18,706	8,181	10,074	7,027	917.8	910.8	910.8	910.8	906.5	PER	5	911.8	910.5	W.O.*	NO
												POND 3	62	912.2	910.4	DROP	
												HWL	63	912.0	910.8	1 COURSE	
													64	913.1	910.4		
													65	912.2	910.7		
													66	911.7	910.2		
10	2	67,072	17,431	8,224	10,386	7,437	917.1	910.1	910.1	910.1	907.1	Anticipated Groundwater	77	916.1	913.3	W.O.*	NO
													78	915.3	911.8	DROP	
													79	911.3	908.5	1 COURSE	
													80	913.0	910.0		
													81	912.7	910.0		
11	2	118,310	13,457	7,972	10,001	8,178	917.1	910.1	910.1	910.1	907.1	Anticipated Groundwater	37	910.5	907.8	W.O.*	NO
													64	911.3	908.6	DROP	
													65	906.5	907.8	1 COURSE	
													66	906.1	907.8		
													67	914.6	911.9		
12	2	492,959	19,972	7,770	12,438	6,184	917.0	906.3	909.3	906.3	906.0	PER	1	906.0	907.3	W.O.	NO
												(MOTTLES BORING 26)	25	909.3	906.0		
													26	909.4	908.0		
													49	909.3	907.8		
													50	907.5	906.5		
													51	906.9	907.7		
													52	906.0	906.0		
													53	906.8	908.5		
13	2	716,388	18,596	7,823	10,237	5,055	916.5	906.5	908.5	906.5	906.5	Anticipated Groundwater	20	906.4	908.2	W.O.*	NO
													144	916.9	912.1	DROP	
													145	914.4	908.6	1 COURSE	
													146	910.3	908.4		
													147	910.8	908.6		
OUTLOT B		63,314		NA	NA	NA	NA	NA	NA	NA	NA	NA					
1	3	57,014	12,073	7,874	10,057	10,075	920.3	913.3	913.3	913.3	906.5	PER	8	911.4	910.4	W.O.*	NO
												AREA 107	256	911.5	910.4	DROP	
												HWL	257	911.7	910.7	1 COURSE	
													258	913.5	910.8		
													259	912.1	910.9		
2	3	53,105	15,893	7,836	13,123	13,123	920.5	913.5	913.5	913.3	906.5	PER	251	914.2	911.5	W.O.*	NO
												AREA 107	252	916.4	912.7	DROP	
												HWL	253	916.7	913.4	1 COURSE	
													254	913.9	911.9		
													255	912.6	911.1		
3	3	51,626	13,782	8,102	10,161	10,161	920.3	913.3	913.3	913.3	906.5	PER	34	911.8	910.6	W.O.*	NO
												AREA 107	246	916.3	912.1	DROP	
												HWL	247	915.5	911.8	1 COURSE	
													248	916.0	910.5		
													249	915.3	909.5		
													250	913.9	909.9		
4	3	50,725	20,508	7,805	10,713	10,713	921.5	914.5	914.5	909.9	906.9	Anticipated Groundwater	13	913.1	912.1	W.O.*	NO
													242	913.4	912.2	DROP	
													243	913.6	912.2	1 COURSE	
													244	914.5	912.1		
													245	916.8	911.8		
5	3	44,958	14,513	8,202	10,155	10,115	922.0	916.0	915.0	906.9	906.9	Anticipated Groundwater	ST-1	914.3	904.5 (W)	W.O.*	NO
													237	914.6	911.3	DROP	
													238	913.9	912.7	1 COURSE	
													239	916.2	911.9		
													240	916.9	912.6		
													241	915.0	911.7		
6	3	45,357	15,719	7,985	11,380	11,350	917.4	910.4	913.6	906.9	906.5	Anticipated Groundwater	232	912.1	911.2	L.O.*	NO
													233	912.3	911.1	DROP	
													234	914.4	911.7	1 COURSE	
													235	916.9	NONE		
													236	914.8	911.5		
7	3	45,583	15,521	8,156	10,286	6,172	918.0	911.0	911.0	911.0	906.9	PER	12	911.0	910.0	W.O.*	NO
												POND 2	228	911.8	910.1	DROP	
												HWL	229	911.4	910.4	1 COURSE	
													230	911.9	910.7		
													231	912.9	911.4		
8	3	273,622	14,729	7,844	10,006	5,506	918.7	911.0	911.0	911.0	906.9	PER	11	911.2	910.2	W.O.	NO
												POND 2	224	915.4	912.2		
												HWL	225	914.2	910.5		
													226	911.3	910.2		
													227	910.6	908.8		
9	3	56,704	15,308	7,777	10,005	8,755	917.6	906.9	909.9	906.9	906.9	Anticipated Groundwater	38	911.2	910.1		



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 SPECIFICATIONS AND DETAIL PLATES.
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.
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STORM SEWER NOTES

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 - (B) HDPE PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M294, 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.
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8. ARCH PIPE JOINTS MUST BE WRAPPED WITH FABRIC OR OTHER PROTECTION TO PREVENT SEDIMENT FROM ENTERING PIPE.
9. SEE SHEET C3.1 FOR STRUCTURE SCHEDULE.

LEGEND

	EXISTING STORM SEWER
	EXISTING STORM MANHOLE
	EXISTING CATCH BASIN
	EXISTING FLARED-END SECTION
	EXISTING DELINEATED WETLAND EDGE
	WETLAND BUFFER
	WETLAND BUFFER SIGNAGE
	PROPOSED STORM SEWER PIPE
	PROPOSED STORM MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED FLARED-END SECTION
	PROPOSED RIP-RAP

PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE
 LIND LAKE, MN 55914
 PHONE: (855) 351-8510
 FAX: (855) 351-3701



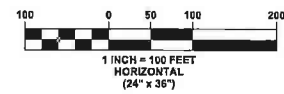
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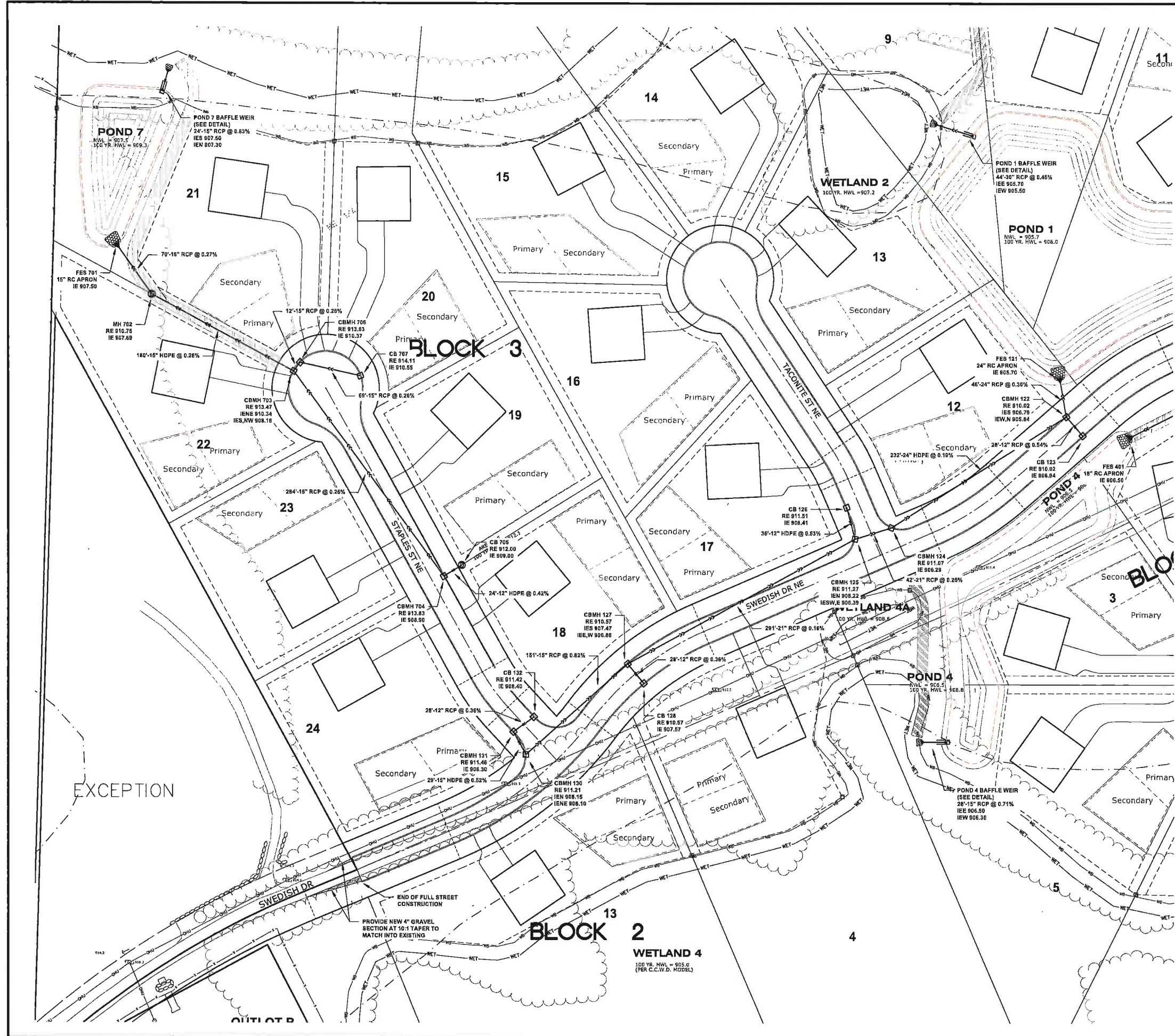
NO.	DATE	DESCRIPTION
1	05/22/24	SHEET ADDED TO SET
2	05/28/24	SIGNED
3		
4		
5		
6		
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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.
 ADAM JENSEN
 License No. 45983
 Date: 05/28/2024

SWEDISH CHAPEL ESTATES
 HAM LAKE, MN
REMOVALS PLAN
 PREPARED FOR: MN DEVELOPMENTS, LLC

SHEET
R





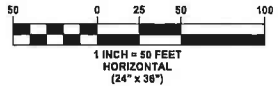
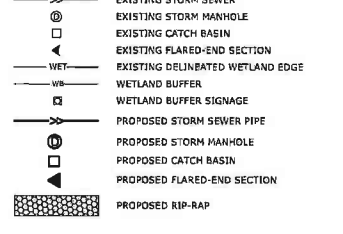
GENERAL NOTES

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2. CALL "611" 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. INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.
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9. SEE SHEET C3.1 FOR STRUCTURE SCHEDULE.

LEGEND



PLOWE ENGINEERING, INC.
10000 LINDA LAKES DRIVE
LINDA LAKES, MN 55014
PHONE: (651) 361-3210
FAX: (651) 361-8701



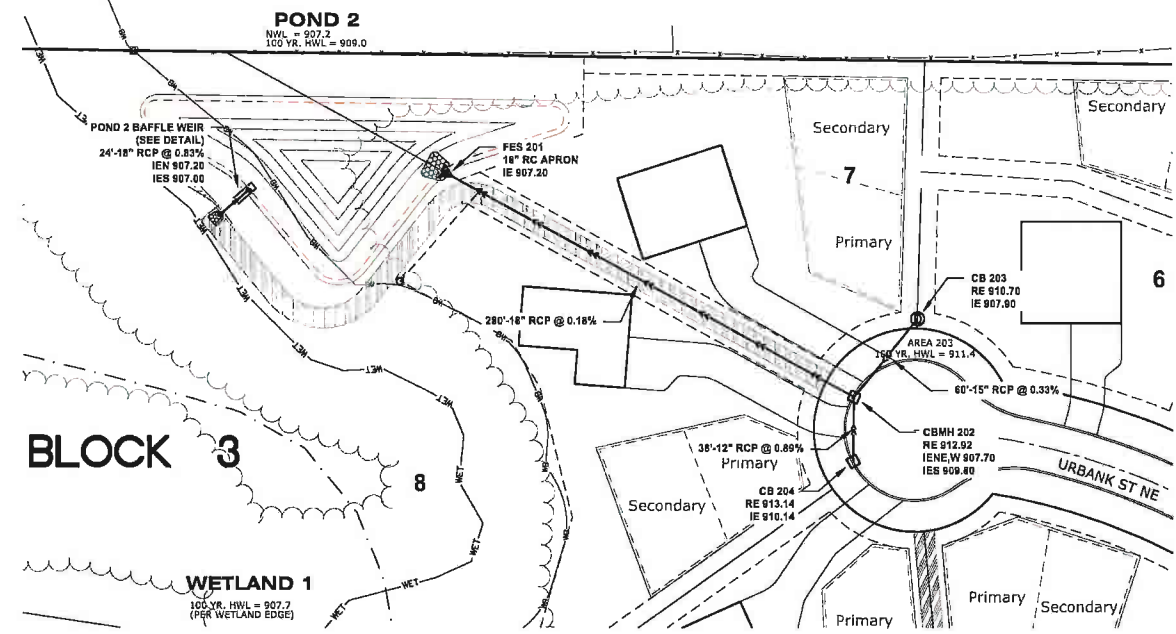
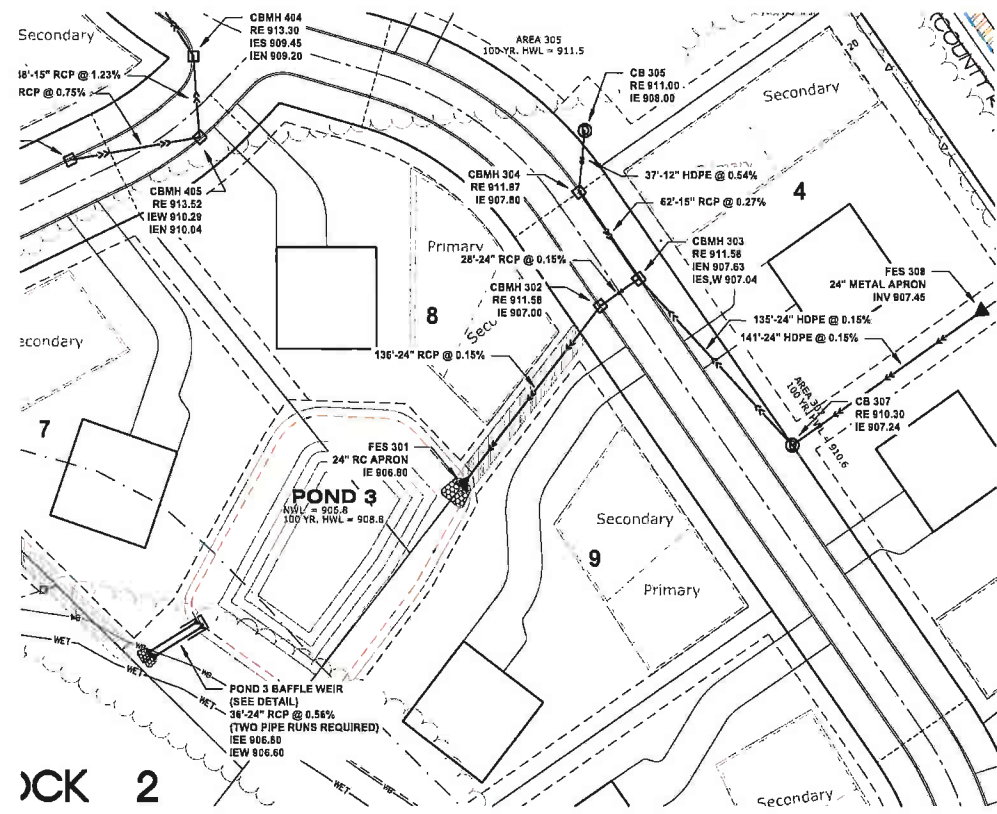
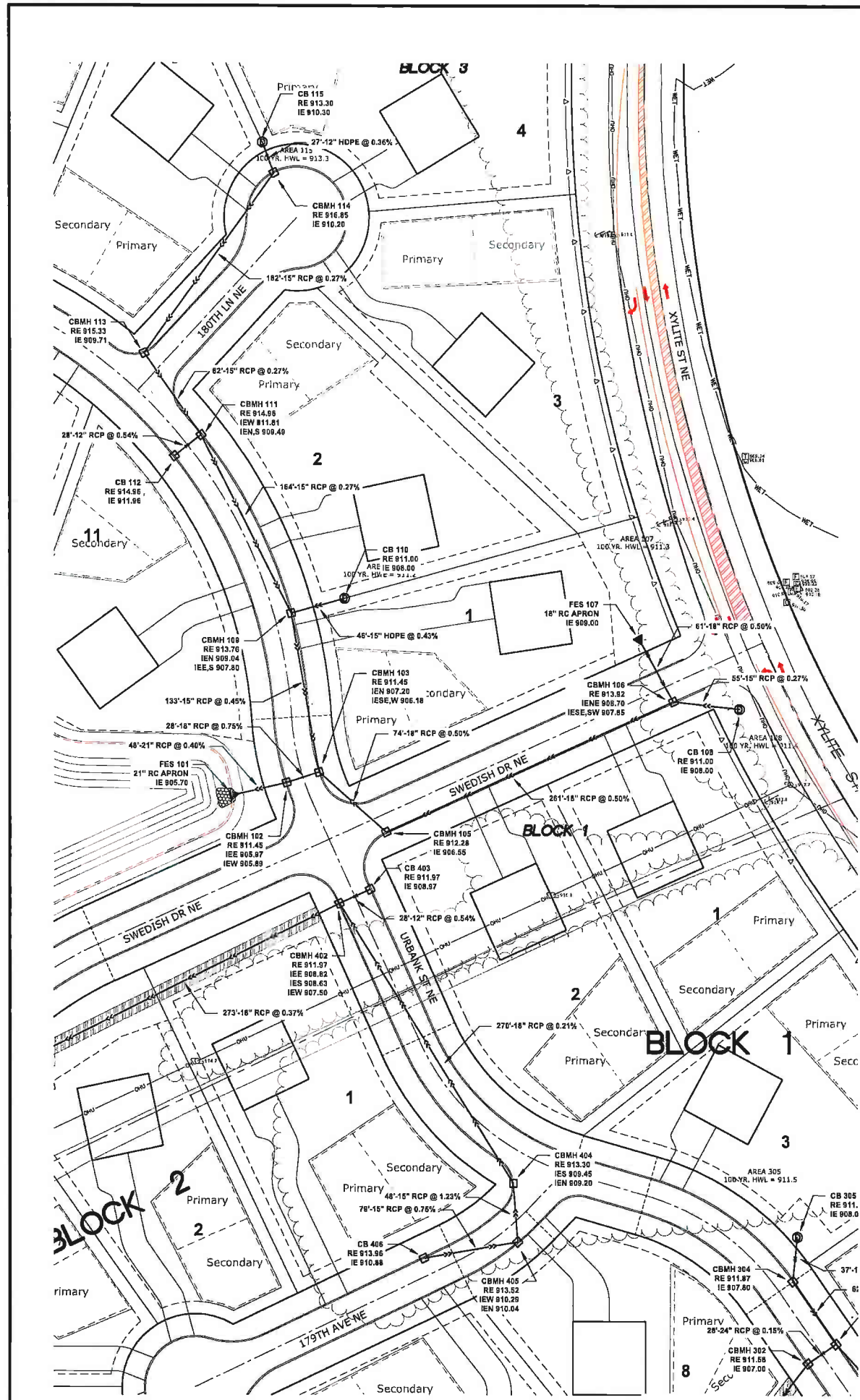
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AG: [Name]
JOB NO: [Number]
DATE: [Date]
CHECKED BY: [Name]
DATE: [Date]
SCALE: [Scale]
PROJECT NO: [Number]

1 01.10.24. REF. & CCWD COMMENTS
2 05.17.24. EAC COMMENTS & CORRECTIONS ADJ. TO MATCH PREPARED
3 05.28.24. EAC COMMENTS
4 05.28.24. EAC COMMENTS
5 05.29.24. 1" ANCH. 1" OUTLET SIZE CORRECTED, RUN 7X4 SLOPES ADJUSTED
6
7
8
9

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
ADAM J. PLOWE License No. 43983
Date: 05.29.2024

SWEDISH CHAPEL ESTATES
HAM LAKE, MN
PRELIMINARY UTILITY PLAN
PREPARED FOR: MN DEVELOPMENTS, LLC

SHEET
C1.1



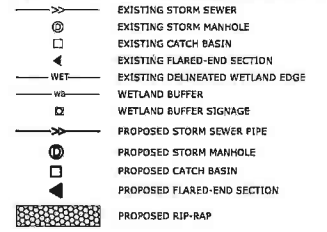
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LEGEND



PLOWE ENGINEERING, INC.
 8776 LAKE DRIVE
 LINO LAKE, MN 55014
 PHONE: (651) 361-8210
 FAX: (651) 361-8701



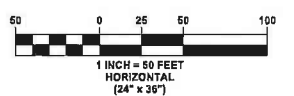
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 AG: [Blank]
 JOB NO.: 23-2122
 DATE: 05/28/24
 CHECK BY: [Blank]
 INCH: [Blank]
 DATE: 05/28/24

NO.	DATE	DESCRIPTION
1	04.10.24	RFP & CCWD COMMENTS
2	01.17.24	EASEMENTS & LOT LINES ADJ. TO WATCH PRELIM
3	05.29.24	CCWD COMMENTS
4	05.29.24	CCWD COMMENTS
5	05.29.24	SLOPE BETWEEN 100'-100' ADJ.
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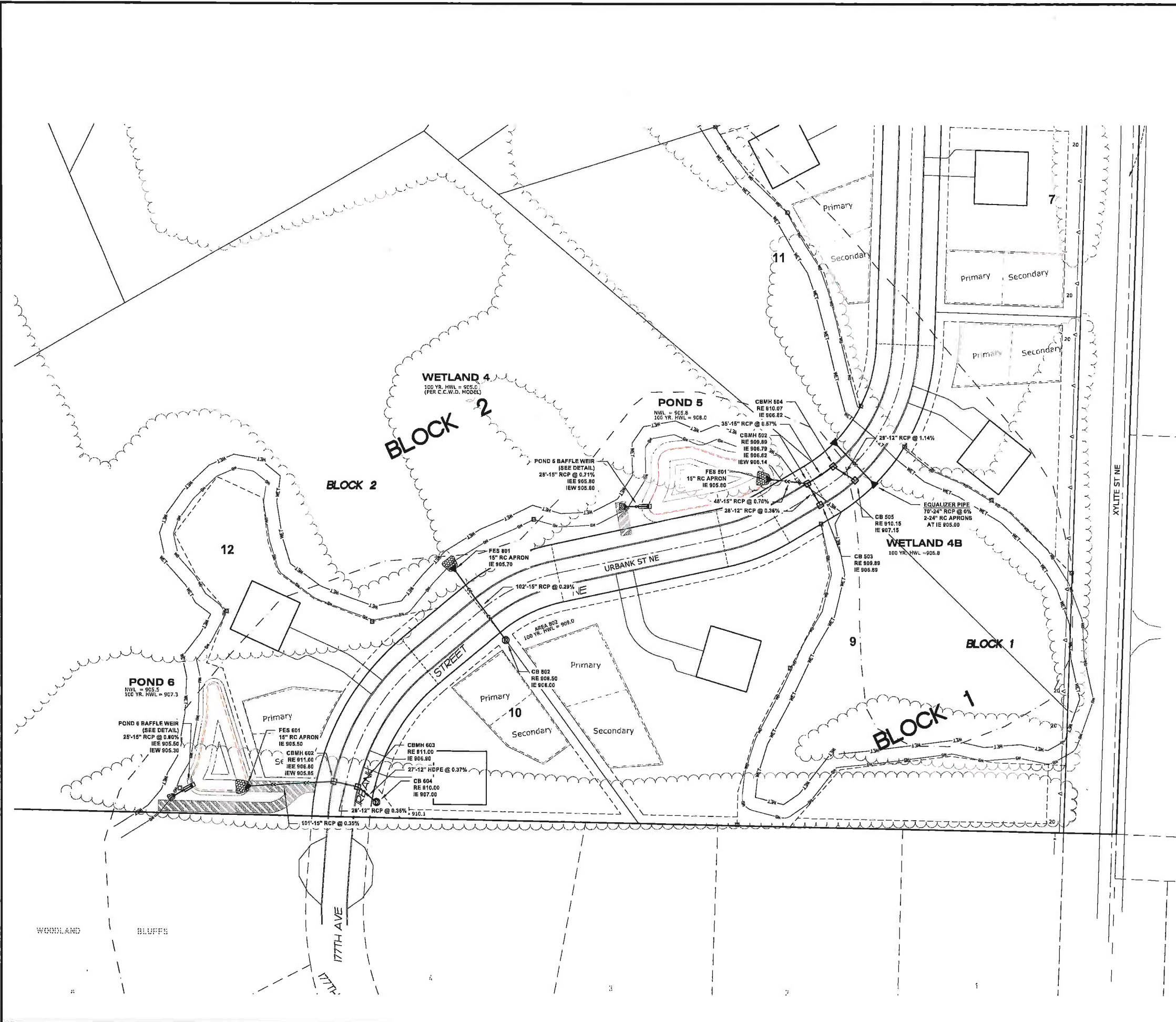
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.
 Adam J. Plowe
 License No. 45883
 Date: 05/28/2024

SWEDISH CHAPEL ESTATES
 HAM LAKE, MN
PRELIMINARY UTILITY PLAN
 PREPARED FOR: MN DEVELOPMENTS, LLC

SHEET
C1.2



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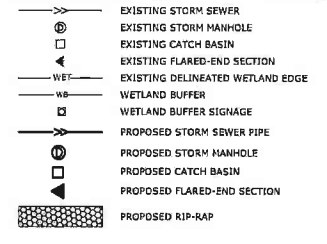
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LEGEND



PLOWE ENGINEERING, INC.
 8776 LAKE DRIVE
 LIND LAKES, MN 55014
 PHONE: (951) 361-8210
 FAX: (951) 361-8211



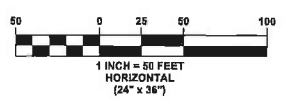
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 JOB NO: 23-2122
 CHECK BY: MDA
 DATE: 05/20/24

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2	04.17.24	EASEMENTS & LOT LINES ADJ. TO MATCH PREPLAT
3	05.22.24	RFC REVIEW COMMENTS
4	05.22.24	RFC REVIEW COMMENTS
5	05.22.24	RFC REVIEW 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 Jankel
 ADAM JANKEL License No. 439853
 Date: 05.28.2024

SWEDISH CHAPEL ESTATES
 HAM LAKE, MN
PRELIMINARY UTILITY PLAN
 PREPARED FOR: MN DEVELOPMENTS, LLC

SHEET
C1.3



PROJECT TITLE
SWEDISH CHAPEL ESTATES

PROJECT LOCATION
2506 SWEDISH DR NE
HAM LAKE, MN 55304
ANOKA COUNTY

LATITUDE: 45.26521
LONGITUDE: -93.20970

DEVELOPER
MN DEVELOPMENTS, LLC
17404 WARD LAKE DR NW
ANDOVER, MN 55304

CONTACT NAME: JEFF STALLBERGER
CONTACT PHONE: (612) 778-1471
CONTACT E-MAIL: stallj66@mn.com

GENERAL CONTRACTOR
TBD

NARRATIVE - PERMANENT STORMWATER TREATMENT SYSTEMS

PERMANENT STORMWATER MANAGEMENT FEATURES WILL INCLUDE SEVERAL NURP PONDS. SEE "STORMWATER DRAINAGE REPORT" FOR FURTHER DISCUSSION

SITE IMPERVIOUS AREAS

	BEFORE CONSTRUCTION	AFTER CONSTRUCTION
ANALYZED AREA	111.42 ACRES	
TOTAL ESTIMATED IMPERVIOUS	0.68 ACRES	10.05 ACRES
TOTAL ESTIMATED PERVIOUS	110.53 ACRES	101.37 ACRES

TOTAL DISTURBED AREA
~34.2 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
UNNAMED WETLANDS	WETLAND	NO	NO
COUNTY DITCH 58	DITCH	NO	NO
COUNTY DITCH 26	DITCH	NO	NO
COON 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) WHERE A 50-FT BUFFER CANNOT BE ACHIEVED, REDUNDANT SEDIMENT CONTROL MEASURES ARE PROVIDED.

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?
YES NO N/A

A) BECAUSE THIS SITE IS WITHIN ONE MILE OF AN IMPAIRED WATER, THIS REQUIREMENT BECOMES FIVE (5) MILES. THE CONTRACTOR SHALL PROVIDE TEMPORARY SEDIMENT BASINS AS NEEDED.

INFILTRATION FEASIBILITY

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

A) THE SITE HAS SANDY SOILS WITH A RELATIVELY HIGH WATER TABLE AND IS UNSUITABLE FOR INFILTRATION BMPs.

ADDITIONAL STORMWATER MITIGATION MEASURES

ARE THERE ANY STORMWATER MITIGATION MEASURES PER:
YES NO N/A

- 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 GINDEL
PLOW ENGINEERING, INC.
6776 LAKE DRIVE
LINDO LAKES MN 55014
(651) 361-4234
ag@plow.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 FEATURE FOR THIS SITE IS AN INFILTRATION BASIN AND WILL BE PRIVATELY OWNED AND MAINTAINED.

REVEGETATION SPECIFICATIONS

ITEM	MINN. R. 7090	MINN. R. 7090
SOD		3878
SEED **		3876
* FOR TURF ESTABLISHMENT		
COMMERCIAL TURF	MINN. R. 7090	220 LBS/ACRE
RESIDENTIAL TURF	MINN. R. 7090	120 LBS/ACRE
TEMPORARY FALL COVER	MINN. R. 7090	110 LBS/ACRE
SPRING SUMMER	MINN. R. 7090	110 LBS/ACRE
SOIL-BUILDING COVER	MINN. R. 7090	110 LBS/ACRE
1-2 YEARS COVER	MINN. R. 7090	30.5 LBS/ACRE
2-5 YEARS COVER	MINN. R. 7090	40 LBS/ACRE
MULCH	3892 (TYPE 1 - DISC ANCHORED)	
HYDROMULCH	3894	
FERTILIZER	3891	
WOOD FIBER BLANKET	3895 (CATEGORY 2)	

* NOW 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		LINEAR FEET
BIO-ROLLS		EACH
RIP-RAP W. GEO-FABRIC		CUBIC YARDS
CATCH BASIN INLET PROTECTION		EACH
STABILIZED RIPRAP 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

- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND SWPPP MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
- CONTRACTOR SHALL 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 SHALL INSTALL A ROCK CONSTRUCTION ENTRANCE AT ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC WILL ENTER/EXIT SITE.
- CONTRACTOR TO INSTALL TREE PROTECTION FENCING AS APPLICABLE
- CONTRACTOR SHALL 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 6.4 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.
- CONTRACTOR TO SHALL 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.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS OR IMPLEMENTED IN THE FIELD SHALL BE IN ACCORDANCE WITH THE CITY AND NPDES PHASE II PERMIT REQUIREMENTS.
- CONTRACTOR TO PROVIDE ADDITIONAL SILT FENCE, BIOROLLS, EROSION CONTROL BLANKET, OR OTHER APPROVED EQUAL FOR ANY SLOPES THAT APPEAR TO BE FAILING.
- CONTRACTOR TO STABILIZE SOIL STOCKPILES; STABILIZATION SHALL BE INITIATED IMMEDIATELY.
- CONTRACTOR SHALL 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.
- COORDINATE SMALL UTILITIES INSTALLATIONS (GAS, PHONE, ELECTRIC, CABLE, FIBEROPTIC, ETC.) AFTER PAVEMENT INSTALLATION.

"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, FLOOD CONTROL, 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/SIS 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 UNDER 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]

"INFESIBLE" 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 14 OR MORE ADDITIONAL CALENDAR DAYS OR 7 CALENDAR DAYS WHERE ITEM 23.8 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 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 RETARDS 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 ROADS, 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 450). [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, PERENIAL COVER, OR OTHER LANDSCAPED MATERIAL THAT WILL PERMANENTLY ARREST SOIL EROSION. PERMITTEES MUST ESTABLISH A UNIFORM PERENIAL 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 BASINS AND WATERCOURSES DESCRIBED IN MINN. STAT. SECT. 103G.005 SUBP. 15. [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 SOD, RIPRAP, 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]

"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]

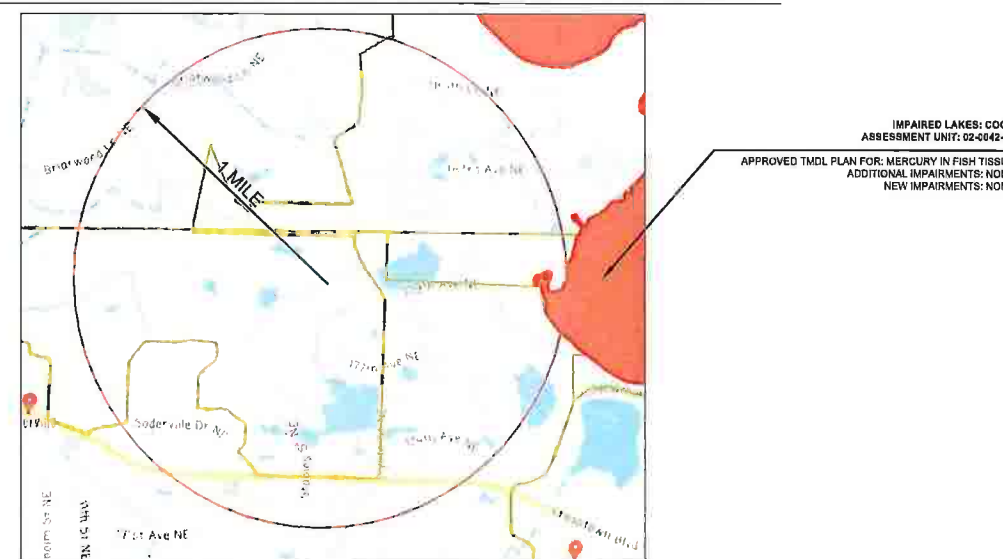
"WATERS OF THE STATE" (AS DEFINED IN MINN. STAT. SECT. 115.01, SUBP. 22) MEANS ALL STREAMS, LAKES, PONDS, MARSHES, WATERCOURSES, WATERWAYS, WELLS, SPRINGS, RESERVOIRS, AQUIFERS, IRRIGATION SYSTEMS, DRAINAGE SYSTEMS AND ALL OTHER BODIES OR ACCUMULATIONS OF WATER, SURFACE OR UNDERGROUND, NATURAL OR ARTIFICIAL, PUBLIC OR PRIVATE, WHICH ARE CONTAINED WITHIN, FLOW THROUGH, OR OTHERWISE 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 A PREVALENCE OF HYDROPHYTIC 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 HYDROPHYTIC 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.]

MAP OF SURFACE WATERS



PLOW ENGINEERING, INC.
6776 LAKE DRIVE
LINDO LAKES, MN 55014
PHONE: (651) 361-4234
FAX: (651) 361-4231



DRAWN BY: AG
JOB NO.: 23-2122
CHECK BY: MOK
DATE: 03/20/24

SIGNED: 03/26/24
1 03/26/24
2
3
4
5
6
7
8
9
10
11
12

DESCRIPTION

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 GINDEL
License No. 45963

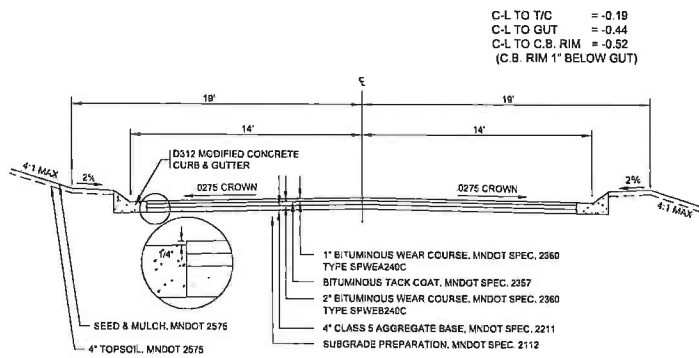
SWPPP

PREPARED FOR: MN DEVELOPMENTS, LLC

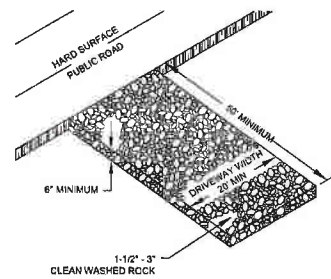
SWEDISH CHAPEL ESTATES
HAM LAKE, MN

SHEET
C2.1

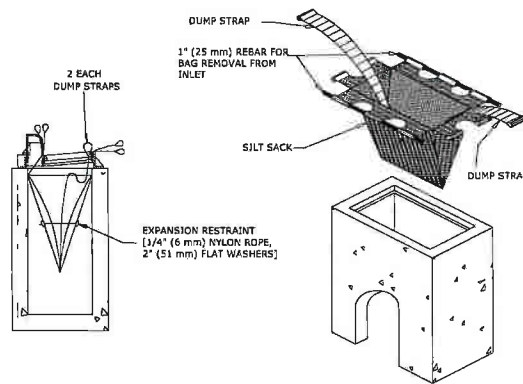
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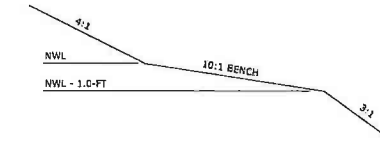
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N.T.S.



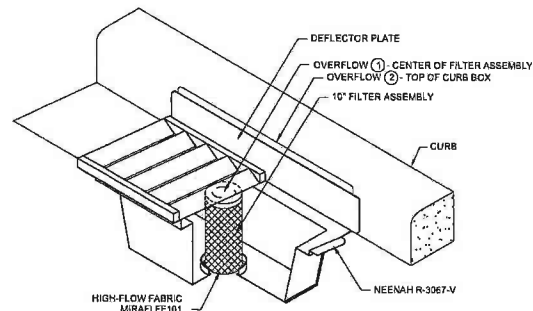
ROCK CONSTRUCTION EXIT
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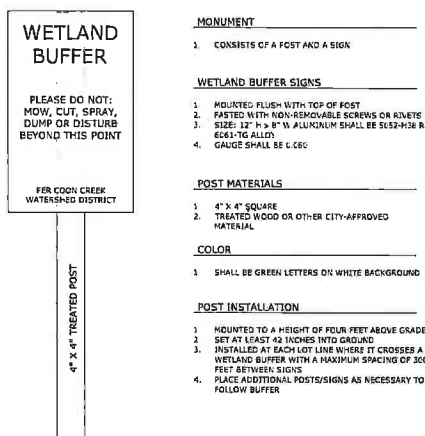
SILT SACK
N.T.S.



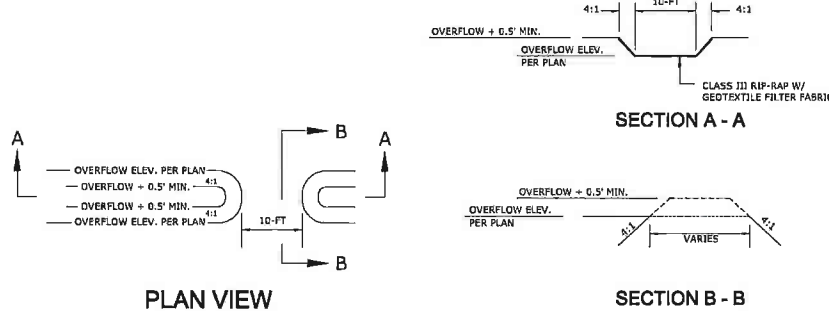
TYPICAL POND SECTION
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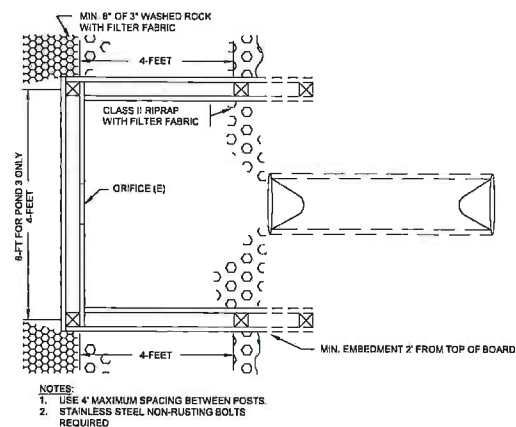
WIMCO INLET PROTECTION
N.T.S.



WETLAND BUFFER SIGNAGE
N.T.S.

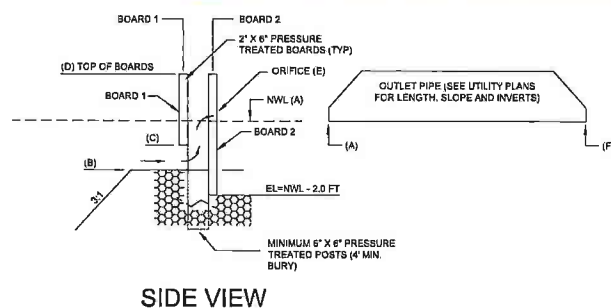


RIP-RAP OVERFLOWS
N.T.S.



POND OUTLET BAFFLE WEIR
N.T.S.

		POND NUMBER						
		1	2	3	4	5	6	7
NWL	A	905.7	907.2	906.8	906.5	905.8	905.5	907.5
TOP OF BOARDS	D	908.0	909.0	908.8	908.8	908.0	907.3	909.3
ORIFICE TYPE	E	RECT	RECT	RECT	CIRCLE	CIRCLE	CIRCLE	RECT
ORIFICE DIAMETER	E	n/a	n/a	n/a	8.2	7.3	8.3	n/a
ORIFICE WIDTH	IN E	27.0	12.0	28.3	n/a	n/a	n/a	8.0
ORIFICE HEIGHT	IN E	27.6	21.6	24.0	n/a	n/a	n/a	21.6
BOTTOM OF BOARD 1	C	905.2	906.7	906.3	906.0	905.3	905.0	907.0
BOTTOM OF OPENING	B	904.7	906.2	905.8	905.5	904.8	904.5	906.5
DOWNSTREAM INVERT	F	905.50	907.00	906.60	906.30	905.60	905.30	907.30



#	SIZE	CASTING	#	SIZE	CASTING	#	SIZE	CASTING
102	48" DIA.	NEENAH R-3246-C	202	48" DIA.	NEENAH R-3246-C	502	48" DIA.	NEENAH R-3246-C
103	48" DIA.	NEENAH R-3246-C	203	MNDOT TYPE G	NEENAH R-2577	503	2 x 3	NEENAH R-3246-C
105	2 x 3	NEENAH R-3246-C	204	2 x 3	NEENAH R-3246-C	504	48" DIA.	NEENAH R-3246-C
106	48" DIA.	NEENAH R-3246-C				505	2 x 3	NEENAH R-3246-C
108	MNDOT TYPE G	NEENAH R-2577	302	48" DIA.	NEENAH R-3246-C			
109	48" DIA.	NEENAH R-3246-C	303	48" DIA.	NEENAH R-3246-C	602	48" DIA.	NEENAH R-3246-C
110	48" DIA.	NEENAH R-3246-C	304	48" DIA.	NEENAH R-3246-C	603	48" DIA.	NEENAH R-3246-C
111	48" DIA.	NEENAH R-3246-C	305	MNDOT TYPE G	NEENAH R-2577	604	MNDOT TYPE G	NEENAH R-2577
112	2 x 3	NEENAH R-3246-C	307	48" DIA.	NEENAH R-2577			
113	48" DIA.	NEENAH R-3246-C				702	48" DIA.	NEENAH R-3246-C
114	48" DIA.	NEENAH R-3246-C	402	48" DIA.	NEENAH R-3246-C	703	48" DIA.	NEENAH R-3246-C
115	48" DIA.	NEENAH R-3246-C	403	2 x 3	NEENAH R-3246-C	704	48" DIA.	NEENAH R-3246-C
122	48" DIA.	NEENAH R-3246-C	404	48" DIA.	NEENAH R-3246-C	705	MNDOT TYPE G	NEENAH R-2577
123	2 x 3	NEENAH R-3246-C	405	48" DIA.	NEENAH R-3246-C	706	48" DIA.	NEENAH R-3246-C
124	48" DIA.	NEENAH R-3246-C	406	2 x 3	NEENAH R-3246-C	707	2 x 3	NEENAH R-3246-C
125	48" DIA.	NEENAH R-3246-C						
126	2 x 3	NEENAH R-3246-C				802	MNDOT TYPE G	NEENAH R-2577
127	48" DIA.	NEENAH R-3246-C						
128	2 x 3	NEENAH R-3246-C						
130	48" DIA.	NEENAH R-3246-C						
131	48" DIA.	NEENAH R-3246-C						
132	2 x 3	NEENAH R-3246-C						



DRAWN BY: AG
 JOB NO: 23-2122
 CHECK BY: JCA
 DATE: 05/28/24

NO.	DATE	DESCRIPTION
1	05/28/24	SIGNED
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.
Adam J. Plowe
 License No. 43863
 Date: 05/28/2024

SWEDISH CHAPEL ESTATES
 HAM LAKE, MN
DETAILS
 PREPARED FOR: MN DEVELOPMENTS, LLC

SHEET
C3.2

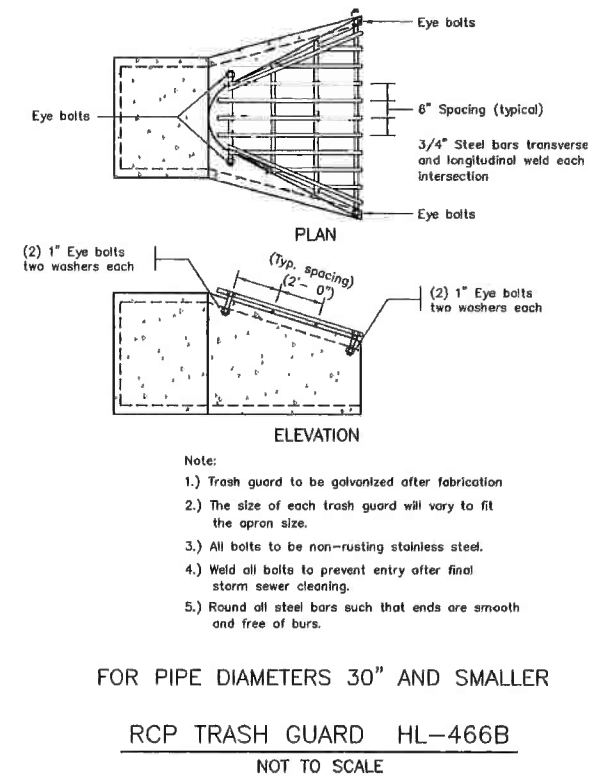
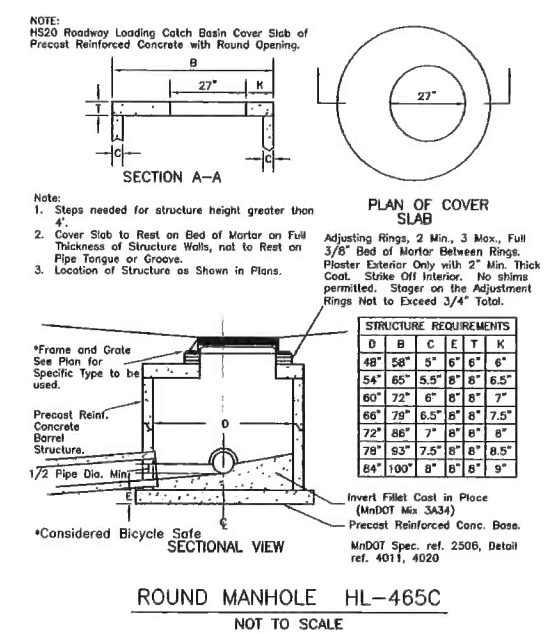
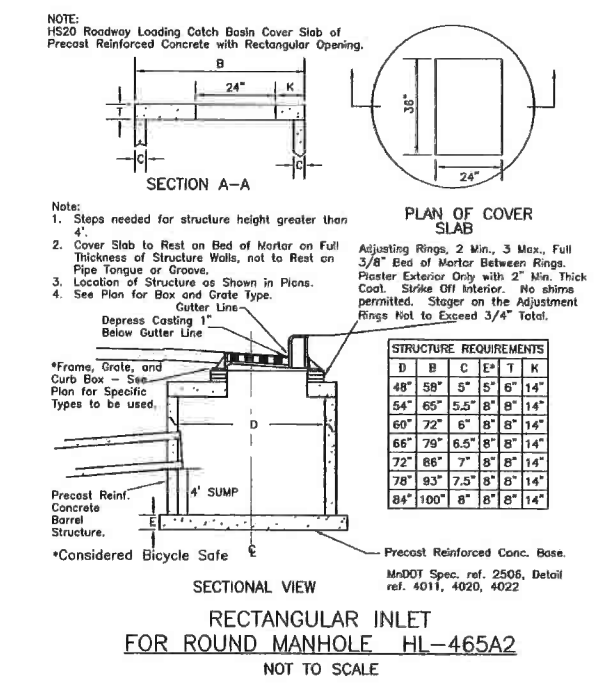
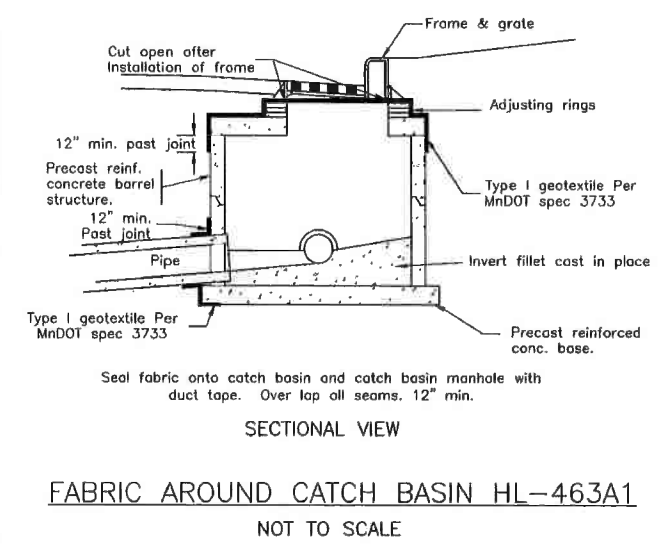
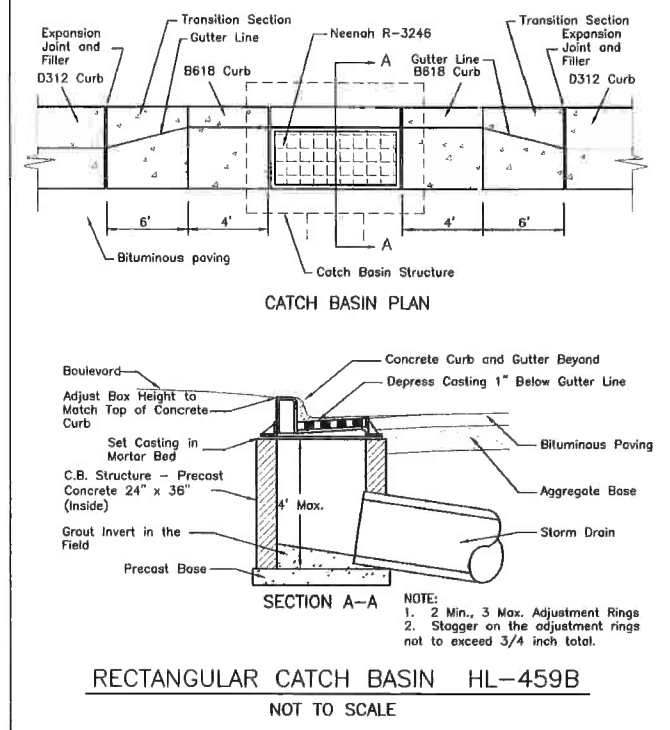
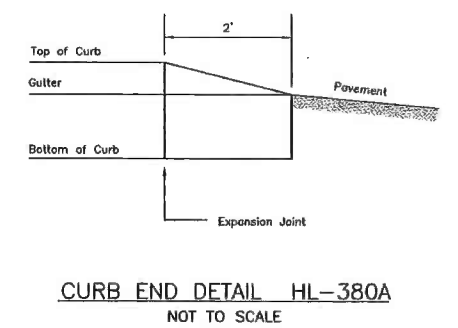
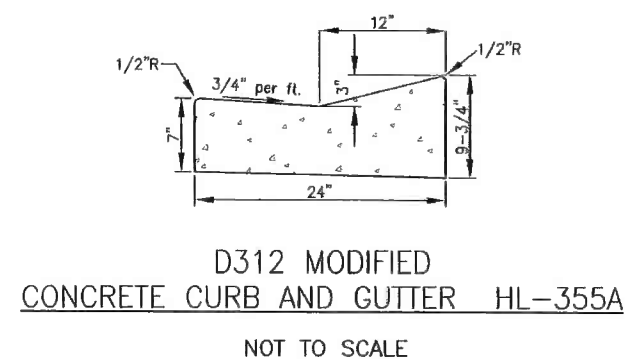
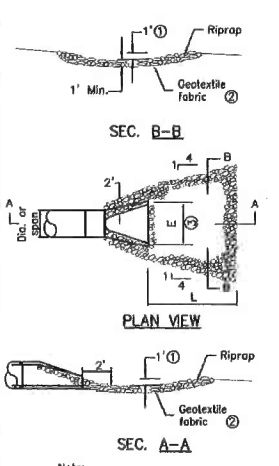


TABLE OF QUANTITIES
 Riprap at RCP Outlets

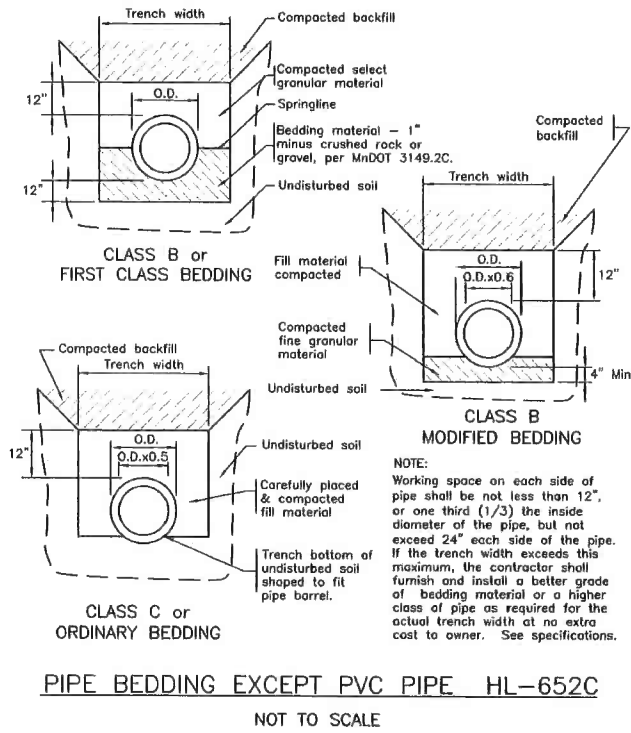
Dio. Pipe (In.)	L (Ft.)	Class II	Class III	Class IV
		D ₅₀ = 6"	D ₅₀ = 9"	D ₅₀ = 12"
12	8	3.0	4.4	5.9
15	8	3.2	4.8	6.4
18	10	4.3	6.4	8.5
21	10	4.7	7.1	9.4
24	12	6.2	9.2	12.3
27	12	6.6	9.9	13.2
30	14	8.2	12.3	16.4
36	16	10.6	15.8	21.1
42	18	12.5	18.7	24.9
48	20	14.8	22.2	29.6

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"
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

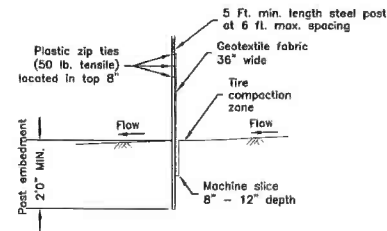


Note:
 1. For pipes greater than or equal to 30" use 1.5' Geotextile fabric, Spec. 3601. The fabric should cover the area of the riprap and extend under the culvert apron 3 feet.
 2. Requirements for riprap size is shown in the plans.



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.
5 - 10%	50 FT.
10 - 20%	25 FT.
GREATER THAN 20%	15 FT.

SILT FENCE: MACHINE SLICED HL-760A

NOT TO SCALE

FLOWE
ENGINEERING, INC.
6776 LAKE DRIVE
LINO LAKE, MN 55014
PHONE: (857) 361-8510
FAX: (857) 361-8701



DRAWN BY: AG
JOB NO: 23-2122
CHECK BY: HGA
DATE: 03/20/24

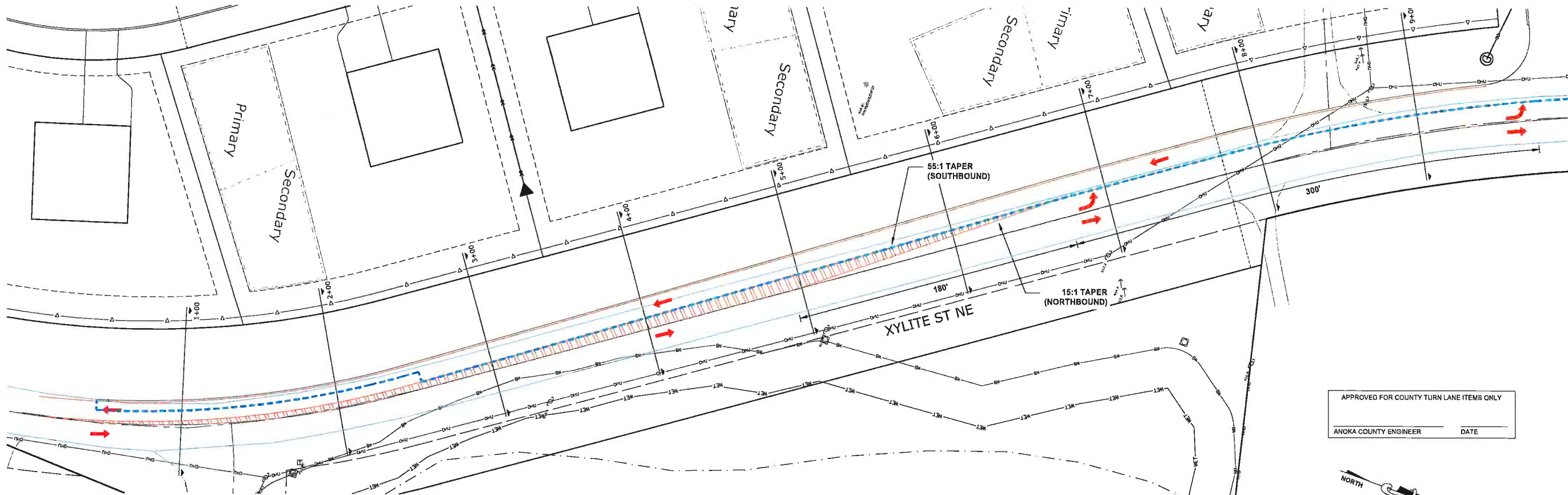
NO.	DATE	DESCRIPTION
1	04.10.24	REF. A CDVD COMMENTS
2	05.28.24	SIGNED
3		
4		
5		
6		
7		
8		
MCS		

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: 05.28.2024 License No. 43963

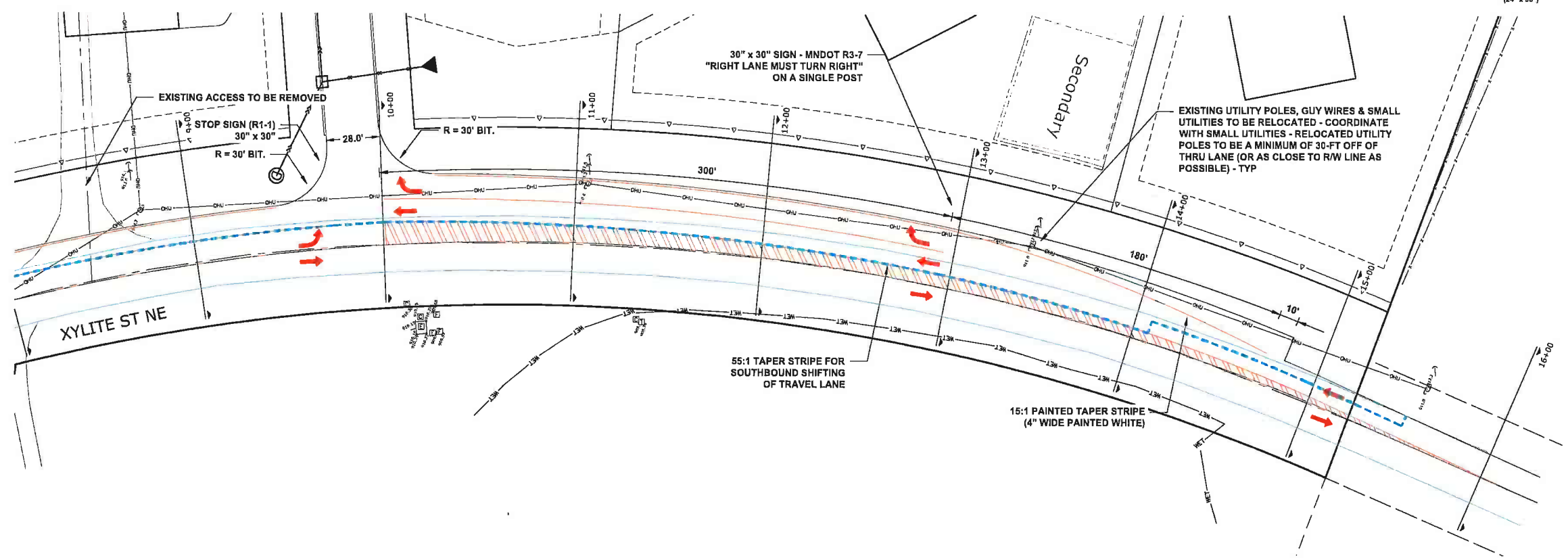
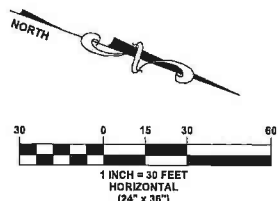
SWEDISH CHAPEL ESTATES
HAM LAKE, MN
DETAILS
PREPARED FOR: MN DEVELOPMENTS, LLC

SHEET
C3.3



— EDGE OF EXISTING BITUMINOUS
 - - - SAWCUT LINE

APPROVED FOR COUNTY TURN LANE ITEMS ONLY
 ANOKA COUNTY ENGINEER _____ DATE _____



PLOWE
 ENGINEERING, INC.
 6776 LAKE DRIVE
 LINO LAKES, MN 55014
 PHONE: (953) 361-8710
 FAX: (953) 361-8701



DRAWN BY: AG
 JOB NO: 23-2122
 CHECK BY: MCA
 DATE: 03/27/24

1 04.10.24 EPC I CDWD COMMENTS
 2 04.17.24 ADDITIONAL TURN LANE DETAIL
 3 05.02.24 SIGNED

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 STOKER
 License No. 43983
 Date: 05.28.2024

SWEDISH CHAPEL ESTATES
 HAM LAKE, MN
LEFT & RIGHT TURN LANE PLAN
 PREPARED FOR: MN DEVELOPMENTS, LLC

SHEET
C4.1

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 (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.

APPROVED FOR COUNTY TURN LANE ITEMS ONLY

ANOKA COUNTY ENGINEER _____ DATE _____

PLOWE ENGINEERING, INC.
 5776 LAKE DRIVE
 LINO LAKE, MN 55014
 PHONE: (651) 361-4510
 FAX: (651) 361-8701



DRAWN BY: _____
 AG: _____
 JOB NO: 23-2122
 CHECK BY: _____
 DATE: 03/20/24

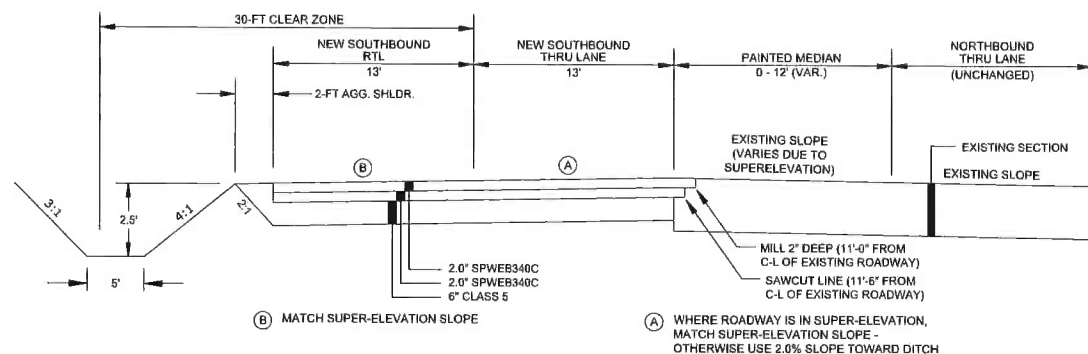
NO.	DATE	REV. / COMMENTS
1	04/10/24	RFI & CCWD COMMENTS
2	05/17/24	ADDITIONAL TURN LANE DETAIL
3	09/26/24	3/18/24
4		
5		
6		
7		
8		

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 SIVANIEL
 License No. 43863
 Date: 05/28/2024

SWEDISH CHAPEL ESTATES
 HAM LAKE, MN
LEFT & RIGHT TURN LANE PLAN
 PREPARED FOR: MN DEVELOPMENTS, LLC

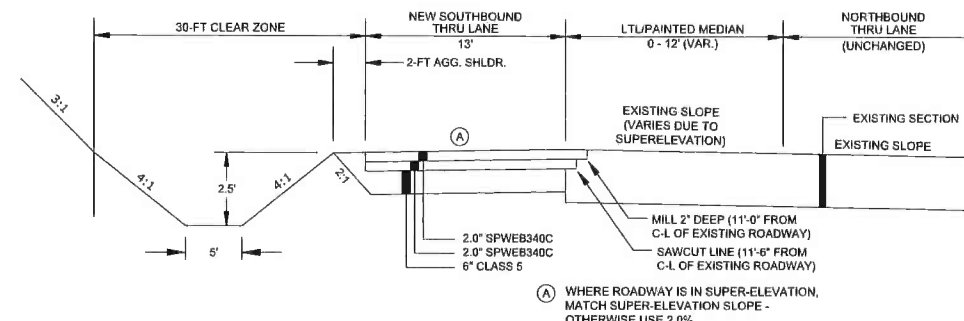
SHEET
C4.2

XYLITE ST NE
SOUTHBOUND RIGHT TURN LANE



- NOTES**
1. ALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH MNDOT SPECIFICATIONS (LATEST EDITION)
 2. ALL DISTURBED SOIL WITHIN COUNTY RIGHT-OF-WAY MUST BE SEEDED (MNDOT 25-141) & MULCHED (TYPE 1, DISC ANCHORED)
 3. USE ALL STRAW FIBER BLANKET FOR DITCH SLOPES OF 3:1 OR GREATER
 4. PAVEMENT MARKINGS SHALL BE EPOXY
 5. CONTRACTOR TO CONTACT ANOKA COUNTY PERMITS SECTION AT (763) 324-3176 TO OBTAIN THE RIGHT-OF-WAY PERMIT.

XYLITE ST NE
NORTHBOUND LEFT TURN LANE



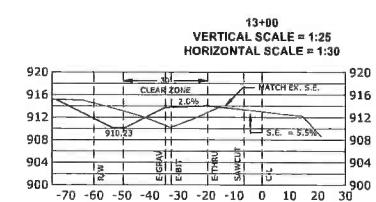
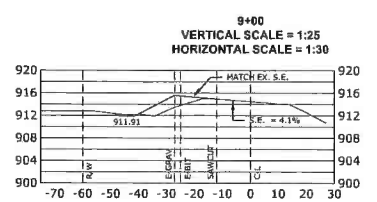
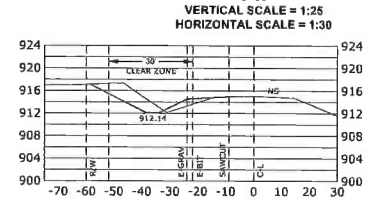
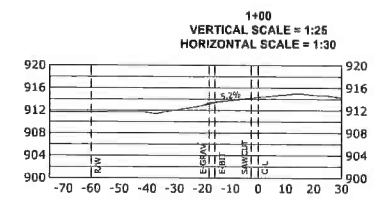
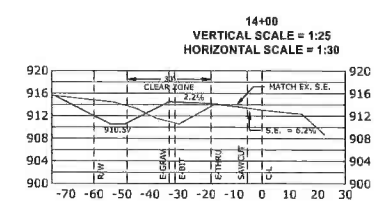
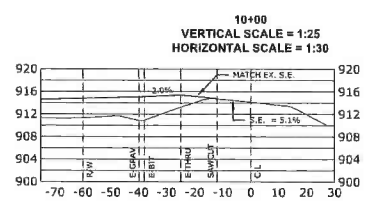
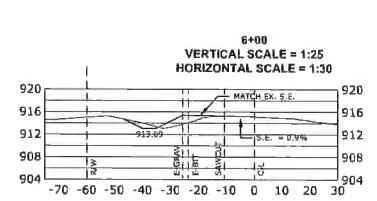
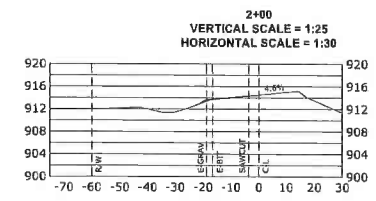
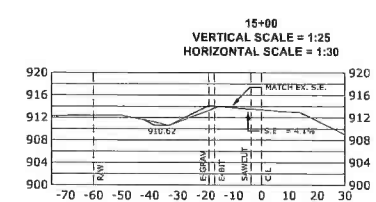
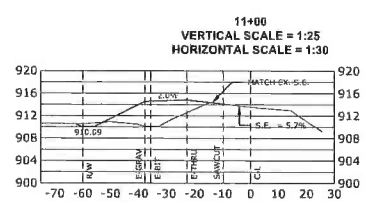
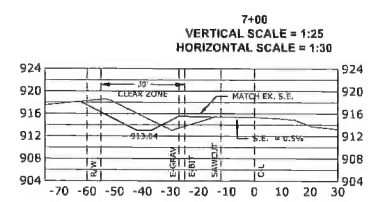
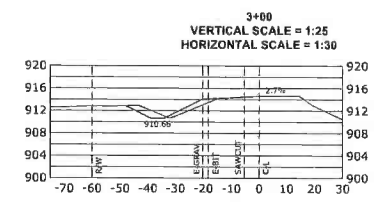
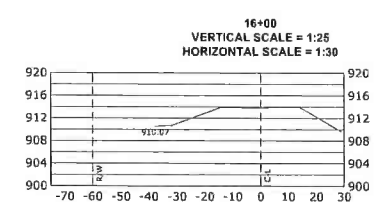
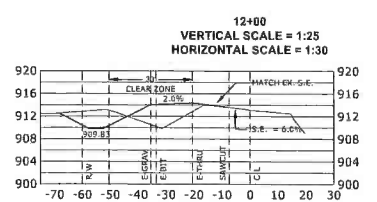
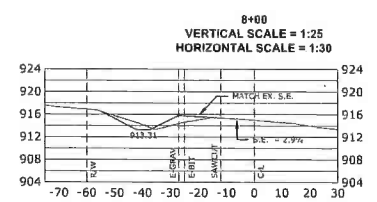
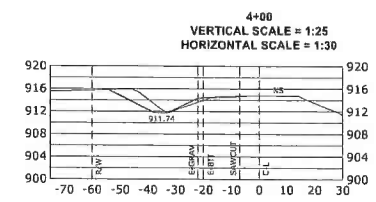
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 3. USE ALL STRAW FIBER BLANKET FOR DITCH SLOPES OF 3:1 OR GREATER
 4. PAVEMENT MARKINGS SHALL BE EPOXY
 5. CONTRACTOR TO CONTACT ANOKA COUNTY PERMITS SECTION AT (763) 324-3176 TO OBTAIN THE RIGHT-OF-WAY PERMIT.

APPROVED FOR COUNTY TURN LANE ITEMS ONLY
 ANOKA COUNTY ENGINEER _____ DATE _____

PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE
 LINO LAKE, MN 55014
 PHONE: (651) 361-4510
 FAX: (651) 361-3701



DRAWN BY: AG
 JOB NO: 23-2122
 CHECK BY: MCA
 DATE: 05/28/24



ALL GREEN AREA SLOPES ARE 4:1 UNLESS OTHERWISE NOTED
 S.E. = SUPER-ELEVATION
 NS = NOT SUPER-ELEVATED

NO.	DATE	DESCRIPTION
1	04.17.24	SHEET ADDED TO SET
2	05.14.24	DISSECTIONS ADJ.
3	05.28.24	SC REVIEW COMMENTS
4	05.28.24	30% RED
5		
6		
7		
8		

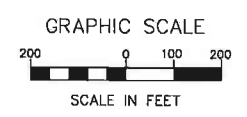
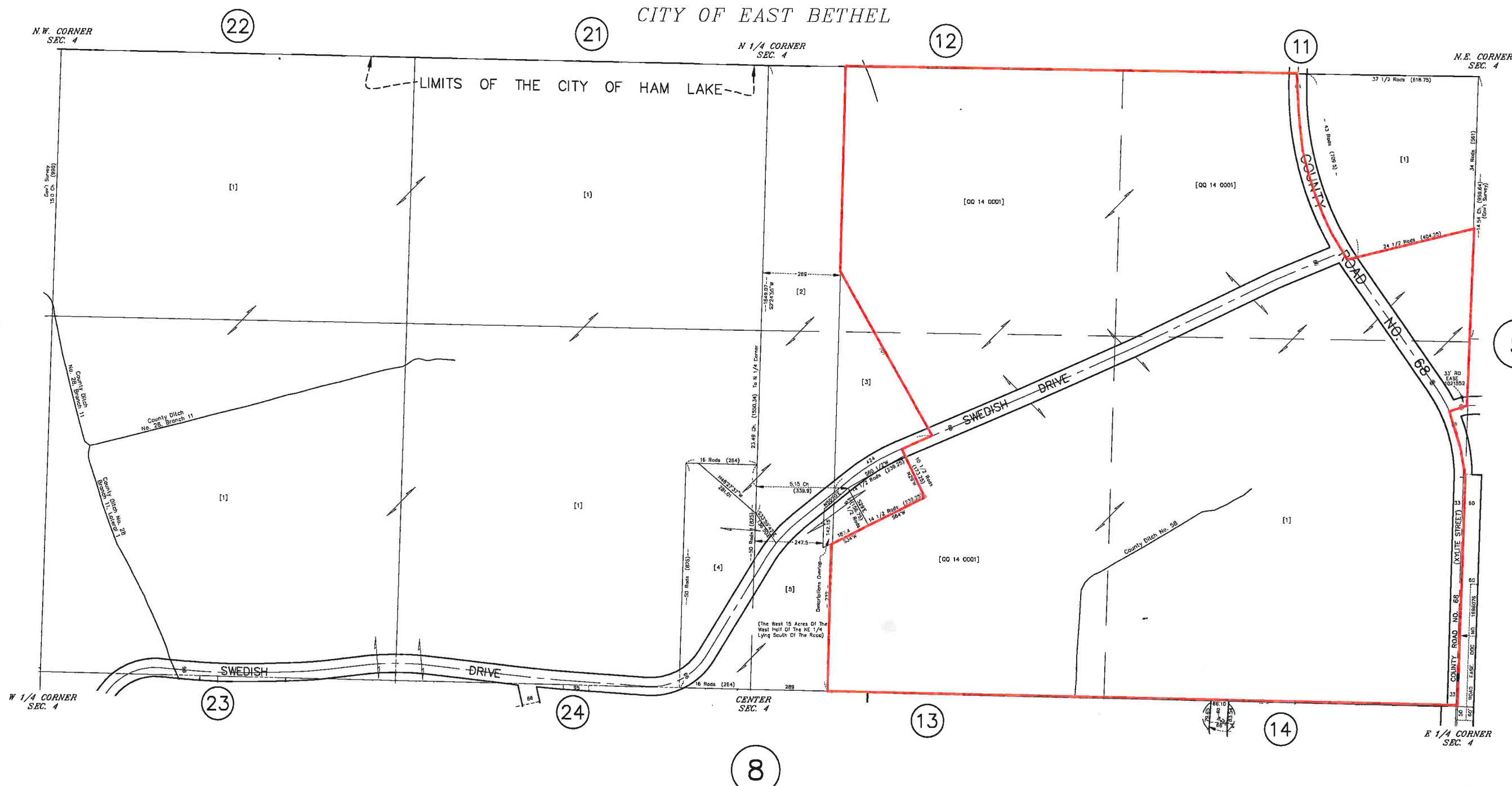
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.
 ADAM J. PETERSON
 License No. 45963
 Date: 05/28/2024

SWEDISH CHAPEL ESTATES
 HAM LAKE, MN
LEFT & RIGHT TURN LANE PLAN
 PREPARED FOR: MN DEVELOPMENTS, LLC

SHEET
C4.3

N 1/2 SECTION 4, 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 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: 04-32-23-13-0001

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.



Anoka County

TRANSPORTATION DIVISION

Highway

May 13, 2024

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

**RE: Swedish Chapel Estates
Anoka County Review Comments**

Dear Mr. Ginkel,

Anoka County has reviewed the Swedish Chapel Estates plan and has the following comments:

Engineering:

- As the right-turn lane is on the outside of the superelevated curve, please follow the requirements of the Road Design Manual (3-3.06).
- It would be helpful to show the superelevation slopes on the cross-sections
- There is an increase of 0.21 CFS shown in the 2-year storm into a wetland that drains into the County Ditch, but that shouldn't affect the flow into the ditch and is an amount which is probably within the margin of error for the software anyway, which is acceptable.

Construction:

- No comments.

Traffic:

- Please provide Traffic Control plans when available.

Please make any necessary revisions, create an updated plan and response letter addressing each review point in the above comments / questions, and inform us of any additional plan changes that may affect County Right-of-Way. Please resubmit the plan and response letter for review and / or approval.

If you have any questions regarding engineering comments, please contact Dan Frey at Daniel.Frey@anokacountymn.gov or 763-324-3123.

For questions regarding construction comments, please contact Chris Osterhus at Chris.Osterhus@anokacountymn.gov or 763-324-3189.

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

For questions regarding maintenance comments, please contact Jim Plemon at Jim.Plemon@anokacountymn.gov or 763-324-3137.

For questions regarding traffic comments, please contact Sean Thiel at Sean.Thiel@anokacountymn.gov or 763-324-3132.

Sincerely,

A handwritten signature in black ink, appearing to read "Brandon T. Ulvenes". The signature is fluid and cursive, with a long horizontal stroke at the end.

Brandon T. Ulvenes
Design Engineer

cc: File (Ham Lake)
Joe MacPherson, ACHD
Jerry Auge, ACHD
Sue Burgmeier, ACHD
I:\Eng\Plan Reviews\Ham Lake\2023\Swedish Chapel Estates (Stalberger)\ACHD Plan Review (05-13-24).docx

Meeting Date: November 13, 2023



**CITY OF HAM LAKE
STAFF REPORT**

To: Planning Commissioners

From: Denise Webster, City Administrator, on behalf of the Park Committee
(Mayor Kirkham and Councilmember Parranto)

Subject: Consideration of Parkland Dedication for Jeff Stalberger, MN Development LLC, requesting Sketch Plan approval for a development located at 2506 Swedish Drive NE (47 Residential Single-Family lots and 1 Outlot) in Section 4

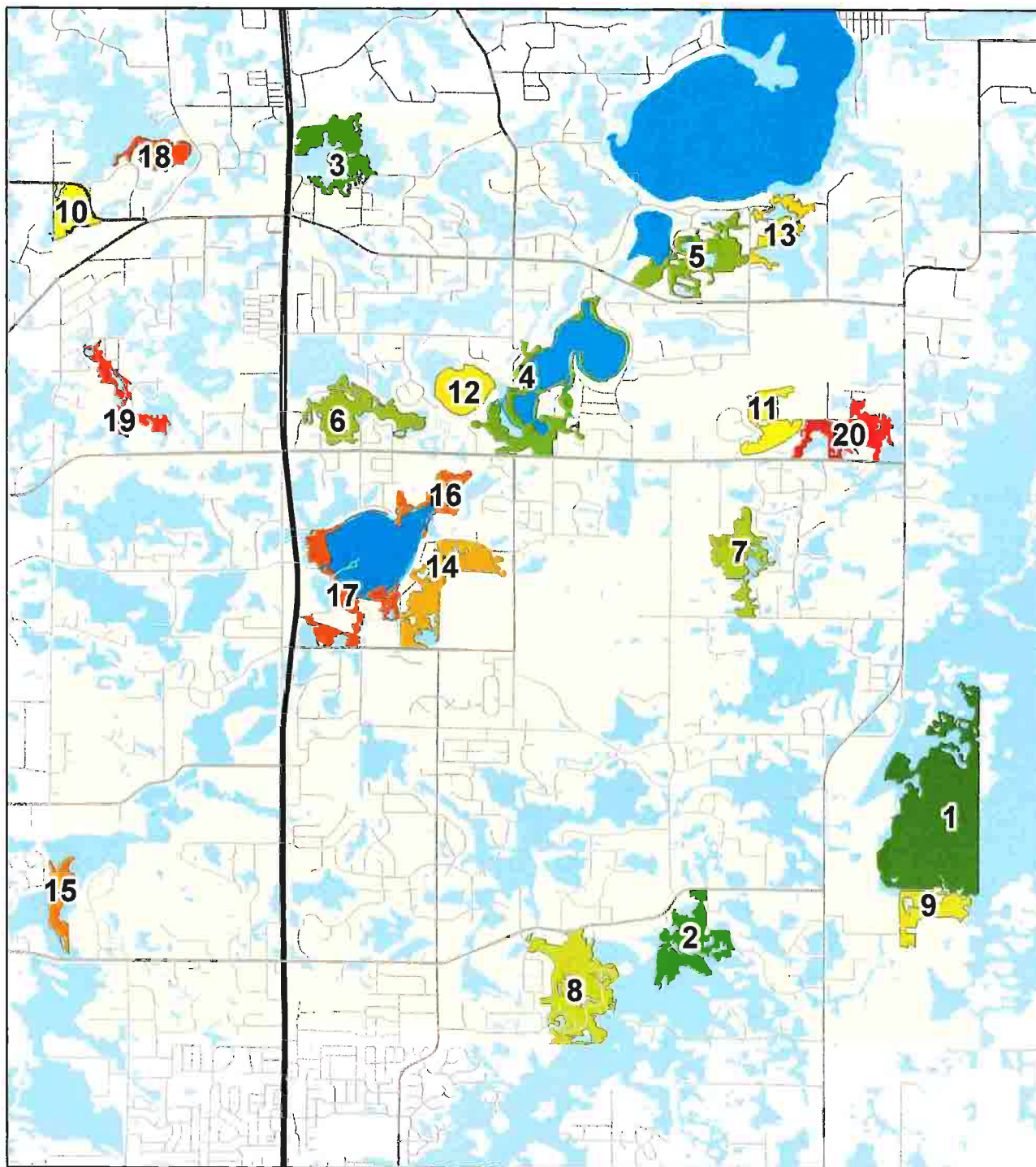
Introduction/Discussion:

The Park Committee discussed the parkland dedication for Jeff Stalberger, MN Development LLC, Sketch Plan for a development located at 2506 Swedish Drive NE (47 Residential Single-Family lots and 1 Outlot) in Section 4. The Park Committee is requesting a 20-foot wide trail easement along the west side of Xylite Street NE (County Road 68), with the remaining in monies in lieu of parkland for the proposed development.

Recommendation:

It is the recommendation of the Park Committee to require a 20-foot wide trail easement along the west side of Xylite Street NE (County Road 68), and the remaining in monies in lieu of parkland for the Jeff Stalberger, MN Development LLC, Sketch Plan for a development located at 2506 Swedish Drive NE (47 Residential Single-Family lots and 1 Outlot) in Section 4.

Major Natural Resource Concentrations City of Ham Lake



Natural Resource Clusters

(Top 20 Natural Resource Clusters, by Undeveloped Acreage)

- Largest Undeveloped Acreage
-
-
- Smallest Undeveloped Acreage

Lakes



Wetlands



Roads

Interstate Highways

U.S. Highways

State Highways

County Roads/CSAHs

Municipal Streets

Misc. Other



NOTICE OF PERMIT APPLICATION STATUS

Project: Swedish Chapel Estates

Date: Click or tap to enter a date.

Applicant: MN Developments, LLC
Attn: Jeff Stallberger
17404 Ward Lake Dr NW
Andover, MN 55304
MN Developments, LLC
Attn: Jeff Stallberger
17404 Ward Lake Dr NW
Andover, MN 55304

Permit Application#: P-24-014

Purpose: Construction of a single family home residential development and associated stormwater treatment features.

Location: 2506 Swedish Dr NE, 2506 Swedish Dr NE , Ham Lake

At their meeting on 05/13/2024 the Board of Managers of the Coon Creek Watershed District **Approved with Conditions** the above referenced project with 4 conditions and 3 stipulations. **This is NOT a permit.**

Since the last submittal on 05/22/202405/02/202404/17/202404/10/2024, the following conditions remain which must be addressed before permit issuance.

1. The outlet pipe size and orifice dimensions for Pond P1 are inconsistent between the proposed HydroCAD model and the utility plan/pond outlet baffle detail. Update for consistency.
2. The outlet pipe size for Pond P3 is inconsistent between the proposed HydroCAD model and utility plan. Update for consistency.
3. Submittal of Wetland Bank Credit Withdrawal Verification.
4. Submittal of a performance escrow in the amount of \$19,000.00.

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,

A handwritten signature in black ink that reads "Erin Margl".

Erin Margl

Watershed Development Coordinator

cc: File P-24-014
Adam Ginkel, Plowe Engineering, Inc.

Eileen Weigel, Stantec
Danielle Tourtillott, Stantec
Tom Collins, Ham Lake