

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, SEPTEMBER 9, 2024

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: June 24, 2024

PUBLIC HEARING:

6:01 p.m. Roger and Sue Haugen, S & R Developers LLC, requesting Preliminary Plat approval for Enchanted Estates 4th Addition (9 Single Family Residential lots) in Section 14.

NEW BUSINESS:

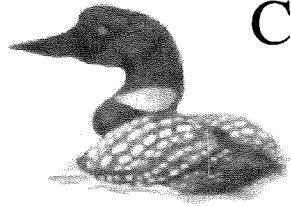
1. Joseph Radach of Contour Development LLC, requesting Sketch Plan approval for Elwell Farms (107 Single Family Residential lots and 4 outlots) in Section 36.

OLD BUSINESS:

1. Gary Magnuson requesting approval of a subdivision through a Minor Plat of Magnuson Estates (2 lots) in Section 9.

COMMISSION BUSINESS:

1. City Council Update



CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
info@ci.ham-lake.mn.us

CITY OF HAM LAKE PLANNING COMMISSION MINUTES MONDAY, JUNE 24, 2024

The Ham Lake Planning Commission met for its regular meeting on Monday, June 24, 2024 in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

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

MEMBERS ABSENT: Commissioner Jonathan Fisher

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

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

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was recited by all in attendance.

APPROVAL OF MINUTES:

Motion by Lejonvarn, seconded by Ross, to approve the minutes of the June 10, 2024 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:

Tiffani and Brendan Johnstone requesting a Conditional Use Permit to operate A Class Sounds (automotive repair shop) at 15804 Central Avenue NE

Tiffani and Brendan Johnstone were present. Mrs. Johnstone stated A Class Sounds is a car audio and accessory shop, not a repair shop. Mrs. Johnstone stated their business consists primarily of car audio installation, upgrades to Apple CarPlay, hands-free radios, LED headlight upgrades and under glow lights in the summer and remote start systems in the winter. Mrs. Johnstone stated they have been in business since 2012 and are outgrowing their current space in Spring Lake Park. Mrs. Johnstone stated the Central Avenue NE location is close to their residence. Mrs. Johnstone stated the Central Avenue NE location will allow them to keep long-term projects inside of the building and no long-term projects will be outside of the building in the parking lot. Commissioner Entsminger asked how many employees will work at the location. Mr. Johnstone stated they currently have four employees, including Tiffani and himself. Mr. Johnstone stated they may hire one or two more employees in the future. Chair Pogalz referenced the staff report provided by Building Official Jones. Building Official Jones stated a Carbon Detection System is needed in the building before any vehicles can be worked on. Building Official

Jones stated there has been discussion about providing car detailing services in the future. Building Official Jones stated if car detailing services are offered, a floor drain will need to be installed in the work area which will need to drain into an oil separator and holding tank as the waste would be considered commercial waste and needs to be treated as required by the State. Building Official Jones stated a concern he has is that the floor could become slippery and unsafe if cars are brought into the building with a lot of slush that melts onto the floor during the winter; if that happens a floor drain would need to be installed. Commissioner Ringler completed the inspection; a copy which is on file. Commissioner Ringler stated the information included in the packet shows what he observed onsite.

Chair Pogalz opened the public hearing at 6:08 p.m. and asked for public comment; with there being none, Chair Pogalz closed the public hearing at 6:09 p.m.

Commissioner Dixon asked if the parking lot was striped. Commissioner Ringler stated it has not been striped. **Motion by Ringler, seconded by Dixon, to recommend approval of the request of Tiffani and Brendan Johnstone for a Conditional Use Permit to operate A Class Sounds, an automotive repair shop, at 15804 Central Avenue NE subject to:**

1. **Installing a code compliant Carbon Detection System before any vehicles are brought into the building.**
2. **Storage of Baltic Birch plywood and MDF (Medium-Density Fiberboards) combined, not to exceed 40 sheets.**
3. **Equipping the fabrication shop with a commercial dust collector.**
4. **All flammable liquids are to be stored in an approved flammable cabinet.**
5. **Dumpster is to be stored inside of the building or a code compliant enclosure must be constructed.**
6. **Installing a code compliant floor drain before any car detailing activities start or the floor will become unsafe due to standing water on the floor.**
7. **All delivery vehicles are not to block or interfere with parking.**
8. **All parking for employees and customers is to be on an approved hard surface and in locations as identified on the site plan.**
9. **Striping the parking lot and clearly marking handicap parking spaces.**
10. **Hours of operation will be Monday thru Friday from 7 a.m. to 7 p.m. and Saturday from 9 a.m. to 5 p.m.**
11. **Removing the RV and trailer currently at the site from the site.**
12. **The applicant and business must meet all City, County, and State requirements.**

All present in favor, motion carried. *This application will be placed on the City Council's Monday, July 1, 2024 agenda.*

NEW BUSINESS:

Gary Magnuson requesting Sketch Plan approval for the minor Plat of Magnuson Estates (2 lots) in Section 9

Mr. Gary Magnuson was present. Mr. Magnuson stated he wants to sell part of his property. Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated this application is for a minor subdivision and the preliminary and final plat review will be done together at a future meeting. Engineer Krugler stated the proposed subdivision is adjacent to Crosstown Boulevard NE which will require a 15-foot bike path easement adjacent to the drainage and utility easement of Lot 1. Engineer Krugler stated the Lot 1 septic area must be located outside of the trail easement. Engineer Krugler stated there are two existing accessory buildings on Lot 2; the accessory building closest to Nassau Street NE on Lot 2 is within the 30-foot front-yard setback and exceeds the accessory building size allowed in a front yard so it will need to be removed. (Per a site visit by Building Official Jones on June 25, 2024, the building does not exceed building size allowed in the front yard but is within the front-yard setback.) Engineer Krugler stated a septic compliance inspection will be required for the existing septic system. Engineer Krugler stated the applicant needs to submit plans to the Coon Creek Watershed District to determine if a permit is needed. Commissioner Dixson asked if there are any parkland requirements. Engineer Krugler stated the parkland requirement will be fulfilled by dedicating land for the bike path easement. Chair Pogalz asked Mr. Magnuson if he was aware of the items mentioned by Engineer Krugler. Mr. Magnuson stated he was not. There was discussion about the accessory building on Lot 2 that exceeds the size allowed in the front yard. Mr. Magnuson was somewhat taken aback with the requirement to remove the accessory building closest to Nassau Street NE. It was determined Building Official Jones would meet Mr. Magnuson onsite to measure the building and explain actions that need to be taken for this plat. **Motion by Pogalz, seconded by Lejonvarn, to table Sketch Plan Approval for the minor plat of Magnuson Estates as submitted by Gary Magnuson until Mr. Magnuson has been able to meet with Building Official Jones and consult further with his surveyor about requirements for this plat and obtain pictures of the building that is in the 30-foot front-yard setback of the proposed minor subdivision. All present in favor, motion carried.**

Commissioner Entsminger removed himself from the table due to being the applicant with ownership interest in the next agenda.

Jeff Entsminger, Entsminger Enterprises, LLC, requesting Sketch Plan approval for a minor plat located at 2045 Constance Boulevard NE (3 Single Family Residential lots and 1 outlot) in Section 16

Mr. Jeff Entsminger stated he is interested in purchasing the property. (Sale of the property is contingent on receiving City approval of the plat.) Mr. Entsminger stated he purchased the parcel addressed as 16337 Mankato Street NE and moved a house onto the parcel last year. Mr. Entsminger stated he wants to create and sell three lots along Constance Boulevard NE and combine the larger outlot with the 16337 Mankato Street NE parcel. Commissioner Lejonvarn asked Mr. Entsminger if access to the back lot would be via 164th Avenue NE. Mr. Entsminger stated the outlot will be adjoined to 16337 Mankato Street NE and access would be via the Mankato Street NE easement; most of the outlot is in a flood zone. Mr. Entsminger stated there is an old farmhouse

and some old garages on the site that will be torn down. Mr. Entsminger stated the existing septic will be abandoned and he hopes he can preserve the existing well. Chair Pogalz asked Engineer Krugler to comment on the plat. Engineer Krugler stated there is a 66-foot wide access opening shown on Mankato Street NE. Engineer Krugler stated Mankato Street NE has never been dedicated to the City and is a private easement for residents living off of Mankato Street NE. Engineer Krugler stated Lot 1 Constance Boulevard NE frontage of 216-feet includes the 66-foot wide ingress/egress easement. Engineer Krugler stated future plan submittals are to identify the existing house, two existing accessory buildings and the existing shed as being razed. Engineer Krugler stated future plans are to show if the existing septic system will be used or abandoned. Engineer Krugler stated Mr. Entsminger discussed the future plan for the well. Engineer Krugler stated the rear yard setback for Lot 1 is adjacent to the northerly lot line although driveway access is proposed to be from the Mankato Street NE ingress/egress easement; per Code, apparent entrance or front of the house will be required to be parallel with Constance Boulevard NE. Engineer Krugler stated there is an existing block foundation in the southerly portion of the 16337 Mankato Street NE parcel with a roof that has caved in. Engineer Krugler stated this will need to be demolished, or if repair is considered, a building permit cannot be issued until an additional outlot is created on the north side of Lot 2 to meet the required 10-foot setback. Engineer Krugler stated Constance Boulevard NE is identified as a proposed bike path; a 15-foot-wide trail easement, adjacent to the drainage and utility easement, is required for all three lots; the easement will go toward the parkland dedication requirement. Engineer Krugler stated Coon Creek Watershed District approval is required. Engineer Krugler stated there is land within the plat that is in the 100-year flood plain but that area is within the outlot which will need to be combined with another parcel. Engineer Krugler stated a United Power Association Easement encroaches 25-foot into the southerly portion of the three proposed lots; written approval needs to be provided for the Lot 2 and Lot 3 driveway crossings, the future trail and any grading within the easement. Commissioner Dixon asked if there is a possibility that the Anoka County Highway Department (ACHD) would not approve additional driveways onto Constance Boulevard NE. Engineer Krugler stated he isn't able to speculate on what the ACHD will decide. Engineer Krugler stated a shared driveway would not be permitted. There was discussion about driveway access onto Constance Boulevard NE and driveway access options for Lot 1. Commissioner Lejonvarn asked if driveway access for Lot 1 and Lot 2 could be from Mankato Street NE and driveway access for Lot 3 be from Constance Boulevard NE. Mr. Entsminger stated Mankato Street NE access is an ingress/egress easement and not a road and the that easement is part of Lot 1; Lot 2 and Lot 3 will have to have driveway access from Constance Boulevard NE. Engineer Krugler stated with the configuration of Lot 1, access will be on Constance Boulevard NE to meet the 200-foot frontage requirement unless an access road is constructed on Mankato Street NE. Mr. Entsminger stated the plans indicate all driveway access to be from Constance Boulevard NE. Building Official Jones stated the 50-foot rear setback requirement for a house may make it difficult to construct a house facing Mankato Street NE due to how narrow the lot is. Building Official Jones stated the house will be addressed based on which way the front of the house faces even if driveway access is from a different street. **Motion by Pogalz to recommend approval of the Sketch Plan presented by Jeff Entsminger, Entsminger Enterprises, LLC,**

for a minor plat at 2045 Constance Boulevard NE (3 Single Family Residential lots and 1 outlot) in Section 16 subject to submitting a compliance inspection report for the existing septic system if it is to remain operational or a tank abandonment form if it will not be used, the front of the dwelling units running parallel with Constance Boulevard NE Per Article 11-411.2C, creating an additional outlot if the block building foundation on 16337 Mankato Street NE is to be rehabilitated per the City Engineer's memo dated 6/13/24, dedicating a 15-foot-wide trail easement adjacent to the drainage and utility easement for all three lots in lieu of money for parkland dedication, submitting plans to, and meeting the requirements of, the Coon Creek Watershed District, submission of MN DNR Heritage Information Systems data review to show findings if required, submitting plans to the Anoka County Highway Department for their review and comment on driveway access, width and shared culvert requirements for Lots 2 and 3, approval of drainage and Constance Boulevard NE right-of-way width, obtaining written approval from United Power Association for Lot 2 and 3 driveway crossings, future trail work and grading within the easement, conforming to the requirements of the City Engineer, and meeting all City, County and State requirements. There was additional discussion about reusing the existing well on the property. Building Official Jones stated that if the well hasn't been used for over a year, it is supposed to be sealed per State Rules. Building Official Jones stated the well may have to be sealed if setbacks cannot be met when homes are constructed on the parcels. There was discussion about abandoning the existing septic system. Mr. Entsminger stated his intention is to abandon the existing septic system. There was additional discussion about DNR Natural Heritage Information System data review. **The motion was seconded by Lejonvarn. Commissioners Pogalz, Lejonvarn, Ringler, Ross and Dixon voted yes. Commissioner Entsminger abstained.** *This application will be placed on the City Council's Monday, July 1, 2024 agenda.*

COMMISSION BUSINESS:

City Council Update

Chair Pogalz stated the City Council concurred with the Planning Commission's recommendation to approve the Sketch Plan for Swedish Chapel Estates. A planning commissioner will not be present at the July 1, 2024 City Council meeting.

ADJOURNMENT:

Motion by Dixon, seconded by Entsminger, to adjourn the Planning Commission meeting at 6:47 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk

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

MTG DATE: September 9, 2024

INSPECTION ISSUED TO: Erin Dixson

APPLICANT/CONTACT: Roger Haugen

TELEPHONE NUMBER: 612-670-3863 or rogerhaugen12@gmail.com

BUSINESS/PLAT NAME: Enchanted Estates 4th Addition

ADDRESS/LOCATION OF INSPECTION: 4056 Constance Blvd NE and West and Southwest of this parcel

APPLICATION FOR: Preliminary Plat

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 MARCH 20, 2024

Date of Receipt 3-26-24
Receipt # 47124

Meeting Appearance Dates:
Planning Commission Sept 9, 2024

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: ENCHANTED ESTATES FOURTH ADDITION

Address/Location of property: 4056 CONSTANCE BLVD / 16207 AUSTIN ST. NE

Legal Description of property: LOT 1, BLOCK 7; OUTLOT D; LOT 1, BLOCK 6; ENCHANTED ESTATES
14-32-23-14-0007; 14-32-23-14-0012

PIN # 14-32-23-14-0006 Current Zoning R-1 Proposed Zoning R-1

Notes: _____

Applicant's Name: ROGER AND SUE HAUGEN

Business Name: S AND R DEVELOPER'S, LLC

Address 4056 CONSTANCE BLVD. NE

City HAM LAKE State MN Zip Code 55304

Phone _____ Cell Phone 612-670-3863 Fax _____

Email address rogerhaugen12@gmail.com

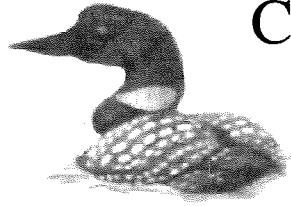
You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.

SIGNATURE Roger Haugen DATE 3-20-2024

- 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, September 9, 2024 at 6:01 p.m. at the City Hall located at 15544 Central Avenue NE for the purpose of considering the application of Roger and Sue Haugen, S & R Developers LLC, requesting preliminary plat approval for Enchanted Estates 4th Addition (9 Residential Single Family Lots), parcels of certain land situated in the City of Ham Lake, Anoka County, Minnesota and which are described as follows to wit:

Outlot D, Enchanted Estates, Anoka County Minnesota

AND

Lot 1, Block 7, Enchanted Estates, Anoka County Minnesota

AND

Lot 1, Block 6, Enchanted Estates, Anoka County Minnesota

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

DATED: August 30, 2024

Jennifer Bohr
Building and Zoning Clerk
City of Ham Lake

Meeting Date: September 9, 2024

CITY OF HAM LAKE
STAFF REPORT

To: Members of the Planning Commission

From: Mark Jones, Building and Zoning Official

Subject: Preliminary Plat approval for Enchanted Estates 4th Addition

Introduction/Discussion:

Roger Haugen submitted an application for Preliminary Plat approval for Enchanted Estates 4th Addition, which will include two existing lots and seven new lots. The larger lot, 4056 Constance Boulevard NE, is proposed to be a non-conforming lot with two accessory buildings. The proposed lot line adjustment will assign the southerly accessory building to 16207 Austin Street NE and the northerly accessory building will be assigned to 4056 Constance Blvd NE.

The accessory building proposed to be assigned to 16207 Austin Street NE is a pole building which is non-conforming per Article 9-370.2. Per City Code, building materials for lots which are 5 acres or less in size, the outside surface materials of all accessory buildings shall, as closely as practical, match the color, texture and style of the like surfaces on the dwelling unit. Pole-type construction shall be permitted only on lots exceeding 5 acres and only in the side or rear yard setback. This lot is proposed to be 2.97 acres; a pole type building would not be allowed per 9-370.2.

The lot located at 4056 Constance Boulevard NE already has an existing accessory building that exceeds the size outlined in Article 9-370.1 size limitations and was originally approved with the plat of Enchanted Estates. The southerly accessory building to be assigned to 4056 Constance Boulevard NE exceeds size limitations allowed for a second accessory building per Article 9-370.1 and either needs to be reduced in size or removed.

Recommendations:

I recommended the Preliminary Plat of Enchanted Estates 4th Addition be approved on the condition before Final Plat approval that the survey show all existing accessory building sizes. The survey will need to show how the southerly accessory building located at 4056 Constance Boulevard NE meets City Code, whether by demo or reducing the size. The northerly accessory building was originally approved with the plat of Enchanted Estates.

The accessory building located on 16207 Austin Street NE exterior finish will need to be as closely as practical, match the color, texture and style of the like surfaces on the existing dwelling unit.

Memorandum

Date: September 5, 2024
To: Planning Commissioners
From: David A. Krugler, City Engineer
Subject: Enchanted Estates 4th Addition



Introduction:

The Preliminary Plat, Grading, Erosion Control and Tree Protection Plan, Livability Plan, Livability Chart, Stormwater Pollution Prevention and Stormwater Drainage Report were received August 21st for the proposed nine lot residential development located on the 15.74 combined acreage of Outlot D (14-32-23-14-0012), Lot 1, Block 6 (14-32-23-14-0006) and Lot 1, Block 7 (14-32-23-14-0007) of the 2005 plat of Enchanted Estates address prior review comments. No change is proposed to the current Single Family Residential (R-1) zoning. The project conforms to the Enchanted Estates Preliminary Plat approved at the October 18, 2004 City Council meeting, with the exception of the reduction of overall number of lots from 47 to 46. Construction of the streets adjacent to the Preliminary Plat was completed in 2007.

Discussion:

The Austin Street cul-de-sac was constructed as part of the Enchanted Estates project. Outlot D from the 2005 Enchanted Estates Plat is the basis for Lots 1 thru 7. Lots 8 and 9 are a reconfiguration of Lot 1, Block 6, Lot 1, Block 7 and the eastern 387 feet of Outlot D of Enchanted Estates. Access to Lots 7 and 8 will be via Constance Boulevard. The Anoka County Highway Department approved the Urban Residential Driveway/Access Permit for Outlot D and Lot 1, Block 7 of Enchanted Estates in 2005.

With the reconfiguration of Lot 1, Block 6 and Lot 1, Block 7 of Enchanted Estates, Lot 8, Block 1 of Enchanted Estates 4th Addition will result in a non-conforming lot. The resultant 3.86-acre Lot 8 will have two accessory buildings. Per the attached Section 9-370.1 of City Code, a lot of this size is permitted to have an 800 square foot accessory building in the front yard setback and a 2,400 square foot accessory building in the side or rear yard setback unless a larger building for the side and rear yard setback is approved by City Council. Both accessory buildings exceed this limit at 4,775 square foot for the northerly accessory building and the 1,744 square foot for the southerly accessory building. Per the attached approved 2005 Grading Plan, the southerly building was shown to be removed. City Code does not allow the City Council the ability to approve of the southerly accessory building which exceeds 800 square-feet. The property owner has been notified that the southerly accessory building must either be reduced to 800 square feet or razed.

Although 3.01 acres of parkland was dedicated with the Enchanted Estates plat, the Developer is required to pay parkland dedication fees of \$1,850 (\$2,500 x 74%) for lots 1-7 Block 1 per

paragraph 7A of the attached Enchanted Estates Development Agreement. Lots 8, Block 1 and Lot 9, Block 1 have already paid parkland dedication fees with Enchanted Estates.

The Coon Creek Watershed District approved the development at the August 26th Board of Managers meeting, per the attached Notice of Permit Application Status. The attached February 10, 2005 Dunn septic certification certifies that each of the proposed lots will support two standard septic systems in accordance with Minnesota Rules 7080. An Encroachment Agreement will be required for Lots 2, 3 and 6 of Block 1 due to the septic line crossing the drainage and utility easement. Easements identified on Lots 8 and 9 of the preliminary plat will need to be vacated to align with the revised lot design. There are no utilities within the current easement and do not have any municipal use after the reconfiguration of Lots 8 and 9.

Recommendations:

It is recommended that the Preliminary Plat of Enchanted Estates 4th Addition be recommended for approval to the City Council. It is recommended that the northerly accessory building labeled as Existing Shop on the Preliminary Plat, which exceeds the 2,400 square foot maximum area per Section 9-370.1 of City Code, be allowed to remain to the City Council. It is recommended that the southernly accessory building labeled as outbuilding on the Preliminary Plat that exceeds 800 square feet be brought into compliance with Section 9-370.1 of City Code.

PRELIMINARY PLAT

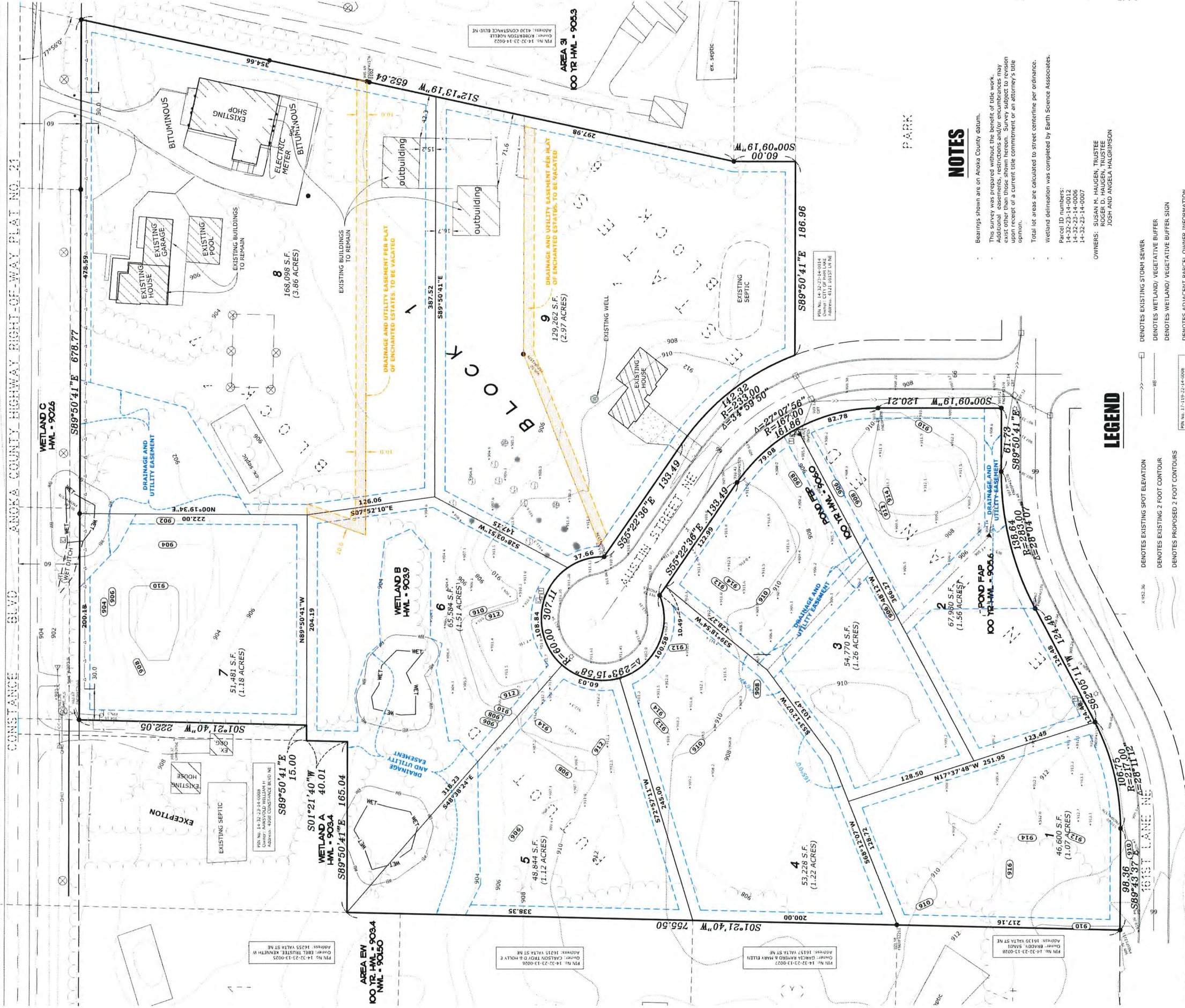
EXISTING PROPERTY DESCRIPTION

Outlot D, ENCHANTED ESTATES, Anoka County, Minnesota.
AND
Lot 1, Block 7, ENCHANTED ESTATES, Anoka County, Minnesota.
AND
Lot 1, Block 6, ENCHANTED ESTATES, Anoka County, Minnesota.

~of~ ENCHANTED ESTATES FOURTH ADDITION
~for~ ROGER AND SUE HAUGEN
4056 CONSTANCE BLVD.
HAM LAKE, MN 55304
TEL: (763) 434-6582

DEVELOPMENT DATA

TOTAL SITE AREA = 15.74± ACRES
9 PROPOSED SINGLE FAMILY LOTS
AVERAGE LOT SIZE = 1.75± ACRES
MINIMUM STREET FRONTAGE = 200 FEET (60 ON CUL-DE-SAC LOTS)
MINIMUM LOT SIZE = 1.00 ACRES (INCLUDING HALF OF STREET ROW)
PROPOSED ZONING = R-1
BUILDING SETBACKS
FRONT = 30 FEET
SIDE = 5 FEET
REAR = 50 FEET
COUNTY ROAD = 50 FEET



NOTES

Bearings shown are on Anoka County datum.
This survey was prepared without the benefit of title work.
Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
Total lot areas are calculated to street centerline per ordinance.
Wetland delineation was completed by Earth Science Associates.
Parcel ID numbers:
14-32-23-14-0012
14-32-23-14-0006
14-32-23-14-0007
OWNERS: SUSAN M. HAUGEN, TRUSTEE
ROGER D. HAUGEN, TRUSTEE
JUSTY AND ANGELA HAUGENSON

LEGEND

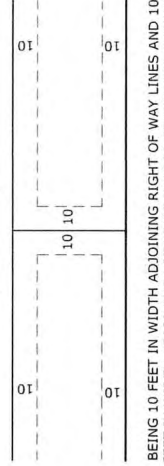
- WET
- DENOTES WETLAND DELINEATED BY EARTH SCIENCE ASSOCIATES
- DENOTES EASEMENT LINE
- DENOTES SETBACK LINE
- DENOTES RESTRICTED ACCESS
- DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING 2 FOOT CONTOUR
- DENOTES PROPOSED 2 FOOT CONTOURS
- DENOTES WETLAND/ VEGETATIVE BUFFER
- DENOTES WETLAND/ VEGETATIVE BUFFER SIGN
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)
- DENOTES EXISTING EASEMENT PER PLAT OF ENCHANTED ESTATES, TO BE VACATED

EXISTING ZONING

R-1 - SINGLE FAMILY RESIDENTIAL

TYPICAL EASEMENTS

(NOT TO SCALE)



VICINITY MAP

PART OF SEC. 14, TWP. 32, RANG. 23



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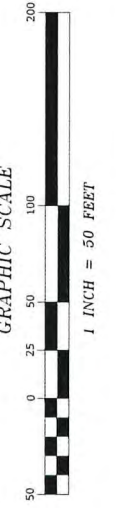
- PRELIMINARY PLAT = SHEET 1
- GRADING, EROSION CONTROL, AND TREE PROTECTION PLAN = SHEET 2
- WETLAND DELINEATION REPORT = SHEET 3
- LIVABILITY CHART = SHEET 4



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
www.egrud.com

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: 08/21/2024 License No. 41578



NORTH

GRAPHIC SCALE

ANOKA COUNTY, MINNESOTA
(NO SCALE)

NO.	DATE	CITY COMMENTS	DESCRIPTION	BY
1	04/29/24	CITY COMMENTS	CNB	
2	07/19/24	CITY COMMENTS / NEW BORINGS	RHD	
3	08/21/24	CITY COMMENTS	RHD	

GRADING, EROSION CONTROL, AND TREE PROTECTION PLAN

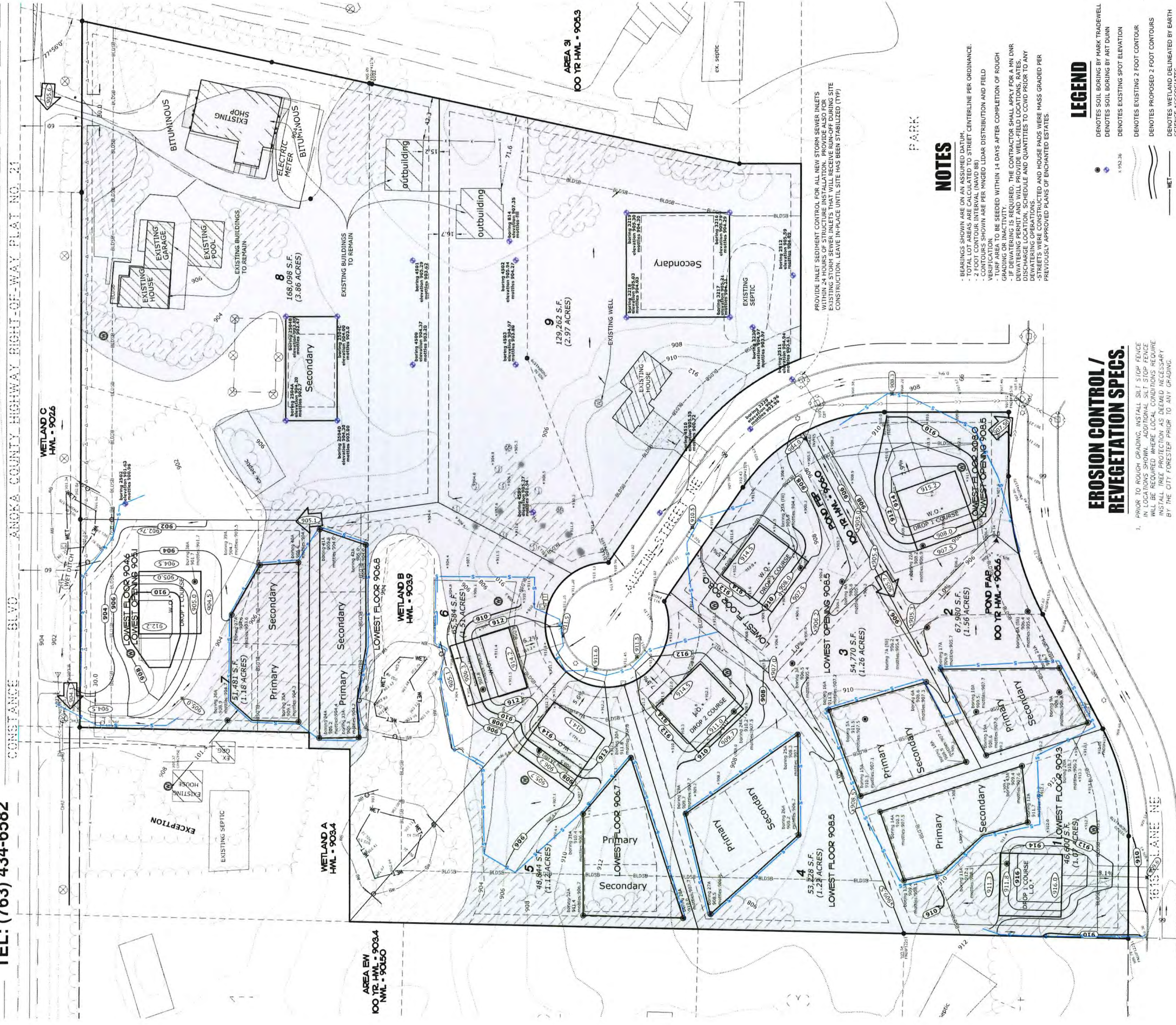
~of~ ENCHANTED ESTATES FOURTH ADDITION
 ~for~ ROGER AND SUE HAUGEN
 4056 CONSTANCE BLVD.
 HAM LAKE, MN 55304
 TEL: (763) 434-6582

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 15' AREAS

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.
- IF THE DRIP LINE OF A TREE PROTECTION LIMITS TO PRESENT SIGNIFICANT TREES OR LARGE TREES, THE HOME BUILDER TO BE CLEARLY MARKED TO BE CLEAR. THIS MAY BE DONE PRIOR TO INSTALLATION OF SILT TREE PROTECTION FENCE. GRUBBING OF STUMPS WILL OCCUR AFTER EROSION CONTROL MEASURE ARE INSTALLED.



EROSION CONTROL / REVEGETATION SPECS.

- PRIOR TO ROUGH GRADING, INSTALL SILT STOP FENCE AND STORM SEWER DESIGN BY PLOWE ENGINEERING, INC. 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 TOP-SOIL, SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN FOURTEEN 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.

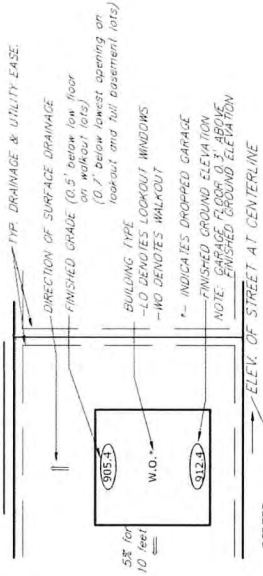
NOTES

- BEARINGS SHOWN ARE ON AN ASSUMED DATUM.
- TOTAL LOT AREAS ARE CALCULATED TO STREET CENTERLINE PER ORDINANCE.
- 2 FOOT CONTOUR INTERVAL (NAVD 88)
- CONTOURS SHOWN ARE PER MINGO LIDAR DISTRIBUTION AND FIELD SURVEY.
- TURF AREA TO BE SEEDD WITHIN 14 DAYS AFTER COMPLETION OF ROUGH GRADING OR INACTIVITY.
- IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL APPLY FOR A MN DWR DISCHARGE LOCATION, SCHEDULE AND QUANTITIES TO COMPLY PRIOR TO ANY Dewatering OPERATIONS.
- STREETS WERE CONSTRUCTED AND HOUSE PADS WERE MASS GRADED PER PREVIOUSLY APPROVED PLANS OF ENCHANTED ESTATES.

LEGEND


- DENOTES SOIL BORING BY MARK TRADEWELL
- DENOTES SOIL BORING BY ART DUHN
- DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING 2 FOOT CONTOUR
- DENOTES PROPOSED 2 FOOT CONTOURS
- DENOTES WETLAND DELINEATED BY EARTH SCIENCE ASSOCIATES
- DENOTES EASEMENT LINE
- DENOTES SETBACK LINE
- DENOTES EXISTING 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 WELL LOCATION
- DENOTES WETLAND/ VEGETATIVE BUFFER
- DENOTES WETLAND/ VEGETATIVE BUFFER SIGN
- DENOTES FENCE
- DENOTES RESTRICTED ACCESS
- DENOTES EXISTING AREA 1 ABOVE MOTTILING
- DENOTES TREE PRESERVATION AREA

TYPICAL LOT



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



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

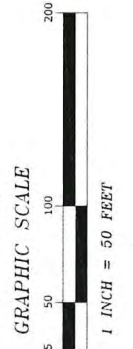
PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014
 PHONE: (651) 361-8210
 FAX: (651) 361-8701

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
 LIC. NO. 43963

DATE: 08.21.2024

NORTH



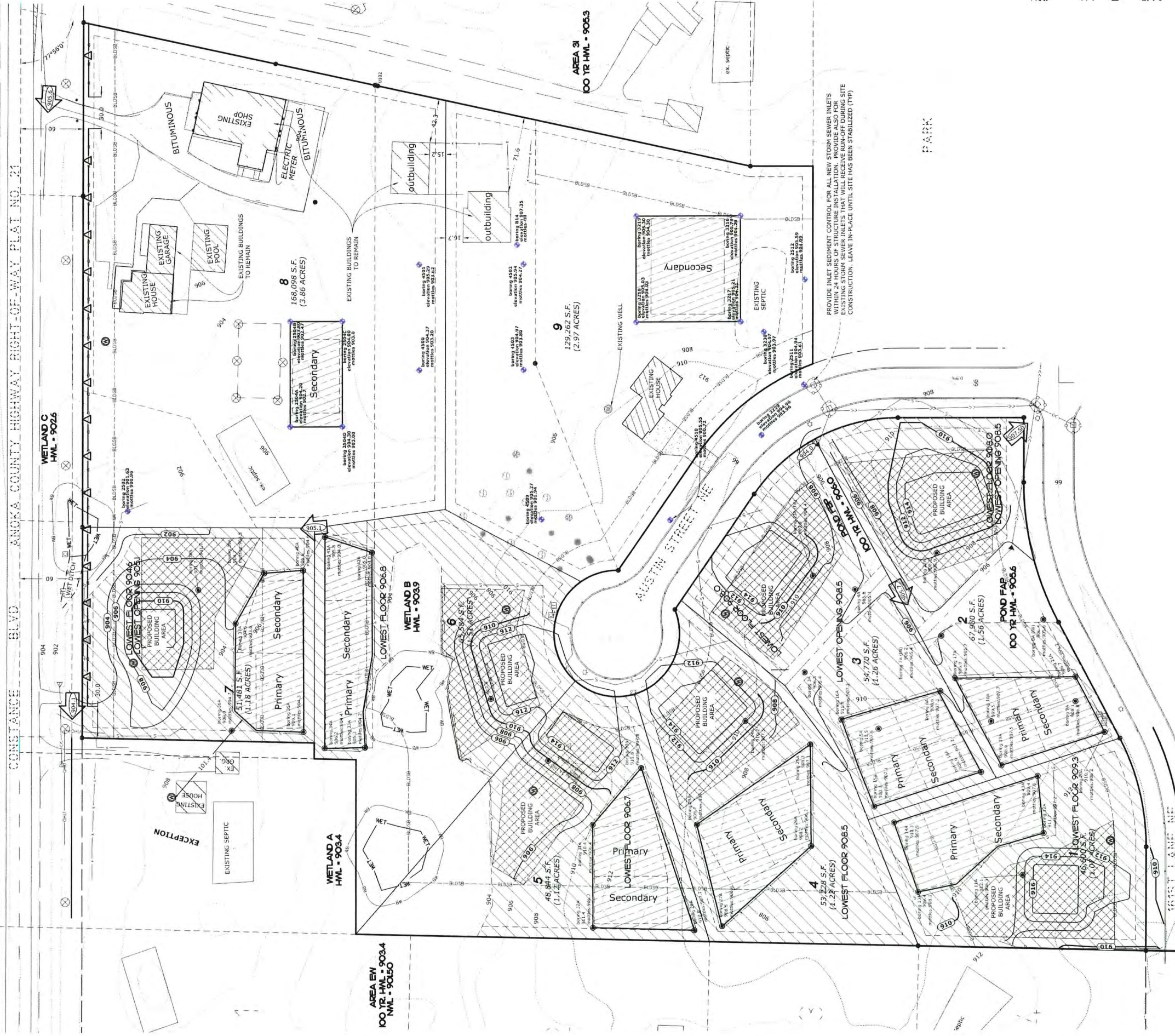
DRAWN BY: CNB	JOB NO: 02560PP	DATE: 03/20/2024
CHECK BY: JER	FIELD CREW: DT/CT	
1	04/25/24	CITY COMMENTS
2	07/17/24	CITY COMMENTS / NEW BORINGS
	08/21/24	CITY COMMENTS
NO.	DATE	DESCRIPTION

JASON E. RUD
 Date: 08/21/2024 License No. 41578

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.

LIVABILITY PLAN

~of~ ENCHANTED ESTATES FOURTH ADDITION
~for~ ROGER AND SUE HAUGEN
4056 CONSTANCE BLVD.
HAM LAKE, MN 55304
TEL: (763) 434-6582



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

PLOWE ENGINEERING, INC.
8776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

SITE PLANNING & ENGINEERING

I HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT 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 GANKEL
DATE: 8.21.2024 LIC. NO. 43983

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

www.egrud.com

NOTES

- BEARINGS SHOWN ARE ON AN ASSUMED DATUM.
- TOTAL LOT AREAS ARE CALCULATED TO STREET CENTERLINE PER ORDINANCE.
- 2 FOOT CONTOUR INTERVAL (NAVD 88)
- CONTOUR SHOWN ARE PER MINGO LOAD DISTRIBUTION AND FIELD VERIFICATION
- ALL MATCH POINTS AND PAVEMENT PATCHES TO BE SAWCUT AT FULL DEPTH.
- TURF AREA TO BE SEEDED WITHIN 7 DAYS AFTER COMPLETION OF ROUGH GRADE
- SEE PRELIMINARY UTILITY PLAN FOR STORM SEWER RINS, INVERTS, AND SIZES.
- ALL PIPE APPROX 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
- IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL APPLY FOR A MN DNR DEWATERING PERMIT AND WILL PROVIDE WELL-FIELD LOCATIONS, RATES, DISCHARGING LOCATION, SCHEDULE AND QUANTITIES TO CVOID PRIOR TO ANY DEWATERING OPERATIONS.

LEGEND

- DENOTES SOIL BORING BY MARK TRADEWELL
- DENOTES SOIL BORING BY ART DUNK
- DENOTES EXISTING SPOT ELEVATION
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- DENOTES RESTRICTED ACCESS
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- DENOTES PROPOSED YARD AREA
- DENOTES PROPOSED SEPTIC AREA

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- DENOTES PROPOSED YARD AREA
- DENOTES PROPOSED SEPTIC AREA

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: 08/21/2024 License No. 41578

DRAWN BY: CHB JOB NO: 025699P DATE: 03/20/2024
CHECK BY: JER FIELD CREW: DT/CT
1 06/23/24 CITY COMMENTS CHB
2 07/15/24 CITY COMMENTS / NEW BORINGS RND
3 08/21/24 CITY COMMENTS RMD
NO. DATE DESCRIPTION BY

GRAPHIC SCALE
1 INCH = 50 FEET

LIVABILITY CHART

~of~
~for~

ENCHANTED ESTATES THIRD ADDITION
ROGER AND SUE HAUGEN
4056 CONSTANCE BLVD.
HAM LAKE, MN 55304
TEL: (763) 434-6582

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 Motiles (sq. ft.)	Garage Floor Elevation	Proposed Low Opening	Lowest Opening	Lowest Floor Elevation	Boring#	Boring Elevation	Notches Elevation	Building Type	Custom Graded
1	1	46,600	20,461	8,452	10,738	7,829	908.3	912.5	908.3	11A*	912.1	908.3	L.O.*	YES	
							PER	PER	PER	12A	911.7	907.2	DROP		
							MOTILES	MOTILES	MOTILES	13A	909.4	908.1	1		
							SB 11A	SB 11A	SB 11A	14A	910.3	907.5	COURSE		
										42A	908.4	907.6			
2	1	67,980	21,008	7,780	12,305	7,114	908.5	908.5	908.5	7A	906.2	905.4	W.O.*	NO	
							PER	PER	PER	8A	906.4	905.6	DROP		
							OVERFLOW	OVERFLOW	OVERFLOW	9A	908.1	906.8	1		
										10A	909.5	907.7	COURSE		
										17A	906.9	905.7			
										19A	908.6	907.5			
										20A	910.7	906.2			
										21A	906.7	904.7			
										22A	908.2	906.9			
3	1	54,770	23,967	8,818	10,131	8,793	908.5	908.5	908.5	3A	906.5	905.4	W.O.*	NO	
							PER	PER	PER	4A	906.8	905.1	DROP		
							OVERFLOW	OVERFLOW	OVERFLOW	5A	911.5	907.5	2		
										6A	908.6	907.3	COURSE		
										15A	910.3	907.1			
										16A	911.0	907.2			
										18A	908.9	907.2			
										23A	909.9	904.4			
4	1	53,228	28,491	10,278	10,188	5,220	908.5	911.7	908.5	24A*	910.2	907.5	L.O.*	NO	
							PER	PER	PER	25A	908.3	907.1	DROP		
							OVERFLOW	OVERFLOW	OVERFLOW	26A	908.2	906.7	2		
										27A	908.5	906.8	COURSE		
										29A	908.7	907.7			
5	1	48,844	17,549	9,646	10,355	3,901	906.7	906.7	906.7	2A*	908.5	905.7	W.O.	NO	
							PER	PER	PER	28A	910.0	907.7			
							MOTILES	MOTILES	MOTILES	30A	911.8	907.8			
							SB 2A	SB 2A	SB 2A	31A	910.4	906.4			
										32A	911.4	906.7			
6	1	65,384	19,076	8,225	10,727	4,489	906.8	906.8	906.8	1A*	907.8	905.8	W.O.	NO	
							PER	PER	PER	33A	905.3	904.2			
							MOTILES	MOTILES	MOTILES	34A	906.2	904.4			
							SB 1A	SB 1A	SB 1A	41A	905.8	904.0			
										42A	905.0	904.0			
7	1	51,481	23,293	8,997	10,359	3,917	906.5	906.5	906.5	35A	908.1	904.3	W.O.*	NO	
							PER	PER	PER	36A	908.9	904.7	DROP		
							OVERFLOW	OVERFLOW	OVERFLOW	37A	904.6	903.6	1		
										38A	901.7	901.7	COURSE		
										39A	904.7	903.5			
										40A	906.6	904.6			
8	1	168,098	N/A	5,000	N/A	N/A	N/A	N/A	N/A	2502A	904.20	902.70	N/A	N/A	
										2504B	903.80	902.47			
										2504C	904.00	903.00			
										2504D	904.30	903.00			
										4500	904.37	903.20			
										4501	905.29	903.62			
9	1	129,262	N/A	10,000	N/A	N/A	N/A	N/A	N/A	B14	907.35	FILL	N/A	N/A	
										4502	905.94	904.27			
										4503	904.97	903.80			
										4509	905.27	901.94			
										3216	905.79	904.29			
										3217	905.21	904.21			
										3218	905.03	904.03			
										3219	905.30	904.30			
										3229	904.96	903.96			
										3230	904.97	903.97			
										4510	905.55	900.72			
										2511	904.94	903.61			
										2512	905.59	904.09			

NOTES: * INDICATES DROPPED GRADES
ELEVATIONS BASED UPON 12 COURSE BASEMENT
(W) INDICATES STATIC GROUNDWATER ELEVATION
LOW OPENINGS LISTED ARE REFLECTING
THE REAR YARD LOW OPENING

Liability 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. **1STS Area** Each lot must contain at least 7,500 square feet of contiguous area which is reserved for both the 1STS originally constructed and a future 1STS. The 1STS Area need not be contiguous to the Eligible Building Area or the Yard Area, but the entire 1STS Area must exist at an elevation at least one foot above Unsuitable Soils, and must contain undisturbed soils which meet the minimum construction standards. The 1STS 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 1STS construction without the need for variances.
- B. **Eligible Building Area** Each lot shall contain at least 10,000 square feet of contiguous land which lies at an elevation at least four feet above Unsuitable Soils. The Eligible Building Area may not be irregular in shape, and should be generally rectangular or oval, with no panhandles, narrow necks or peninsulas. Eligible Building Areas may not encroach into any areas reserved by easement or otherwise for roadway, drainage or utility purposes. Fill may be used to create Eligible Building Area.
- C. **Yard Area** Each lot shall contain at least 12,000 contiguous square feet which:
 - 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 perimeter of the Eligible Building Area. The Eligible Building Area, which location the Yard Areas shall be contiguous to the Eligible Building Area, which rectangular or oval shape of the Eligible Building Area. Fill may be used to create Eligible Building 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 one foot above the 100 year flood contour, but, notwithstanding the 100 year flood contour, not less than one foot above unsuitable soils, as determined by the City's engineer.
 - ii) For other designs, the low floor elevation shall be at least one foot above the 100 year flood contour, but, notwithstanding the 100 year flood contour, not less than one foot above unsuitable soils, as determined by the City's engineer.

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.

Adam Gunkel
ADAM GUNKEL
LIC. NO. 43963

Date: 08/21/2024 License No. 41578

DRAWN BY: CHM	JOB NO: 025629P	DATE: 03/20/2024
CHECK BY: JER	FIELD CREW: DT/CT	
1 04/24/24	CITY COMMENTS	CHM
2 07/15/24	CITY COMMENTS / NEW BORINGS	MHD
3 08/21/24	CITY COMMENTS	MHD
NO.	DATE	DESCRIPTION
BY		

SHEET 4

PENDING 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
FAX: (651) 361-8701

I HEREBY CERTIFY THAT THE STORMWATER AND SEWER DESIGN 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
LIC. NO. 43963

DATE: 08.21.2024

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

www.egrud.com

ENCHANTED ESTATES FOURTH ADDITION

CITY OF HAM LAKE, ANOKA COUNTY, MN

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

PROJECT NAME
ENCHANTED ESTATES FOURTH ADDITION

PROJECT LOCATION
** NO ASSIGNED ADDRESS **
AUSTIN ST NE & 161ST LN NE
HAM LAKE, MN 55334
ANOKA COUNTY
LATITUDE: 45.2642
LONGITUDE: -93.1867
P.I.D. 14-32-23-14-6012

DEVELOPER
ROGER HAUGEN
4056 CONSTANCE BLVD NE
HAM LAKE, MN 55334

CONTACT NAME: ROGER HAUGEN
CONTACT PHONE: (612) 678-3883
CONTACT E-MAIL: ROGERHAUGEN12@GMAIL.COM

GENERAL CONTRACTOR
TBD

DOCUMENTATION OF TRAINED INDIVIDUALS

- A. INDIVIDUAL WHO PREPARED THE SWPPP:**
- | | | |
|-----------|-------------------------|--|
| NAME | ADAM GINNEL | |
| COMPANY | PLOWE ENGINEERING, INC. | |
| ADDRESS 1 | 6776 LAKE DRIVE | TBD - WHEN INFORMATION BECOMES AVAILABLE, CONTRACTOR TO PROVIDE INFORMATION TO CITY OF HAM LAKE AND CCWD & UPDATED SWPPP ACCORDINGLY |
| ADDRESS 2 | LINO LAKES MN 55014 | |
| PHONE | (651) 361-4234 | |
| EMAIL | adam@plowe.com | |
- B. INDIVIDUAL(S) OVERSEEING IMPLEMENTATION OF, REVISING AND/OR AMENDING THE SWPPP AND INDIVIDUALS PERFORMING INSPECTIONS FOR THE PROJECT. ONE OF THESE INDIVIDUALS MUST BE AVAILABLE FOR AN ON-SITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA. [MINN. R. 7090]**
- | | | |
|-----------|--|--|
| NAME | | |
| COMPANY | | TBD - WHEN INFORMATION BECOMES AVAILABLE, CONTRACTOR TO PROVIDE INFORMATION TO CITY OF HAM LAKE AND CCWD & UPDATED SWPPP ACCORDINGLY |
| ADDRESS 1 | | |
| ADDRESS 2 | | |
| PHONE | | |
| EMAIL | | |
- C. INDIVIDUAL(S) PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPs. [MINN. R. 7090]**
- | | | |
|-----------|--|--|
| NAME | | |
| COMPANY | | TBD - WHEN INFORMATION BECOMES AVAILABLE, CONTRACTOR TO PROVIDE INFORMATION TO CITY OF HAM LAKE AND CCWD & UPDATED SWPPP ACCORDINGLY |
| ADDRESS 1 | | |
| ADDRESS 2 | | |
| PHONE | | |
| EMAIL | | |

LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORMWATER FACILITIES
THE BMPs ARE EXISTING AND ARE MAINTAINED BY THE CITY OF HAM LAKE.

REVEGETATION SPECIFICATIONS

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

- * MOW A MINIMUM OF RESIDENTIAL TURF - ONCE PER 2 WEEKS
- COMMERCIAL TURF - ONCE PER 4 WEEKS
- ** SEEDED AREAS SHALL BE EITHER MULCHED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION.

QUANTITIES - ESTIMATED QUANTITIES FOR EROSION AND SEDIMENT CONTROL MEASURES

TYPE	QTY	UNIT
SILT FENCE	3,122	LINEAR FEET
BIO-ROLLS	213	LINEAR FEET
RIP-RAP W. GEO-FABRIC	0	CUBIC YARDS
CATCH BASIN INLET PROTECTION	5	EACH
STABILIZED (SODDED) OVERFLOW	0	EACH
EROSION CONTROL BLANKET	0	SQUARE YARDS
SEED & MULCH (GENERAL)	3.9	ACRE
ROCK CONSTRUCTION ENTRANCE	0	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 FENCES 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 AND MAINTAIN A ROCK CONSTRUCTION ENTRANCE AT ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC WILL ENTER/EXIT EXISTING ROADWAYS.
- CONTRACTOR TO INSTALL TREE PROTECTION FENCING AS APPLICABLE.
- CONTRACTOR SHALL PERFORM INDIVIDUAL LOT GRADING ON AN AREA-BY-AREA BASIS TO MINIMIZE UNSTABILIZED AREAS.
- CONTRACTOR MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM #4 OF THE PERMIT, AND COMPLETE THE STABILIZATION WITHIN FOURTEEN (14) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
- CONTRACTOR TO SHALL PAY SPECIAL ATTENTION TO ADJACENT PROPERTY LINES TO ENSURE THE EROSION CONTROL PRACTICES IN PLACE IN THOSE AREAS PREVENT MOVEMENT 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.

IF DEWATERING IS REQUIRED, PROVIDE WELL-FIELD LOCATION, RATES, DISCHARGE LOCATION, SCHEDULE AND QUANTITIES TO CCWD PRIOR TO ANY DEWATERING.

NARRATIVE - PERMANENT STORMWATER TREATMENT SYSTEMS
STREETS AND STORM SEWER WERE INSTALLED IN 2004/05. NO NEW BMPs ARE PROPOSED.

SITE IMPERVIOUS AREAS

	BEFORE CONSTRUCTION	AFTER CONSTRUCTION
TOTAL SITE AREA	15.74 ACRES	
TOTAL ESTIMATED IMPERVIOUS	0.87	1.34 ACRES
TOTAL ESTIMATED PERVIOUS	15.07 ACRES	13.86 ACRES

TOTAL DISTURBED AREA
3.7 ACRES

SITE MAP W/ EXISTING AND FINAL GRADES AND DESIGN CALCULATIONS

SEE "STORMWATER DRAINAGE REPORT" FOR DRAINAGE 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	DITCH	NO	NO
UNNAMED PONDS	POND	NO	NO

BUFFER TO SURFACE WATER

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

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

A) THERE ARE NUMEROUS WETLANDS ON THE SITE FROM WHICH A 50-FT NATURAL BUFFER CANNOT BE PRESERVED. REDUNDANT SEDIMENT CONTROL MEASURES ARE PROVIDED IN THOSE LOCATIONS.

TEMPORARY SEDIMENTATION BASINS

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

A) GIVEN TOTAL DISTURBED AREA IS LESS THAN 5 ACRES, IT IS UNLIKELY THAT TEMPORARY SEDIMENTATIONS WILL BE REQUIRED.

INFILTRATION FEASIBILITY

YES NO N/A ARE THERE ANY INFILTRATION RESTRICTIONS FOR THE SITE (SEE 16.14 THROUGH 16.217)

A) THE SITE HAS A HIGH SEASONAL WATER TABLE SO INFILTRATION IS NOT FEASIBLE IN ALL LOCATIONS.

ADDITIONAL STORMWATER MITIGATION MEASURES

YES NO ARE THERE ANY STORMWATER MITIGATION MEASURES PER:
 • ENVIRONMENTAL REVIEW DOCUMENT?
 • ENDANGERED SPECIES REVIEW?
 • ARCHAEOLOGICAL REVIEW?
 • OTHER LOCAL, STATE OR FEDERAL REVIEW?

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

NPDES DEFINITIONS

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

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

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

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

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

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

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

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

"INITIATED IMMEDIATELY" MEANS TAKING AN ACTION TO COMMENCE SOIL STABILIZATION AS SOON AS PRACTICABLE, BUT NO LATER THAN THE END OF THE WORK DAY, FOLLOWING THE DAY WHEN THE LAND-DISTURBING ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE, IF THE PERMITTEES KNOW THAT CONSTRUCTION WORK ON THAT PORTION OF THE SITE WILL BE TEMPORARILY CEASED FOR 14 OR MORE ADDITIONAL CALENDAR DAYS OR 7 CALENDAR DAYS WHERE ITEM 22.9 APPLIES. PERMITTEES CAN INITIATE STABILIZATION BY:

- PREPPING THE SOIL FOR VEGETATIVE OR NON-VEGETATIVE STABILIZATION; OR
- APPLYING MULCH OR OTHER NON-VEGETATIVE PRODUCT TO THE EXPOSED SOIL AREA; OR
- SEEDING OR PLANTING THE EXPOSED AREA; OR
- STARTING ANY OF THE ACTIVITIES IN A-C 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. THIS INCLUDES DRIVEWAYS, 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 456). [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 DUTY TO DAY OPERATIONAL CONTROL AND/OR THE ABILITY TO MODIFY PROJECT PLANS AND SPECIFICATIONS RELATED TO THE SWPPP. THE PERMIT APPLICATION MUST LIST THE OPERATOR AS A PERMITTEE. SUBCONTRACTORS HIRED BY AND UNDER SUPERVISION OF THE GENERAL CONTRACTOR ARE NOT OPERATORS. [MINN. R. 7090]

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

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

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

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

"PUBLIC WATERS" MEANS ALL WATER BASINS AND WATERCOURSES DESCRIBED IN MINN. STAT. SECT. 103.055 SUBP. 16. [MINN. R. 7090]

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

"STABILIZE," "STABILIZED," "STABILIZATION" MEANS THE EXPOSED GROUND SURFACE HAS BEEN COVERED BY APPROPRIATE MATERIALS SUCH AS MULCH, STAKED SOD, RIP-RAP, EROSION CONTROL BLANKET, MATS OR OTHER MATERIAL THAT PREVENTS EROSION FROM OCCURRING. GRASS SEEDING, AGRICULTURAL CROP SEEDING OR OTHER SEEDING ALONE IS NOT STABILIZATION. MULCH MATERIALS MUST ACHIEVE APPROXIMATELY 80 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 8 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 UP-UP. THIS PERMIT DOES NOT CONSIDER STORMWATER TREATMENT SYSTEMS CONSTRUCTED IN WETLANDS AND MITIGATED IN ACCORDANCE WITH SECTION 22 AS SURFACE WATERS. [MINN. R. 7090]

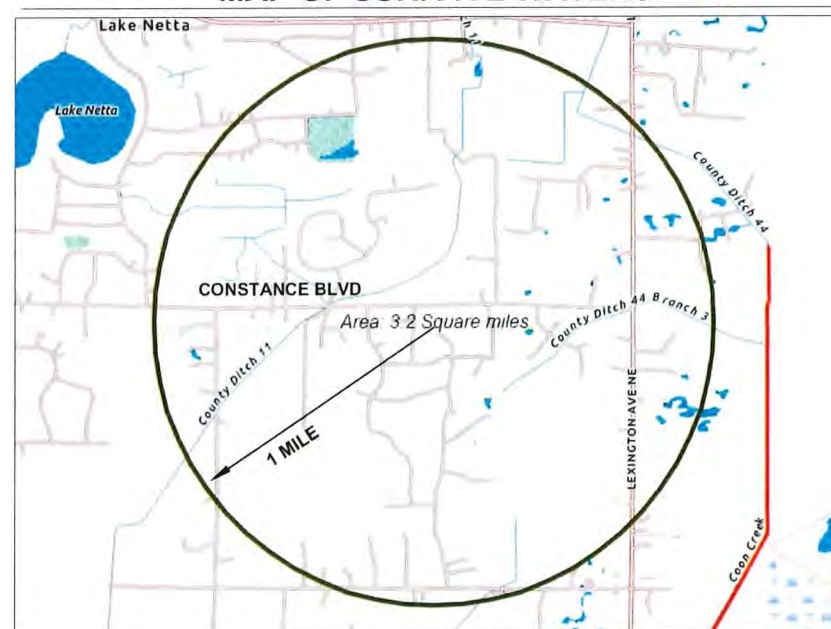
"WATERS OF THE STATE" (AS DEFINED IN MINN. STAT. SECT. 116.01, SUBP. 22) MEANS ALL STREAMS, LAKES, PONDS, MARSHES, WATERCOURSES, WATERWAYS, WELLS, SPRINGS, RESERVOIRS, AQUEDUCS, IRRIGATION SYSTEMS, DRAINAGE SYSTEMS AND ALL OTHER BODIES OR ACCUMULATIONS OF WATER, SURFACE OR UNDERGROUND, NATURAL OR ARTIFICIAL,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

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

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

- A PREDOMINANCE OF HYDRIC SOILS; AND
- INUNDATED OR SATURATED BY SURFACE WATER OR GROUNDWATER AT A FREQUENCY AND DURATION SUFFICIENT TO SUPPORT A PREVALENCE OF 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



IMPAIRED STREAMS: COON CREEK
ASSESSMENT UNIT: 07010206-530
APPROVED TMDL PLAN FOR: BENTHIC MACROINVERTEBRATES
BIOASSESSMENTS: ESCHERICHIA COLI (E. COLI)
ADDITIONAL IMPAIRMENTS: NONE
NEW IMPAIRMENTS: NONE

PLOWE
ENGINEERING, INC.

7676 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

DRAWN BY: AG		CHECK BY: MQA	
JOB NO: 22-2014	DATE: 22-2014	JOB NO: 6370294	DATE: 6370294

NO.	DATE	DESCRIPTION
1	12/24/24	PERMIT COMMENTS
2	01/24/25	REVISIONS
3	02/24/25	PERMIT COMMENTS
4	03/24/25	PERVIOUS AREAS UPDATED
5	04/24/25	
6	05/24/25	
7	06/24/25	

UNIVERSITY OF MINNESOTA
CITY OF HAM LAKE
A DULY LICENSED PROFESSIONAL ENGINEER UNDER
THE LAWS OF THE STATE OF MINNESOTA

Adam Ginkel
ADAM GINKEL
LIC. NO. 43963
DATE: 08.21.2024

ENCHANTED ESTATES
FOURTH ADDITION
CITY OF HAM LAKE, MN

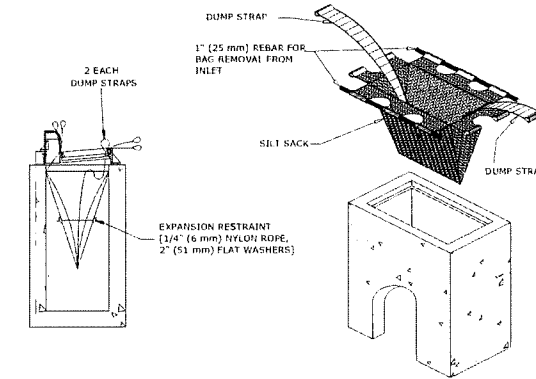
SWPPP
PREPARED FOR: ROGER HAUGEN

SHEET
C1.1

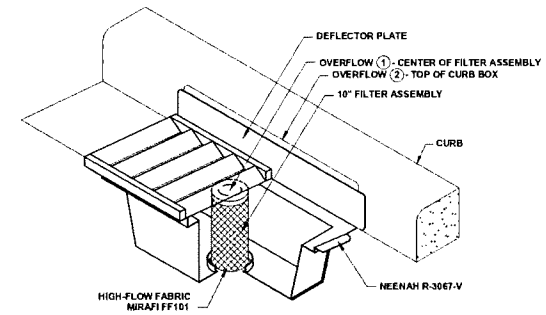
ENCHANTED ESTATES FOURTH ADDITION

CITY OF HAM LAKE, ANOKA COUNTY, MN

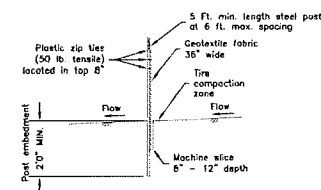
STORMWATER POLLUTION PREVENTION PLAN (SWPPP)



SILT SACK
N.T.S.



WIMCO INLET PROTECTION
N.T.S.



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.

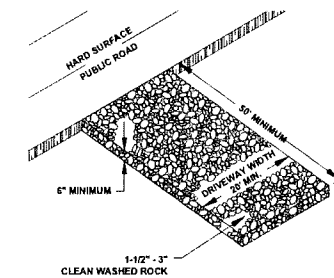
Maximum contributing area shall be one acre.

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



ROCK CONSTRUCTION ENTRANCE
N.T.S.



SITE PLANNING
& ENGINEERING
PLOWE
ENGINEERING, INC.

6778 LAKE DRIVE
SUITE 110
LIND LAKE, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8791

DRAWN BY: AG CHECK BY: MGA

JOB NO: 22-2014 DATE: 03/20/24

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Adam C. Jickel
ADAM C. JICKEL
LIC. NO. 43863
DATE: 08.21.2024

ENCHANTED ESTATES
FOURTH ADDITION
CITY OF HAM LAKE, MN
DETAILS
PREPARED FOR: ROGER HAUGEN

SHEET
C1.2

Filing Fee \$150.00
 PD CK# 5015

ANOKA COUNTY HIGHWAY DEPARTMENT
 URBAN RESIDENTIAL DRIVEWAY/ACCESS PERMIT

PERMIT NUMBER
 D05-135

THIS APPLICATION MUST BE ACCOMPANIED BY A SKETCH OR SITE PLAN.

APPLICANT <i>Roger Haugen</i>		PROPERTY OWNER <i>Same as Applicant</i>	
ADDRESS <i>4056 Constance Blvd. N.E.</i>		ADDRESS	
CITY/STATE/ZIP <i>Ham Lake, MN. 55304</i>		CITY/STATE/ZIP	
PHONE <i>763-434-6582</i>	FAX	PHONE	FAX
ADDRESS OF WORK SITE <i>Outlot D</i>		IN THE CITY/TOWNSHIP OF <i>Ham Lake</i>	

I, We, the undersigned, herewith accept the terms and conditions of the regulations as laid down by the County of Anoka and agree to fully comply therewith to the satisfaction of the Anoka County Highway Department. The County of Anoka, its officials and employees shall be held harmless, by the permittee, from any demands, claims, or suits arising out of the granting of this permit.

Date 9-12-05 Applicant's Signature *Roger Haugen*

BELOW THIS LINE FOR HIGHWAY DEPARTMENT USE ONLY

LOCATION OF DRIVEWAY: <input type="checkbox"/> NORTH <input type="checkbox"/> EAST <input type="checkbox"/> CSAH <input checked="" type="checkbox"/> SOUTH <input type="checkbox"/> WEST <input checked="" type="checkbox"/> CR			
ON THE SIDE OF Number <u>60</u> (AKA) <u>Constance Blvd</u>			
SITE REVIEWS COMPLETED: SITE REVIEW COMPLETED BY ACHD ? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO SITE PLAN APPROVED BY CITY/TOWNSHIP ? <input type="checkbox"/> YES <input type="checkbox"/> NO BUILDING PERMIT ISSUED ? <input type="checkbox"/> YES <input type="checkbox"/> NO	PROPERTY IS: <input checked="" type="checkbox"/> PLATTED <input type="checkbox"/> UNPLATTED <input type="checkbox"/> LOT SPLIT	RIGHT OF ACCESS DEDICATION <input type="checkbox"/> YES <input type="checkbox"/> NO (If YES, County Board action required)	
PROPOSED WIDTH OF DRIVEWAY (Min.=12', Max.=22', Recommended=16') <u>14'</u>			
TYPE OF SURFACE <input checked="" type="checkbox"/> BITUMINOUS <input type="checkbox"/> CONCRETE <input type="checkbox"/> GRAVEL/SAND <input type="checkbox"/> OTHER			
IS CULVERT NEEDED ? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO LENGTH <u>TBD</u> DIAM. _____ APRONS _____ BANDS _____			
CULVERT PURCHASED FROM ? <input type="checkbox"/> ACHD <input type="checkbox"/> OTHER		MAILBOX SUPPORT PURCHASED FROM ? <input type="checkbox"/> ACHD <input type="checkbox"/> OTHER	
PAID ? <input type="checkbox"/> YES <input type="checkbox"/> NO CHECK NO _____		PAID ? <input type="checkbox"/> YES <input type="checkbox"/> NO CHECK NO _____	
DELIVERY DATE REQUESTED _____		DELIVERY DATE REQUESTED _____	
AMOUNT \$ _____		AMOUNT \$ _____	
TOTAL DUE TO ACHD \$ <u>150.00</u>			

AUTHORIZATION OF PERMIT

In consideration of the applicant's agreement to comply in all respects with regulations of the ACHD covering such operations, permission is hereby granted for the work to be done as described in the above application. Said work to be done in accordance with the general conditions listed above and the special conditions required as hereby stated: (SEE REVERSE SIDE OF THIS FORM FOR SPECIAL CONDITIONS). It is expressly understood that this permit is conditioned upon replacement of and restoration of the County Highway and its right of way to its original or to a satisfactory condition.

RESTRICTIONS: *To be located within 30' of the west property line. Safety grates & aprons. 6:1 slopes. Green space between neighbor to the west. Any existing access to be removed and grade & slope restored.*

Approved by *Douglas W. Fischer* Issued by RB Date 9-12-05
 (Initial)
 Distribution: White - Applicant Yellow - Highway Department Permit Office Pink - Other

DETACH AND RETURN THIS STUB UPON COMPLETION

PERMIT NUMBER _____
 DATE OF COMPLETION _____
 NAME OF APPLICANT _____

SEND TO:

PERMIT SECTION
 ANOKA COUNTY HIGHWAY DEPT.
 1440 BUNKER LAKE BLVD.
 ANDOVER, MN. 55304

ways, and any customer traffic, pick-ups, and deliveries is in conformance with Article 9-350.1.

9-360 Variances

The City Council upon appeal or upon direct request made under this Code shall have the power to authorize variances from the requirements of this Code, and to attach such conditions to the variance as it deems necessary to assure compliance with the purpose of this Code. A variance may be permitted if the following requirements are met:

- a) The variance is in harmony with the general purpose and intent of the Code and is consistent with the Comprehensive Plan.
- b) There are practical difficulties in complying with the Code, meaning that:
 - i) The property owner proposes to use the property in a reasonable manner that is otherwise not permitted by the Code; and
 - ii) The plight of the landowner is due to circumstances unique to the property not created by the landowner; and
 - iii) The variance, if granted, will not alter the essential character of the locality.

Variances may not be granted to permit a land use that is not a permitted, conditional or temporary conditional use in the particular zoning district. The provision of Minnesota Statutes Chapter 462.357 Subd. 6 (2) relating to solar energy and temporary two-family dwellings shall also be observed. Economic conditions alone do not constitute practical difficulties.

9-370 Accessory Buildings and Farm Buildings

An *Accessory Building* is any structure located or proposed to be located in any *Residential Land Use* in the R-1, R-A and PUD zoning districts, which is not the *dwelling unit*, and which is not a *garage*, which is not a *Farm Building*, and which has a floor size of more than 200 square feet. A building or structure meeting the above definition except for the size, is a *yard shed*. A *Farm Building* is a structure located in an R-A District which is used for bona fide agricultural purposes, including farm machinery storage, crop storage or housing livestock, poultry or horses.

A single *Accessory Building* and a single *yard shed* may be constructed on a Residential Land Use lot which is one (1) acre or less in the R-1, R-A and PUD zoning districts, under the conditions outlined below. It is the intention of this code that for *Residential Land Uses* in the R-1 and PUD districts, for lots which are one (1) acre or less, there shall be a maximum

GRADING PLAN

FOR:

ROGER AND SUE HAUGEN
4056 CONSTANCE BLVD.
HAM LAKE, MN 55304

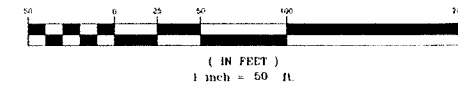
Tel. (763) 434-6582

ENCHANTED ESTATES FIRST ADDITION

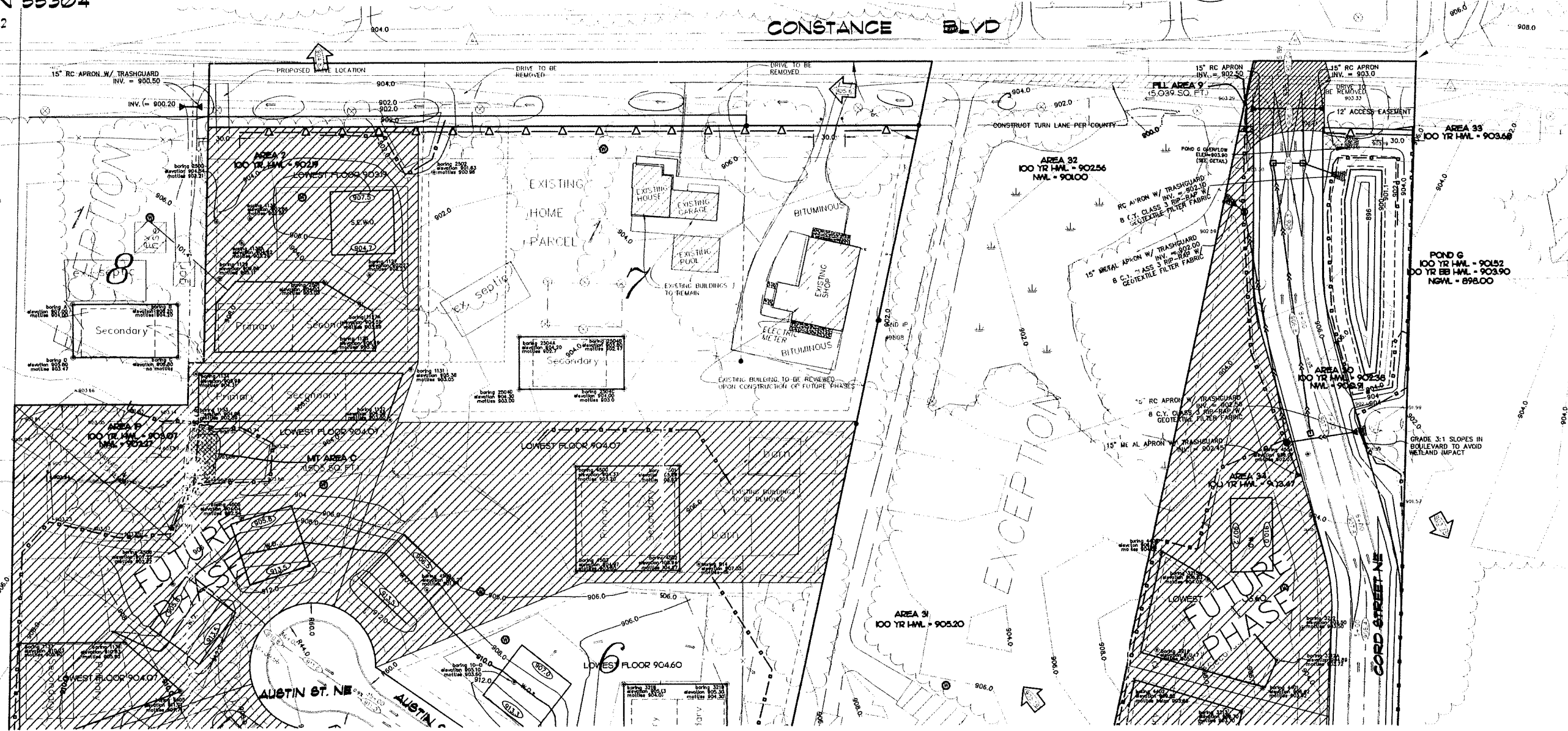
NORTH



GRAPHIC SCALE



RECEIVED
SEP 09 2005



EROSION CONTROL / REVEGETATION SPECIFICATIONS

- 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 TWO WEEKS AFTER GRADING.
- MAINTAIN AND REPAIR SILT STOP FENCES (INCLUDING REMOVAL OF ACCUMULATED SILT) UNTIL VEGETATION IS ESTABLISHED.

CERTIFICATION

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.

[Signature]
Minnesota Lic. No. 41578 Date 9-8-05

MATCH LINE: SEE SHEET 2

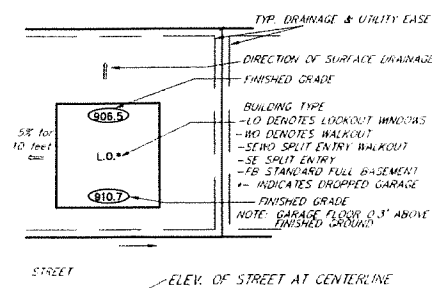
LEGEND

- DENOTES EXISTING ELEVATION
- DENOTES PROPOSED ELEVATION
- DENOTES EXISTING CONTOUR
- DENOTES PROPOSED CONTOUR
- DENOTES DIRECTION OF DRAINAGE
- DENOTES SILT FENCE
- DENOTES EXISTING TREELINE
- DENOTES PROPOSED STORM SEWER
- DENOTES EMERGENCY OVERFLOW ELEVATION
- DENOTES RESTRICTED ACCESS
- DENOTES PROPOSED WELL LOCATION
- DENOTES SOIL BORING BY A&T DUNN (763) 434-0288
- DENOTES TREE PROTECTION / GRADING LIMITS
- DENOTES WETLAND
- DENOTES WETLAND FILL
- DENOTES WETLAND MITIGATION

NOTES

- 2 FOOT CONTOUR INTERVAL, N.G.V.D.
- Wetland Fill = 21,371± sq. ft.
- Wetland Mitigation = 88,759± sq. ft.
- Ponding Area = 126,117± sq. ft.
- Excavated Wetland Area = 59,775± sq. ft.
- C.O.E. Credit for wetlands 17,18,21, and 22 = 35,968± sq. ft.
- Wetland Delineated by Earth Science Associates, Inc.
- Topographic information gathered by MARKHURD, and adjusted based on field measurements by E.G. Rud and Sons, Inc.
- All match points and pavement patches to be sawcut at full depth.

TYPICAL LOT



APPROVED FOR CONSTRUCTION

Date 9-8-05 By: Tom Allen

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

SITE PLANNING ENGINEERING
PLOWE ENGINEERING, INC.
9180 LEXINGTON AVENUE N.E.
CIRCLE PINES, MN 55014
(763) 785-1043

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.

[Signature]
DATE 9-8-05 LICENSE NO. 43963

NO.	DATE	DESCRIPTION	BY
DRAWN BY:	MUG	JOB NO: 02563pp	DATE: 11/11/03
CHECKED BY:	JER	DWG NO: 02563pp-d	SHEET: 1 of 7
10	12/22/05	REVISIONS PER ENGINEER	ELG
11	10/27/05	REV. FOR REP. COND STORM	MMD
12	1/11/05	LOT NUMBERS	MMD
13	1/21/05	REVISED CORD STREET STORM	MMD
14	5/30/05	POND ELEVATIONS	MMD
15	7/08/05	POND ELEVATIONS	MMD
NO. 1	DATE	DESCRIPTION	BY

E. G. RUD & SONS, INC.
Land Surveyors
9180 LEXINGTON AVENUE NE.
CIRCLE PINES, MN. 55014-3625

Tel. (763) 786-5556 Fax (763) 786-6001
www.egrud.com



Sheet 1 of 7

GRADING PLAN

FOR:

ROGER AND SUE HAUGEN
4056 CONSTANCE BLVD.
HAM LAKE, MN 55304

Tel: (763) 434-6582
ex. septic

ENCHANTED ESTATES FIRST ADDITION

MATCH LINE: SEE SHEET 1

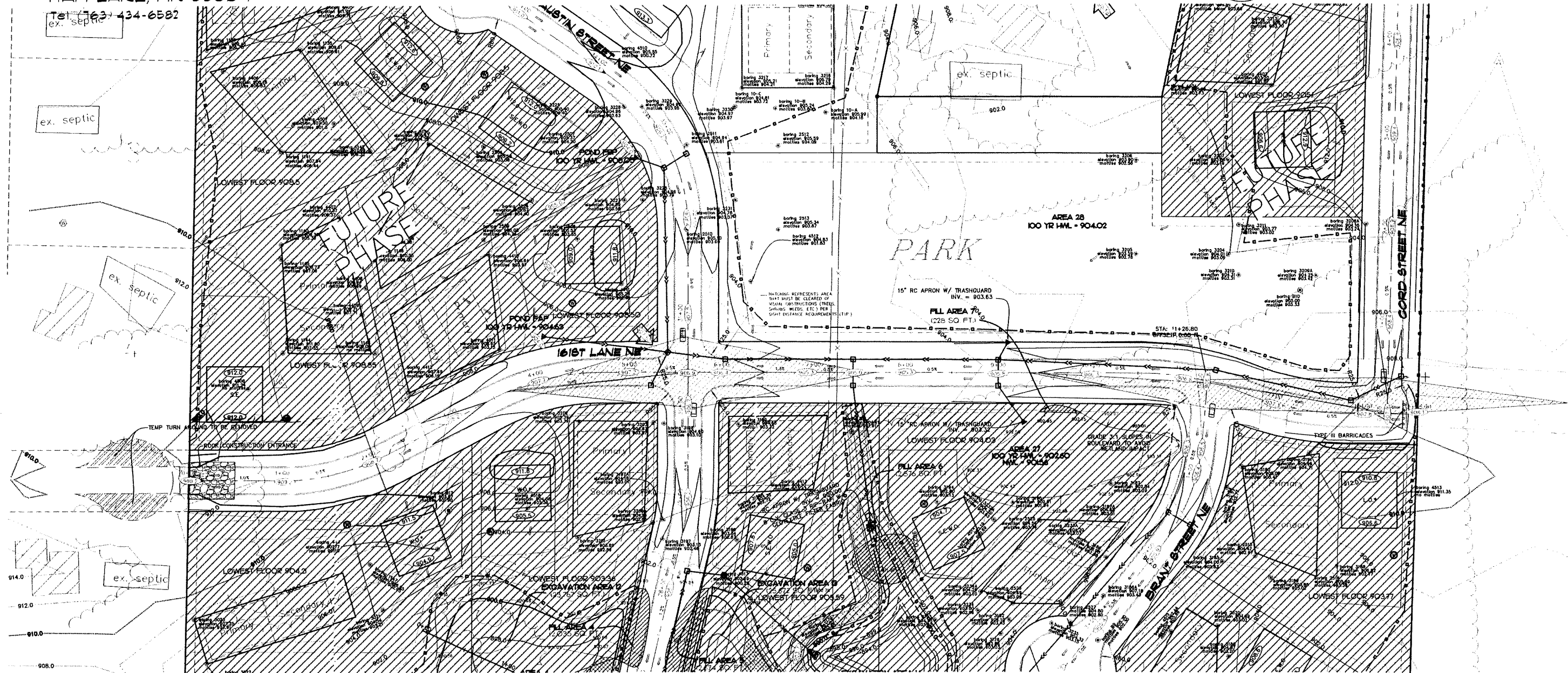
NORTH



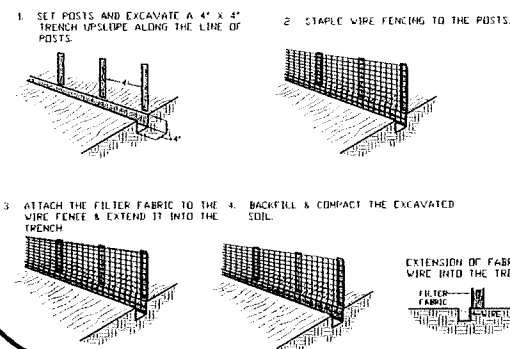
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft



SILT FENCE



LEGEND

- ⊙ DENOTES EXISTING ELEVATION
- ⊙ DENOTES PROPOSED ELEVATION
- DENOTES EXISTING CONTOUR
- DENOTES PROPOSED CONTOUR
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- DENOTES WETLAND
- DENOTES WETLAND FILL
- DENOTES WETLAND MITIGATION

MATCH LINE: SEE SHEET 3

EROSION CONTROL / REVEGETATION SPECS.

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GRADING, PONDING CALCULATIONS,
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PLOW ENGINEERING, INC.

SITE PLANNING ENGINEERING
PLOW ENGINEERING, INC.
9180 LEXINGTON AVENUE N.E.
CIRCLE PINES, MN 55014
(763) 785-1043

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

Alan G. Plow
DATE: 9-8-05 LICENSE NO. Y3763

CERTIFICATION

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.

Alan G. Plow

Minnesota Lic. No. 41578

Date 9-8-05

E. G. RUD & SONS, INC.

Land Surveyors
9180 LEXINGTON AVENUE N.E.
CIRCLE PINES, MN. 55014-3625

Tel: (763) 786-5556 Fax: (763) 786-6007
www.egrud.com



of four structures allowed on a given lot: a *dwelling unit*; a *garage (attached or detached with a maximum size of 3000 square feet)*; an *Accessory Building (freestanding)*; and a *yard shed (under 200 square feet)*. If a *garage* was originally attached to a *dwelling unit*, and has since been converted to become living space in the *dwelling unit*, then that portion so used shall no longer be deemed a *garage*.

Up to two *Accessory Buildings* and a single *yard shed* may be constructed on a Residential Land Use lot which is more than (1) acre and less than ten (10) acres in the R-1, R-A and PUD zoning districts, under the conditions outlined below. One *Accessory Building* may be located in and meet the "Front Yard Setback" size and location requirements, and one *Accessory Building* may be located in and meet the "Side or Rear Yard" size and location requirements outlined below; or, two *Accessory buildings* may be located within the Side or Rear Yard, and subject to the sizes shown in the table under Article 9-370.1, Size Limitations. It is the intention of this code that for Residential Land Uses in the R-1 and PUD districts, for lots which are more than one (1) acre and less than ten (10) acres, there shall be a maximum of five structures allowed on a given lot: a *dwelling unit*; a *garage (attached or detached with a maximum size of 3000 square feet)*; two *Accessory Buildings (freestanding)*; and a *yard shed (under 200 square feet)*.

Provided, that for lots in the R-1, R-A, and PUD districts which are 10 acres or more in size, deviation from these standards may be permitted in the discretion of the City Council on a case-by-case basis.

9-370.1 Size Limitations An *Accessory Building* shall be no more than one story in height, and the following size limitations shall apply to *Accessory Buildings*:

Lot size	Maximum Accessory Building Size*	
	Front Yard Setback**	Side or Rear Yard Setback***
One acre or less	676 sq. ft.	1000 sq. ft.
1+ acre to 2.5 acres****	720 sq. ft.	1500 sq. ft.
2.5+ acres to 5 acres	800 sq. ft.	2400 sq. ft. <u>unless approved by City Council</u>
5+ acres to 10 acres	1200 sq. ft.	3000 sq. ft. <u>unless approved by City Council</u>
10+ acres	5000 sq. ft. <u>unless approved by City Council</u>	

* Sizes shown are the maximum allowable square feet at foundation level.

** The "Front Yard Setback" is the area between the front of the dwelling unit (primary residential structure) and the street right of way. For all lot sizes, *Accessory Buildings* constructed in this area must also be constructed with the building materials outlined below and be architecturally compatible with the dwelling unit

*** The "Side or Rear Yard Setback" is the area that lies away from the road right of way and behind the front yard setback.

**** For lots greater than one acre and up to 2.5 acres, the size limits shown may be combined to allow one *Accessory Building* in the Side or Rear Yard Setback up to 2250 square feet, and with no additional *Accessory Building* existing or allowed in the Front Yard Setback.

9-370.2 Building Materials For lots which are 5 acres or less in size, the outside surface materials of all *Accessory Buildings* shall, as closely as practical, match the color, texture and style of the like surfaces on the dwelling unit. For lots which are more than 5 acres in size, all *Accessory Buildings* in the Front Yard Setback shall match the dwelling unit as outlined above. Pole-type construction shall be permitted only on lots exceeding 5 acres and only in the Side or Rear Yard Setback.

9-370.3 Height Restriction For lots which are less than 5 acres in size, the maximum height of an *Accessory Building* shall be equal to the height of the *dwelling unit*, or 25 feet, whichever is less.

9-370.4 Setbacks and Building Codes The locations and building standards for *Accessory Buildings* and *yard sheds* shall be as found in setback standards and the building code for other structures, except that the rear yard setback for *Accessory Buildings* shall be ten feet.

9-370.5 Submittal Requirements In addition to building plans, The *Zoning Officer* may require the submission of a scaled site plan, rendering or pictorial representations, and other data deemed necessary by the *Zoning Officer*.

9-370.6 Usage *Accessory Buildings* and *yard sheds* shall be used only for purposes related to the residential use of the parcel, and shall not be used for the conducting of any business or the storage of any business-related property, such as business equipment, business inventory or business supplies, unless approved by the City Council per Article 9-350.3.

9-370.7 Farm Buildings A *Farm Building* is a structure located on land zoned R-A, which is not a *dwelling unit*. No *Farm Building*

NOTICE OF PERMIT APPLICATION STATUS

Project:	Enchanted Estates Fourth Addition
Date:	August 27, 2024
Applicant:	Roger Haugen 4056 Constance Blvd NE Ham Lake, MN 55014
Permit Application#:	P-24-013
Purpose:	creation of 9 new single-family lots
Location:	Austin St NE & 161st Ln NE, Ham Lake

At their meeting on 08/26/2024 the Board of Managers of the Coon Creek Watershed District **Approved with Conditions** the above referenced project with 3 conditions and 2 stipulations. **This is NOT a permit.**

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

Conditions:

1. Submittal of the required \$10 administrative fee that is missing from the application and review fee check.
2. Submittal of a performance escrow in the amount of \$3,850.00.
3. Update the erosion and sediment control plan to include the following:
 - a. Provide a note that soils and soils stockpiles will be stabilized within 24 hours of inactivity.
 - b. A note that streets will be swept clean of sediment by the end of each workday.

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

Stipulations:

1. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001).
2. If dewatering is required, provide DNR dewatering permit prior to construction. If a DNR permit is not required, provide well-field location, rates, discharge location, schedule and quantities prior to construction.

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

Sincerely,

Erin Margl

Erin Margl
Watershed Development Coordinator

cc: File P-24-013
Eileen Weigel, Stantec
Tom Collins, City of Ham Lake
Jennifer Bohr, City of Ham Lake

Notwithstanding the foregoing, if Developer defaults in any obligation under this Agreement, City may withhold building permits and certificates of occupancy until all such defaults are cured.

5. Maintenance of Improvements

At such time as Developer has completed all of the Work Items, Developer shall request acceptance of the Work Items by City. City shall accept Work Items if properly completed, upon recommendation of the City's Engineer, which acceptance shall be conditioned on Developer posting security acceptable to the City to guarantee that the quality of all Work Items will be maintained by Developer for a period of one year following the date of acceptance. The security shall be in the sum of \$ 147,420.00, and shall be in a form consistent with Ham Lake City Council Resolution 03-24. Developer shall promptly complete all repairs or maintenance to all Work Items during the maintenance period, as directed by the City's Engineer. The security shall be the same security as is submitted for performance under paragraph 3 above.

6. Damage to Property of Others

Developer shall take care to insure that neither Developer nor any employee, subcontractor (whether or not retained directly by Developer) or other agent performing work on the project shall cause any damage to the property of others, including City owned or maintained streets or utilities. In the event that such damage occurs, Developer shall make immediate repairs or restitution. Both the Developer's performance security and maintenance security shall be available to City in the event that repairs or restitution has not, in the sole judgment of City, been promptly made. Developer shall also maintain a policy of public liability insurance in a sum of not less than \$300,000 aggregate coverage, insuring against such perils, and shall, upon execution of this Agreement, furnish a certificate of insurance documenting the existence of such coverage for a policy period of not less than one year from the date hereof. If a general contractor is engaged by Developer, the certificate of insurance may be furnished by the general contractor, but the furnishing of insurance by Developer's general contractor shall in no way relieve Developer of ultimate responsibility for compliance with this paragraph.

7. Payment of Deposits, Fees and Deferred Assessments

Developer shall be required to make the cash deposits or other payments¹ checked below, at the times indicated:

X A. Parkland Dedication Fee The City's codes on Parkland Dedication require that up to 10% of the area within the plat be dedicated as parkland, or that a cash payment of \$2,100.00 per lot be given at the time of platting. The plat contains a 3.01 acre park, in a plat embracing 116.3 acres. The amount of parkland that would be dedicated if the full dedication occurred would therefore be 11.63 acres. Developer shall be credited with having made 26% of its park dedication obligation through the dedication of the 3.01 acre park in this plat phase. The remaining 74% of Developer's parkland obligation shall therefore be made in cash. Payment shall be made at the

¹ Regardless of whether or not sub-paragraph 7 E below is checked, if any portion of the property being platted is subject to deferred assessments, but discovery of the omission to collect such assessments is not made until after the plat is released for recording, Developer shall nonetheless be responsible for the immediate payment thereof.

time of platting, and the amount of parkland dedication fee shall be 74% of the amount that would otherwise be due if no actual parkland were dedicated. For this phase, the parkland dedication fee shall be \$44,512.00, which is 74% of the parkland dedication fee that would be due, multiplying the 28 lots in this phase by \$2,100.00 per lot (\$58,800.00). City has not included Lot 1, Block 8 in the computation of park dedication fees, since this lot is a current parcel of record, is not owned by Developer, and was included in the plat at City's request in order to obtain dedicated road right of way by platting. As Outlots C,D,E and F are replatted, City will charge a Park Dedication fee for each lot platted in each Outlot, and City has not charged each Outlot for a Park Dedication fee in this agreement. The Park Dedication fee charged at the time of the replatting of Outlots shall be the fee in effect at the time the replat is submitted to the City, and not the current rate of \$2,100.00 per lot. The fee shall be computed by multiplying the number of lots in the replat by the then current per-lot parkland dedication fee, and then by multiplying this product by .74.

X B. Developer Escrow Developer has deposited with City a minimum of \$1,000.00 to defray municipal costs in reviewing the plat, including engineering, legal and administrative costs. Developer shall continue to be responsible for all such municipal expenses through the period of time in which a maintenance bond is required, and, should Developer's current escrow balance be depleted, Developer will remit any required amounts within 10 days after invoice by City. The obligation to remit such sums shall be considered maintenance, and the Developer's maintenance security shall guarantee payment.

X C. Street Light Electrical Service A street light program fee in the sum of \$30,061.00 shall be due upon execution of this Agreement, which sum shall be remitted by City to CONNEXUS to place the street lights in the plat within the municipal street lighting service system. A street light electrical service fee in the amount of \$4,950.00 shall be due upon execution of this Agreement, to be used to defray estimated municipal costs and administrative expense for electrical service to the street lighting standards in the plat until private homeowners take over payments. As certificates of occupancy are issued for new homes, it is understood that CONNEXUS will begin billing to individual homes for ongoing electrical service.

X D. Drainage Improvement Fund Developer acknowledges that Developer's plat has increased the need for ditching, ponding or other drainage improvements outside of the plat, namely flowage and ditching easements benefiting or using County Ditches 44-3-1 and 44-9-1, as noted in that certain correspondence from RFC Engineering dated August 23, 2005. As each lot in the plat is sold, Developer shall be required to pay the sum of \$200.00 to be dedicated to a special municipal fund, for eventual use to help in paying for said drainage improvements. A short form of this Development Agreement shall be executed contemporaneously with this Agreement, and shall be recorded with the Anoka County Recorder immediately after the plat is recorded. The recordation of the Short Form Development Agreement shall constitute a lien upon the lots in the plat, which lien shall be deemed satisfied upon recording of an affidavit from the Ham Lake City Administrator acknowledging that payment of the Drainage Improvement Fund deposit has been made.

E. Deferred Assessments The property being platted is subject to Deferred Assessments in the amount of \$_____. This sum must be paid in full at the time of release of the plat for recording.

Art Dunn Assoc., Inc.
Soil Testing and Septic
Design

14967 Crane St. N.W
Andover MN. 55304
763-434-0288

Jason Rud
E.G. Rud & Sons, Inc.
9180 Lexington Ave.
Circle Pines, MN 55014

Feb. 10, 2005

Dear Jason:

I apologize for not getting this into your hands today, but I was out of town and could not provide this certification today as requested. I am faxing this to both you and to RFC engineering so that no additional delay will occur on City approval of this project. I understand that there have been several minor changes to the proposed subdivision of Enchanted Estates in the City of Ham lake since I certified the suitability of each lot to construct standard on-site septic systems as required by City codes. The October 14, 2004 review and correspondence from RFC regarding this project did not indicate that certification was an outstanding issue.

I have reviewed the Livability Plan for this project dated 2/2/05, and reaffirm my previous certifications that there is at least 7500 ft² of undisturbed area on each lot that is at least 12" above mottled soils and is suitable for use to install standard on-site septic systems. These areas must be protected from site development activities to ensure their integrity. The Certification is, as always, based on the assumption that soils between the borings are representative of those encountered in each test hole.

Once again, my apologies, and if additional correspondence is needed, please let me know.

Sincerely,



Art Dunn

cc: RFC



CITY OF HAM LAKE

PLANNING REQUEST

15544 Central Avenue NE

Ham Lake, MN 55304

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

Date of Application 8/12/24

Date of Receipt 8-19-24
Receipt # 100097

Meeting Appearance Dates:

Planning Commission _____ City Council _____

Please check request(s):

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

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

Development/Business Name: Elwell Farms

Address/Location of property: Lexington Avenue NE and 136th Avenue NE

Legal Description of property: See attached

PIN # See exhibit Current Zoning R-A Proposed Zoning R-1

Notes: We are pleased to submit the sketch plan for Elwell Farms, a 107 lot residential subdivision. Outlot A and Outlot D will be retained by the developer for wetland banking. Outlot B will be deeded to the adjacent property to the west. Outlot C will be retained by homeowners association for a park.

Applicant's Name: Joseph Radach

Business Name: Contour Development LLC

Address P.O. Box 89

City Rockford State MN Zip Code 55373

Phone 612-730-2265 Cell Phone 612-730-2265 Fax _____

Email address jradach@contourcd.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 Joe T-R DATE 8/16/24

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____
City Council _____

PROPERTY TAXES CURRENT YES NO

**CITY OF HAM LAKE
ACKNOWLEDGMENT OF RESPONSIBILITY
TO REIMBURSE EXPENSES**

The undersigned, Joseph Radach, Contour Development LLC, having applied to the City of Ham Lake for consideration of a planning and zoning request, or any other permit, license, or action requiring review and/or approval of the City, as follows:

Sketch Plan

Type of Application

acknowledges that the sum of \$10,000, has been deposited with the City of Ham Lake to reimburse the City of Ham Lake for any out of pocket expenses incurred by the City in reviewing the proposal, including but not limited to a staff review fee, any signage required by ordinance, and City Engineer and City Attorney's fees for their review, in amounts which are not known to the City at this time. The applicant acknowledges that it is the responsibility of the undersigned to reimburse the City for any such engineering or attorney's fees incurred in review of the applicant's request, or any other expenses incurred by the City in connection with this requires, and further acknowledges that in the event that the undersigned fails to promptly remit any amounts incurred by the City in excess of the deposit, the City shall have the right to discontinue further consideration or action upon the undersigned's request, shall have the right to rescind any approvals, withdraw any permits, licenses or other consents, shall have the right to vacate any street or road, plat or other dedication, and the undersigned waives the right to claim damages arising out of any such act by the City. Furthermore, the applicant agrees that in the event that the City is required to take legal action in order to effect recovery of any of the expenses incurred by the City from the undersigned, the City shall be entitled, in addition to principle and interest, to recover its reasonable attorney's fees incurred in collecting said sums from the undersigned.

Applicant Signature _____ Dated _____

The following statement must be signed if the applicant is not the property owner:

Thomas Elwell, as owner of the property involved in the foregoing application, agrees to be jointly and severally liable for payment of the foregoing fees.

Property Owner Signature Thomas Elwell Dated 08/15/24

**CITY OF HAM LAKE
ACKNOWLEDGMENT OF RESPONSIBILITY
TO REIMBURSE EXPENSES**

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Sketch Plan

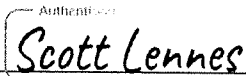
Type of Application

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Applicant Signature  Dated 8/30/24

The following statement must be signed if the applicant is not the property owner:

Scott Lennes, as owner of the property involved in the foregoing application, agrees to be jointly and severally liable for payment of the foregoing fees.

Property Owner Signature  Dated 08/30/24

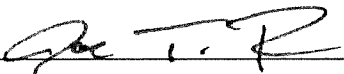
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TO REIMBURSE EXPENSES**

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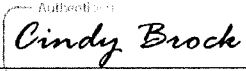
Type of Application

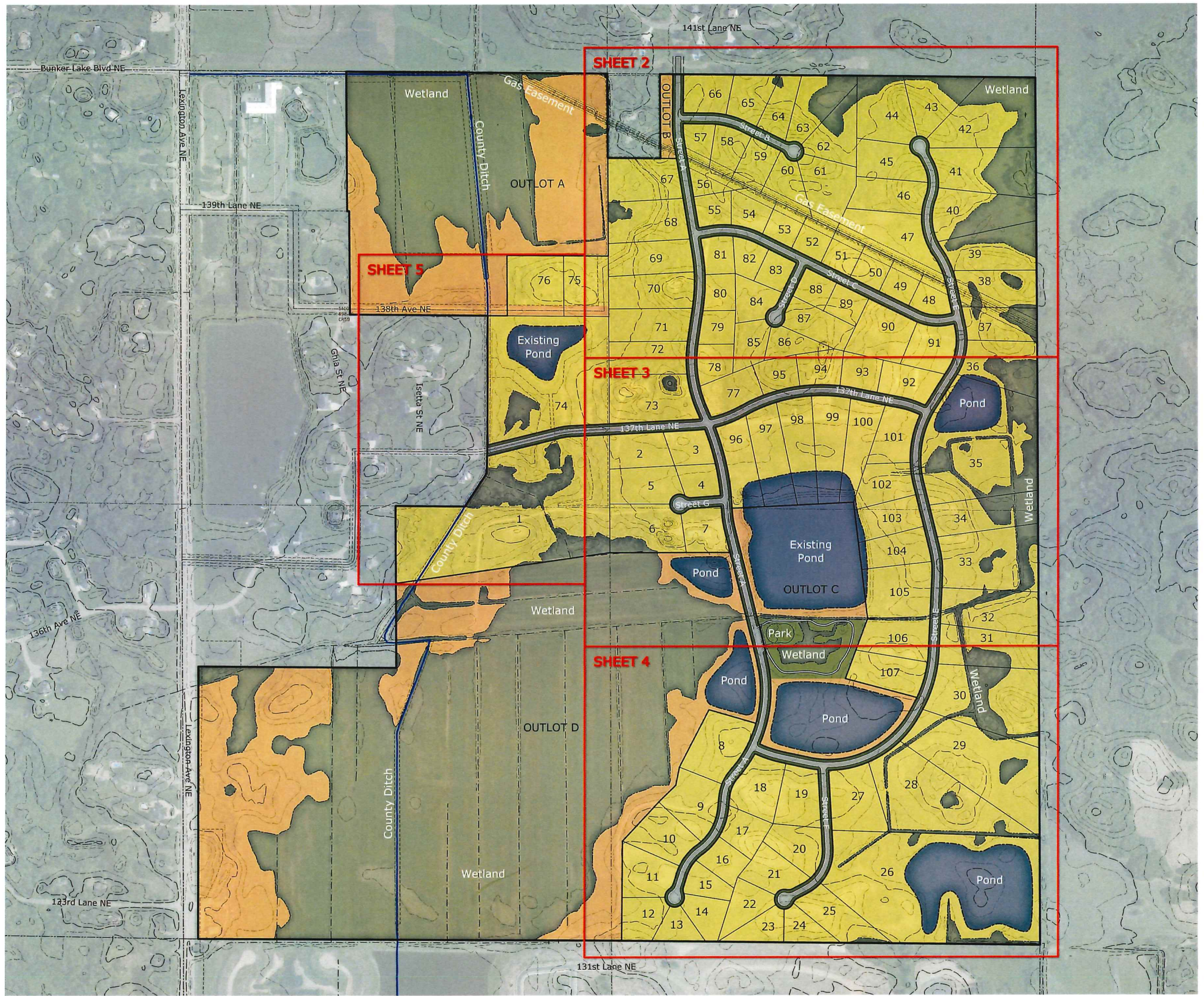
acknowledges that the sum of \$10,000, has been deposited with the City of Ham Lake to reimburse the City of Ham Lake for any out of pocket expenses incurred by the City in reviewing the proposal, including but not limited to a staff review fee, any signage required by ordinance, and City Engineer and City Attorney's fees for their review, in amounts which are not known to the City at this time. The applicant acknowledges that it is the responsibility of the undersigned to reimburse the City for any such engineering or attorney's fees incurred in review of the applicant's request, or any other expenses incurred by the City in connection with this requires, and further acknowledges that in the event that the undersigned fails to promptly remit any amounts incurred by the City in excess of the deposit, the City shall have the right to discontinue further consideration or action upon the undersigned's request, shall have the right to rescind any approvals, withdraw any permits, licenses or other consents, shall have the right to vacate any street or road, plat or other dedication, and the undersigned waives the right to claim damages arising out of any such act by the City. Furthermore, the applicant agrees that in the event that the City is required to take legal action in order to effect recovery of any of the expenses incurred by the City from the undersigned, the City shall be entitled, in addition to principle and interest, to recover its reasonable attorney's fees incurred in collecting said sums from the undersigned.

Applicant Signature  Dated 9/3/24

The following statement must be signed if the applicant is not the property owner:

James & Cindy Brock, as owner of the property involved in the foregoing application, agrees to be jointly and severally liable for payment of the foregoing fees.

Property Owner Signature  Dated 09/03/24



SITE DATA

	107 - SINGLE FAMILY LOTS
MINIMUM LOT SIZE	1.0 AC
(AREA TO CENTERLINE SHOWN IN PARENTHESES)	
MINIMUM LOT WIDTH	200 FT
MINIMUM LOT WIDTH (CUL-DE-SAC)	60 FT
	4 - OUTLOTS
OUTLOT A	48.93 AC
OUTLOT B	0.94 AC
OUTLOT C	24.37 AC
OUTLOT D	141.17 AC
	WETLAND AREAS
	SEPTIC AREAS
TOTAL SITE AREA	515.14 AC
LOT / ROW AREAS	299.73 AC
OUTLOT AREAS	215.41 AC
GROSS DENSITY	0.21 UNITS / AC

CARLSON MCCAIN

ENGINEERING
SURVEYING
ENVIRONMENTAL

3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7959 \ CARLSONMCCAIN.COM

**CONCEPT PLAN A
OVERALL SITE RENDERING**

ELWELL FARMS
Ham Lake, Minnesota

Contour Development, LLC
PO Box 89
Rockford, MN 55373

REVISIONS

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2.	
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DRAWN BY: C# / RJR
ISSUE DATE: 08/09/24
PROJECT NO: 10941

1 of 5

(SCALE IN FEET)

0 150 300 600

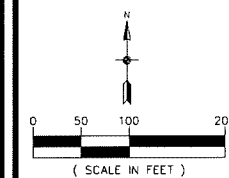
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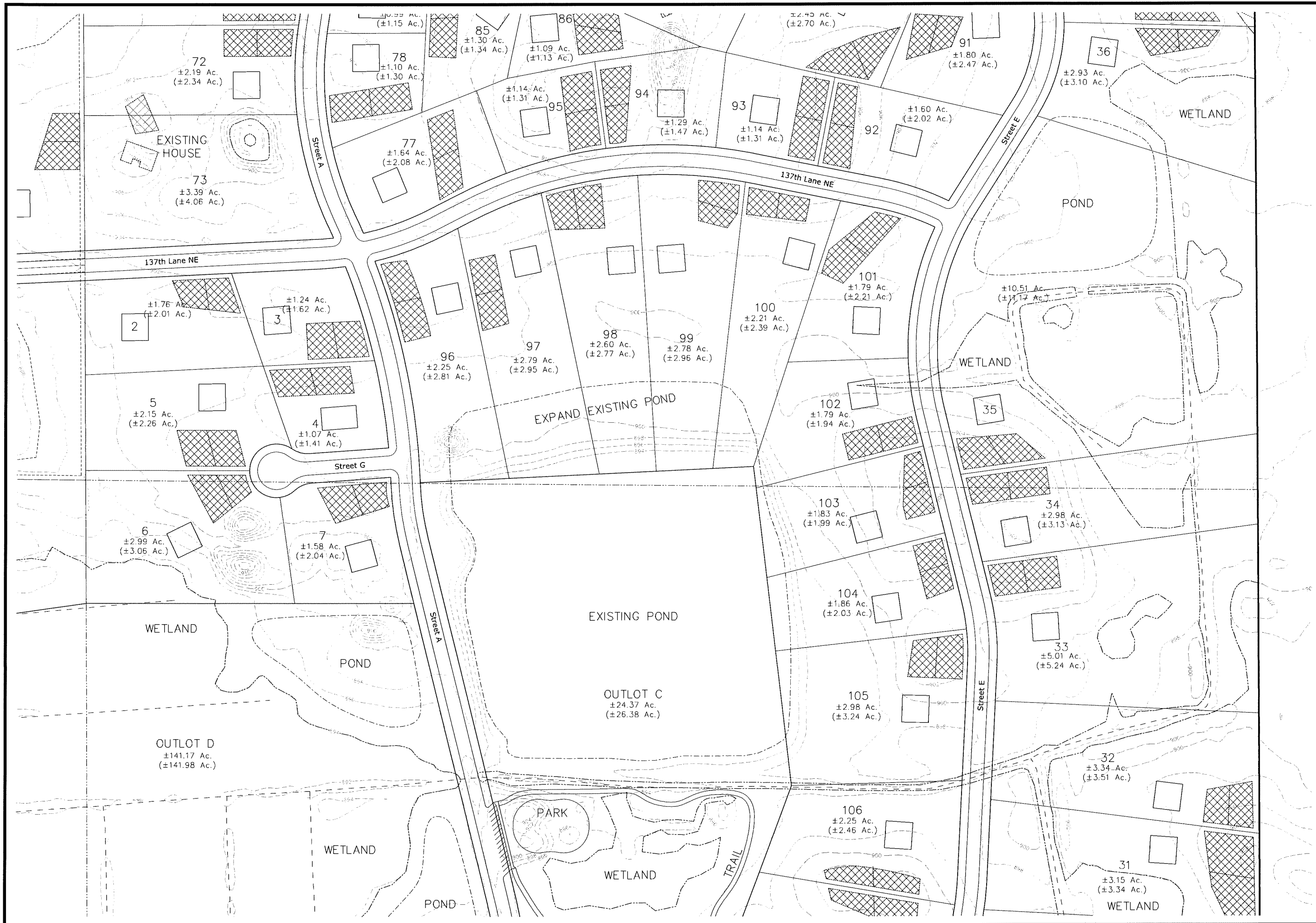


REVISIONS

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DRAWN BY: C# / RJR
 ISSUE DATE: 08/09/24
 PROJECT NO: 10941





CONCEPT PLAN A

ELWELL FARMS
Ham Lake, Minnesota

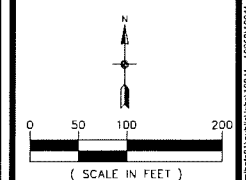
Contour Development, LLC

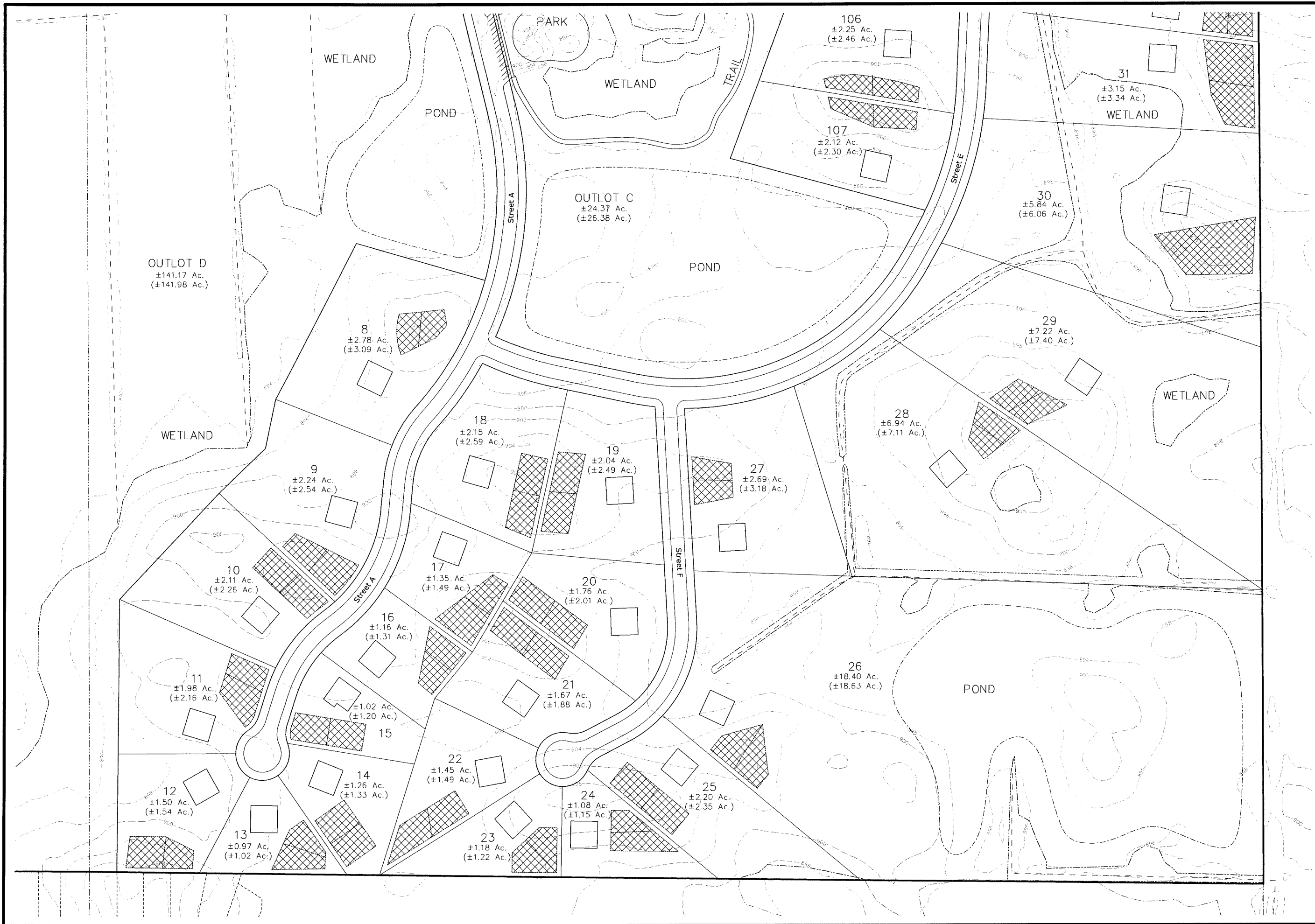
PO Box 89
Rockford, MN 55373

REVISIONS

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DRAWN BY: CE / RJR
ISSUE DATE: 08/09/24
PROJECT NO: 10941





CONCEPT PLAN A

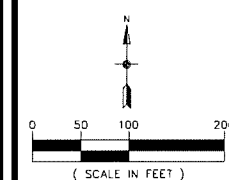
ELWELL FARMS
Ham Lake, Minnesota

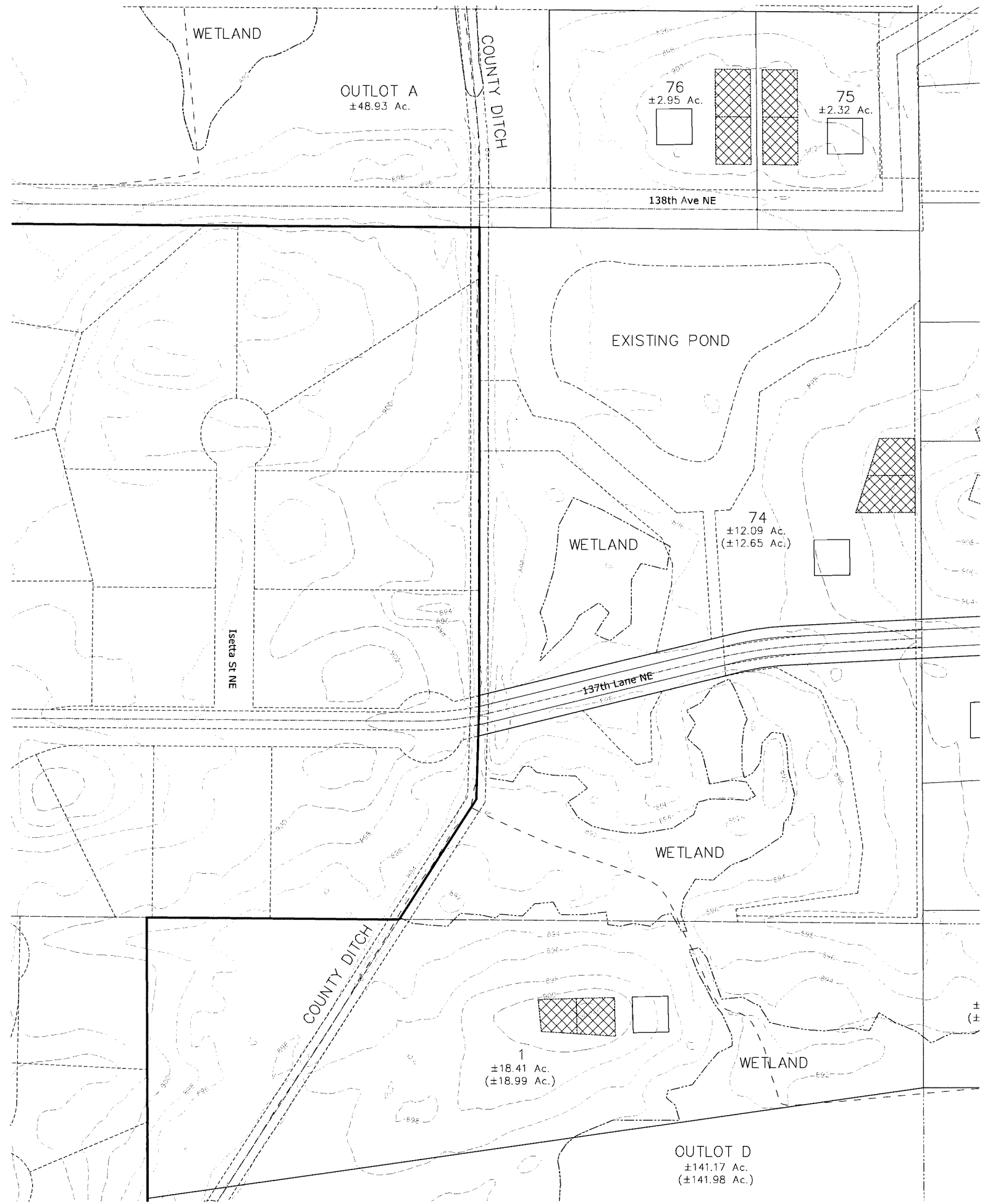
Contour Development, LLC
PO Box 89
Rockford, MN 55373

REVISIONS

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DRAWN BY: C# / RJR
ISSUE DATE: 08/09/24
PROJECT NO: 10941

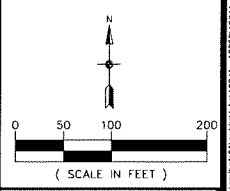




REVISIONS

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DRAWN BY: C# / RJR
ISSUE DATE: 08/09/24
PROJECT NO: 10941



Memorandum

Date: September 5, 2024
To: Planning Commissioners
From: Tom Collins, City Engineer *TPC*
Subject: Elwell Farms Sketch Plan

Introduction:

The proposed 107 lot residential development is located on 18 parcels equating to 515.14 acres. The 18 parcels are identified on the attached Exhibit A. Outlot A and Outlot D, which are a total of 190.1 acres, are proposed to be stand-alone parcels for the creation of Board of Water and Soil Resource (BWSR) approved wetland banking. The southern border of the proposed plat abuts the City of Blaine. The north half of the eastern border abuts Carlos Avery and the south half of the eastern border abuts the City of Columbus. The parcels are currently zoned Rural Single Family Residential (R-A), with the exception of parcel 36-32-23-24-0015 (Outlot A – Red Fox Hollow 2nd Addition) which is zoned Single Family Residential (R-1). The proposed zoning for the residential lots will be R-1, which includes Outlot B. The zoning for Outlot A and Outlot D will remain R-A. A 1,000 scale aerial photo, 400 scale half-section maps and a 1,000 scale zoning map are attached.

Discussion:

All street names will be per the Anoka County street grid. Subsequent plans will include all street names. Street A connects to existing Opal Street within Hidden Forest East to the north, where there is no temporary cul-de-sac. 137th Lane connects to the existing streets within Red Fox Hollow 2nd Addition. The Developer will be required to remove the 137th Lane temporary cul-de-sac on the east side of Red Fox Hollow 2nd Addition, relocate the public utilities, pay the application fee for the subsequent public hearing for vacation of the cul-de-sac right-of-way beyond 66-feet and dedicate a 10-foot drainage and utility easement adjacent to the resulting 66-foot wide 137th Lane right-of-way.

Outlot A and Outlot D are proposed to be converted to a BWSR approved wetland bank. A document will be recorded with Anoka County stipulating that Outlot A and Outlot D are not eligible for building permits. Wetland banking currently is not codified in City Code, but is under completion by the City Attorney. Consideration of approval of wetland banking will be a separate application from plat approval.

Outlot B will be conveyed to the adjacent 4611 139th Lane parcel. Outlot C is a proposed park, which is primarily ponds and wetlands. Outlot C needs to be removed, with the area being absorbed by the adjacent parcels. Per the Parks Committee, parkland dedication fees will be collected rather than the dedication of parkland or trail easements because the development will have street access to the 27.12-acre park within Hidden Forest East Park Addition and the 1.33-acre park within Red Fox Hollow 2nd Addition.

Access to improved Lexington Avenue for Lot 75 and Lot 76 is thru the Elwell Heights subdivision. The streets within the Elwell Heights subdivision are gravel. The upgrade of 138th Avenue, Fraizer Street and 139th Lane is required. An easterly 138th Avenue cul-de-sac is required at Lot 75. The 138th Avenue cul-de-sac would exceed the 1,100-foot maximum from Ghia Street with the current lot configuration of Lot 75 and 76. The cul-de-sac would have to be located at the southwest portion of Lot 76, with Lot 75 having a minimum of 60-feet of cul-de-sac frontage.

Per Anoka County Document #486528, a 66-foot wide ingress/egress easement traverses from 138th Avenue within Elwell Heights thru parcels 76, 75, 69, 68 and 67 to the 4611 139th Lane parcel. This easement will have to be extinguished. The 4611 139th Avenue driveway will need to be relocated to proposed Street A. The driveway relocation is to be coordinated with the property owner, and the property owner is to be notified that their address will be changing from 139th Lane to Opal Street.

The Street A and Street E cul-de-sac lengths cannot exceed the 1,100-foot maximum per Article 10-430.K(iii) of City Code. A revision for the Lot 56 configuration is needed for compliance with Article 10-430.I.2.b of City Code. The easterly interior angle between the two side lot lines of the triangular lot is currently under the 45-degree minimum. The approved configuration is shown on the attached Reconfiguration Exhibit.

A 20-foot wide Flint Hills Resources (Minnesota Pipeline) easement traverses thru the northerly portion of the proposed Sketch Plan. Written approval from Flint Hills Resources needs to be provided for the Street A crossing, the Street E crossing and the 4611 139th Avenue driveway relocation, along with any other proposed grading within the easement.

The Developer will be required to remove the 137th Lane cul-de-sac on the east side of Red Fox Hollow 2nd Addition, relocate public utilities, pay the application fee for the subsequent public hearing for vacation of the cul-de-sac right-of-way beyond 66-feet and dedication of a 10-foot drainage and utility easement adjacent to the resulting 66-foot wide 137th Lane right-of-way.

There are existing buildings, accessory buildings, farm buildings, wells and septic systems located within the proposed Sketch Plan. Future plan submittals need to show all removals. Existing wells will need to be sealed per Minnesota Department of Health requirements. The existing septic systems, including tanks, will need to be abandoned per MPCA requirements. Demolition permits will need to be approved by the Building Official. Proof that wells have been sealed and septic systems/tanks have been abandoned must be submitted to the Building Official as well.

The flying field of the FAA recognized St. Paul Modelers Radio Controllers Club (SPMRC) is located on the 36-32-23-14-0001 parcel. A 200 scale aerial photo and the home page of the Club website are attached. The Club is for members to use for their radio control aircraft. Per their website, the flying field has a surfaced runway, large pit area, gathering shelter and other great field amenities. The Club currently leases the property on an annual basis. Per correspondence with the Club, the property was recently reviewed and designated by the Federal Aviation Administration as a Federally Recognized Identification Area (FRIA). The FRIA designation allows the SPMRC, which is chartered by the Academy of Model Aeronautics (AMA) as Club #380, to operate remotely controlled aircraft while being exempt from the remote ID requirement as long as conformance to established AMA safety rules and guidelines are followed.

Trail #84A of the Rice Creek Snowmobile Trail Association traverses thru the eastly portion of the proposed Sketch Plan. The trail map along with the trail location thru the proposed Sketch Plan are attached. Per conversations with the Rice Creek Trail Snowmobile Club representative, an on-site meeting is to take place with the property owners to determine the potential for relocating the designated trail.

Coon Creek Watershed District (CCWD) approval is required. Per the CCWD, portions of the Sketch Plan are classified as drainage sensitive land uses, meaning that downstream lands are dependent upon removal of water from the soil profile for their continued use. The CCWD will require that post development 100-year discharge rates do not exceed pre development 25-year rates.

The existing pond was a borrow pit that was excavated in the early 1990's. The existing pond slopes will need to be compliant with 4:1 slope above the normal water level and a 10:1 bench to one-foot below the normal water level. The proposed stormwater ponds on the west side of Street A will need to be revised from being within Outlot D to being absorbed by Lots 6, 7 and 8. Per the attached FEMA Zone A exhibit the northerly portion of the proposed development is identified as a FEMA Zone A designation, which is the 1% probability of flooding in any given year. A FEMA Letter of Map Amendment will be required for the lots within the Zone A designation.

The Natural Heritage Information System (NHIS) data review by the DNR is attached. Minnesota's endangered species law (Minnesota Statutes, section 84.0895) and associated rules (Minnesota Rules, part 6212.1800 to 6212.2300 and 6134) prohibit the taking of threatened or endangered species without a permit. A habitat assessment/survey is required, per the NHIS review, because several rare plant species have been identified within the vicinity of the project.

The parcels are not located within any of the 20 natural resource clusters identified in the Anoka Conservation District's April 2008 Natural Resources Inventory and Assessment (NRIA). The NRIA is Appendix S of the Storm Water Pollution Prevention Plan (<ftp://ftp.rfcengineering.com/SWPPP.pdf>).

Recommendations:

It is recommended that the Sketch Plan of Elwell Farms Addition be recommended for approval, contingent on addressing the above.

**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A**

ISSUED BY
FIRST AMERICAN TITLE INSURANCE COMPANY

File Number: 692674 Revision Number: 3

Parcel IDs - 36-32-23-

EXHIBIT A

Parcel 1: Abstract 11-0001
The Northeast Quarter of the Northeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

Parcel 2: Abstract 12-0003
The Northwest Quarter of the Northeast Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota. Except the South 212.00 feet of the West 580 feet of said Northwest Quarter of the Northeast Quarter; also except the North 512.41 feet of the West 325.00 feet of Northwest Quarter of said Northeast Quarter.

Parcel 3: Abstract 13-0004
The Southwest Quarter of the Northeast Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota. EXCEPT the West 330.2 feet of said Southwest Quarter of the Northeast Quarter, except the North 88 feet thereof; and Also Except the North 88.00 feet of the West 580.00 feet of said Southwest Quarter of the Northeast Quarter.

Parcel 4: Abstract 13-0006
The West 330.2 feet of the Southwest Quarter of the Northeast Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota, Except the North 88 feet thereof.

Parcel 5: Abstract 14-0001
The Southeast Quarter of the Northeast Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota.

Parcel 6: Abstract 21-0006
The Northeast Quarter of the Northwest Quarter, Except the South 212 feet thereof, Section 36, Township 32, Range 23, Anoka County, Minnesota.

Parcel 7: Abstract 22-0010
That part of the Northwest Quarter of the Northwest Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota, lying East of the West 1027.97 feet thereof, and lying North of the South 212 feet of the Northwest Quarter of the Northwest Quarter, except that part platted as Elwell Heights.

Parcel 8: Abstract 24-0005
The South 67 feet of the North 155 feet of that part of the South Half of the Northwest Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota, lying Easterly of the East line of Elwell Heights.

Parcel 9: Abstract 31-0001
The Northeast Quarter of the Southwest Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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LT File No.: 692674

ALTA Commitment for Title Insurance (07-01-2021)

Page 7 of 17



**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A**

ISSUED BY
FIRST AMERICAN TITLE INSURANCE COMPANY

File Number: 692674 **Revision Number: 3**

Parcel 10: Abstract **34-0001**
The Southeast Quarter of the Southwest Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

Parcel 11: Abstract **41-0001**
The Northeast Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

Parcel 12: Abstract **42-0001**
The Northwest Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

Parcel 13: Abstract **43-0001**
The Southwest Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

Parcel 14: Abstract **44-0001**
The Southeast Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

Parcel 15: Torrens Certificate No. 151959 **24-0015**
Outlot A, Red Fox Hollow 2nd Addition, Anoka County, Minnesota.

Parcel 16: Abstract **21-0005**
The South 212.00 feet of the West 580.00 feet of the Northwest Quarter of the Northeast Quarter; the North 88.00 feet of the West 580.00 of the Southwest Quarter of the Northeast Quarter; that part of the North 88.00 feet of the South Half of the Northwest Quarter and that part of the South 212.00 feet of the North Half of the Northwest Quarter lying East of the East line of Elwell Heights, according to the recorded plat thereof, all in Section 36, Township 32, Range 23, Anoka County, Minnesota.

Parcel 17: Abstract **33-0001**
The Southwest Quarter of the Southwest Quarter, Section 36, Township 32, Range 23, EXCEPT PARCEL 44, Anoka County Right of Way Plat No. 81, Anoka County, Minnesota.

Parcel 18: Torrens Certificate No. 123181 **32-0001**
That part of the Northwest Quarter of the Southwest, Section 36, Township 32, Range 23 lying South of a line 331.23 feet north of, measured at right angles to and parallel with the South line of said Northwest Quarter of the Southwest Quarter, EXCEPT PARCEL 43, Anoka County Right of Way Plat No. 81, Anoka County, Minnesota.

Abstract/Torrens Property

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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LT File No.: 692674

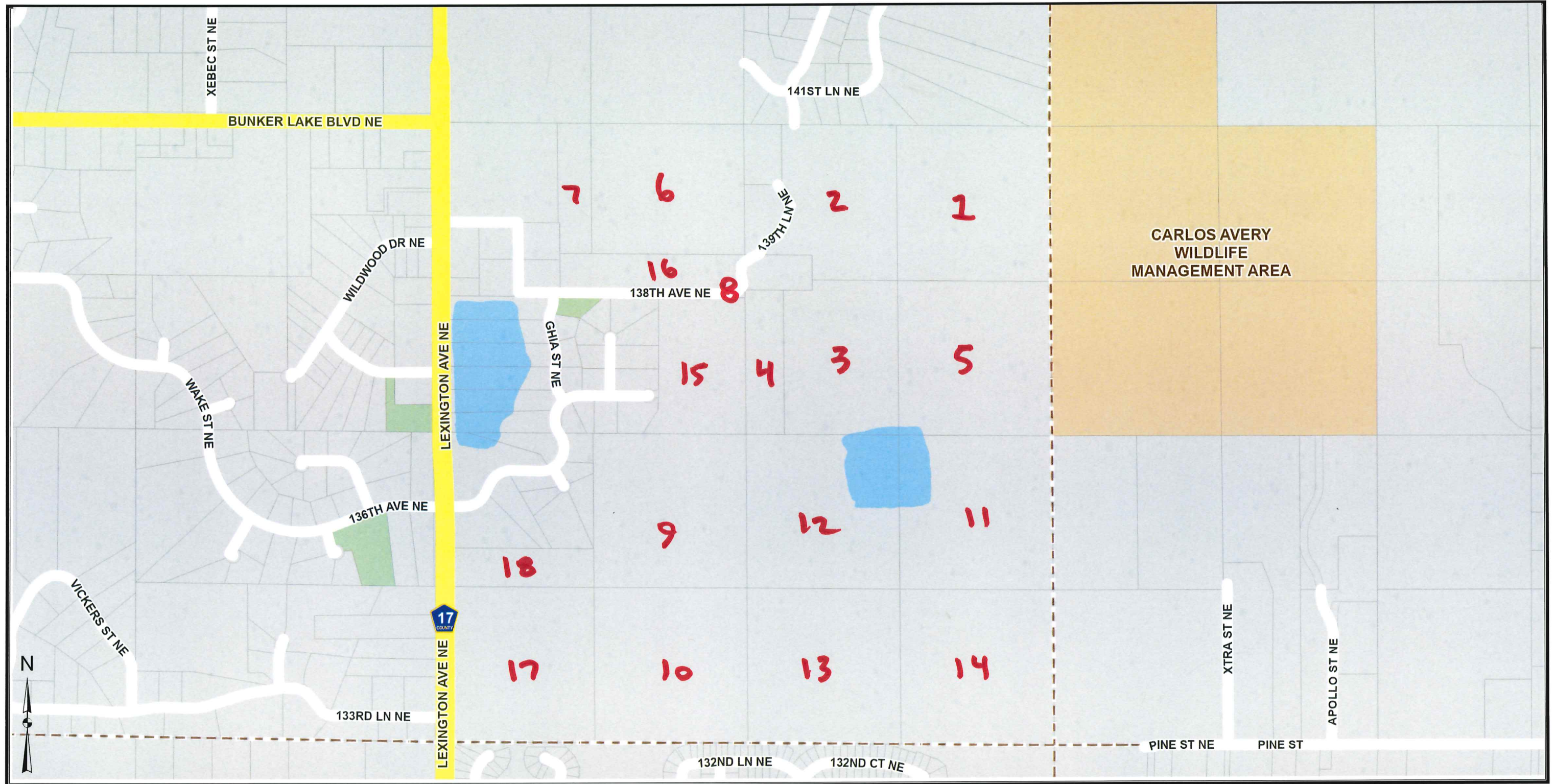
ALTA Commitment for Title Insurance (07-01-2021)

Page 8 of 17

AMERICAN
LAND TITLE
ASSOCIATION



Anoka County Parcel Viewer



Parcel Information:

36-32-23-13-0004

HAM LAKE

MN 55304

Approx. Acres: 29.37820414

Plat:

Commissioner: JULIE BRAASTAD

Exhibit A Parcels

Owner Information:

ELWELL FAMILY FARM L P

4629 137TH LN NE

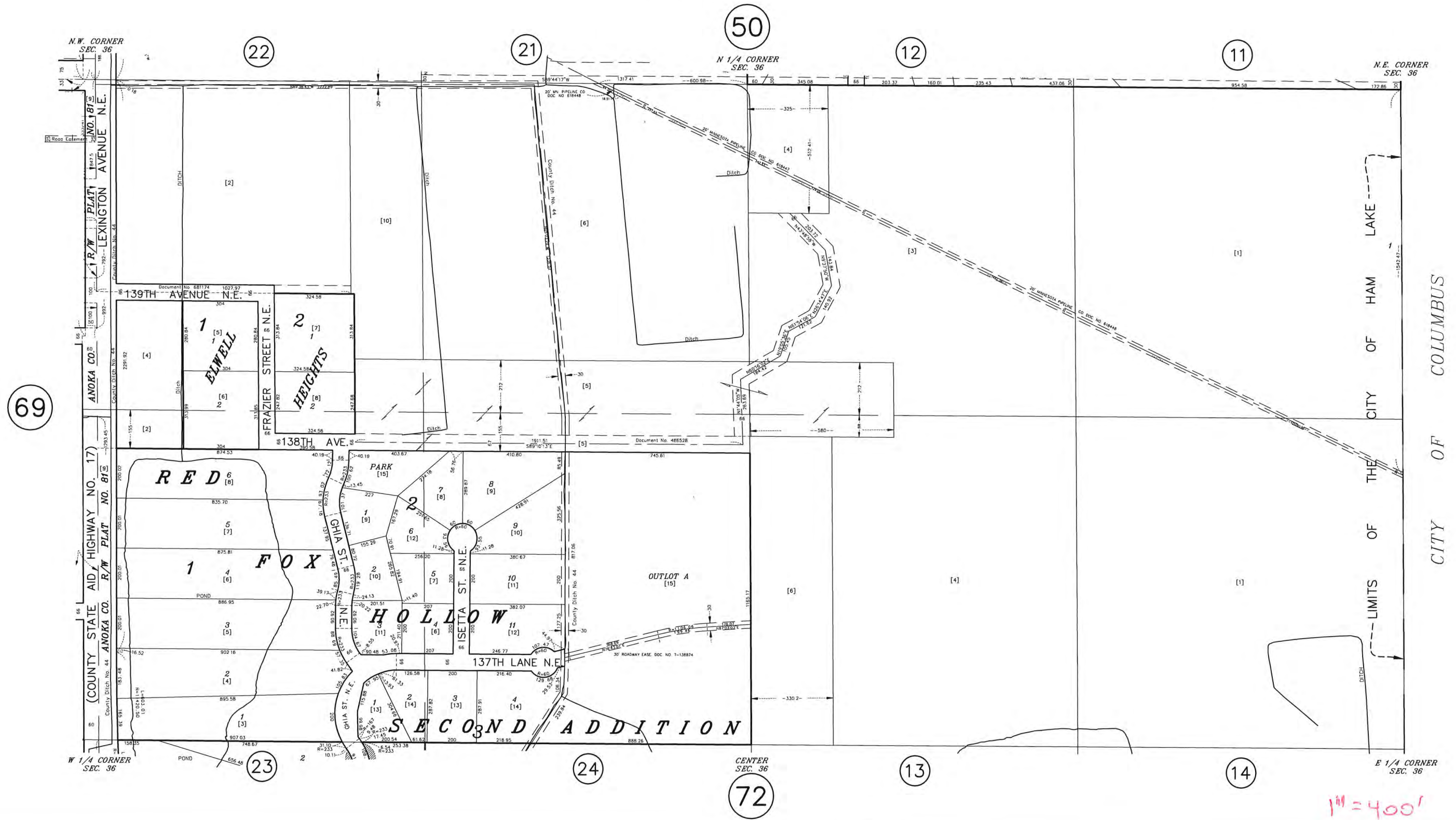
HAM LAKE

MN

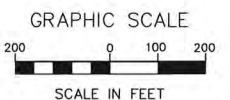
55304

N 1/2 SECTION 36, T. 32, R. 23

CITY OF HAM LAKE



1" = 400'



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

QUARTER QUARTER INDEX

22	21	12	11
23	24	13	14
32	31	42	41
33	34	43	44

NORTH HALF OF SECTION

SOUTH HALF OF SECTION

PROPERTY IDENTIFICATION NUMBER

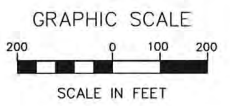
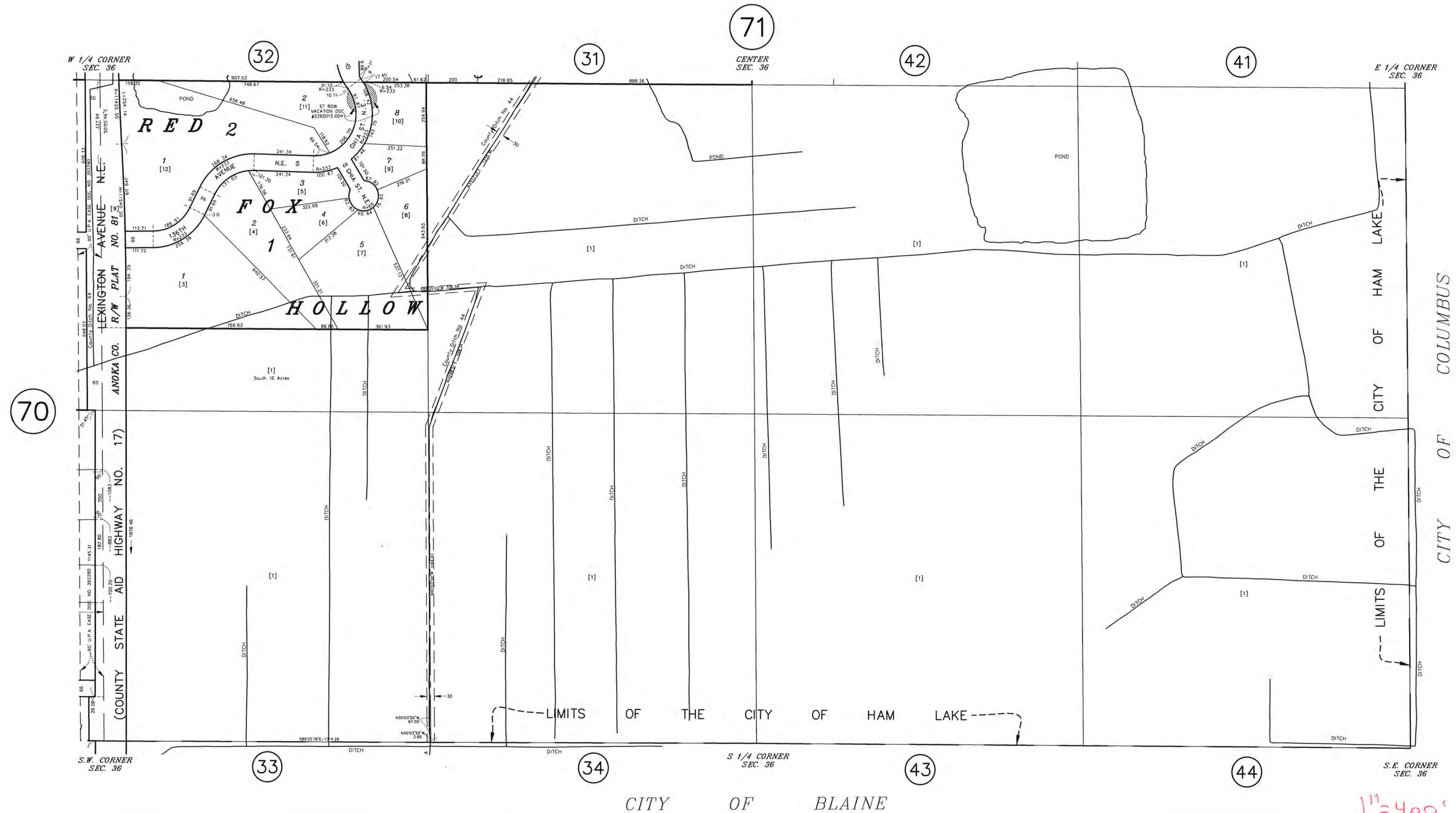
Section Number	Township Number	Range Number	Quarter Number	Specific Parcel
XX	XX	XX	XX	XXXX

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]
EXAMPLE OF PIN NUMBER: 36-32-23-13-0006

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.

S 1/2 SECTION 36, T. 32, R. 23

CITY OF HAM LAKE



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

QUARTER QUARTER INDEX

22	21	12	11
23	24	13	14
32	31	42	41
33	34	43	44

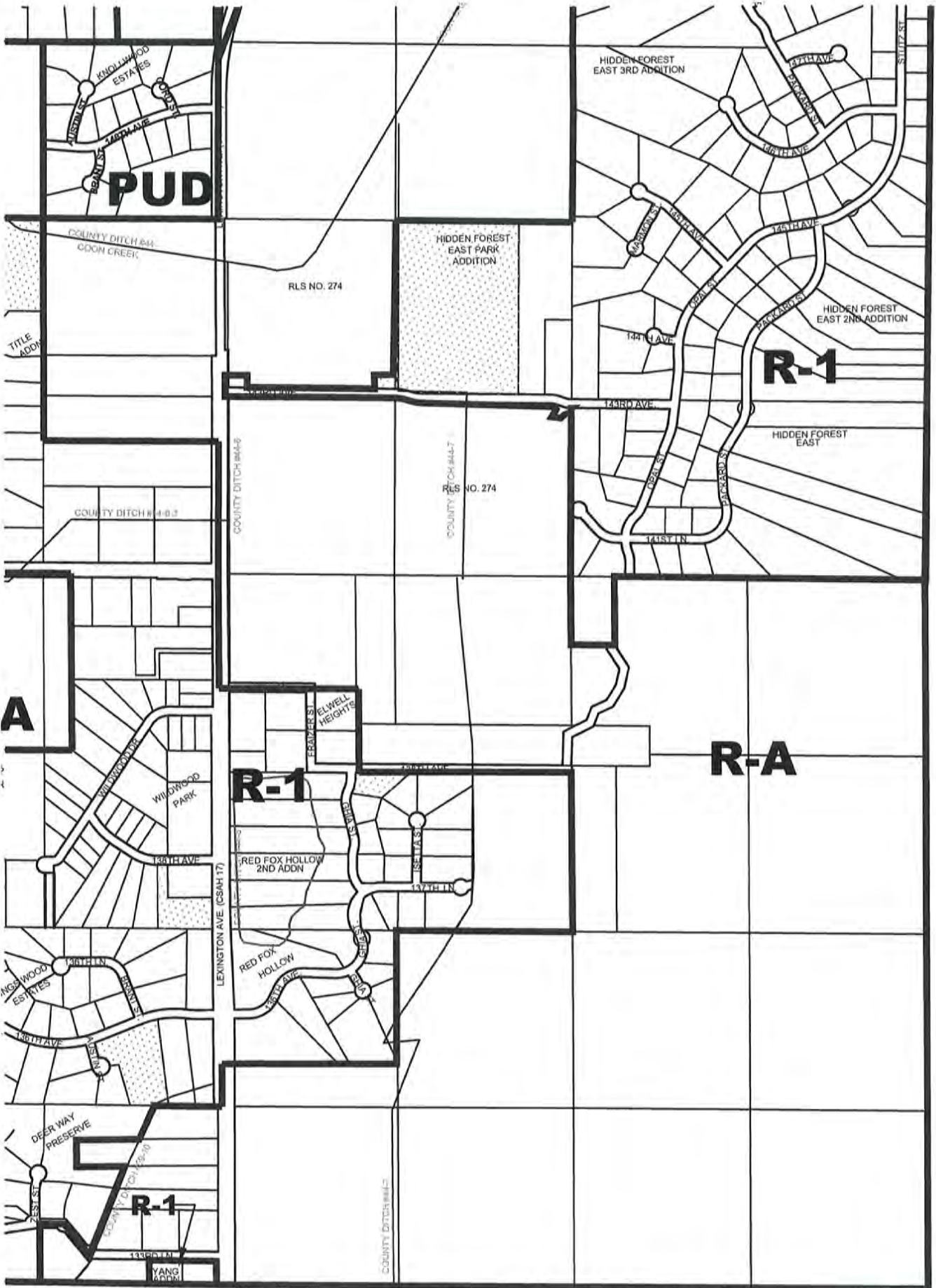
NORTH HALF OF SECTION
SOUTH HALF OF SECTION

PROPERTY IDENTIFICATION NUMBER

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

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]
EXAMPLE OF PIN NUMBER: 36-32-23-43-0001

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.



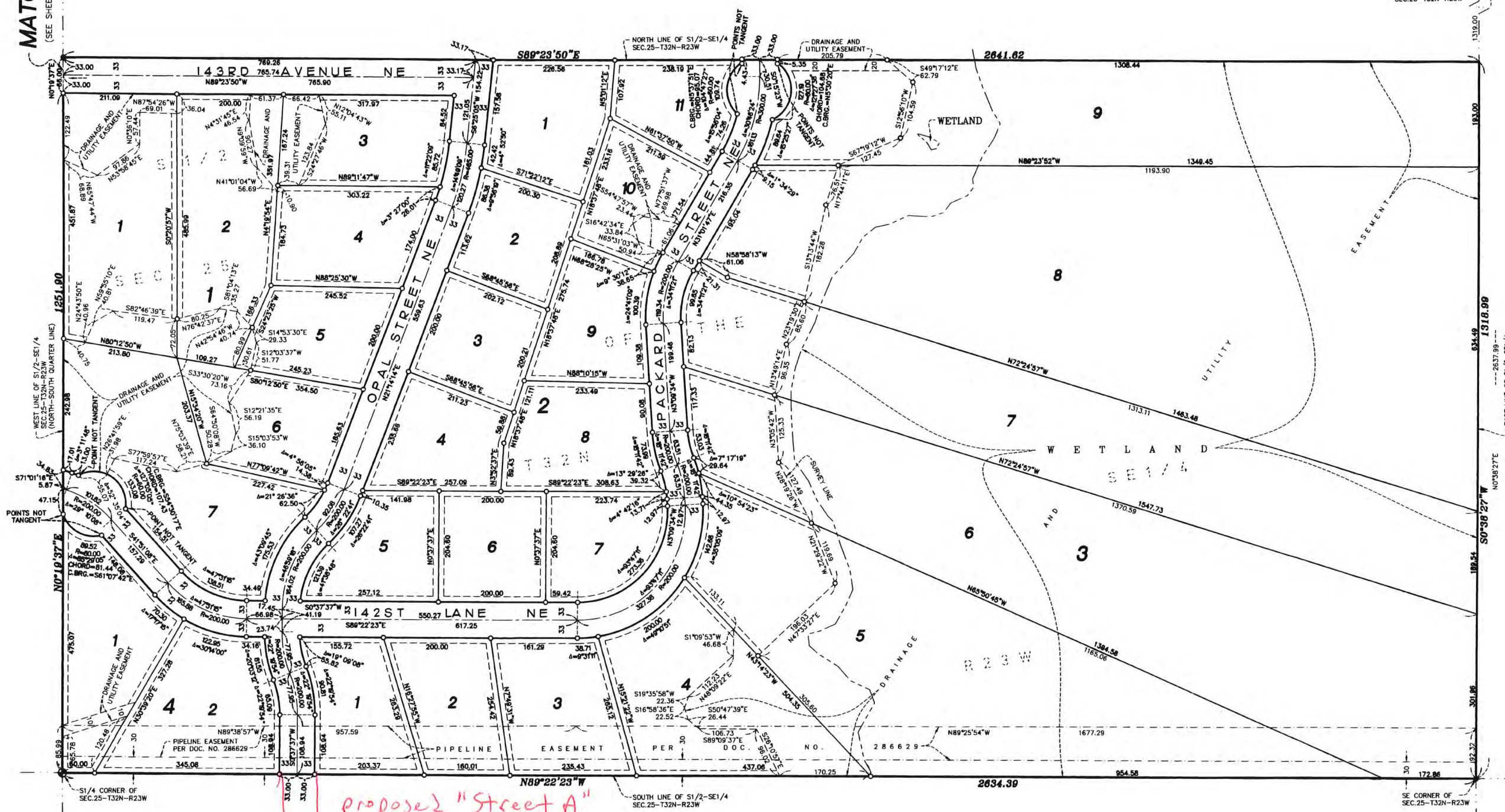
1" = 1,000'

HIDDEN FOREST EAST

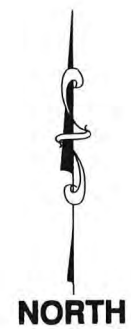
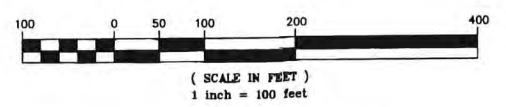
CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 25, T32N, R23W

MATCH LINE
(SEE SHEET 1 OF 2 SHEETS)

E1/4 CORNER OF
SEC. 25-T32N-R23W

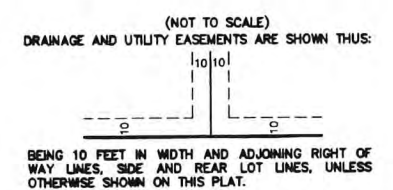


E. G. RUD & SONS, INC.
Professional Land Surveyors



- ◆ DENOTES FOUND ANOKA COUNTY MONUMENT
- DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MARKED BY RLS NO. 41578.
- DENOTES FOUND IRON MONUMENT, UNLESS OTHERWISE SHOWN.
- DENOTES FOUND CONCRETE MONUMENT
- DENOTES WETLAND DELINEATION BY KJOLHAUG ENVIRONMENTAL SERVICE COMPANY IN JULY OF 2016.

FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 32 NORTH, RANGE 23 WEST, IS ASSUMED TO HAVE A BEARING OF NORTH 89 DEGREES 22 MINUTES 23 SECONDS WEST.



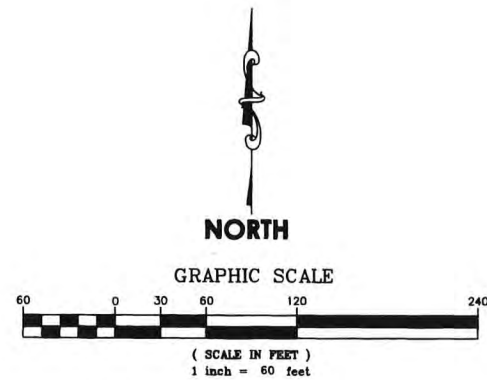
RED FOX HOLLOW SECOND ADDITION

DETAIL B

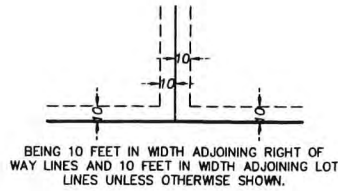
City of Ham Lake
County of Anoka
Sec. 36, T. 32, R. 23

BENCHMARK

MNDOT GSID STATION # 62911
MNDOT NAME: ANOKA BM 10
ELEVATION: 897.50 (NAVD 88)



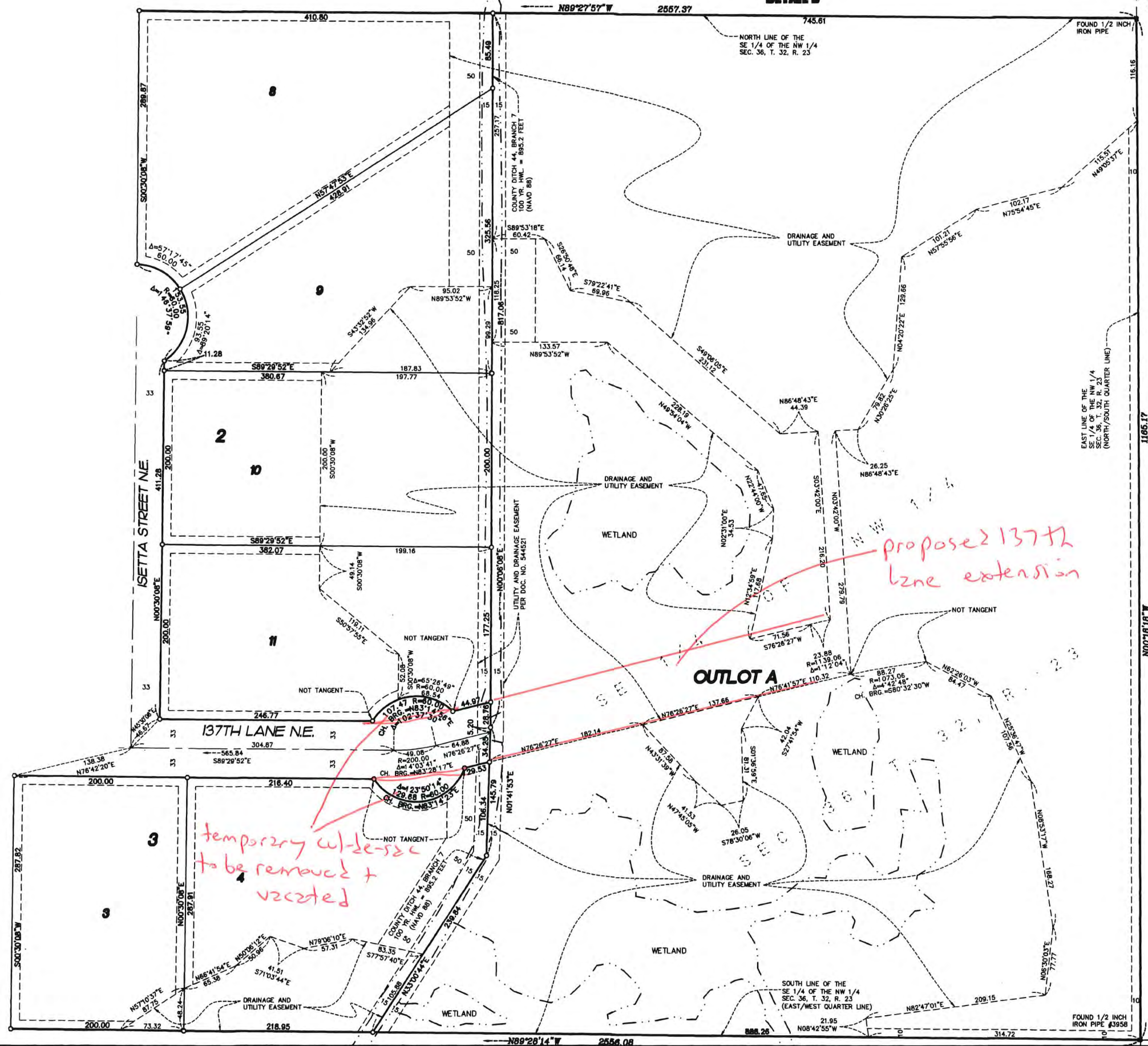
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THIS:



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE TO BE SET WITHIN ONE YEAR OF RECORDING, MARKED RLS NO. 41578
- DENOTES WETLAND DELINEATED BY JACOBSON ENVIRONMENTAL ON 8/10/15

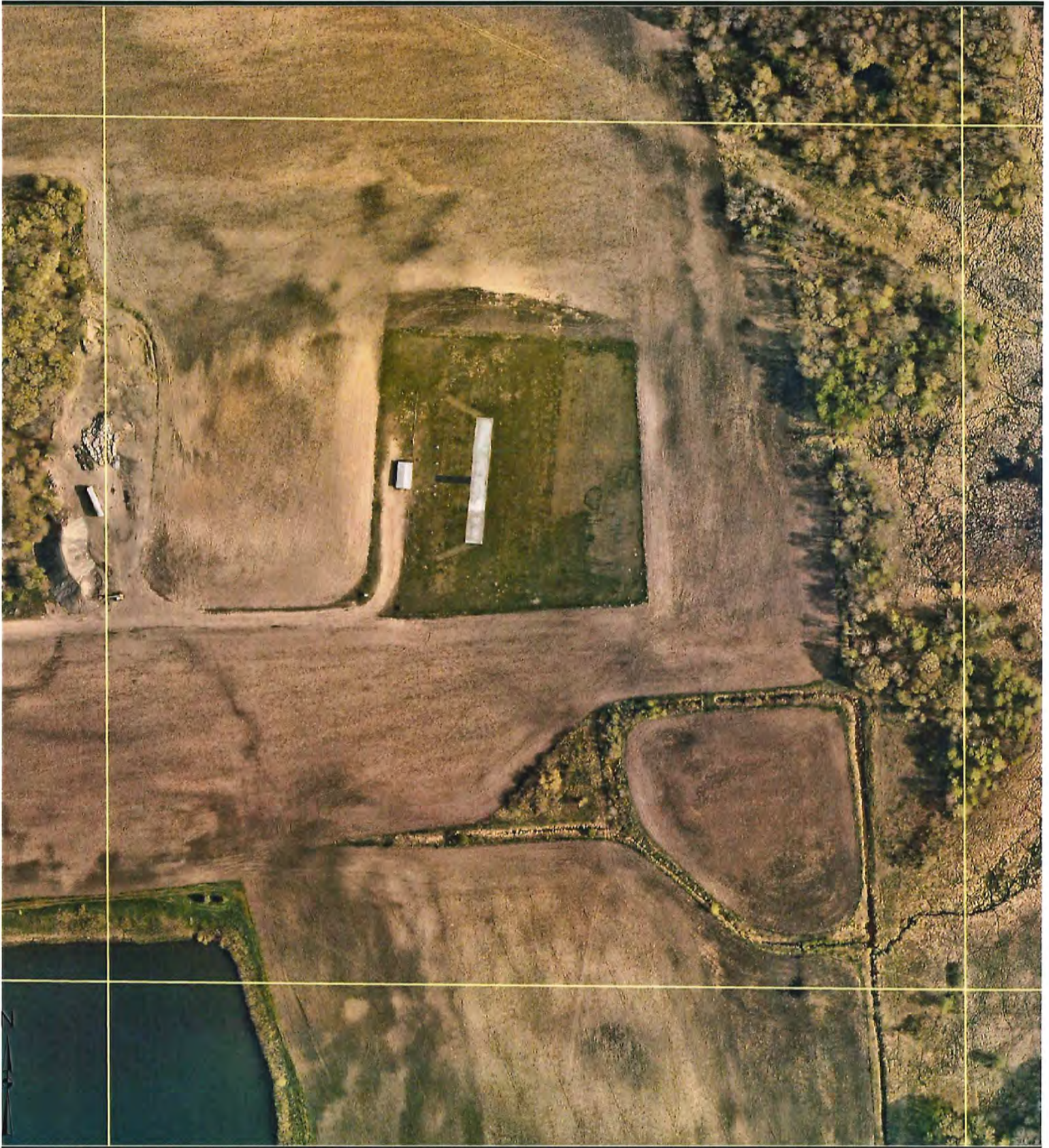
For the purposes of this plot, the South line of the Southwest Quarter of the Northwest Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota is assumed to have a bearing of North 89 degrees 28 minutes 14 seconds West.





Reconfiguration of lots 54, 55 + 56

Anoka County Parcel Viewer

**Parcel Information:**

36-32-23-14-0001

HAM LAKE

MN 55304

Plat:

Approx. Acres: 39.85236327

Commissioner: JULIE BRAASTAD

*Spmrc Flying Field***Owner Information:**

ELWELL FAMILY FARM L P

4629 137TH LN NE

HAM LAKE

MN

55304



Saint Paul Modelers R/C Club

[HOME](#)

[LOCATION](#)

[JOIN US](#)

[EVENTS](#)

[BLOG](#)

[ABOUT](#)

[FORUM](#)

[CONTACT](#)



Snowmobiles Only!

Trails not intended for
ATVs, pedestrian,
fat tire bikes, etc.

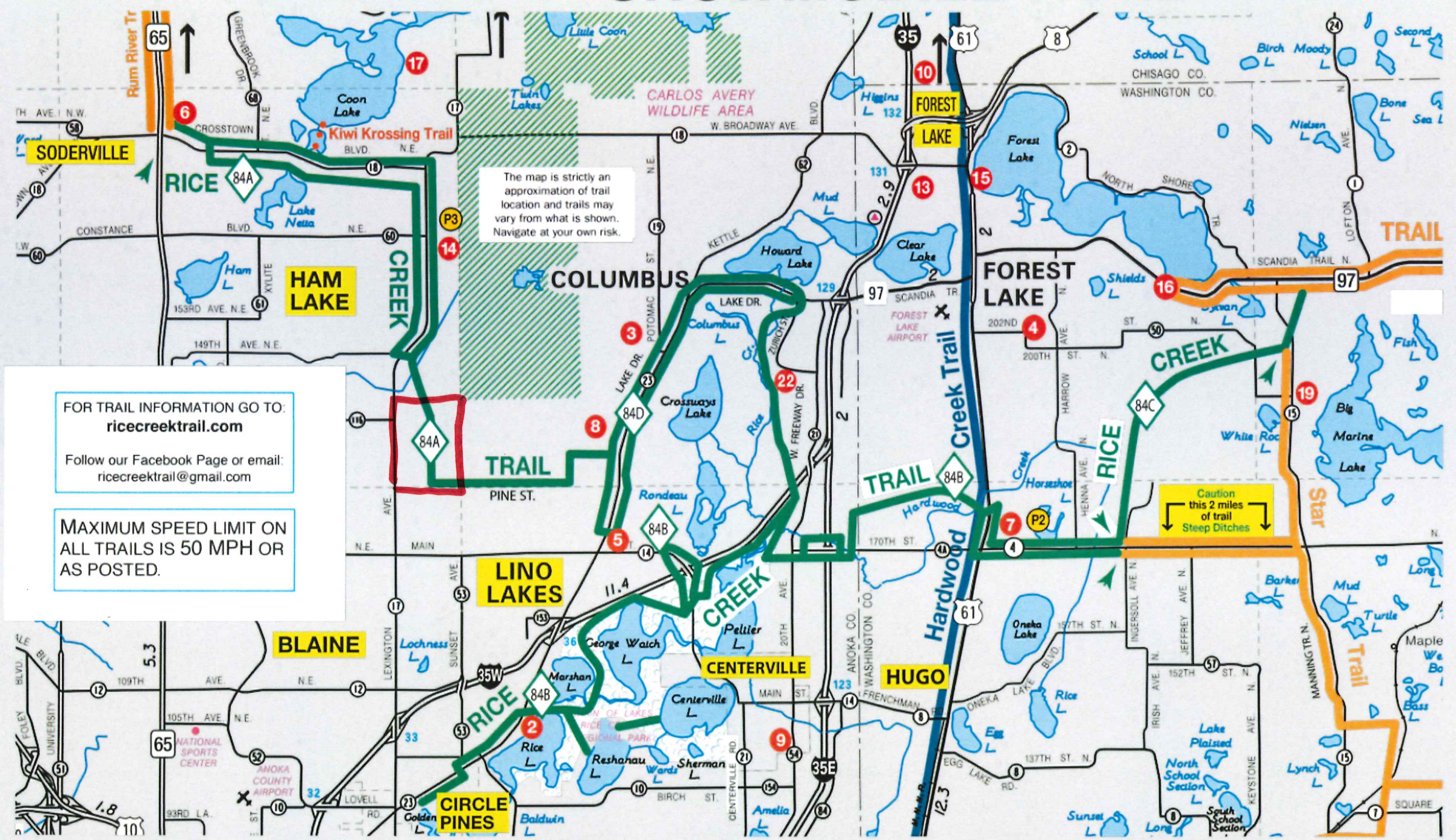


**- PLEASE -
STAY ON TRAIL
OR WE WILL LOSE IT!**
TRAILS OPEN DECEMBER 1ST & CLOSE APRIL 1ST

RICE CREEK TRAIL ASSOCIATION SNOWMOBILE TRAIL



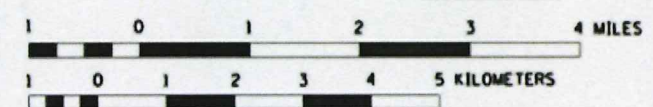
Parking / Unloading
● Blacksmith Lounge
● One Stop
Food: 2, 5, 7, 9, 16, 17, 22
Repair: 4, 8, 10, 13, 15
Gas: 5, 17, 19



FOR TRAIL INFORMATION GO TO:
ricecreektrail.com
Follow our Facebook Page or email:
ricecreektrail@gmail.com

MAXIMUM SPEED LIMIT ON
ALL TRAILS IS 50 MPH OR
AS POSTED.

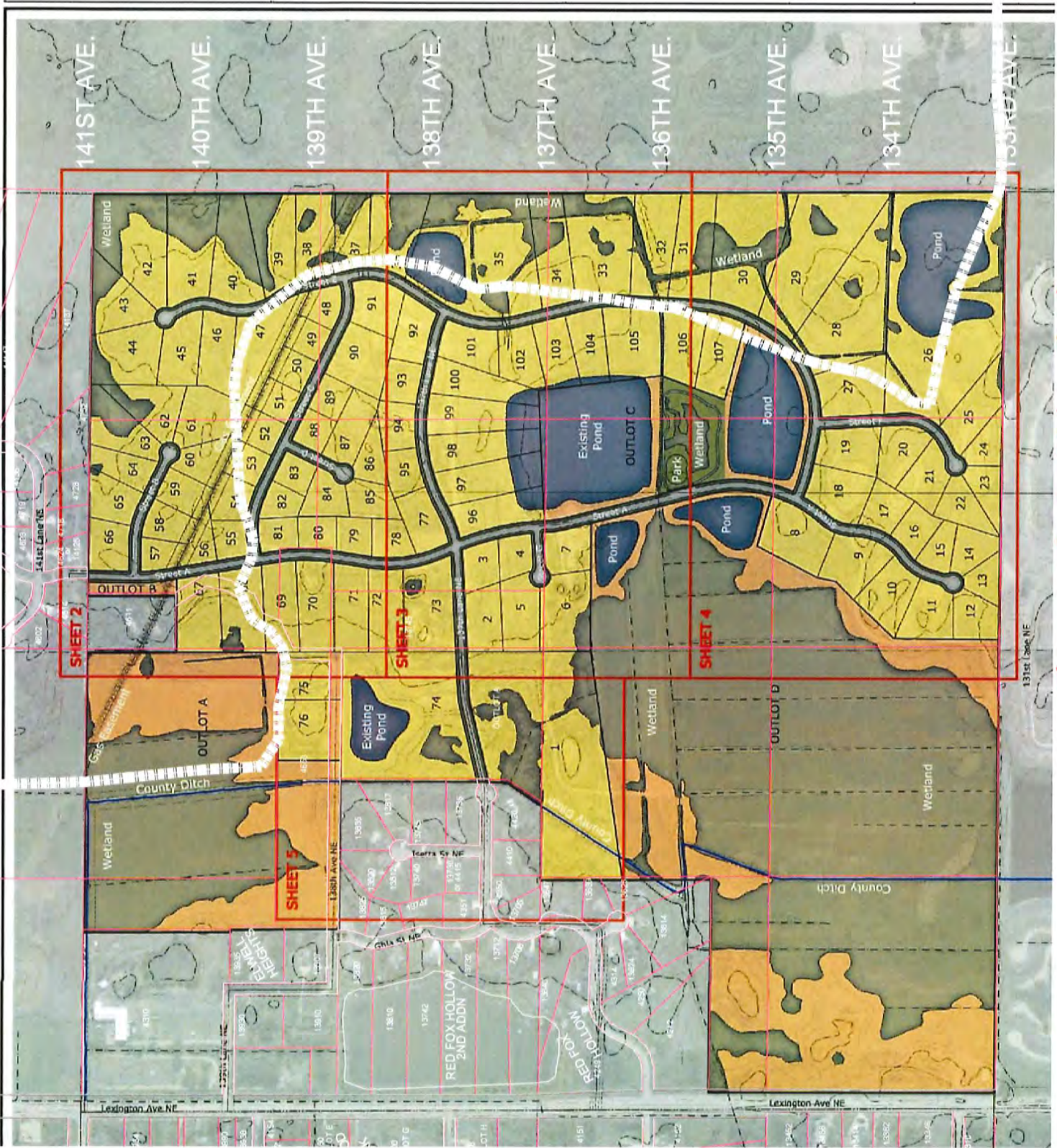
CENTERVILLE		
1	WISEGUYS	(651) 653-1077
COLUMBUS		
1	FRONTIER AG	(651) 464-5776
3	UNIQUE COLLISION & CUSTOM	(651) 253-2582
COON LAKE		
7	SMOKEY'S PUB & GRILL	(651) 464-6046
EAST BETHEL		
1	NORTHWAY SPORTS	(763) 413-8988
FOREST LAKE		
1	SPEEDWERX	(651) 982-6020
13	METCALF SERVICE CENTER	(651) 464-6925
15	ECOFUN MOTORSPORTS	(612) 321-8867
16	OLD LOG CABIN	(651) 433-5646
22	RUNNING ACES	(651) 925-4600
HAM LAKE		
1	ONE STOP	(763) 999-5098
HUGO		
7	BLACKSMITH LOUNGE	(651) 429-4116
LINO LAKES		
2	TRAPPERS BAR & GRILL	(651) 982-6020
3	BILL'S SUPERETTE	(651) 200-4449
NORTH BRANCH		
10	OLSON POWER & EQUIPMENT INC.	(651) 674-4494
SCANDIA		
10	BIG MARINE LAKE STORE	(651) 433-5019
RG REALTY GROUP-JEFF HANZAL (612) 750-1442		
HEARTWOOD RESORT Heartwoodresort.com		



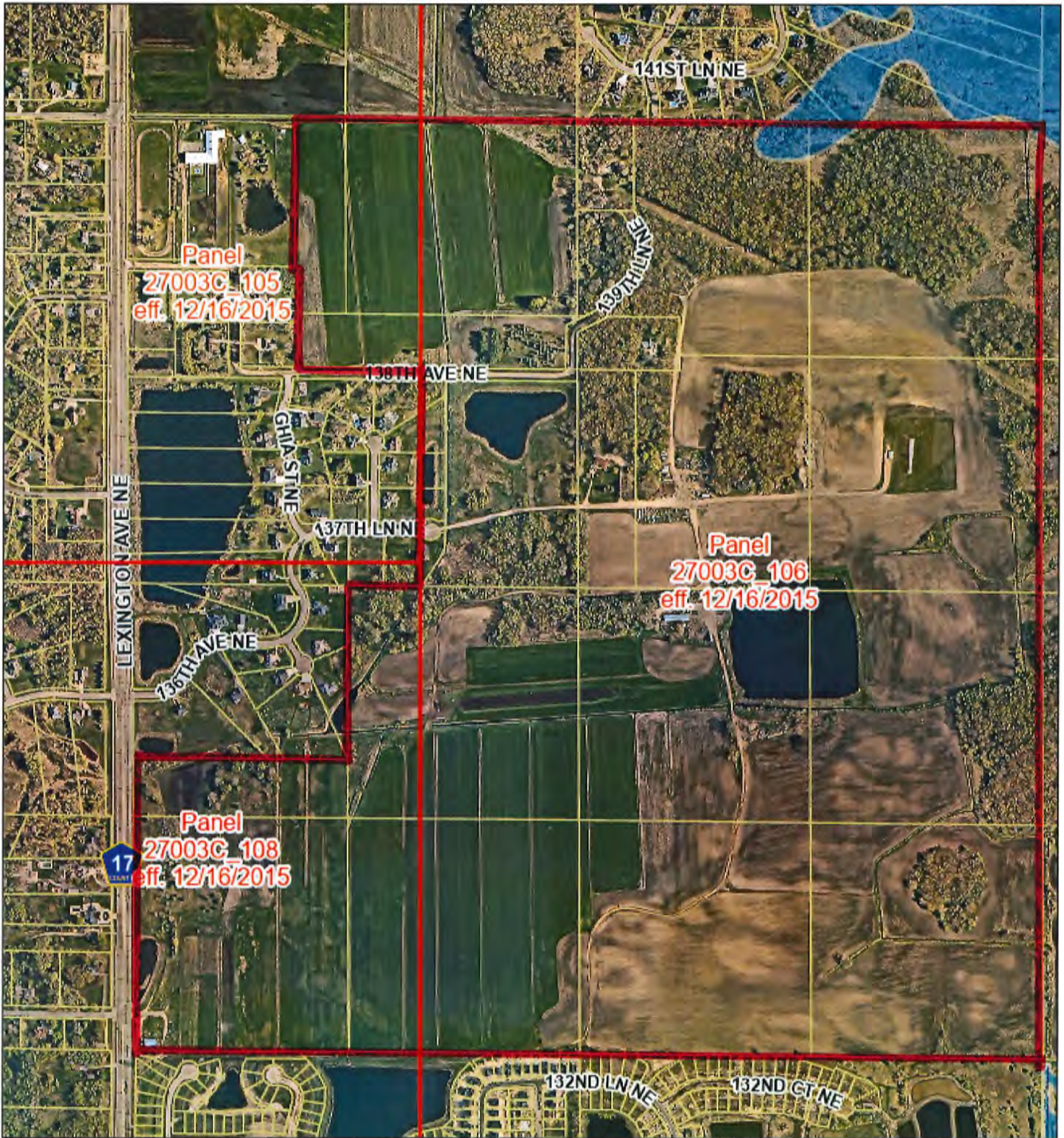
**- MAPS AVAILABLE AT MOST SPONSORS -
- ADDITIONAL ADVERTISING ON BACK -**



MN DNR Interactive
Snowmobile Map



SNOWMOBILE TRAIL 84A



Legend

FIRM Panels		Flood Hazard Zones	
	FIRM Panels		Zone A
	Base Flood Elevation		Zone AE
	Cross Sections		Zone AE Floodway

AerialsFlown: Fall 2017

Vertical Datum for Contours: NAVD88

Contours Source: Minnesota Department of Natural Resources

The information on this map was compiled from public data sources. Anoka County cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product.

9/4/2024, 2:21:33 PM 0 0.1 0.2 0.4 mi



DISCLAIMER - The FEMA base flood elevations are used to determine flood insurance rates and whether flood insurance is mandatory. Please note: (1) The city (or township) and watershed district regulations require minimum floor elevations higher than the FEMA base flood elevations (BFEs). Check with your city (or township) on those requirements for any additions or new construction. (2) Areas OUTSIDE of the FEMA mapped zones still have flooding risk. Floods higher than base flood elevations can occur and have occurred all over Minnesota. Those with low floors below or near the base flood elevations are especially encouraged to consider purchasing a Preferred Risk Policy, which is a discounted flood insurance option for those "outside" of the FEMA flood zones. (3) Areas OUTSIDE of the FEMA mapped zones are still subject to city (or township) and watershed district regulation of minimum elevations.

Created by:



Minnesota Department of Natural Resources
Division of Ecological & Water Resources
500 Lafayette Road, Box 25
St. Paul, MN 55155-4025

June 13, 2024

Melissa Barrett
Kjolhaug Environmental Services Company

RE: Natural Heritage Review of the proposed **Elwell Farm**,
T32N R23W Sections 25 and 36; Anoka County

Dear Melissa Barrett,

For all correspondence regarding the Natural Heritage Review of this project please include the project ID **MCE-2024-00414** in the email subject line.

As requested, the [Minnesota Natural Heritage Information System](#) has been reviewed to determine if the proposed project has the potential to impact any rare species or other significant natural features. Based on the project details provided with the request, the following rare features may be impacted by the proposed project:

Ecologically Significant Areas

- The proposed project is partially within **Carlos Avery Natural Area** which the Minnesota Biological Survey (MBS) has identified a Site of *Outstanding* Biodiversity Significance. Sites of Biodiversity Significance have varying levels of native biodiversity and are ranked based on the relative significance of this biodiversity at a statewide level. Sites ranked as *Outstanding* contain the best occurrences of the rarest species, the most outstanding examples of the rarest native plant communities, and/or the largest, most intact functional landscapes present in the state.

This Site contains several rare (S1, S2, S3) and non-rare (S4, S5) native plant communities within and directly adjacent to the proposed project. **Cattail Marsh (Northern)** (MRn83b) native plant community is considered **imperiled** (S2) within Minnesota. **Black Ash - Yellow Birch - Red Maple - Basswood Swamp (Eastcentral)** (WFn55b) native plant community is considered **vulnerable to extirpation** (S3) within Minnesota. **Oak - (Red Maple) Woodland** (FDs37a), **Black Ash - Yellow Birch - Red Maple - Alder Swamp (Eastcentral)** (WFn64b), and **Sedge Meadow** (WMn82b) native plant communities are all considered **uncommon but not rare** (S4) within Minnesota.

The DNR recommends that the project be designed to avoid impacts to these ecologically significant areas. Actions to avoid or minimize disturbance include, but are not limited to, the following recommendations:

- As much as possible, operate within already-disturbed areas.
- Avoid MBS Sites and native plant communities ranked S1, S2, or S3.
- Retain a buffer between proposed activities and the MBS Site.
- If working in an MBS Site:
 - Minimize vehicular disturbance in the MBS Site (allow only vehicles/equipment necessary for construction activities).
 - Do not park equipment or stockpile supplies in the MBS Site.
 - Do not place spoil in the MBS Site or other sensitive areas.
- If possible, conduct the work under frozen ground conditions.
- Use effective erosion prevention and sediment control measures.
- Inspect and clean equipment prior to operation and follow recommendations to [prevent the spread of invasive species](#).
- Revegetate disturbed soil with [native species suitable to the local habitat](#) as soon after construction as possible.
- Use only weed-free mulches, topsoils, and seed mixes. Of particular concern are birdsfoot trefoil (*Lotus corniculatus*) and crown vetch (*Coronilla varia*), two invasive species that are sold commercially and are problematic in prairies and disturbed open areas.

MBS Sites of Biodiversity Significance and DNR Native Plant Communities can be viewed using the Explore page in [Minnesota Conservation Explorer](#) or their GIS shapefiles can be downloaded from the [MN Geospatial Commons](#). Please contact the [NH Review Team](#) if you need assistance accessing the data. Reference the [MBS Site Biodiversity Significance](#) and [Native Plant Community](#) websites for information on interpreting the data. To receive a list of MBS Sites of Biodiversity Significance and DNR Native Plant Communities in the vicinity of your project, create a [Conservation Planning Report](#) using the Explore Tab in [Minnesota Conservation Explorer](#).

- If the Wetland Conservation Act (WCA) is applicable to this project, please note that native plant communities with a Conservation Status Rank of S1 through S3 or wetlands within *High* or *Outstanding* MBS Sites of Biodiversity Significance may qualify as Rare Natural Communities (RNC) under WCA. Minnesota Rules, part 8420.0515, subpart 3 states that a wetland replacement plan for activities that modify a RNC must be denied if the local government unit determines the proposed activities will permanently adversely affect the RNC. If the proposed project includes a wetland replacement plan under WCA, please contact your [DNR Regional Ecologist](#) for further evaluation. Please visit [WCA Program Guidance and Information](#) for additional information, including the [Rare Natural Communities Technical Guidance](#).

State-listed Species

- [Rubus stipulatus](#) (a bristle-berry), [cross-leaved milkwort](#) (*Polygala cruciata*), [pale sedge](#) (*Carex pallescens*), and [twisted yellow-eyed grass](#) (*Xyris torta*), all state-listed **endangered** plant species, have been documented in the vicinity of the proposed project. [Black huckleberry](#) (*Gaylussacia baccata*), [Fuller's bristle-berry](#) (*Rubus fulleri*), [swamp blackberry](#) (*Rubus semisetosus*), [lance-leaf violet](#) (*Viola lanceolata*), and [toothcup](#) (*Rotala ramosior*), all state-listed **threatened** plant species, have been documented in the vicinity of the proposed project. Minnesota's Endangered Species Statute (Minnesota Statutes, section 84.0895) and associated Rules (Minnesota Rules, part 6212.1800 to 6212.2300 and 6134) prohibit the take of endangered or threatened plants or animals, including their parts or seeds, without a permit. **To demonstrate avoidance, a qualified surveyor will need to determine if suitable habitat exists within the activity impact area and, if so, conduct a survey prior to any project activities.**

Surveys must be conducted by a qualified surveyor and follow the standards contained in the [Rare Species Survey Process](#) and [Rare Plant Guidance](#). Visit the [Natural Heritage Review](#) page for a list of certified surveyors and more information on this process. Project planning should take into account that any botanical survey needs to be conducted during the appropriate time of the year, which may be limited. Please consult with the NH Review Team at Review.NHIS@state.mn.us if you have any questions regarding this process.

- [Blanding's turtles](#) (*Emydoidea blandingii*), a state-listed threatened species, have been documented in the vicinity of the proposed project. Blanding's turtles use upland areas up to and over a mile distant from wetlands, waterbodies, and watercourses. Uplands are used for nesting, basking, periods of dormancy, and traveling between wetlands. Factors believed to contribute to the decline of this species include collisions with vehicles, wetland drainage and degradation, and the development of upland habitat. Any added mortality can be detrimental to populations of Blanding's turtles, as these turtles have a low reproduction rate that depends upon a high survival rate to maintain population levels.

This project has the potential to impact this rare turtle through direct fatalities and habitat disturbance/destruction due to excavation, fill, and other construction activities associated with the project. Minnesota's Endangered Species Statute (Minnesota Statutes, section 84.0895) and associated Rules (Minnesota Rules, part 6212.1800 to 6212.2300 and 6134) prohibit the take of threatened or endangered species without a permit. As such, **the following avoidance measures are required:**

- Avoid wetland and aquatic impacts during hibernation season, between September 15 and April 15, if the area is suitable for hibernation. Ponds provide habitat for hibernation.
- Minimize impacts to small, vegetated temporary wetlands (Types 2 & 3) as much as possible.

- The proposed project area has characteristics of good turtle nesting habitat. To prevent turtles from nesting within the project area, install silt fencing or similar turtle-proof barriers around all soil stockpiles, gravel pads, and other areas of exposed soil/sand/sediment to **prevent turtle access from May 15 to July 15**.
 - Silt fencing or similar turtle-proof barriers must be buried a minimum of 10 inches, regularly inspected, and maintained as needed.
 - Temporary fencing or other barriers must be removed prior to project closeout.
 - Filter logs do not count as a turtle-proof barrier.
- Roads should be ditched, not curbed or below grade. If curbs must be used, install wildlife friendly curbs to allow turtles to leave the road. Gutters and stormwater inlets should be designed to prevent turtles from entering the storm sewer. For an example, reference “Curb Design and Small Animals” ([Chapter 1](#), Page 24) in [Best Practices for Meeting DNR General Public Waters Work Permit GP 2004-0001 \(state.mn.us\)](#).
- Limit erosion and sediment control to [wildlife friendly erosion control](#) to avoid the inadvertent take of Blanding’s turtles.
 - If installing riprap, riprap must have voids filled with gravel, soil, or other material between large stones to avoid entrapping turtles and to maintain connectivity between aquatic and upland habitat. For an example, reference vegetation riprap as described in [Best Practices for Meeting DNR General Public Waters Work Permit GP 2004-0001 \(state.mn.us\)](#) Chapter 1, Page 33
- Avoid hydro-mulch products that contain any materials with synthetic (plastic) fiber additives, as the fibers can re-suspend and flow into waterbodies.
- The [Blanding’s turtle flyer](#) must be given to all contractors working in the area.
- Check bare ground within construction areas for turtles before the use of heavy equipment or any ground disturbance.
- Report any sightings to Reports.NHIS@state.mn.us; please include date, observer, location, and photograph of the Blanding’s turtle.
- If turtles are in imminent danger, move them by hand out of harm’s way; otherwise, they are to be left undisturbed. Directions on how to move turtles safely can be found at [Helping Turtles Across the Road](#).

Please refer to the [Blanding’s turtle fact sheet](#) for additional recommendations (both lists) that may be relevant to your project.

Please contact Review.NHIS@state.mn.us to confirm that the above avoidance measures will be implemented or to inform us that they are not feasible. If the measures are not feasible, a project-specific avoidance plan will likely be needed.

- The Natural Heritage Information System (NHIS) tracks bat roost trees and hibernacula plus some acoustic data, but this information is not exhaustive. Even if there are no bat records listed nearby, all of Minnesota's bats, including the federally endangered northern long-eared bat ([Myotis septentrionalis](#)), can be found throughout Minnesota. During the active season (approximately April-November) bats roost underneath bark, in cavities, or in crevices of both live and dead trees. Tree removal can negatively impact bats by destroying roosting habitat, especially during the pup rearing season when females are forming maternity roosting colonies and the pups cannot yet fly. To minimize these impacts, **the DNR recommends that tree removal be avoided from June 1 through August 15.**
- Please visit the [DNR Rare Species Guide](#) for more information on the habitat use of these species and recommended measures to avoid or minimize impacts.

Federally Protected Species

- To ensure compliance with federal law, conduct a federal regulatory review using the U.S. Fish and Wildlife Service's (USFWS) online [Information for Planning and Consultation \(IPaC\) tool](#).

Environmental Review and Permitting

- Please include a copy of this letter and the MCE-generated Final Project Report in any state or local license or permit application. Please note that measures to avoid or minimize disturbance to the above rare features may be included as restrictions or conditions in any required permits or licenses.

The Natural Heritage Information System (NHIS), a collection of databases that contains information about Minnesota's rare natural features, is maintained by the Division of Ecological and Water Resources, Department of Natural Resources. The NHIS is continually updated as new information becomes available, and is the most complete source of data on Minnesota's rare or otherwise significant species, native plant communities, and other natural features. However, the NHIS is not an exhaustive inventory and thus does not represent all of the occurrences of rare features within the state. Therefore, ecologically significant features for which we have no records may exist within the project area. If additional information becomes available regarding rare features in the vicinity of the project, further review may be necessary.

For environmental review purposes, the results of this Natural Heritage Review are valid for one year; the results are only valid for the project location and project description provided with the request. **If project details change or the project has not occurred within one year, please resubmit the project for review within one year of initiating project activities.**

The Natural Heritage Review does not constitute project approval by the Department of Natural Resources. Instead, it identifies issues regarding known occurrences of rare features and potential impacts to these rare features. Visit the [Natural Heritage Review website](#) for additional information

regarding this process, survey guidance, and other related information. For information on the environmental review process or other natural resource concerns, you may contact your [DNR Regional Environmental Assessment Ecologist](#).

Thank you for consulting us on this matter and for your interest in preserving Minnesota's rare natural resources.

Sincerely,

Molly Barrett Digitally signed by Molly Barrett
Date: 2024.06.13 08:51:29 -05'00'

Molly Barrett
Natural Heritage Review Specialist
Molly.Barrett@state.mn.us

Cc: [Melissa Collins](#), Regional Environmental Assessment Ecologist, Central (Region 3)

Cc: [Amanda Weise](#), Regional Ecologist, Central (Region 3)

Cc: [Jennie Skancke](#), Wetlands Program Coordinator



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 6-4-2024

Date of Receipt 6-4-2024
Receipt # 99863

Meeting Appearance Dates:

Planning Commission 6-24-2024 City Council _____

Please check request(s): Tabled 6-24-24

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

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

Development/Business Name: Magnuson Estates

Address/Location of property: 17220 NASSAU ST. N.E.

Legal Description of property: _____

PIN # 09-32-23-21-0002 Current Zoning R-A Proposed Zoning R-1

Notes: 2 lot minor plat

Applicant's Name: GARY D. MAGNUSON

Business Name: NONE

Address 17220 NASSAU ST. N.E.

City HAM LAKE State MN Zip Code 55304-4949

Phone 763-434-5819 Cell Phone _____ Fax _____

Email address _____

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 Gary D. Magnuson DATE 6-4-2024

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____
City Council _____

PROPERTY TAXES CURRENT YES NO



CITY OF HAM LAKE
STAFF REPORT

To: Members of the Planning Commission

From: Mark Jones, Building and Zoning Official

Item/Title/Subject: Minor Plat of Magnuson Estates

Introduction/Discussion:

Gary Magnuson applied for city approval of a subdivision through a minor plat creating two-lots pursuant to Article 10-101 in June of this year. The plat was reviewed by the Planning Commission on June 24, 2024. The Planning Commission tabled the matter as an accessory building on the eastern side of the parcel did not meet front yard setback requirements. Mr. Magnuson was informed he needs to demo the building or move it to come into compliance with front yard setback requirements. I met Mr. Magnuson on his property to verify the distance of the building from the property line. I found it to be 24-feet from the property line. City Code requires buildings in the front yard setback to be 30-feet from the property line. I have had several conversations with Mr. Magnuson about this matter since. To date, no action has been taken on this issue.

The Magnuson homestead has been in existence since at least the 1960's. In reviewing old aerial photos, access to the parcel, via dirt or gravel roadways, became available in approximately the early 1980's. The 1985 aerial photo shows the Magnuson family having a driveway to the east accessing Nassau Street NE. In 1991 and 1992, Wisen's 11th Addition and Wisen's 12th Addition were platted, and Nassau Street was paved.

The accessory building, currently within the front yard setback, has been there for many years. This accessory building was a corn crib originally that was converted to a garage. A permit was not requested for the conversion to a garage. In 1988, Mr. Magnuson applied for a permit to construct a 30-foot by 40-foot accessory building south of the dwelling unit. A permit was issued to him for the accessory building with the condition that all existing old buildings be taken down when the new accessory building was completed.

Residents may have pre-existing, non-conforming structures on their parcels. However, when an application is submitted to the City for new permits, plat approval, etc. all parcels must be brought into compliance with current City Code requirements.

Recommendation:

I recommend to the Planning Commission to deny the application for subdivision through a minor plat at this time, as well as any requested zoning change. Presently Mr. Magnuson is not in compliance with city code. If Mr. Magnuson wishes to reapply for the subdivision through two-lot minor plat, he will first need to bring the property into compliance with City Code, which shall include the removal of any accessory buildings not meeting setback and size requirements.

CITY OF HAM LAKE

2932

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY


		CONTRACTOR CITY LIC. NO.		SURCHARGE FEE <u>4.00</u>
1. SITE ADDRESS <u>17220 NASSAU ST</u>		2. DATE <u>7/26/88</u>		PERMIT FEE <u>68.50</u>
3. LEGAL DESCRIPTION (Obtainable from Assessor's Office) LOT _____ BLOCK _____ ADDITION _____				PLAN CHECK FEE _____
				PENALTY FEE _____
				TOTAL FEE <u>72.50</u>
				ZONING DISTRICT <u>R-1</u>
4. OWNER (Name) (Address) (Tel. No.) <u>PARY MAGNUSON</u> <u>SAME</u> <u>434-4757</u>				FIRE ZONE _____
5. ARCHITECT (Name) (Address) (Tel. No.)				AGGREGATE FLOOR AREA <u>1200</u>
6. CONTRACTOR (Name) (Address) (Tel. No.)				FLOOR AREA RATIO _____
7. TYPE OF WORK NEW CONSTRUCTION <input checked="" type="checkbox"/> ALTERATIONS <input type="checkbox"/> ADDITION <input type="checkbox"/> FINISH ATTIC <input type="checkbox"/> FINISH BASEMENT <input type="checkbox"/> PORCH <input type="checkbox"/> GARAGE <input type="checkbox"/> REROOF <input type="checkbox"/> RESIDE <input type="checkbox"/> MISC: _____ REMARKS: <u>30x40 FRAME GARAGE ON FLOATING SLAB</u> <u>EXISTING OLD BLDG TO BE TAKEN DOWN WHEN NEW BLDG IS</u>				OFFSTREET PARKING SPACES REQ. _____ SPACES ON PLAN _____
8. BUILDING USE <u>PRIVATE STORAGE</u>		9. OCCUPANCY <u>COMPLETE</u> <u>M</u>		LOADING BERTHS NUMBER REQ. _____ NUMBER PROVIDED _____ SIZE OF EACH _____
10. SIZE OF STRUCTURE (Height) (Width) (Depth) <u>30</u> <u>40</u>	11. NO. OF STORIES <u>1</u>	12. ESTIMATED COST 12000 <u>8000.00</u>		NUMBER OF OCCUPANTS OR SEATS OCCUPANTS _____ SEATS _____
13. COMPLETION DATE	14. PROPERTY DIMENSIONS WIDTH DEPTH	15. NO. OF FAMILIES (If Applicable)		MATERIAL FILED WITH APPLICATION SOIL TESTS <input type="checkbox"/> PILING LOGS <input type="checkbox"/> PLANS & SPECS. <input type="checkbox"/> SETS _____ SURVEY <input type="checkbox"/> COPIES _____
16. BUILDING TYPE <u>WOOD FRAME</u>	17. PROPERTY AREA SQ. FT. <u>6AC</u>	18. LOT AREA PER FAMILY SQ. FT.		PROPOSED GRADE FOUNDATION IN RELATION TO CURB OR CROWN OF STREET:
19. FRONT YARD FT.	20. REAR YARD FT.	21. SIDE YARDS (1) FT (2) FT. ET. (1x2) FT.		CERTIFICATE OF OCCUPANCY ISSUED DATE _____ BY _____
22. FLOOR AREA APPORTIONMENT USE.				
AGGREGATE FLOOR				
MEETS STATE ENERGY CONSERVATION CODE		YES	NO	

ACKNOWLEDGEMENT AND SIGNATURE

The undersigned hereby represents upon all of the penalties of law, for the purpose of inducing the City of Ham Lake to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the ordinances of the City of Ham Lake, The State of Minnesota, and rulings of the Building Department.

George Magnuson
SIGNATURE

Don Anderson
APPROVED



NEW BUSINESS:

Gary Magnuson requesting Sketch Plan approval for the minor Plat of Magnuson Estates (2 lots) in Section 9

Mr. Gary Magnuson was present. Mr. Magnuson stated he wants to sell part of his property. Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated this application is for a minor subdivision and the preliminary and final plat review will be done together at a future meeting. Engineer Krugler stated the proposed subdivision is adjacent to Crosstown Boulevard NE which will require a 15-foot bike path easement adjacent to the drainage and utility easement of Lot 1. Engineer Krugler stated the Lot 1 septic area must be located outside of the trail easement. Engineer Krugler stated there are two existing accessory buildings on Lot 2; the accessory building closest to Nassau Street NE on Lot 2 is within the 30-foot front-yard setback and exceeds the accessory building size allowed in a front yard so it will need to be removed. (Per a site visit by Building Official Jones on June 25, 2024, the building does not exceed building size allowed in the front yard but is within the front-yard setback.) Engineer Krugler stated a septic compliance inspection will be required for the existing septic system. Engineer Krugler stated the applicant needs to submit plans to the Coon Creek Watershed District to determine if a permit is needed. Commissioner Dixson asked if there are any parkland requirements. Engineer Krugler stated the parkland requirement will be fulfilled by dedicating land for the bike path easement. Chair Pogalz asked Mr. Magnuson if he was aware of the items mentioned by Engineer Krugler. Mr. Magnuson stated he was not. There was discussion about the accessory building on Lot 2 that exceeds the size allowed in the front yard. Mr. Magnuson was somewhat taken aback with the requirement to remove the accessory building closest to Nassau Street NE. It was determined Building Official Jones would meet Mr. Magnuson onsite to measure the building and explain actions that need to be taken for this plat. **Motion by Pogalz, seconded by Lejonvarn, to table Sketch Plan Approval for the minor plat of Magnuson Estates as submitted by Gary Magnuson until Mr. Magnuson has been able to meet with Building Official Jones and consult further with his surveyor about requirements for this plat and obtain pictures of the building that is in the 30-foot front-yard setback of the proposed minor subdivision. All present in favor, motion carried.**

Commissioner Entsminger removed himself from the table due to being the applicant with ownership interest in the next agenda.

Jeff Entsminger, Entsminger Enterprises, LLC, requesting Sketch Plan approval for a minor plat located at 2045 Constance Boulevard NE (3 Single Family Residential lots and 1 outlot) in Section 16

Mr. Jeff Entsminger stated he is interested in purchasing the property. (Sale of the property is contingent on receiving City approval of the plat.) Mr. Entsminger stated he purchased the parcel addressed as 16337 Mankato Street NE and moved a house onto the parcel last year. Mr. Entsminger stated he wants to create and sell three lots along Constance Boulevard NE and combine the larger outlot with the 16337 Mankato Street NE parcel. Commissioner Lejonvarn asked Mr. Entsminger if access to the back lot would be via 164th Avenue NE. Mr. Entsminger stated the outlot will be adjoined to 16337 Mankato Street NE and access would be via the Mankato Street NE easement; most of the outlot is in a flood zone. Mr. Entsminger stated there is an old farmhouse

Memorandum

Date: June 5, 2024
To: Planning Commissioners
From: Tom Collins, City Engineer *TPC*
Subject: Magnuson Estates Sketch Plan

Introduction:

The Sketch Plan proposes to subdivide the 5.93-acre (excludes Nassau Street right-of-way) 17220 Nassau Street (09-32-23-21-0002) parcel into two residential lots. The parcel is zoned Rural Single Family Residential (R-A) and both parcels will need to be rezoned to Single Family Residential (R-1). A 500-scale zoning map, a 400-scale half-section map and a 300-scale aerial photo are attached.

Discussion:

The proposed subdivision falls under the Minor Plat portion of City Code Section 10-101. Consideration of approving both the preliminary and final plat will be before the Planning Commission at the same meeting, following the public hearing.

The attached bike trail system map identifies a future bike path adjacent to Crosstown Boulevard. A 15-foot-wide trail easement is required adjacent to the northerly 10-foot drainage and utility easement of Lot 1. The easement dedication will satisfy the parkland dedication requirements of 10-420B of City Code. The Lot 1 septic area must be located outside of the trail easement.

Both lots meet the requirements of 10-430I lot standards of City Code. The existing buildings are proposed to remain on Lot 2. The existing 2,000 +/- square foot shed is located within the 30-foot front-yard setback and exceeds the 800 square-foot maximum accessory building size allowed in front yards per 9-370.1 of City Code. The accessory building will need to be removed before the plat can be recorded at Anoka County. Future submittals are to show the Lot 1 building setbacks from the west and south property lines for compliance with 11-411.2C of City Code.

A compliance inspection will be required for the existing septic system per 11-450.4c of City Code. The original septic system was replaced in 2016 to a secondary septic area, so per the Building Official borings are not required for a secondary septic area for Lot 2. The Plan shows the location and surface elevation of soil borings. The boring logs indicate that Lot 1 will support two standard septic systems in accordance with Minnesota Rules 7080. A septic designer certification will be required prior to consideration of Preliminary Plat approval.

Submittal to the Coon Creek Watershed District (CCWD) is required to determine whether a CCWD Permit is required. It is anticipated that a CCWD permit will be required, based on existence of wetlands per the attached Minnesota DNR National Wetland Inventory exhibit. The results of a DNR Natural Heritage Information System data review determining whether any state-protected species may be located within the Minor Subdivision boundary will need to be supplied. No portion of the parcel is located in the FEMA Zone A 100-year flood boundary.

Crosstown Boulevard (County State Aid Highway 18) is under the jurisdiction of Anoka County. The preliminary plans will need to be submitted to the County for review and approval drainage and Crosstown Boulevard right-of-way width.

Recommendations:

It is recommended that the Magnuson Estates Sketch Plan be recommended for approval.

Preliminary Plat of MAGNUSON ESTATES

CITY OF HAM LAKE
ANOKA COUNTY, MN

RECEIVED
JUL 16 2024

SOILS CHART

Map symbol & soil name	Hydrologic group	Water table depth (in)
ZmB: Zimmerman fine sand, 1 to 6 percent slopes	A	>80
LnA: Lino loamy fine sand, 0 to 4 percent slopes	A/D	18
Iw: Isanti fine sandy loam	A/D	0

• Data from USDA Web Soil Survey

SCHEDULE OF LIVABILITY AREAS FOR LOTS

Block	Lot	Total Lot Area (Ac)	Livable Area (Ac)
1	1	1.72	1.22
1	2	4.21	2.76

Note: For the purpose of this plat, livable area is defined by lots containing at least 29,500 square feet of land which lies above the 100 year flood contour and not encroaching into easement areas.

Property Description:

The West 1/2 of the NE 1/4 of the NW 1/4 of Section 9, Township 32, Range 23, EXCEPT plat of ROSE CREST, ALSO EXCEPT Road, subject to easements of record

Survey Notes:

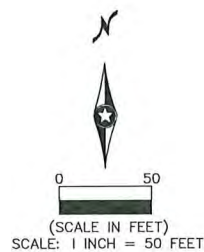
- This survey was performed without the benefit of a title report. No search for easements or restrictions was made by the surveyor. We reserve the right to update this survey upon receipt of title documentation.
- Contours were created using RTK GPS Methods (NAVD 88).
- An official wetland delineation was not performed. Owner said that a wetland delineation was not required at this time.
- House type and lowest floor are suggested at this time. Soil boring information that was completed by ARK Septic, LLC may show a different house type and low floor may be acceptable. Soil borings were not provided to us.
- Subject property is located within Zone X (unshaded) area determined to be outside the 0.2% (100 year) annual chance floodplain per Map Number 27003C0215E, Effective Date December 16, 2015.

I hereby certify that a boundary survey has been completed for the preliminary plat of MAGNUSON ESTATES, Anoka County, MN

Signed: *Craig Wensmann*
Craig A. Wensmann
Date: 4/5/24 Lic. No. 47466

TYPICAL HOUSE PAD

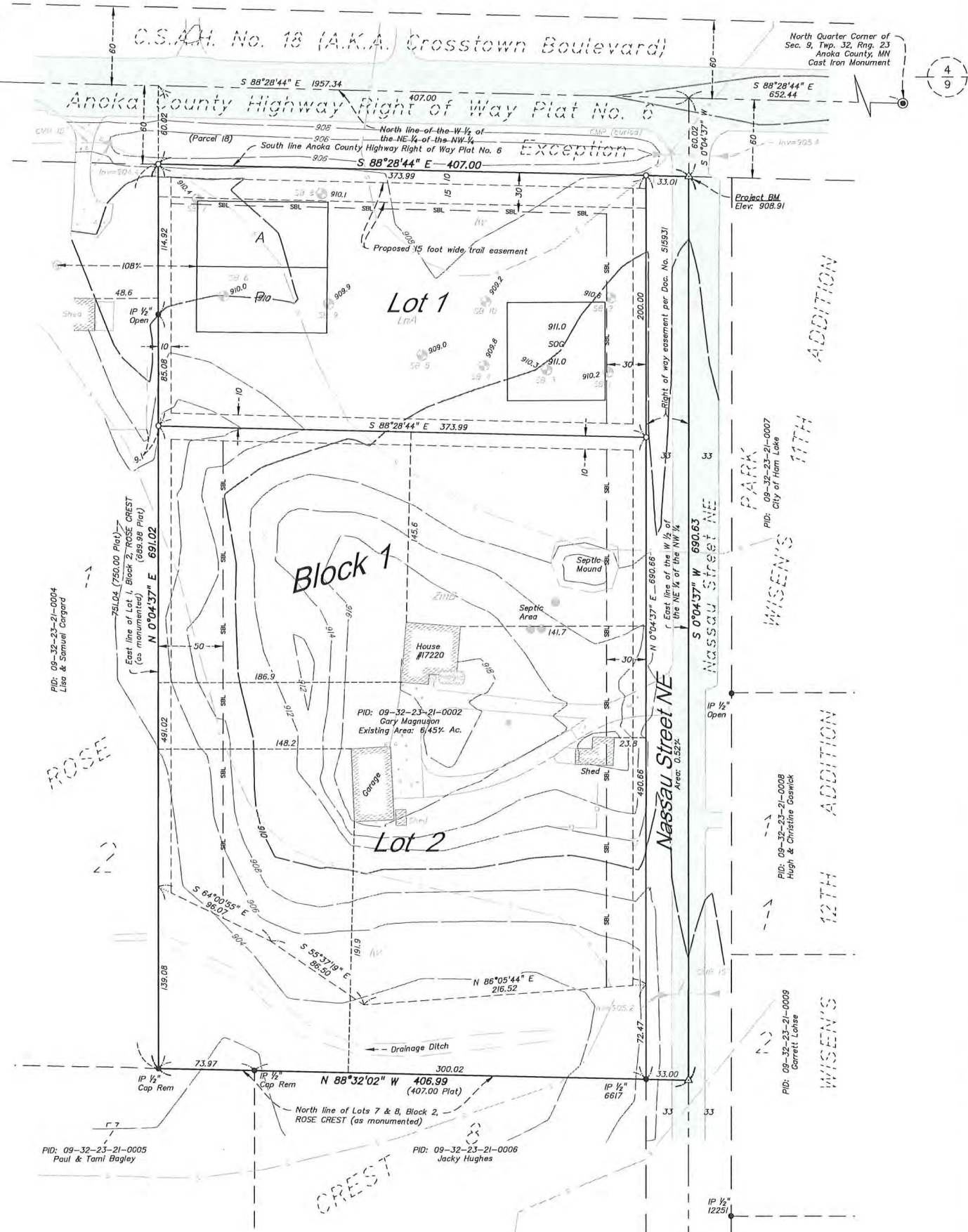
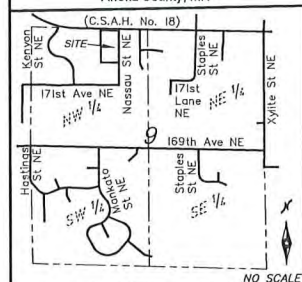
970.0	SUGGESTED GARAGE FLOOR ELEVATION
906	SUGGESTED BUILDING TYPE
962.0	SUGGESTED LOW FLOOR ELEVATION
SOG =	Denotes SLAB ON GRADE



LEGEND:

- Denotes electrical cabinet
- Denotes septic manhole
- Denotes telephone pedestal
- Denotes soil Borings by ARK Septic, LLC
- Denotes well
- Denotes air conditioning
- Denotes light pole
- Denotes propane tank
- LS 6617 Denotes Donald Hult, LS
- LS 12251 Denotes Jeffery Caine, LS
- Denotes bituminous surface
- Denotes concrete surface
- Denotes gravel surface
- Denotes wood fence
- Denotes barbed wire fence
- Denotes easement
- Denotes right of way
- Denotes major contour
- Denotes minor contour
- Denotes existing adjoiners
- Denotes building setback line
- Denotes soil type boundary
- Denotes soils classification type

VICINITY MAP
Sec. 9, Twp. 32, Rng. 23
Anoka County, MN



Bearings are based on the Anoka County coordinate system (NAD83 96adj.). For the purpose of this plat, the north line of the W 1/2 of the NE 1/4 of the NW 1/4 is assumed to bear South 88 degrees 28 minutes 44 seconds East

- Denotes found iron monument
- Denotes 1/2 inch by 1/4 inch iron monument with a plastic plug stamped R.L.S. 47466
- ⊙ Denotes found cast iron monument
- ⊕ Denotes set nail

REFERENCE BENCHMARK:
MNDOT Geodetic Monument "0208 AG"
Elevation = 906.62 feet (NAVD 88)

PROJECT BENCHMARK:
Mag Nail at the NE corner of the subject property.
Elevation = 908.91 feet (NAVD 88)

OWNER/DEVELOPER:
Gary Magnuson
17220 Nassau St. NE
Ham Lake, MN 55304

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

TOTAL AREA: 6.45± Acres
EXISTING ZONING: R-A Rural Single Family Residential
PROPOSED ZONING: R-1 Single Family Residential
MINIMUMS:
20' Width
1.0 Acre

Denotes BUILDING SETBACKS:
30' Front/Corner
10' Side
50' Rear

Drainage and Utility Easements are shown thus:

N.T.S.
Being 10 feet in width and adjoining right-of-way lines, also being 10 feet in width and adjoining side lot lines, unless otherwise indicated, as shown on plat.

DATE: 4/4/24
FIELD DATE: April 2nd, 2024
BK/Pg: 2.10/Pg. 51
DRAWN BY: CK
CHECKED BY: CAW
DWG FILE: 24-0132 Prelim
FILE NO: 24-0132.00

REVISIONS:
1 7/16/24 Added trail easement

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

Signed: *Craig Wensmann*
Craig A. Wensmann
Date: 4/5/24 Lic. No. 47466

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

PRELIMINARY PLAT
for
Gary Magnuson
MAGNUSON ESTATES
City of Ham Lake
Anoka County, MN

BOGART, PEDERSON & ASSOCIATES, INC.

Preliminary Plat of MAGNUSON ESTATES

CITY OF HAM LAKE
ANOKA COUNTY, MN

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Elevation = 908.91 feet (NAVD 88)

OWNER/DEVELOPER:
Gary Magnuson
17220 Nossou St. NE
Ham Lake, MN 55304

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

TOTAL AREA: 6.45± Acres

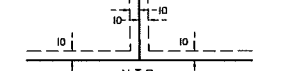
EXISTING ZONING: R-A Rural Single Family Residential

PROPOSED ZONING: R-1 Single Family Residential

MINIMUMS:
200' Width
1.0 Acre

DENOTES BUILDING SETBACKS:
30' Front/Corner
10' Side
50' Rear

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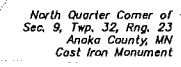
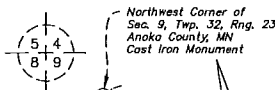
REVISIONS:

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

Signed: *Craig Wensmann*
Craig A. Wensmann
Date: 4/5/24 Lic. No. 47466

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
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13076 FIRST STREET, BECKER, MN 55308-9322
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PRELIMINARY PLAT
for
Gary Magnuson
MAGNUSON ESTATES
City of Ham Lake
Anoka County, MN



SOILS CHART

Map symbol & soil name	Hydrologic group	Water table depth (ft)
ZmB: Zimmerman fine sand, 1 to 6 percent slopes	A	>80
LnA: Lino loamy fine sand, 0 to 4 percent slopes	A/D	18
lw: lsontl fine sandy loam	A/D	0

* Data from USDA Web Soil Survey

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The West 1/4 of the NE 1/4 of the NW 1/4 of Section 9, Township 32, Range 23, EXCEPT plot of ROSE CREST, ALSO EXCEPT Road, subject to easements of record

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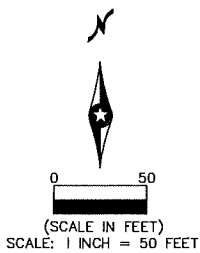
*Note: For the purpose of this plat, livable area is defined by lots containing at least 20,500 square feet of land which lies above the 100 year flood contour and not encroaching into easement areas.

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Craig A. Wensmann
Date: 4/5/24 Lic. No. 47466

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SOG	SUGGESTED BUILDING TYPE
962.0	SUGGESTED LOW FLOOR ELEVATION
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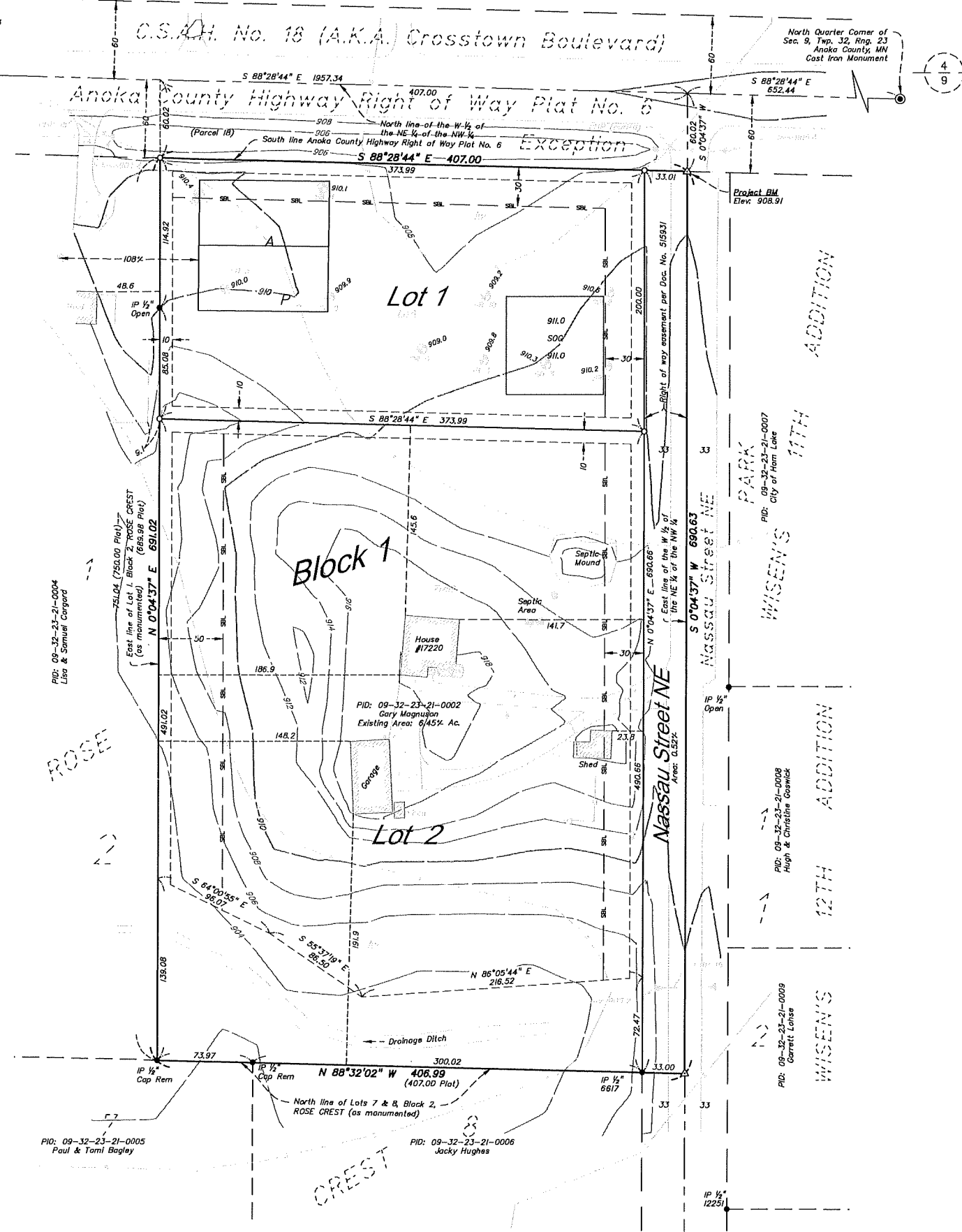
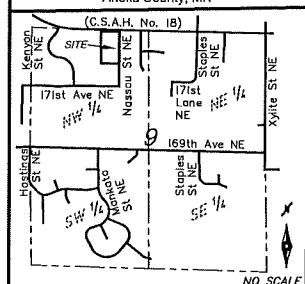


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VICINITY MAP

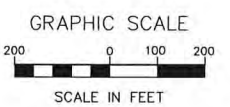
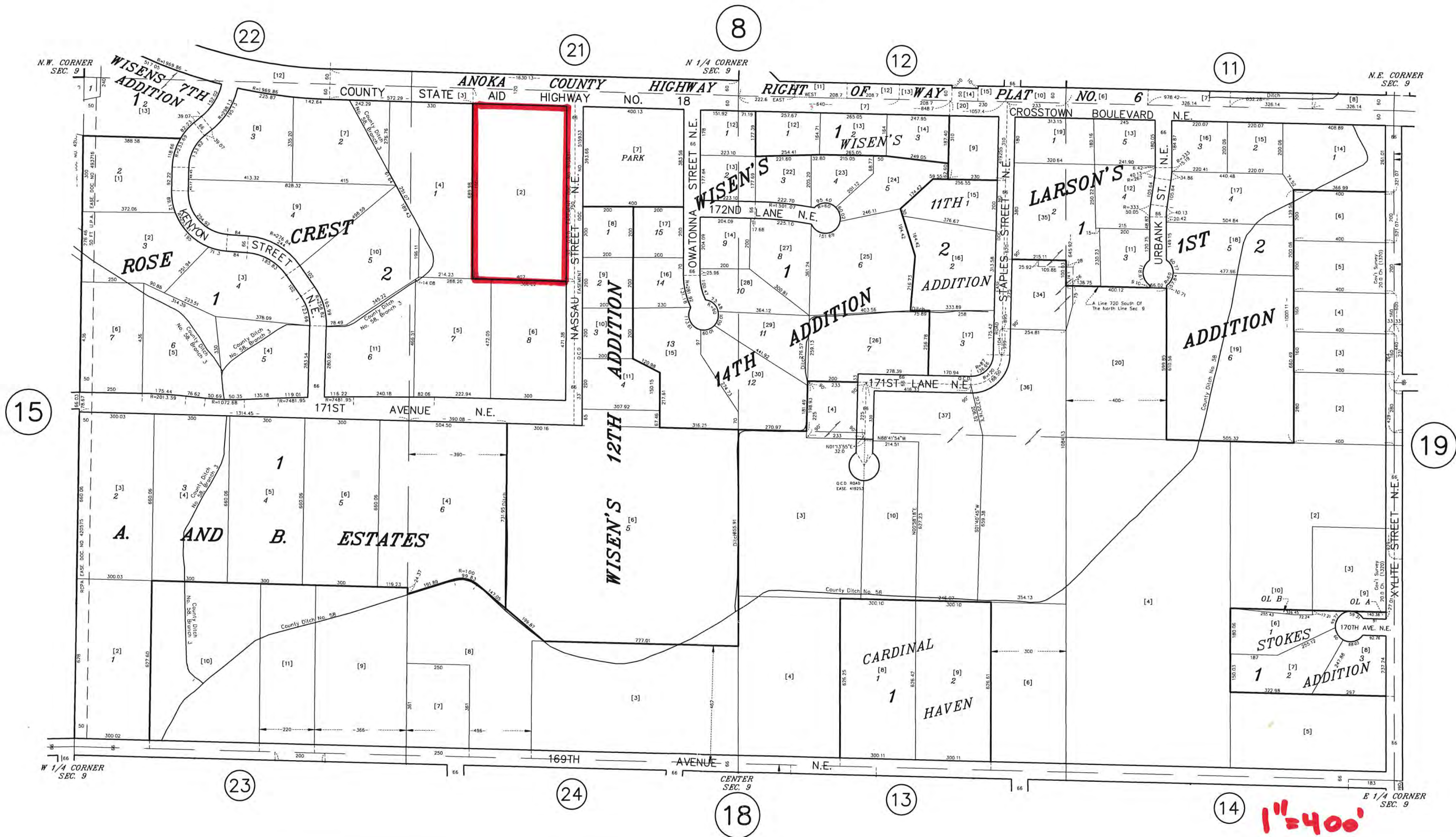
Sec. 9, Twp. 32, Rng. 23
Anoka County, MN



BOGART, PEDERSON & ASSOCIATES, INC.

N 1/2 SECTION 9, T. 32, R. 23

CITY OF HAM LAKE



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

QUARTER QUARTER INDEX

22	21	12	11
23	24	13	14
32	31	42	41
33	34	43	44

NORTH HALF OF SECTION

SOUTH HALF OF SECTION

PROPERTY IDENTIFICATION NUMBER

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

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]
EXAMPLE OF PIN NUMBER: 09-32-23-13-0009

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.

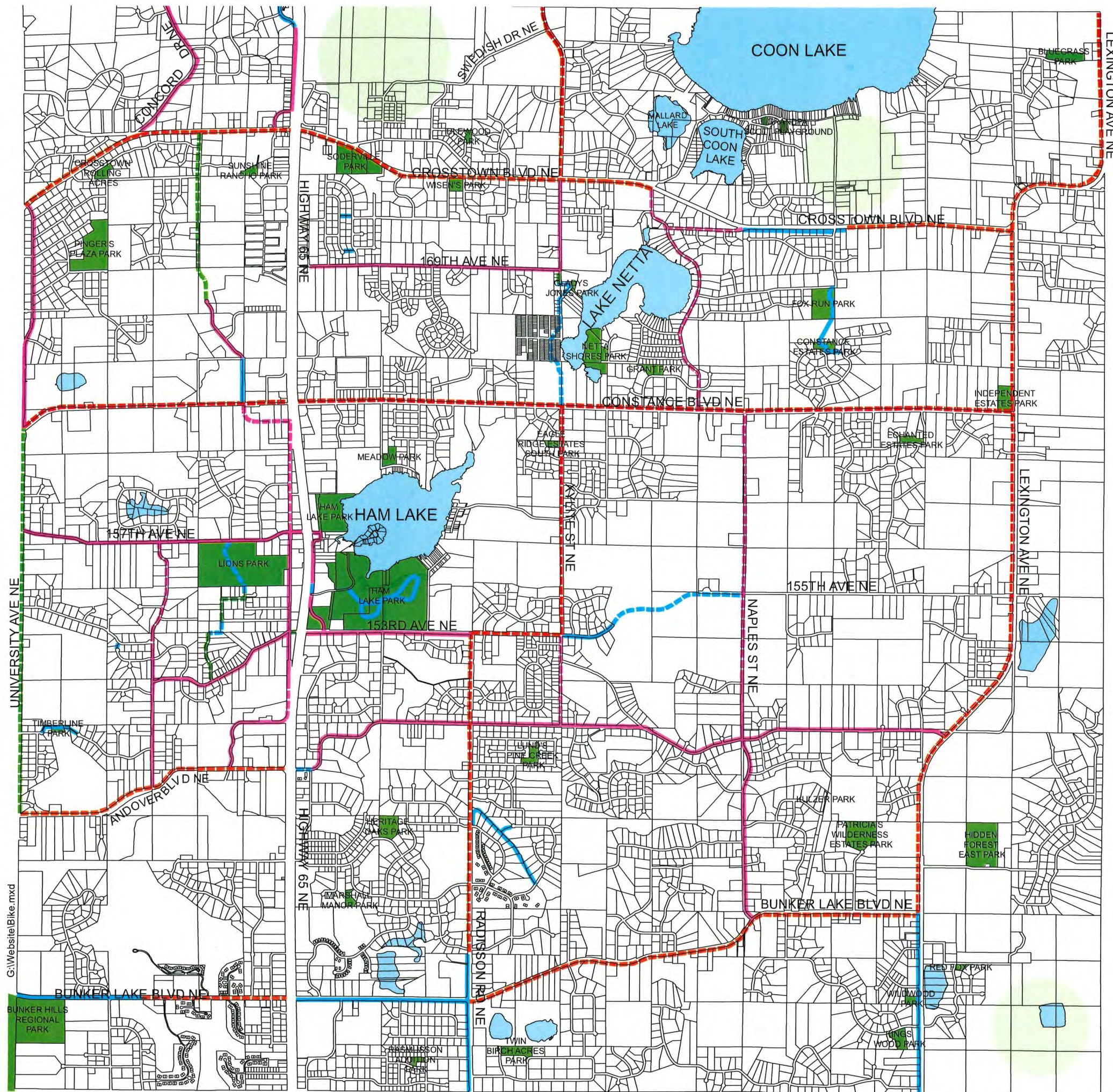


1" = 300'



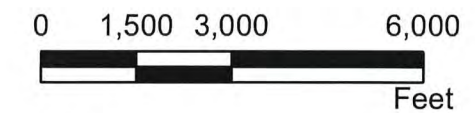
HAM LAKE, MINNESOTA

BIKE FACILITIES MAP



Legend

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



MAP DATE:

6/4/2024



G:\Website\Bike.mxd

Anoka County Parcel Viewer



Parcel Information:
Approx. Acres: 6.82179281
Commissioner: JULIE BRAASTAD
P.O. Box:
17220 NASSAU ST NE
HAM LAKE
MN 55304

Owner Information:
MAGNUSON GARY
17220 NASSAU ST NE
HAM LAKE
MN 55304



Anoka County GIS
1:1,200 Date: 8/22/2024
Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

requirements on the uses being dictated by the land use restrictions as stated by the operative documents. The City’s review of any requested change in the land use restrictions imposed shall not be limited to compliance with parking and ISTS issues.

10-600 Variances

The City Council shall have the power to authorize variances from the requirements of Article 10, and to attach such conditions to the variance as it deems necessary to assure compliance with the purpose of this Code. A variance may be permitted if the following requirements are met:

- a) There is an unusual physical hardship to the land that would prevent the reasonable usage of the land without a variance, and all the conditions of sub-paragraph b), c) and d) below are met.
- b) The variance is in harmony with the general purpose and intent of the Code and is consistent with the Comprehensive Plan.
- c) The plight of the landowner is due to circumstances unique to the property not created by the landowner; and
- d) The variance, if granted, will not alter the essential character of the locality.

Table 10-1: Lot Standards

Standards	I-P (Industrial Park) CD-1,CD-2, CD-3,CD-4 (Commercial Development)	I-1 (Light Industry)	GF (Government Facilities)
Lot Size	1 acre	1 acre	1 acre
Lot Width **	200 ft.	200 ft.	200 ft.
Front Yard Setbacks *	30 ft.	30 ft.	30 ft.
Side Yard Setbacks	10 ft.	30 ft.	10 ft.
Rear Yard Setbacks ***	20 ft.	20 ft.	10 ft.

All setbacks refer to the minimum distance between a given lot line and any building, other structure, or curb line or pavement edge of any driveway, aisle, sidewalk or parking lot.

EXCEPTION: Non-residential structures or uses shall not be located or conducted closer to any lot line of any other lot in any “R” or “PUD” District than the distances specified in the following schedule:

- Twenty Feet Off-street parking spaces and access drives for non-residential uses, churches, schools, and public or semi-public functions, recreational

facilities, entertainment facilities, motels, all business uses, and all industrial uses.

***For lots wholly abutting the turnaround circle portion of a cul-de-sac street, the Lot Width may be 60 feet as measured at the right-of-way line. For lots partially abutting the turnaround circle portion of a cul-de-sac street, the total of that frontage plus the remaining frontage on the street must total 200 or more feet.*

****Commercial Condominiums under Article 10-550(D) of this Code may have a Rear Yard Setback of 10 feet.*

Standards	R-A (Rural Res)	R-1 (Single-Family Res)	RS-1 & RS-2 (Shoreland Res.)
Lot Size	1 acre	1 acre	1 acre
Lot Width **	200 ft.	200 ft.	200 ft.
Front Yard Setbacks *	30 ft. ✖	30 ft. ✖	30 ft.
Side Yard Setbacks *****	10 ft.	10 ft.	10 ft.
Rear Yard Setbacks *****	10 ft. – Accessory Buildings, 50 ft. for All other structures	10 ft. – Accessory Buildings, 50 ft. for All other structures	10 ft. – Accessory Buildings, 50 ft. for All other structures
Standards	PUD (Planned Unit Dev.)		
Lot Size	1 acre		
Lot Width **	200 ft.		
Front Yard Setbacks *	30 ft.		
Side Yard Setbacks	10 ft.		
Rear Yard Setbacks	50 ft.		
Standards	R-AH (Aff. Housing)	Townhomes	Other
Lot Size	Sufficient for Sewerage	50'x 50'***** or 1 A.	***
Lot Width	***	***	***
Front Setback *	***	***	***
Side Setback	***	***	***
Rear Setback	***	***	***

Standards	R-2 (Multiple Family Residential)
Lot Size	3 acres or more for two unit buildings; four acres or more for three unit buildings; five acres or more for four unit buildings. For buildings having more than four units, five acres plus one acre for every unit in excess of four units.
Lot Width	300 ft.
Front Yard Setbacks *	30 ft.
Side Yard Setbacks	10 ft.
Rear Yard Setbacks	50 ft.

* 50 Ft. when abutting any State or County Highway

** For lots located on cul-de-sacs the width may be 60 feet at the right-of-way line.

*** As approved by the City Council

**** If used in connection with Common Areas owned by Association

***** For corner lots, the lot owner, at the time of application for the first building permit on the lot, may choose which of the non-road frontage lot lines shall be considered the side yard and which shall be the rear yard, regardless of which road provides the driveway access. Once this selection is made, this choice shall apply to all future building permits on this lot. For corner lots abutting two streets, both street lines shall be considered front yard, not side yard, lot lines for purposes of applying the setback requirements.

Physical Standards for RS-1 and RS-2 lands shall be identical with CD-1 or CD-2 Standards for Commercial Uses, I-1 Standards for Industrial Uses, R-A Standards for Residential Agricultural Uses, PUD Standards for planned Unit Development Uses, all subject to any modification imposed by Article 12 of this Code.

Updated through Ord 21-02, 22-04

NEW BUSINESS:

Gary Magnuson requesting Sketch Plan approval for the minor Plat of Magnuson Estates (2 lots) in Section 9

Mr. Gary Magnuson was present. Mr. Magnuson stated he wants to sell part of his property. Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated this application is for a minor subdivision and the preliminary and final plat review will be done together at a future meeting. Engineer Krugler stated the proposed subdivision is adjacent to Crosstown Boulevard NE which will require a 15-foot bike path easement adjacent to the drainage and utility easement of Lot 1. Engineer Krugler stated the Lot 1 septic area must be located outside of the trail easement. Engineer Krugler stated there are two existing accessory buildings on Lot 2; the accessory building closest to Nassau Street NE on Lot 2 is within the 30-foot front-yard setback and exceeds the accessory building size allowed in a front yard so it will need to be removed. (Per a site visit by Building Official Jones on June 25, 2024, the building does not exceed building size allowed in the front yard but is within the front-yard setback.) Engineer Krugler stated a septic compliance inspection will be required for the existing septic system. Engineer Krugler stated the applicant needs to submit plans to the Coon Creek Watershed District to determine if a permit is needed. Commissioner Dixon asked if there are any parkland requirements. Engineer Krugler stated the parkland requirement will be fulfilled by dedicating land for the bike path easement. Chair Pogalz asked Mr. Magnuson if he was aware of the items mentioned by Engineer Krugler. Mr. Magnuson stated he was not. There was discussion about the accessory building on Lot 2 that exceeds the size allowed in the front yard. Mr. Magnuson was somewhat taken aback with the requirement to remove the accessory building closest to Nassau Street NE. It was determined Building Official Jones would meet Mr. Magnuson onsite to measure the building and explain actions that need to be taken for this plat. **Motion by Pogalz, seconded by Lejonvarn, to table Sketch Plan Approval for the minor plat of Magnuson Estates as submitted by Gary Magnuson until Mr. Magnuson has been able to meet with Building Official Jones and consult further with his surveyor about requirements for this plat and obtain pictures of the building that is in the 30-foot front-yard setback of the proposed minor subdivision. All present in favor, motion carried.**

Commissioner Entsminger removed himself from the table due to being the applicant with ownership interest in the next agenda.

Jeff Entsminger, Entsminger Enterprises, LLC, requesting Sketch Plan approval for a minor plat located at 2045 Constance Boulevard NE (3 Single Family Residential lots and 1 outlot) in Section 16

Mr. Jeff Entsminger stated he is interested in purchasing the property. (Sale of the property is contingent on receiving City approval of the plat.) Mr. Entsminger stated he purchased the parcel addressed as 16337 Mankato Street NE and moved a house onto the parcel last year. Mr. Entsminger stated he wants to create and sell three lots along Constance Boulevard NE and combine the larger outlot with the 16337 Mankato Street NE parcel. Commissioner Lejonvarn asked Mr. Entsminger if access to the back lot would be via 164th Avenue NE. Mr. Entsminger stated the outlot will be adjoined to 16337 Mankato Street NE and access would be via the Mankato Street NE easement; most of the outlot is in a flood zone. Mr. Entsminger stated there is an old farmhouse

Memorandum

Date: June 5, 2024
To: Planning Commissioners
From: Tom Collins, City Engineer *TPC*
Subject: Magnuson Estates Sketch Plan

Introduction:

The Sketch Plan proposes to subdivide the 5.93-acre (excludes Nassau Street right-of-way) 17220 Nassau Street (09-32-23-21-0002) parcel into two residential lots. The parcel is zoned Rural Single Family Residential (R-A) and both parcels will need to be rezoned to Single Family Residential (R-1). A 500-scale zoning map, a 400-scale half-section map and a 300-scale aerial photo are attached.

Discussion:

The proposed subdivision falls under the Minor Plat portion of City Code Section 10-101. Consideration of approving both the preliminary and final plat will be before the Planning Commission at the same meeting, following the public hearing.

The attached bike trail system map identifies a future bike path adjacent to Crosstown Boulevard. A 15-foot-wide trail easement is required adjacent to the northerly 10-foot drainage and utility easement of Lot 1. The easement dedication will satisfy the parkland dedication requirements of 10-420B of City Code. The Lot 1 septic area must be located outside of the trail easement.

Both lots meet the requirements of 10-430I lot standards of City Code. The existing buildings are proposed to remain on Lot 2. The existing 2,000 +/- square foot shed is located within the 30-foot front-yard setback and exceeds the 800 square-foot maximum accessory building size allowed in front yards per 9-370.1 of City Code. The accessory building will need to be removed before the plat can be recorded at Anoka County. Future submittals are to show the Lot 1 building setbacks from the west and south property lines for compliance with 11-411.2C of City Code.

A compliance inspection will be required for the existing septic system per 11-450.4c of City Code. The original septic system was replaced in 2016 to a secondary septic area, so per the Building Official borings are not required for a secondary septic area for Lot 2. The Plan shows the location and surface elevation of soil borings. The boring logs indicate that Lot 1 will support two standard septic systems in accordance with Minnesota Rules 7080. A septic designer certification will be required prior to consideration of Preliminary Plat approval.

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