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, JULY 14, 2025

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: June 23, 2025

PUBLIC HEARING:

6:01 p.m. Joseph Radach of Contour Development LLC, requesting Preliminary Plat approval, and rezoning of portions of land from R-A (Rural Single Family Residential) to R-1 (Single Family Residential), for Elwell Farms (107 Single Family Residential lots and 4 outlots) in Section 36.

NEW BUSINESS: None

COMMISSION BUSINESS:

1. City Council Update

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, JUNE 23, 2025

The Ham Lake Planning Commission met for its regular meeting on Monday, June 23, 2025, in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

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

MEMBERS ABSENT: None

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

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

PLEDGE OF ALLEGIANCE:
The pledge of allegiance was recited by all in attendance.

APPROVAL OF MINUTES:
Motion by Ringler, seconded by Dixson, to approve the minutes of the May 27, 2025 Planning Commission meeting as written. All in favor, motion carried.

PUBLIC HEARING:
Ernie and Marian Rud requesting Preliminary and Final Plat approval, and rezoning of a portion of land from R-A (Rural Single Family Residential) to R-1 (Single Family Residential), for Ruds Skogsted, a residential development of one single-family residential lot and one outlot in Section 23

Mr. Ernie Rud and Mrs. Marian Rud were present. Mr. Jason Rud spoke on their behalf. Mr. Rud stated Mr. & Mrs. Rud are creating this plat for estate planning purposes. Mr. Jason Rud stated city requirements of proving livability on Outlot A, ordering a septic compliance inspection for the existing septic system on proposed Lot 1 and other criterion of the City Engineer have been addressed. Chair Pogalz asked Engineer Krugler to comment on the plat. Engineer Krugler stated the 19.2-acre parcel is being divided into one residential lot and one outlot. Engineer Krugler stated livability has been proven on the outlot so it will be treated as another lot for the purpose of meeting the requirements of Article 10-420 of the City Code with respect to easement dedication, parkland dedication and drainage fund contributions and no building restrictions will be placed on the outlot. Engineer Krugler stated proposed Lot 1 is 5.1 acres so that the existing pole

building can remain on the lot as is. Engineer Krugler stated the City Council granted the applicants permission to construct a pole building larger than 3,000 square feet on May 20, 2013. Engineer Krugler stated Public Works Superintendent Witkowski has recommended monies be paid in lieu of dedicating parkland. Engineer Krugler stated 155th Avenue NE was upgraded in 2020 and a special assessment for the upgrade was charged to residents along 155th Avenue NE. Engineer Krugler stated Mr. and Mrs. Rud must pay a portion of the deferred special assessment balance upon approval of this plat. Engineer Krugler stated right-of-way dedication, along the western edge of proposed Outlot A, for the northward extension of Vickers Street NE, will be required if Outlot A is subdivided in the future. Commissioner Lejonvarn completed the inspection, a copy which is on file. Commissioner Lejonvarn stated he met with Mr. and Mrs. Rud at the site. Commissioner Lejonvarn stated the parcel is suitable for subdivision. Commissioner Lejonvarn stated he spoke with Mr. and Mrs. Rud about monies that must be paid to satisfy the parkland dedication requirement, the drainage fees and the portion of the deferred, special assessment upon approval of the plat.

Chair Pogalz opened the public hearing at 6:06 p.m. and asked for public comment; with there being none, Chair Pogalz closed the public hearing at 6:07 p.m.

Motion by Lejonvarn, seconded by Fisher, to recommend approval of the Preliminary and Final Plat, and rezoning of a portion of land from R-A (Rural Single Family Residential) to R-1 (Single Family Residential), for Ruds Skogsted, a residential development of one single-family residential lot and one outlot in Section 23 as presented by Mr. Ernie Rud and Mrs. Marian Rud subject to a payment of $16,009.64 for a portion of the deferred special assessment due for Outlot A, paying $5,000 for parkland dedication for Lot 1 and Outlot A, paying $400 for drainage fees for Lot 1 and Outlot A, meeting all the requirements of the City Engineer and meeting all City, County and State requirements. All in favor, motion carried. *This application will be placed on the City Council's Monday, July 7, 2025, agenda.*

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

NEW BUSINESS:

Art Rosenberg of Lincoln Street Commercial, LLC, requesting Final Plat approval for the Elwell Commercial Park Development (four commercial lots and one residential outlot) in Section 29

Mr. Paul Boerboom, Mr. Art Rosenberg's counterpart, was present. Mr. Boerboom stated excavation work has started at the site and approval of the final plat will allow further progress to be made within the development. Mr. Boerboom stated he is aware that there are some outstanding details to discuss with the City Engineer related to the plat. Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated the 37.3 acres, and four existing parcels will be platted into four commercial lots and one outlot. Engineer Krugler stated the two lots adjacent to Highway 65 NE will be zoned CD-1 (Commercial Development I) and the two lots west of the proposed Johnson Street NE extension will

be zoned CD-2 (Commercial Development II). Engineer Krugler stated Outlot A, on the western edge of the plat, will be rezoned to R-A (Rural Single Family Residential) and combined with the adjacent 29-32-23-32-0005 (1163 143rd Ave NE) parcel. Engineer Krugler stated the Johnson Street NE cul-de-sac exceeds the minimum 300-foot spacing requirement from the Highway 65 NE right-of-way as required by Resolution 05-10. Engineer Krugler stated the City Council has authorized the solicitation of bids for the upgrade and reconstruction of 143rd Avenue NE. Engineer Krugler stated 143rd Avenue NE will be upgraded to MSA standards from Highway 65 NE to Lincoln Street NE to provide structural capacity for commercial traffic. Engineer Krugler stated bids for the reconstruction of 143rd Avenue NE will be opened mid-July. Engineer Krugler stated the applicants are coordinating the intersection details with him to ensure a proper connection of Johnson Street NE with 143rd Avenue NE. Engineer Krugler stated the applicants have dedicated easements as required by city code and Coon Creek Watershed District (CCWD), they have completed a wetland delineation and obtained a permit from CCWD. Engineer Krugler stated CCWD amended their permit on May 27, 2025 due to the potential tenant of Lot 1, Block 1, modifying their design for stormwater treatment. Engineer Krugler stated the existing billboard on proposed Lot 2 will need to be taken down and the geotechnical report adequately addresses prior review comments. Engineer Krugler stated the applicant is aware of a 50-foot Northern Natural Gas (NNG) easement that is along the southern border of the plat; the applicant is to have a NNG representative on-site when working within 25 feet of the pipeline. Engineer Krugler stated the Lincoln Street NE extension, north of 143rd Avenue NE to Andover Boulevard NE, does not align with the dedicated road easement recorded with the Entsminger Farms plat; additional road easement within Entsminger Farms, that aligns with the proposed roadway easements of Elwell Commercial Park is required to be recorded prior to consideration of releasing the Elwell Commercial Park plat to the applicants to file with Anoka County. Engineer Krugler stated recording of the road easement will be required in the development agreement. Commissioner Lejonvarn asked if Outlot A was not buildable. Engineer Krugler stated proof of livability, or buildability, has not been proven so Outlot A must be combined with an adjacent lot. Chair Pogalz asked if the billboard had been removed. Mr. Boerboom stated the billboard is still in place but will be taken down by the end of July. **Motion by Pogalz, seconded by Fisher, to recommend approval of the Final Plat of Elwell Commercial Park, a four lot, one outlot commercial subdivision in Section 29 as presented by Art Rosenberg, of Lincoln Street Commercial, LLC, subject to dedicating roadway, drainage and utility easements that align with the roadway, drainage and utility easements recorded with the Entsminger Farms plat prior to filing the plat with Anoka County, requesting vacation of the excess roadway, drainage and utility easements within 1163 143rd Avenue NE after the revised roadway easement has been filed with Anoka County, combining Outlot A with 1163 143rd Avenue NE and providing proof of filing the combination request with Anoka County prior to the issuance of building permits for any lot within the development, razing the existing billboard on proposed Lot 2, new signage meeting the requirements of Article 11-310, future land use approvals, including rezoning, will be required within any portion of the expanded 1163 143rd Avenue NE parcel, meeting all the requirements of the City Engineer and meeting all City, County and State requirements. Commissioners Pogalz, Lejonvarn, Ringer, Ross, Fisher and Dixson voted yes, Commissioner**

Entsminger abstained from the vote. Motion carried. *This application will be placed on the City Council's Monday, July 7, 2025, agenda.*

Commissioner Entsminger returned to his seat at the table.

COMMISSION BUSINESS:

City Council Update

Chair Pogalz informed the Commissioners that the City Council concurred with the Commission's recommendations to approve the Special Home Occupancy Permit for Therapy Roots, LLC and the amendments to Article 9 of the City Code. A Planning Commissioner will not be present at the July 7, 2025, City Council meeting.

ADJOURNMENT:

Motion by Dixson, seconded by Fisher, to adjourn the Planning Commission meeting at 6:20 p.m. All in favor, motion carried.

_____

Jennifer Bohr
Building and Zoning Clerk

CITY OF HAM LAKE
PLANNING COMMISSION REQUEST APPLICATION
INSPECTION REPORT

MTG DATE: July 14, 2025

INSPECTION ISSUED TO: Brian Pogalz

APPLICANT/CONTACT: Joseph Radach, Contour Development, LLC

TELEPHONE NUMBER: 612-730-2265/jradach@contourcd.com

BUSINESS/PLAT NAME: Elwell Farms

ADDRESS/LOCATION OF INSPECTION: Section 36/SE Corner of Ham Lake

APPLICATION FOR: Preliminary Plat & Rezoning

RECOMMENDATION: _____

_____

_____

_____

_____

_____

_____

_____

_____

DATE: _____

PLANNING COMMISSIONER SIGNATURE: _____

Authentisign ID: 227D111A-69F8-EF11-90CE-00224822F75A

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 3/12/25 **Date of Receipt** _____

Receipt # _____

Meeting Appearance Dates:

Planning Commission 7-14-2025 **City Council** _____

Please check request(s):

- [ ] Metes & Bounds Conveyance
- [ ] Sketch Plan
- [x] Preliminary Plat Approval*
- [ ] Final Plat Approval
- [x] 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: 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 preliminary plat and rezoning application for Elwell Farms, a 107 lot residential subdivision.

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 _____ **DATE** 7.10.25

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____

City Council _____ **PROPERTY TAXES CURRENT YES NO**

Authentisign ID: EDBAE657-6303-F011-90CE-00224822F75A

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:**

Preliminary Plat and Rezone

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** 2/21/25

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

Douglas & Jinny Almberg **, 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 Authentisign Douglas Almberg **Dated** 03/17/25

Authentisign Jinny Almberg

Authentisign ID: 2DEACD75-70F8-EF11-90CE-00224822F75A

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:**

Preliminary Plat and Rezone

Type of Application

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Applicant Signature _____ **Dated** 2/21/25

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

John Neumann **, 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 Authentisign _____ **Dated** 03/03/25

Authentisign ID: 227D111A-69F8-EF11-90CE-00224822F75A

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:**

Preliminary Plat and Rezone

Type of Application

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Applicant Signature _____ **Dated** 2/21/25

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 Authenti Scott Lennes **Dated** 03/04/25

Authentisign ID: 8D08D80F-70F8-EF11-90CE-00224822F75A

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:**

Preliminary Plat and Rezone

Type of Application

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Applicant Signature _____ **Dated** 2/21/25

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 Authenti Thomas Elwell **Dated** 03/04/25

Authentisign ID: FE6ADBAF-6B03-F011-90CE-00224822F75A

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:**

Preliminary Plat and Rezone

Type of Application

acknowledges that the sum of $_____, 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** 2/21/25

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

Elwell Family Farm LP **, 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 Authentisign Cindy Brock **Dated** 03/17/25

Cindy Brock as authorized signor for Elwell Family Farm LP

CITY OF HAM LAKE

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

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

TAKE NOTICE, that pursuant to the requirements of Minnesota Law, a public hearing shall be held before the Ham Lake Planning Commission on Monday, July 14, 2025 at 6:01 p.m. at the City Hall located at 15544 Central Avenue NE for the purpose of considering the application of Joseph Radach, Contour Development LLC, requesting preliminary plat approval and rezoning of portions of land from R-A (Rural Single Family Residential) to R-1 (Single Family Residential) for Elwell Farms in Section 36, a parcel of certain land situated in the City of Ham Lake, Anoka County, Minnesota and which is described as follows to wit:

The Northeast Quarter of the Northeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

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.

AND

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.

AND

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.

AND

The Southeast Quarter of the Northeast Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Northeast Quarter of the Northwest Quarter, Except the South 212 feet thereof, Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

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.

AND

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.

AND

The Northeast Quarter of the Southwest Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Southeast Quarter of the Southwest Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Northeast Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Northwest Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Southwest Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Southeast Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

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.

AND

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.
(Abstract Property)

AND

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.
(Torrens Property, Torrens Certificate No. 123181)

AND

Outlot A, Red Fox Hollow 2nd Addition, Anoka County, Minnesota.
(Torrens Property, Torrens Certificate No. 151959)

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

DATED: July 4, 2025

Jennifer Bohr
Building and Zoning Clerk
City of Ham Lake

RFC Engineering, Inc.
13635 Johnson Street NE
Ham Lake, MN 55304
Office (763) 862-8000
Fax (763) 862-8042

Memorandum

Date: July 11, 2025

To: Planning Commissioners

From: David A. Krugler, City Engineer

Subject: Elwell Farms

Introduction:
The stormwater Capacity and Storm Sewer Catchment map were received July 2nd, the revised Existing Conditions, Preliminary Plat, Preliminary Grading & Erosion Control, Tree Preservation Plan, Details, Livability Plan, Livability Chart, Floodplain Mitigation Exhibit and Removal Plans for the proposed 107 lot residential development located on 515.1 acres of parcels 36-32-23-11-0001, 36-32-23-12-0003, 36-32-23-13-0004, 36-32-23-13-0006, 36-32-23-21-0005, 36-32-23-21-0006, 36-32-23-22-0010, 36-32-23-14-0001, 36-32-23-24-0005, 36-32-23-24-0015, 36-32-23-31-0001, 36-32-23-32-0001, 36-32-23-33-0001, 36-32-23-34-0001, 36-32-23-41-0001, 36-32-23-42-0001, 36-32-23-43-0001 and 36-32-23-44-0001 were received on July 8th. The parcels are currently zoned Rural Single Family Residential (R-A) and Single Family Residential (R-1), the proposed 107 lots will be zoned Single Family Residential (R-1). The proposed wetland bank currently planned for outlots C, D and E will remain R-A. All of the prior review comments have been addressed. A 1,000-scale aerial photo, 400-scale half-section maps and a 1,000-scale zoning map are attached.

Discussion:
The development is accessed via three existing city street connections. No new connections are proposed with the Cities of Columbus, Lino Lakes, or Blaine for this development. Opal Street will extend north to connect with the existing Opal Street in Hidden Forest East, where no temporary cul-de-sac removal is necessary. 137th Lane will connect to existing streets in Red Fox Hollow 2nd Addition. The Developer must remove the temporary cul-de-sac at the east end of 137th Lane, relocate public utilities, pay the public hearing application fee to vacate the portion of right-of-way beyond 66 feet, and dedicate a 10-foot drainage and utility easement adjacent to the new 66-foot right-of-way. The proposed 138th Avenue will connect to the approximately 4-inch-thick gravel portion of 138th Avenue within Elwell Heights at the intersection with Ghia Street.

Five outlots are shown in the westerly portion of the proposed development. The 40,967 square foot Outlot A and the 3.0-acre Outlot B are to be combined with the adjacent 4611 139th Lane parcel and the parcel will be reassigned to an Opal Street address. The Development Agreement will include the requirement of a courtesy lot combination of Outlots A and B to the 4611 139th Lane parcel before any building permits will be issued.

The 45.2-acre Outlot C, the 125.6-acre Outlot D and the 9.3-acre Outlot E are proposed to be stand-alone parcels for the creation of Board of Water and Soil Resource (BWSR) approved

wetland banking as conditionally permitted per the attached City Ordinance 9-330.8. A document will be recorded with Anoka County stipulating that Outlot C, Outlot D and Outlot E are not eligible for building permits. The developer will need to submit an application to the city for a Conditional Use Permit. The City Council must approve the Conditional Use Permit for Wetland Banking before any wetland bank credits can be sold. If any excavation is required for the creation of the wetland bank, the 139th Lane, Frazier Street and 138th Avenue must be improved to a 9-ton paved roadway per the requirements of Article 9-330.8(D). Article 10-420 (F) stipulates plat approval for any plat that outlets onto an unpaved street will require the developer to provide assurance that the unpaved street will be paved to City standards within a reasonable period of time by one of two contribution methods. There are six parcels and two deferred assessments of the 4310 139th Lane parcel with frontage on the 139th Lane, Frazier Street, and 138th Avenue. The method outlined in Article 10-420(F)(i) states that a per-lot, fixed fee be established by the City Council that is payable to the City by the developer as lots within the Elwell Farms development are sold. The method outlined in Article 10-420(F)(ii) states that the six parcels and two deferred parcels will each be charged a special assessment amount which is currently $22,000 per lot and the developer is to pay the shortfall for the paving project prior to plat execution. There has not been a request from residents in the Elwell Heights development (1980) to improve the roadway so a cost estimate is not currently available.

There are 14 various easements across the 18 parcels, including those held by Minnesota Pipe Line Company (aka Flint Hills Resources), ingress/egress easements, and existing drainage and utility easements (e.g., over Red Fox Hollow 2nd Addition Outlot A). All easements must be vacated, released, or appropriately confined at the Developer's expense before the final plat is filed. All documentation related to easement vacation, release or confinement must be completed and provided to the city prior to the issuance of any building permits.

There are existing buildings, accessory buildings, farm buildings, wells and septic systems located within the proposed Plan. The plans show all buildings and utilities to be removed. Demolition permits will need to be approved by the Building Official. The remaining buildings will conform to the present City Code and are located on Lot 4 of Block 3 and Lot 4 of Block 4. Existing wells will align with proposed lots where the existing main residential building exist. The existing septic systems, including tanks, will need to be abandoned per MPCA requirements as they extend past the proposed parcel limits for the existing residential homes. Proof that septic systems/tanks have been abandoned must be submitted to the Building Official prior to the issuance of any building permits.

An Encroachment Agreement will be required for Lots 29, 36, 55, 51 and 58 of Block 1 and Lot 3 of Block 3 due to the septic lines crossing the drainage and utility easement. An Encroachment Agreement will also be required for Lots 35, 36, 37, 38 and 39 of Block 1 for the proposed driveway being located within a drainage and utility easement. The Encroachment Agreements will be stipulated within the Development Agreement. There are no FEMA Letter of Map Amendments required for this development.

There is a 70-foot-wide Minnesota Pipe Line Company (aka Flint Hills Resources) easement through parcels in the northeast section of the plat, as shown on the half-section map. Flint Hills Resources per the attached May 19th email has approved the plans for both the street crossing

and the storm pipe crossing of the easement and will be drafting the encroachment agreement for the roadway and storm crossings.

The Haugo Geotechnical Services revised Summary of Water Level Readings and Lowest Floor Slab Recommendations that was received June 30th adequately addressed prior review comments. The report outlines the high groundwater to be used to ensure one-foot separation required for low floors of the proposed buildings. The July 7th Tradewell letter certifies that each of the proposed lots will support two standard septic systems in accordance with Minnesota Rules 7080. The Coon Creek Watershed District conditionally approved the development at the May 27th Board of Managers meeting which is attached.

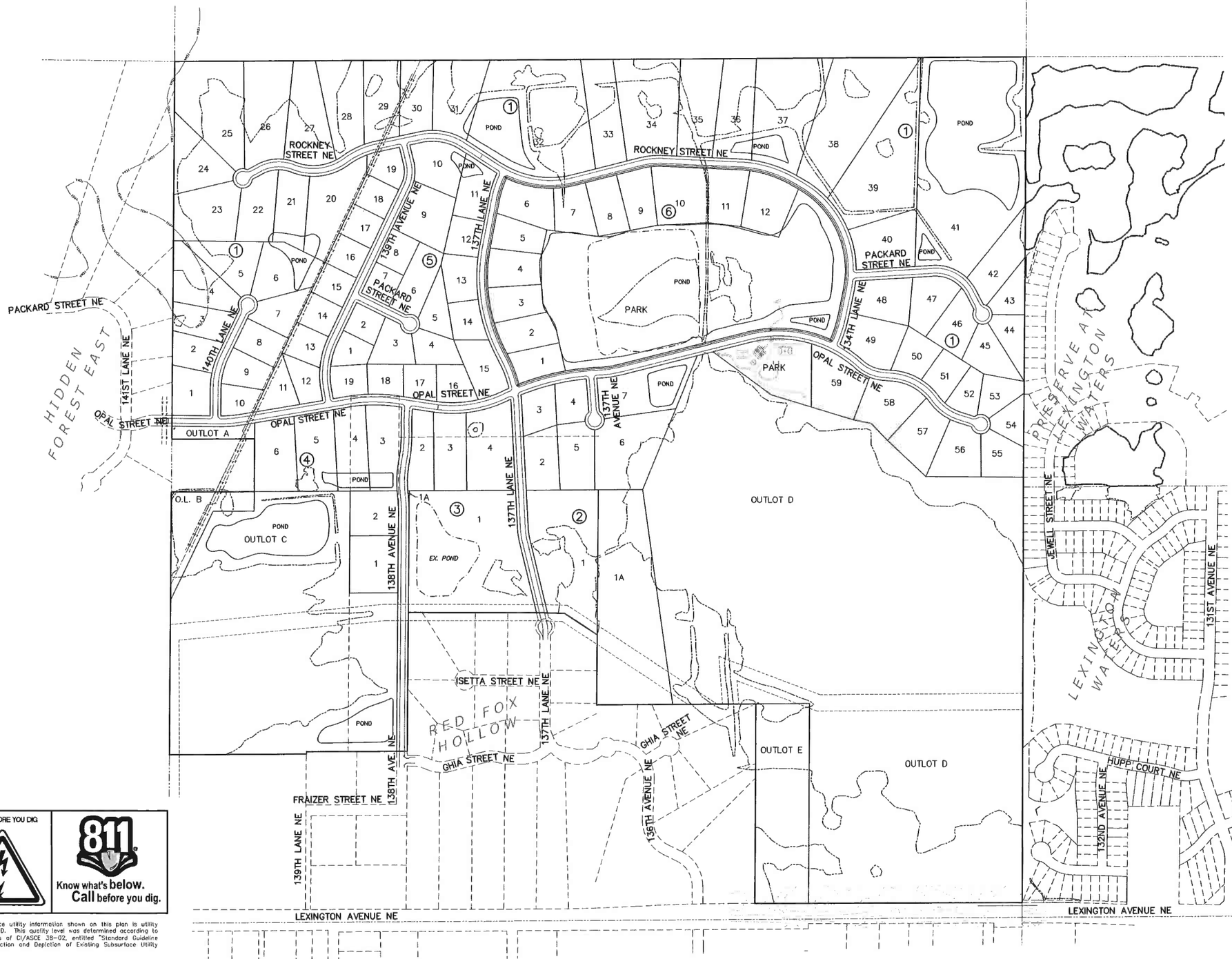
The rare plant survey by Stantec confirmed the presence of Rubus Fulleri (Fuller's Bristleberry) and Sceptridium Oneidense (Blunt-Lobed Grape Fern) within the parcels, which the DNR has classified as threatened. The project proposes a taking permit for the Blunt-Lobed Grape Fern. The MnDNR permit is attached. The remaining plants will not be disturbed.

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 K of the Storm Water Pollution Prevention Plan
https://www.rfcengineering.com/HamLake/SWPPP.pdf

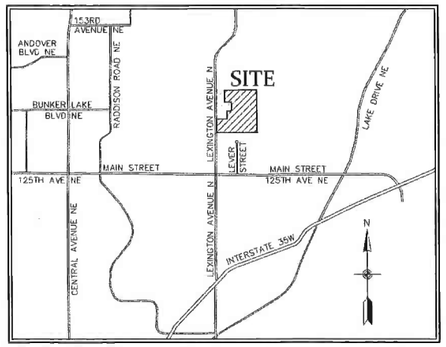
Recommendations:
It is recommended that the Preliminary Plat of Elwell Farms be recommended for approval to the City Council.

ELWELL FARMS

HAM LAKE, MINNESOTA



VICINITY MAP



NOT TO SCALE

DEVELOPER

JOE RADACH
CONTOUR CIVIL & DEVLOPMENT
JRADACH@CONTOURCD.COM
612-730-2265
PO BOX 89
ROCKFORD, MN 55373

SHEET INDEX

1.	COVER
2.	EXISTING CONDITIONS INDEX
3–8.	EXISTING CONDITIONS
9.	PRELIMINARY PLAT INDEX
10–35.	PRELIMINARY PLAT
36.	GRADING INDEX
37–55.	PRELIMINARY GRADING, DRAINAGE & EROSION CONTROL PLAN
56–60.	TREE PRESERVATION PLAN
61–62.	DETAILS
63.	LIVABILITY INDEX
64–67.	LIVABILITY PLAN
68–76.	LIVABILITY CHART
F1.	FLOODPLAIN MITIGATION EXHIBIT
R1–R5.	REMOVALS PLAN

0 150 300 600
(IN FEET)

BENCHMARK

1. Anoka County Benchmark No. 2006 – Elevation = 897.58 ft. (NAVD88)
2. Anoka County Benchmark No. 3095 – Elevation = 901.78 ft. (NAVD88)

CALL BEFORE YOU DIG.

811 Know what's below. Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
3880 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7888
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 3/10/2025 License #: 25063

Drawn: CRM
Designed: BJK
Date: 3/10/2025

Revisions:
1. 4/8/25 Per Watershed Comments
2. 5/1/25 Per City Comments
3. 6/18/25 Per City Comments
4. 6/27/25 Per City Comments
5. 7/2/25 Per City Comments

CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

COVER

[Save Date: 06/27/25] F:\Jobs\10941 - 10960\10941 - elwell parcels - ham lake\cad s\tolengineering\preliminary plats\10941_cover.dwg

#10941

PARCEL DESCRIPTION:

(Per Supplemental Title Commitment File No. 692874, Revision Number 3, dated August 2, 2024 at 7:00 A.M. prepared by Land Title, Inc., issuing agent for First American Title Insurance Company)

The Northeast Quarter of the Northeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

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 Northeast 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.

AND

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.

AND

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.

AND

The Southeast Quarter of the Northeast Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Northeast Quarter of the Northwest Quarter, Except the South 212 feet thereof, Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

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.

AND

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.

AND

The Northeast Quarter of the Southwest Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Southeast Quarter of the Southwest Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Northeast Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Northwest Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Southwest Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Southeast Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

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.

AND

The Southwest Quarter of the Southeast Quarter, Section 36, Township 32, Range 23, EXCEPT PARCEL 44, Anoka County Right of Way Plat No. 81, Anoka County, Minnesota.

(Abstract Property)

AND

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.

(Torrens Property, Torrens Certificate No. 123181)

AND

Outlot A, Red Fox Hollow 2nd Addition, Anoka County, Minnesota.

(Torrens Property, Torrens Certificate No. 151959)

GENERAL NOTES:

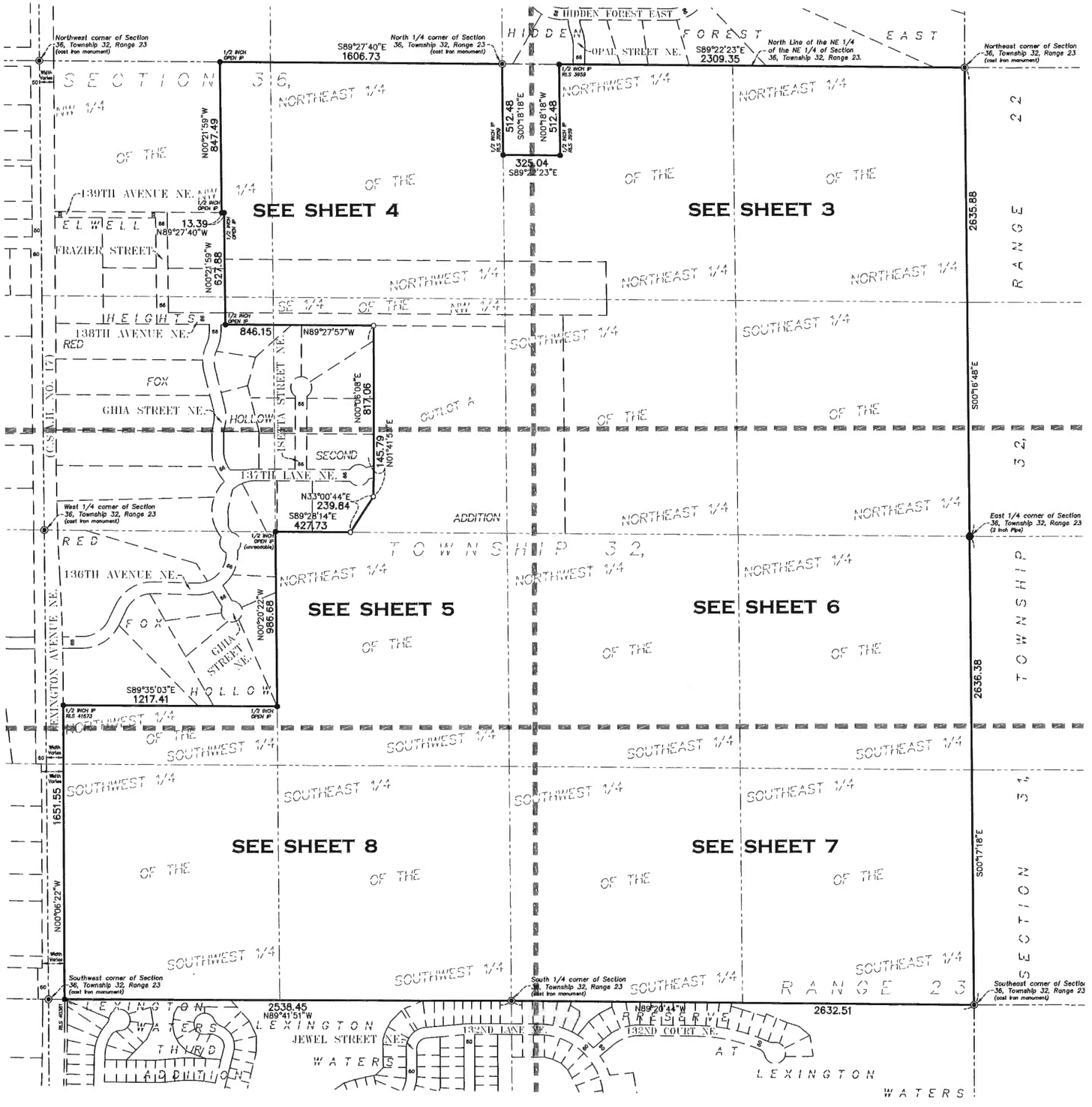
1) *Bearings shown are based on the North line of the NE 1/4 of the NE 1/4 of Section 36, Township 32, Range 23, Anoka County, Minnesota, which is assumed to bear S89°22'23"E.*

2) *Surveyed property contains ±515.14 acres.*

3) *Above ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).*

4) The following easements are proposed to be removed, released, confined, consolidated, or amended over the surveyed properties:
   - Pipe line easement in favor of Minnesota Pipe Line Company filed as Doc. No. 159300
   - Pipe line easement amendment and reformation agreement filed as Doc. No. 2022478.001
   - Pipe line easement amendment and reformation agreement filed as Doc. No. 2022478.002
   - Pipe line easement in favor of Minnesota Pipe Line Company filed as Doc. No. 618447
   - Pipe line easement in favor of Minnesota Pipe Line Company filed as Doc. No. 618448
   - Ingress and egress easement filed as Doc. No. 486528
   - Shared driveway agreement dated October 24, 2023, filed October 25, 2023, as Doc. No. 2401598.001
   - Driveway easements filed as Doc. Nos. 486527 and 1346782
   - Drainage and utility easements filed as Doc. No. 2401599.003 (to be released over surveyed property and adjacent exception parcel.)
   - Easement as contained in Doc. No. 138874 (May require Examiner's Directive.)
   - Easement as contained in Doc. No. 544521 (May require Examiner's Directive.)
   - Easement agreement dated October 24, 2023, filed October 25, 2023, as Doc. No. 2401599.004

5) The following easements/agreements are proposed to be vacated and/or terminated:
   - Drainage and utility easement over all of OUTLOT A as shown on the plat of RED FOX HOLLOW 2ND ADDITION
   - Right of entry agreement filed as Doc. No. 551933.001.



BENCHMARK
1. Anoka County Benchmark No. 2006 – Elevation = 897.58 ft. (NAVD88)
2. Anoka County Benchmark No. 3096 – Elevation = 901.78 ft. (NAVD88)

LEGEND

- ◉ – Denotes Anoka County Section Monument, as noted
- ● – Denotes Found Iron Monument, as noted
- ○ – Denotes 5/8 inch by 14 inch rebar marked with RLS 40361

CARLSON ENGINEERING — ENGINEERING SURVEYING PLANNING
3800 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.488.7900
FAX 763.488.7999
CARLSON-ENGINEERING.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 Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 3/10/2025 License #: 40361

DRAWN BY: NPC
ISSUE DATE: 3/10/2025
FILE NO: 2746

Revisions:
1. 5/1/25 City Comments

CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

EXISTING CONDITIONS INDEX

2 of 76

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N

0 50 100 200

(SCALE IN FEET)

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- Denotes Underground Fiber Optic
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- Denotes Gravel Surface
- Denotes Concrete Surface
- Denotes Bituminous Surface
- Denotes Wetlands delineated by Kjolhaug in 2024.
- Denotes Existing 2 Ft. Contour
- Denotes Existing 10 Ft. Contour

OPAL STREET NE

OWNER: RICHARD SMITH, TRUSTEE PID: 25-32-23-43-0024

OWNER: NEAL LAUFENBERG TRUSTEE PID: 25-32-23-43-0025

OWNER: ASPEN MADRID PID: 25-32-23-43-0020

OWNER: REBECCA J MCCONNELL PID: 25-32-23-43-0021

OWNER: TROY HOLLAND PID: 25-32-23-43-0022

OWNER: JASON STRAND PID: 25-32-23-43-0023

OWNER: CHELSEA L RITCHIE PID: 25-32-23-44-0002

OWNER: GARY TURNQUIST PID: 25-32-23-44-0003

Northeast corner of Section 36, Township 32, Range 23 (cast iron monument)

North line of the NW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

North line of the NE 1/4 of the NE 1/4 of Section 36, Township 32, Range 23.

S89°28'23"E 2309.35

SECTION 36, TOWNSHIP 32, RANGE 23

NORTHWEST 1/4 OF THE NORTHEAST 1/4

NORTHEAST 1/4 OF THE NORTHEAST 1/4

SOUTHEAST 1/4 OF THE NORTHEAST 1/4

SOUTHWEST 1/4 OF THE NORTHEAST 1/4

NW 1/4 OF THE NE 1/4

SW 1/4 OF THE NE 1/4

NE 1/4 OF THE SE 1/4

SE 1/4 OF THE NE 1/4

North 1/4 corner of Section 36, Township 32, Range 23 (cast iron monument)

1/2 INCH IP RLS 3806

325.00

512.48 S00°18'18"E

512.41

EXCEPTION

Existing Building

Existing House

East line of the West 325.00 feet of the NW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

N00°18'18"W 512.48

325.04 S89°22'23"E

Wire Fence (poor condition)

West line of the NW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

South line of the North 512.41 feet of the NW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

66 ft. wide ingress and Egress Easement per Document Nos. 486527 and 1346782 and is amended by Document No. 2401598.001

WETLAND

10.00 ft. wide Drainage and Utility Easement per Doc No. 2401355.001 (to be released/amended)

Existing Treeline

North line of the South 212.00 feet of the NW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

580.00

212.00

66 ft. wide easement for vehicular ingress and egress per Document No. 2401599.004 (to be released/amended)

Existing Building (40.1x30.1)

88.00

337.4

147.3

North line of the SE 1/4 of the NW 1/4 of Section 36, Township 32, Range 23 Also the South line of the NW 1/4 of the SW 1/4 of Section 36, Township 32, Range 23

South line of the North 88.00 feet of the SE 1/4 of the SW 1/4 of Section 36, Township 32, Range 23

66 ft. wide Ingress and Egress Easement per Document Nos. 2401599.001 and 486528 (to be released/amended)

330.2

RED FOX HOLLOW SECOND ADDITION

Drainage and Utility Easement per the plat of RED FOX HOLLOW SECOND ADDITION (to be vacated)

Existing Pond

OUTLOT A

10 ft. wide Drainage and Utility Easement per the plat of RED FOX HOLLOW SECOND ADDITION (to be vacated)

Approx. Septic Area (per home owner)

West line of the SW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

East line of the West 330.2 feet of the SW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

South line of the North 88.00 feet of the SW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

DETAIL (Not to Scale)

Deck Porch Existing House porch

East line of the West 580.00 feet of the NW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

East line of the West 580.00 feet of the SW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

North line of the SW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23, also, the South line of the NW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

Existing Concrete Pile

Existing Building (30.3x20.3)

4' Wire Fence

Existing R/C Airplane Runway

FEMA

WETLAND

66 ft. wide Ingress and Egress Easement per Document No. 486528 and is amended by Document No. 2401598.001

30 ft. wide 1929 Easement as Amended by Document No. 2401598.001

20 ft. wide Pipeline Easement (to be released/amended) Document No. 618449

Existing Treeline

Barb Wire Fence (poor condition)

2635.88 S00°16'48"E

East line of the NE 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

East line of the SE 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

OWNER: STATE OF MINNESOTA PID:31-32-22-22-0001

OWNER: STATE OF MINNESOTA PID:31-32-22-43-0001

CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING 2960 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7999 CARLSON-ENGINEERING.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 Licensed Land Surveyor under the laws of the State of Minnesota Print Name: Thomas R. Balluff, L.S. Signature: Date: 3/10/2025 License #: 40361	DRAWN BY: NPC ISSUE DATE: 3/10/2025 FILE NO: 2746	Revisions: 1. 5/1/25 City Comments	CONTOUR CIVIL & DEVELOPMENT P.O. BOX 89 Rockford, MN 55373	ELWELL FARMS Ham Lake, MN	EXISTING CONDITIONS	3 of 76

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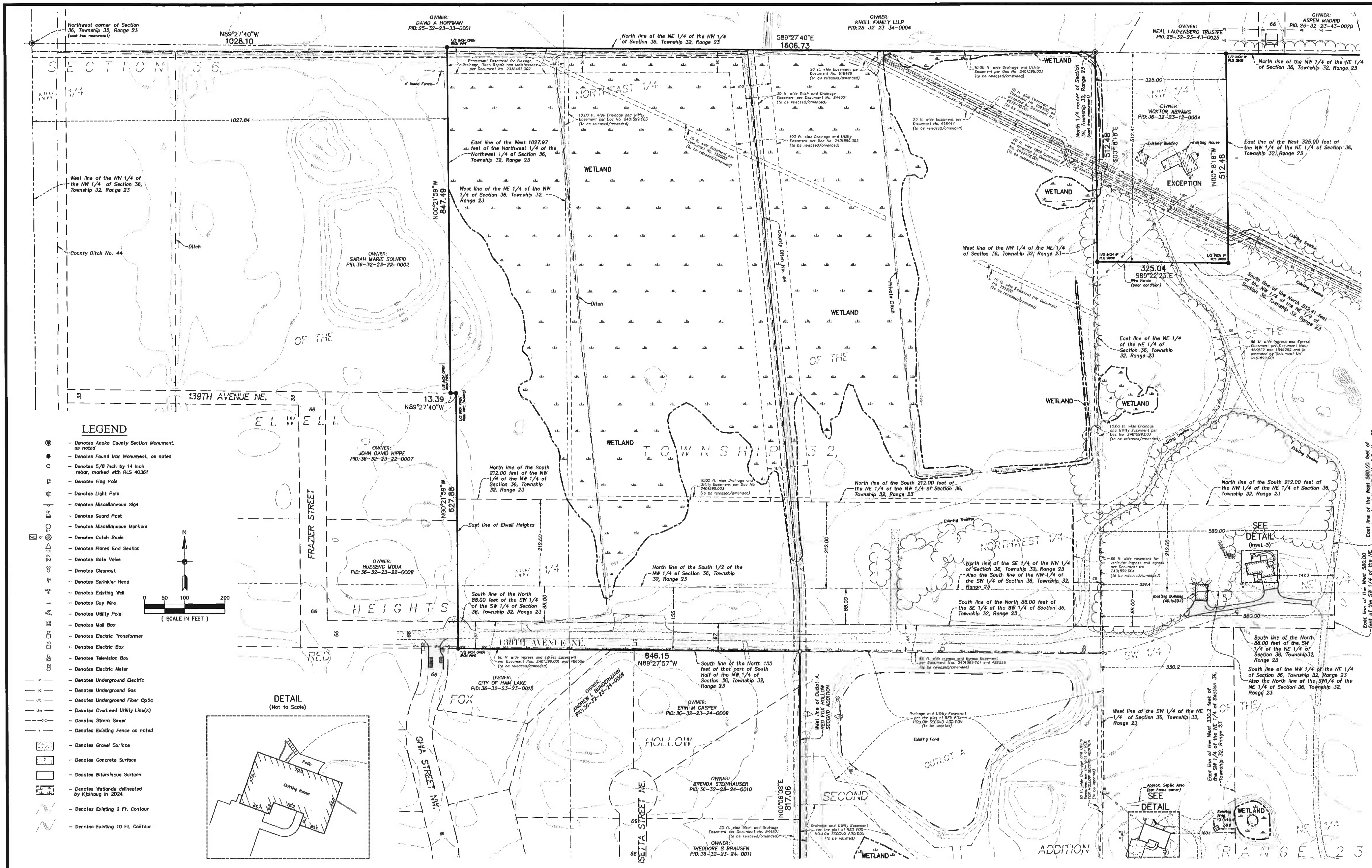

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.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 Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 3/10/2025 License #: 40361

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1. 5/1/25 City Comments

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ELWELL FARMS
Ham Lake, MN

EXISTING CONDITIONS

Save Date: 06/05/25 f:\jobs\10941 - 10960\10941 - elwell parcels - ham lake\cad c3d\survey\pre-plat\10941_xcon insets.dwg

N

0 50 100 200

(SCALE IN FEET)

LEGEND

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- – Denotes Existing 10 Ft. Contour

DETAIL #1
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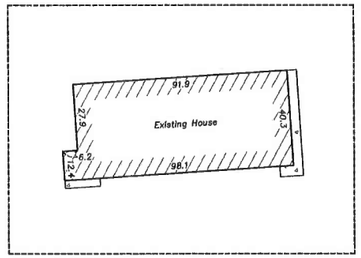
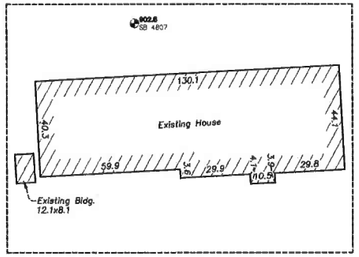


DETAIL #2
1"=30'



RED FOX TOWNSHIP 32, RANGE 23

SECTION 36,

ISETTA STREET NE.

GHIA STREET NE.

137TH LANE NE.

136TH AVENUE NE.

LEXINGTON AVENUE NE. (C.S.A.H. NO. 17)

ANOKA COUNTY RIGHT OF WAY PLAT NO. 81

ROAD WIDTH VARIES

EXCEPTION (PARCEL 43)

HOLLOW

SECOND ADDITION

OUTLOT A

30 ft. wide Ditch and Drainage Easement per Document No. 544521 (to be released/amended)

OWNER: THEODORE S BRAUSEN PID: 36-32-23-24-0011

County Ditch No. 44

N00°06'08"E 817.06

OWNER: LORI A PACKER PID: 36-32-23-24-0012

30 ft. Roadway and Utility Easement per Document No. 134874

West line of Outlot A, RED FOX HOLLOW SECOND ADDITION

Drainage and Utility Easement as per the plat of RED FOX-HOLLOW SECOND ADDITION (to be vacated)

N01°41'53"E 145.79

N13°00'44"E 299.84

S89°28'14"E 427.73

OWNER: PREMIER CUSTOM HOMES INC PID: 36-32-23-24-0013

OWNER: KEVIN STRASSER PID: 36-32-23-24-0014

OWNER: IGOR SHAPOVALOV PID: 36-32-23-23-0014

OWNER: ABBIE L DAHLGREN PID: 36-32-23-23-0013

OWNER: DANIEL S SCHLUENDER PID: 36-32-23-32-0010

OWNER: JULIE A SCHROEDER PID: 36-32-23-32-0009

OWNER: CHAYNNE HAMRE PID: 36-32-23-32-0008

N00°20'22"W 986.68

OWNER: CHAI LEE PID: 36-32-23-32-0003

OWNER: HEATHER L WILLETTE PID: 36-32-23-32-0007

OWNER: JAMES SCHOENBERG PID: 36-32-23-32-0004

S89°35'03"E 1217.41

1/2 INCH IRON PIPE (emended)

1/2 INCH OPEN IRON PIPE

RLS 41873

North line of the NE 1/4 of the SW 1/4 of Section 36, Township 32, Range 23

South line of Outlot, RED FOX HOLLOW SECOND ADDITION

East line of the West 330.2 feet of the SW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

East line of Outlot A, RED FOX HOLLOW SECOND ADDITION

West line of the NW 1/4 of the SW 1/4 of Section 36, Township 32, Range 23

North line of the south 331.23 feet of the NW 1/4 of the SW 1/4 of Section 36, Township 32, Range 23

South line of the Northwest 1/4 of the Southwest 1/4 of Section 36, Township32, Range 23

East line of PARCEL 43, ANOKA COUNTY RIGHT OF WAY PLAT NO. 81, Anoka County, Minnesota

331.23

Permanent Easement for Drainage, Utility, Sloping, Rehaling, and Snow Storage Purposed per Document Nos. 511857.000, 511857.009 and 511857.010

30 ft. wide Ditch and Drainage Easement per Document No. 544521 (to be released/amended)

WETLAND

Ditch

Existing Treeline

Existing Bldg. 14.3x22.2

Existing Bldg. 28.5x24.9

SEE DETAIL #1

SEE DETAIL #2

SEE DETAIL (Inset 4)

NORTHEAST 1/4

NORTHWEST 1/4

SOUTHWEST 1/4

SOUTHEAST 1/4

OF THE

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
3880 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7800
FAX 763.489.7888
CARLSON-ENGINEERING.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 Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 3/10/2025 License #: 40361

DRAWN BY: NPC
ISSUE DATE: 3/10/2025
FILE NO: 2746

Revisions:
1. 5/1/25 City Comments

CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

EXISTING CONDITIONS

[Save Date: 06/03/25] [F:\Jobs\10941 - 10960\10941 - elwell parcels - ham lake\cad s3d\survey\pre-plat\10941_xref insets.dwg]

LEGEND

- Denotes Anoka County Section Monument, as noted
- Denotes Found Iron Monument, as noted
- Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- Denotes Flag Pole
- Denotes Light Pole
- Denotes Miscellaneous Sign
- Denotes Guard Post
- Denotes Miscellaneous Manhole
- Denotes Catch Basin
- Denotes Flared End Section
- Denotes Gate Valve
- Denotes Cleanout
- Denotes Sprinkler Head
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- Denotes Underground Electric
- Denotes Underground Gas
- Denotes Underground Fiber Optic
- Denotes Overhead Utility Line(s)
- Denotes Storm Sewer
- Denotes Existing Fence as noted
- Denotes Gravel Surface
- Denotes Concrete Surface
- Denotes Bituminous Surface
- Denotes Wetlands delineated by Kjolhaug in 2024.
- Denotes Existing 2 Ft. Contour
- Denotes Existing 10 Ft. Contour

N

0 50 100 200

(SCALE IN FEET)

SECTION 36, TOWNSHIP 32, RANGE 23

SOUTHWEST 1/4 OF THE NORTHWEST 1/4

NORTHWEST 1/4 OF THE NORTHWEST 1/4

NORTHEAST 1/4 OF THE NORTHWEST 1/4

SOUTHEAST 1/4 OF THE NORTHWEST 1/4

NORTHEAST 1/4

SOUTHEAST 1/4

West line of the SW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

East line of the West 330.2 feet of the SW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

330.2

East line, Anoka County RED FOX HOLLOW SECOND ADDITION

West line of the NW 1/4 of the SE 1/4 of Section 36, Township 32, Range 23

East line of the SE 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

East 1/4 corner of Section 36, Township 32, Range 23 (2 x iron pipe)

2635.88 S00°16'48"E

2636.38 S00°17'16"E

OWNER: STATE OF MINNESOTA PID:31-32-22-23-0001

OWNER: RODNEY C. HARDEN, TRUSTEE PID:31-32-22-12-0002

SEE DETAIL (Inset 4)

SEE DETAIL #1 (Inset 5)

SEE DETAIL #2 (Inset 5)

WETLAND

Existing Bldg. 24.3x25.2

Existing Bldg. 38.3x24.3

Existing Bldg. 12.1x20.2

Existing Building (38.3x20.2)

Existing R/C Airplane Runway

Existing Concrete Pile

Existing Pond

Existing Beaver Dam

Existing Wood Bridge

Existing Treeline

Existing Sign

4' Wire Fence

Existing downed barb wire fence

Ditch

WETLAND

CARLSON ENGINEERING
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3960 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
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CONTOUR CIVIL & DEVELOPMENT
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ELWELL FARMS
Ham Lake, MN

EXISTING CONDITIONS

6 of 76

[Save Date: 06/05/25] J:\jobs\10941 - 10960\10941 - elwell parcels - ham lake\cad c3d\survey\pre-plat\10941_xcon hseets.dwg

N

0 50 100 200

(SCALE IN FEET)

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SECTION 36, TOWNSHIP 32, RANGE 23

NORTHWEST 1/4 OF THE NORTHEAST 1/4

SOUTHWEST 1/4 OF THE SOUTHEAST 1/4

SOUTHEAST 1/4 OF THE SOUTHEAST 1/4

WETLAND

Ditch

Existing Treeline

Existing downed barb wire fence

East line of the NE 1/4 of the SE 1/4 of Section 36, Township 32, Range 23

OWNER: RODNEY C HORGEN TRUSTEE PID:01-32-23-33-0002

2636.38 — S00°17'18"E

OWNER: CATHLEEN A MONTAIN PID:31-32-23-33-0001

East line of the SE 1/4 of the SE 1/4 of Section 36, Township 32, Range 23

South line of the SW 1/4 of the SE 1/4 of Section 36, Township 32, Range 23

South corner of Section 36, Township 32, Range 23 (cast iron monument)

N89°20'44"W

2632.51

Southeast corner of Section 36, Township 32, Range 23 (cast iron monument in stone)

South line of the SE 1/4 of the SE 1/4 of Section 36, Township 32, Range 23

OWNER: BLAINE 2022 LLC PID:01-31-23-11-0023

OWNER: JEAN M ROBINSON PID:06-31-22-22-0006

PRESERVE AT LEXINGTON WATERS

OWNER: DR HORTON INC-MINNESOTA PID:01-31-23-12-0077

OWNER: DR HORTON INC-MINNESOTA PID:01-31-23-12-0078

OWNER: HASSAN LASTIN PID:01-31-23-12-0079

OWNER: MICHAEL ALAN VERHAGE PID:01-31-23-12-0080

OWNER: HONG ZE LIU PID:01-31-23-12-0081

OWNER: PATRICK LAWRY PID:01-31-23-12-0082

OWNER: BLAINE 2022 LLC PID:01-31-23-12-0150

DR HORTON INC-MINNESOTA PID:01-31-23-12-0137

DR HORTON INC-MINNESOTA PID:01-31-23-12-0138

DR HORTON INC-MINNESOTA PID:01-31-23-12-0139

OWNER: DR HORTON INC-MINNESOTA PID:01-31-23-12-0140

OWNER: DR HORTON INC-MINNESOTA PID:01-31-23-12-0141

OWNER: DR HORTON INC-MINNESOTA PID:01-31-23-12-0142

OWNER: DR HORTON INC-MINNESOTA PID:01-31-23-12-0143

OWNER: DR HORTON INC-MINNESOTA PID:01-31-23-12-0144

OWNER: DR HORTON INC-MINNESOTA PID:01-31-23-12-0145

OWNER: DR HORTON INC-MINNESOTA PID:01-31-23-12-0146

OWNER: DR HORTON INC-MINNESOTA PID:01-31-23-12-0147

OWNER: HOANG VO PID:01-31-23-12-0148

OWNER: DR HORTON INC-MINNESOTA PID:01-31-23-12-0149

OWNER: JAMES LOPERSON PID:01-31-23-11-0017

OWNER: DR HORTON INC-MINNESOTA PID:01-31-23-11-0018

OWNER: CHARLES CHI H LEE PID:01-31-23-11-0019

OWNER: BENJAMIN JAMES BAKER PID:01-31-23-11-0020

Existing Pond

DETAIL 1"=50'

±20.3 ±119.5 ±2.0 ±328.0

CARLSON ENGINEERING
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Signature:
Date: 3/10/2025 License #: 40361

DRAWN BY: NPC
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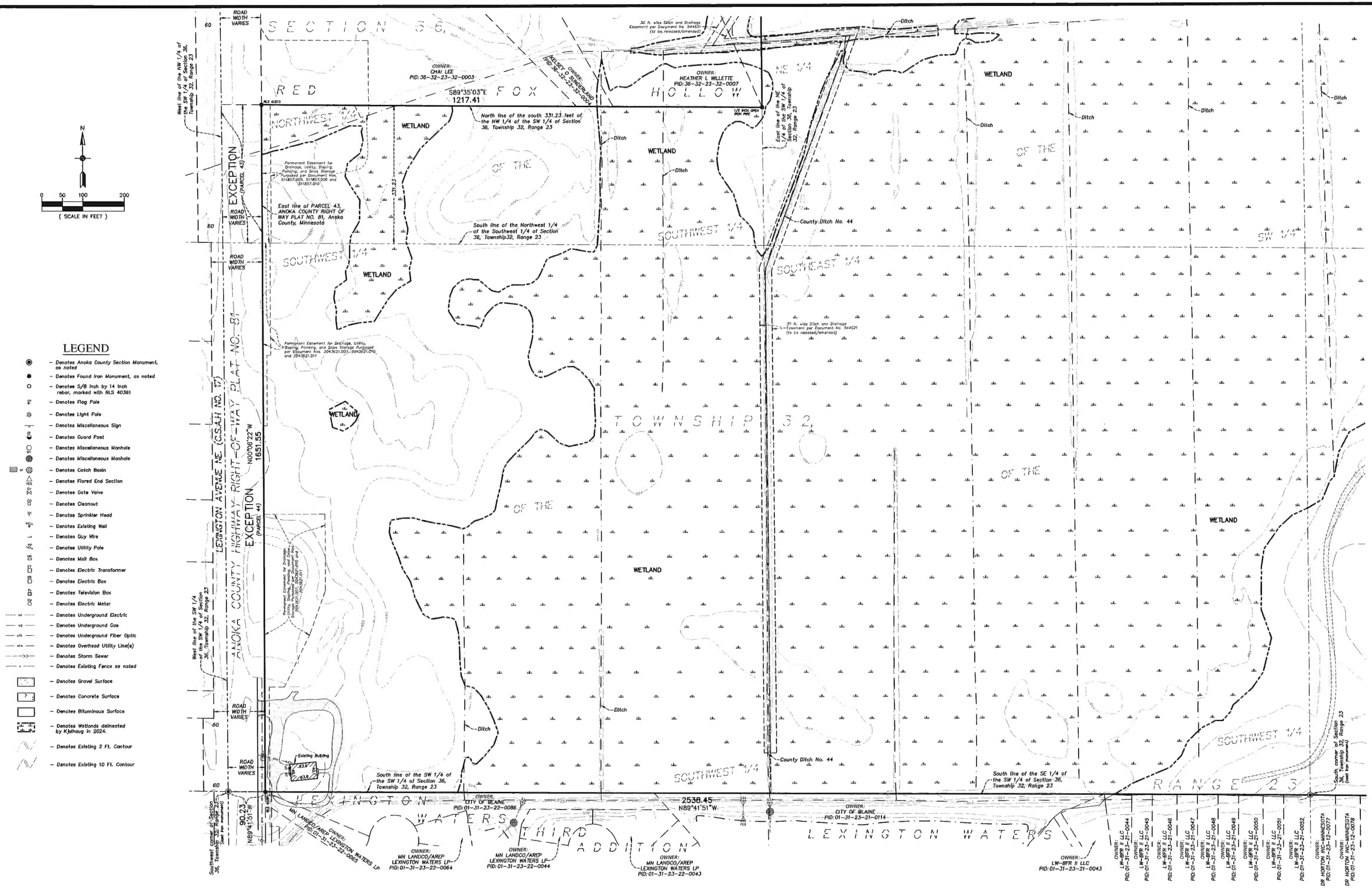
ELWELL FARMS
Ham Lake, MN

EXISTING CONDITIONS

7 of 76

Survey Date: 06/03/2025 | Projects\10941 - 10960\10941 - elwell parcels - ham lake\cad e3d\survey\proj-plat\10941_xcon invests.dwg



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EXISTING CONDITIONS

Save Date: 04-03-25 I:\jobs\10941 - 10960\10941 - elwell parcels - ham lake\cad c3d\survey\grid-plat\10941_xcon insets.dwg

PARCEL DESCRIPTION:

(Per Supplemental Title Commitment File No. 692674, Revision Number 3, dated August 2, 2024 at 7:00 A.M. prepared by Land Title, Inc., issuing agent for First American Title Insurance Company)

The Northeast Quarter of the Northeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

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.

AND

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.

AND

The West 330.2 feet of the Southeast Quarter of the Northeast Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota, Except the North 88 feet thereof.

AND

The Southeast Quarter of the Northeast Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Northeast Quarter of the Northwest Quarter, Except the South 212 feet thereof, Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

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.

AND

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.

AND

The Northeast Quarter of the Southwest Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Southeast Quarter of the Southwest Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Northeast Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Northwest Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Southwest Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Southeast Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

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.

AND

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.

(Abstract Property)

AND

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.

(Torrens Property, Torrens Certificate No. 123181)

AND

Outlot A, Red Fox Hollow 2nd Addition, Anoka County, Minnesota.

(Torrens Property, Torrens Certificate No. 151959)

GENERAL NOTES:

1) *Bearings shown are based on the North line of the NE 1/4 of the NE 1/4 of Section 36, Township 32, Range 23, Anoka County, Minnesota, which is assumed to bear S89°22'23"E.*

SITE DATA

TOTAL SITE AREA	±515.14 AC.
TOTAL ROW AREA	±29.31 AC.
TOTAL OUTLOT AREA	±183.31 AC.
OUTLOT A	±0.94 AC.
OUTLOT B	±3.02 AC.
OUTLOT C	±44.44 AC.
OUTLOT D	±125.65 AC.
OUTLOT E	±9.26 AC.
TOTAL PARK AREA	±34.70 AC.
PARK 1	±31.12 AC.
PARK 2	±3.58 AC.
TOTAL LOT AREA	±267.82 AC.
SMALLEST LOT	±39,089 S.F.
LARGEST LOT	±802,031 S.F.
AVERAGE LOT	±109,037 S.F.
TOTAL NUMBER OF LOTS	107
GROSS DENSITY	0.21 LOTS/AC.
EXISTING ZONING	R-A & R-1
PROPOSED ZONING	R-A & R-1
UTILITIES	AVAILABLE

SETBACK DATA

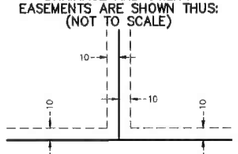
MINIMUM RESIDENTIAL SETBACK DATA:

FRONT	30 FT.
SIDE	10 FT.
SIDE STREET (CORNER LOT)	30 FT.
REAR SETBACK	50 FT.

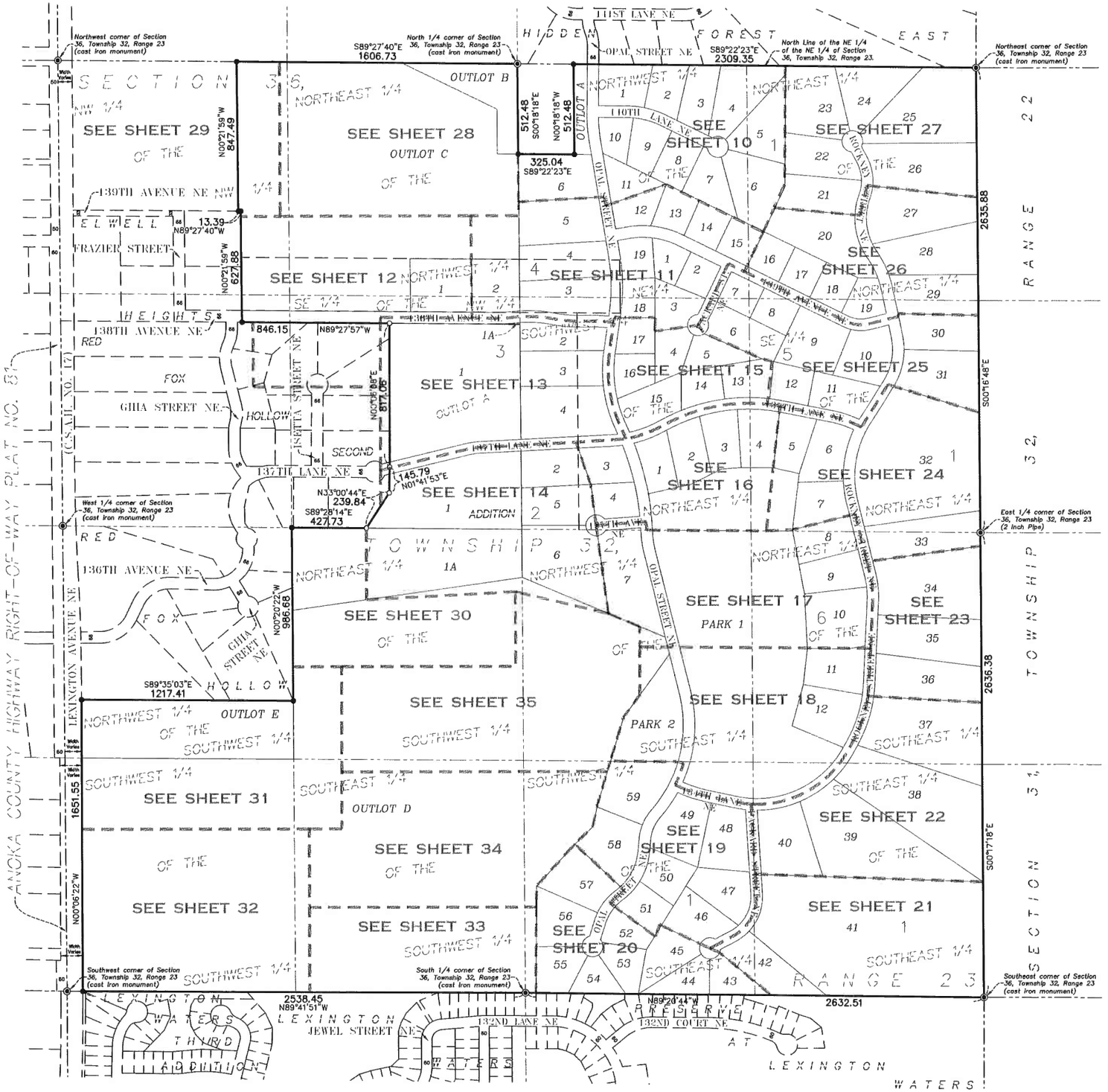
LEGEND

- ◉ – Denotes Anoka County Section Monument, as noted
- ● – Denotes Found Iron Monument
- ○ – Denotes 5/8 Inch by 14 Inch rebar, marked with RLS 40361
- – Denotes Wetlands provided by Kjolhaug Environmental Services Company in 2024

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



being 10 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.



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Ham Lake, MN

PRELIMINARY PLAT INDEX

9 of 76

[Save Date: 07/02/25] P:\jobs\10941 - 10960\10941 - elwell parcels - ham lake\cad c3d\survey\pre-plat\10941_prp index.dwg

OWNER: NEAL LAUFENBERG TRUSTEE PID: 25-32-23-43-0025

OWNER: RICHARD SMITH TRUSTEE PID: 25-32-23-43-0024

OPAL STREET NE

HIDDEN FOREST EAST

OWNER: ASPEN MADRID PID: 25-32-23-43-0020

OWNER: REBECCA J MCCONNELL PID: 25-32-23-43-0021

OWNER: TROY HOLLAND PID: 25-32-23-43-0022

OWNER: JASON STRAND PID: 25-32-23-43-0023

OWNER: CHELSEA L RITCHIE PID: 25-32-23-44-0002

North 1/4 corner of Section 36, Township 32, Range 23 (cast iron monument)

North line of the NW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

S89°22'23"E 2309.35

SECTION 36,

NORTHWEST 1/4

NORTHEAST 1/4

OWNER: VIKTOR ABRAMS PID: 36-32-23-12-0004

EXCEPTION

512.48 S00°18'18"E

N00°18'18"W 512.48

East line of the West 325.00 feet of the NW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

1/2 INCH IP RLS 3959

325.0

512.4

295.2

295.19

268.0

235.0

OUTLOT A ±40,987 sq.ft.

1 ±67,788 sq.ft. ±1.56 acres (±1.96 acres)

2 ±56,725 sq.ft. ±1.30 acres (±1.45 acres)

3 ±67,318 sq.ft. ±1.55 acres (±1.70 acres)

4 ±108,738 sq.ft. ±2.45 acres (±2.53 acres)

5 ±94,870 sq.ft. ±2.18 acres (±2.21 acres)

6 ±110,743 sq.ft. ±2.54 acres (±2.57 acres)

7 ±64,158 sq.ft. ±1.47 acres (±1.57 acres)

8 ±57,031 sq.ft. ±1.31 acres (±1.48 acres)

9 ±54,077 sq.ft. ±1.24 acres (±1.42 acres)

10 ±40,330 sq.ft. ±0.93 acres (±1.25 acres)

11 ±47,835 sq.ft. ±1.10 acres (±1.33 acres)

12 ±45,891 sq.ft. ±1.05 acres (±1.33 acres)

13 ±46,671 sq.ft. ±1.07 acres (±1.22 acres)

14 ±44,396 sq.ft. ±1.02 acres (±1.17 acres)

WETLAND

Drainage and Utility Easement

110TH LANE NE

139TH AVENUE NE

OPAL STREET NE

TOWNSHIP 32, RANGE 23

SEE SHEET 11

SEE SHEET 28

SEE SHEET 27

OUTLOT B

OUTLOT C Drainage and Utility Easement (over all of OUTLOT C)

West line of the NW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

South line of the North 512.41 feet of the NW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

S89°22'23"E 325.04

1/2 INCH IP RLS 3959

1/2 INCH IP RLS 3959

N

0 25 50 100

(SCALE IN FEET)

CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING

3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7989 CARLSON-ENGINEERING.COM

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PRELIMINARY PLAT

10 of 76

[Saved Date: 07/02/25] P:\Jobs\10941 - 10960\10941 - elwell parcels - ham lake\cad c3d\survey\pre-plat\10941_prp sheets.dwg

SECTION 36,

NORTHWEST 1/4

SEE SHEET 12

SEE SHEET 10

SEE SHEET 26

SEE SHEET 13

SEE SHEET 15

OUTLOT C
Drainage and Utility Easement (over all of OUTLOT C)
±1,935,791 sq.ft.
±44.44 acres
(±45.17 acres)

WETLAND

WETLAND

Drainage and Utility Easement

OPAL STREET NE

Drainage and Utility Easement

Drainage and Utility Easement

Proposed 70 ft. Gas Pipeline, Drainage and Utility Easement

Drainage and Utility Easement

Drainage and Utility Easement

Drainage and Utility Easement

Drainage and Utility Easement

Drainage and Utility Easement

Drainage and Utility Easement

North line of the South 212.00 feet of the NW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

East line of the West 580.00 feet of the NW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

South line of the North 88.00 feet of the SW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

East line of the West 330.2 feet of the NE 1/4 of Section 36, Township 32, Range 23

North line of the SW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23, also, the South line of the NW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

East line of the West 580.00 feet of the SW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

TOWNSHIP 32, RANGE 23

SOUTHWEST 1/4

NORTHEAST 1/4

NORTHEAST 1/4

138TH AVENUE NE

139TH AVENUE NE

OPAL STREET NE

OPAL STREET NE

PICKARD STREET NE

1 ±526,799 sq.ft. ±12.09 acres (±12.56 acres) (Combined total area of lots 1 & 1A ±12.67 acres)

1A ±472 sq.ft. ±0.01 acres (±0.11 acres)

2 ±82,293 sq.ft. ±1.89 acres (±2.10 acres)

3 ±103,929 sq.ft. ±2.39 acres (±2.97 acres)

4 ±103,468 sq.ft. ±2.37 acres (±2.53 acres)

5 ±119,851 sq.ft. ±2.75 acres (±2.94 acres)

6 ±113,625 sq.ft. ±2.61 acres (±2.78 acres)

1 ±39,089 sq.ft. ±0.90 acres (±1.08 acres)

2 ±39,289 sq.ft. ±0.90 acres (±1.22 acres)

3 ±57,561 sq.ft. ±1.32 acres (±1.47 acres)

4 ±50,961 sq.ft. ±1.17 acres (±1.20 acres)

5 ±51,478 sq.ft. ±1.18 acres (±1.22 acres)

6 ±79,891 sq.ft. ±1.83 acres (±1.98 acres)

7 ±39,900 sq.ft. ±0.92 acres (±1.24 acres)

11 ±47,835 sq.ft. ±1.10 acres (±1.33 acres)

12 ±45,691 sq.ft. ±1.05 acres (±1.33 acres)

13 ±46,671 sq.ft. ±1.07 acres (±1.22 acres)

14 ±44,396 sq.ft. ±1.02 acres (±1.17 acres)

15 ±43,749 sq.ft. ±1.00 acres (±1.16 acres)

17 ±43,499 sq.ft. ±1.00 acres (±1.16 acres)

18 ±41,806 sq.ft. ±0.96 acres (±1.13 acres)

19 ±43,291 sq.ft. ±0.99 acres (±1.34 acres)

0 25 50 100
(SCALE IN FEET)

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
3880 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.488.7900
FAX 763.488.7988
CARLSON-ENGINEERING.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 Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 3/10/2025 License #: 40361

DRAWN BY: NPC
ISSUE DATE: 3/10/2025
FILE NO: 2746

Revisions:
1. 5/1/25 Per City Comments
2. 6/27/25 Per City Comments
3. 7/2/25 Per City Comments

CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

PRELIMINARY PLAT

11 of 76

[Xref Date: 07/02/25] [T:\pass\10941 - 10960\10941 - elwell parcels - ham lake\cad c3d\survey\pre-plat\10941_prp insets.dwg]

SECTION 36,

NORTHWEST 1/4

ELWELL

1/2 INCH OPEN IRON PIPE

13.39
N89°27'40"W

1/2 INCH OPEN IRON PIPE (existing)

N00°21'59"W
627.88

OWNER:
JOHN DAVID HIPPE
PID: 36-32-23-22-0007

OF THE

North line of the South 212.00 feet of the NW 1/4 of the NW 1/4 of Section 36, Township 32, Range 23

East line of Elwell Heights

OWNER:
HUESENG MOUA
PID: 36-32-23-22-0008

212.0

NORTHWEST 1/4

HEIGHTS

SW 1/4

OF THE

South line of the North 88.00 feet of the SW 1/4 of the SW 1/4 of Section 36, Township 32, Range 23

88.0

NW 1/4 NW 1/4

SE 1/4

SEE SHEET 28

NORTHEAST 1/4

WETLAND

Ditch

County Ditch No. 44

Proposed Drainage, Utility, and Ditch Easement

TOWNSHIP 32,

OF THE

100

155

966.8

WETLAND

OUTLOT C
Drainage and Utility Easement
(over all of OUTLOT C)

±1,935,791 sq.ft.
±44.44 acres
(±45.17 acres)

Ditch

OF THE

North line of the South 212.00 feet of the NE 1/4 of the NW 1/4 of Section 36, Township 32, Range 23

625.1

350.0

Drainage and Utility Easement

1
±105,362 sq.ft.
±2.42 acres
(±2.68 acres)

301.0

North line of the SE 1/4 of the NW 1/4 of Section 36, Township 32, Range 23

NORTHWEST 1/4

South line of the North 88.00 feet of the SE 1/4 of the SW 1/4 of Section 36, Township 32, Range 23

350.0

NW 1/4 NW 1/4

SEE SHEET 11

North line of the South 1/2 of the NW 1/4 of Section 36, Township 32, Range 23

33.0
33
33.0
33

67

1460.2

138TH AVENUE NE

1/2 INCH OPEN IRON PIPE

846.15
N89°27'57"W

South line of the North 155 feet of that part of South Half of the NW 1/4 of Section 36, Township 32, Range 23

613.6

50

66

RED

FOX

OWNER:
CITY OF HAM LAKE
PID: 36-32-23-23-0015

OWNER:
ANDREW L BUNDERMANN
PID: 36-32-23-24-0008

OWNER:
ERIN M CASPER
PID: 36-32-23-24-0009

HOLLOW

OWNER:
BRENDA STEINHAUSER
PID: 36-32-23-24-0010

N00°06'08"E
817.06

West line of Outlot A per the plat of RED FOX HOLLOW SECOND ADDITION

County Ditch No. 44

Proposed Drainage, Utility, and Ditch Easement

SECOND

1
±526,799 sq.ft.
±12.09 acres
(±12.58 acres)
(Combined total area of lots 1 & 1A ±12.67 acres)

ADDITION

RANGE 23

SEE SHEET 13

GHIA STREET NW

N

0 25 50 100

(SCALE IN FEET)

CARLSON ENGINEERING
ENGINEERING
SURVEYING
PLANNING

3880 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7989
CARLSON-ENGINEERING.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 Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 3/10/2025 License #: 40361

DRAWN BY: NPC
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2. 6/27/25 Per City Comments
3. 7/2/25 Per City Comments

CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

PRELIMINARY PLAT

12 of 76

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SECTION 36,

SEE SHEET 12

SEE SHEET 11

South line of the North 88.00 feet of the SE 1/4 of the SW 1/4 of Section 36, Township 32, Range 23

South line of the North 88.00 feet of the SW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

East line of the West 580.00 feet of the SW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

138TH AVENUE NE

South line of the North 155 feet of that part of South Half of the NW 1/4 of Section 36, Township 32, Range 23

RED FOX HOLLOW SECOND ADDITION

SOUTHWEST 1/4 OF THE NORTHEAST 1/4

OPAL STREET NE

OWNER:
ERIN M CASPER
PID:36-32-23-24-0009

OWNER:
BRENDA STEINHAUSER
PID:36-32-23-24-0010

OWNER:
THEODORE S BRAUSEN
PID:36-32-23-24-0011

OWNER:
LORI A PACKER
PID:36-32-23-24-0012

West line of Outlot A per the plat of RED FOX HOLLOW SECOND ADDITION

N00°06'08"E 817.06

County Ditch No. 44

Drainage and Utility Easement

1
±526,799 sq.ft.
±12.09 acres
(±12.56 acres)
(Combined total area of lots 1 & 1A ±12.67 acres)

1A
±472 sq.ft.
±0.01 acres
(±0.11 acres)

OUTLOT A

3

West line of the SW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

2
±71,707 sq.ft.
±1.65 acres
(±2.16 acres)

East line of the West 330.2 feet of the SW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

3
±95,515 sq.ft.
±2.19 acres
(±2.34 acres)

17
±43,499 sq.ft.
±1.00 acres
(±1.16 acres)

16
±49,160 sq.ft.
±1.13 acres
(±1.33 acres)

WETLAND

Drainage and Utility Easement

4
±147,654 sq.ft.
±3.39 acres
(±4.06 acres)

15
±74,293 sq.ft.
±1.71 acres
(±2.12 acres)

Proposed Drainage, Utility, and Ditch Easement

WETLAND

SECOND ADDITION

TOWNSHIP 32, RANGE 23

137TH LANE NE

1
±310,539 sq.ft.
±7.13 acres
(±7.71 acres)
(Combined total area of lots 1 & 1A ±18.99 acres)

2
±76,858 sq.ft.
±1.76 acres
(±2.01 acres)

3
±53,870 sq.ft.
±1.24 acres
(±1.62 acres)

NORTHEAST 1/4

RANGE 23

SEE SHEET 14

N01°41'53"E 145.79

0 25 50 100
(SCALE IN FEET)

CARLSON ENGINEERING
ENGINEERING
SURVEYING
PLANNING

3880 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.488.7800
FAX 763.488.7888
CARLSON-ENGINEERING.COM

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CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

PRELIMINARY PLAT

13 of 76

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SECTION 35, RED

OWNER:
LORI A. PACKER
PID: 36-32-23-24-0012

OWNER:
KEVIN STRASSER
PID: 36-32-23-24-0014

SEE SHEET 13

SOUTHWEST 1/4

137TH LANE NE

Proposed Drainage, Utility, and Ditch Easement

Drainage and Utility Easement

FOX HOLLOW

OUTLOT A

SECOND ADDITION

TOWNSHIP 32, RANGE 23

OF THE

WETLAND

WETLAND

N01°41'53"E 145.79

N33°00'44"E 259.84

1
±310,539 sq.ft.
±7.13 acres
(±7.71 acres)
(Combined total area of lots 1 & 1A ±18.99 acres)

2
±76,858 sq.ft.
±1.76 acres
(±2.01 acres)

3
±53,870 sq.ft.
±1.24 acres
(±1.62 acres)

4
±49,896 sq.ft.
±1.15 acres
(±1.52 acres)

5
±90,374 sq.ft.
±2.07 acres
(±2.12 acres)

West line of the SW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

East line of the West 330.2 feet of the SW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

NORTHEAST 1/4

137TH AVENUE

SEE SHEET 16

1A
±491,491 sq.ft.
±11.28 acres
(±11.28 acres)

6
±178,802 sq.ft.
±4.10 acres
(±4.16 acres)

7
±146,263 sq.ft.
±3.36 acres
(±4.07 acres)

NORTHWEST 1/4

SOUTHWEST 1/4

SOUTHEAST 1/4

Ditch

County Ditch No. 44

SEE SHEET 30

SEE SHEET 17

SEE SHEET 35

RANGE 23

OUTLOT D
Drainage and Utility Easement (over all of OUTLOT D)
±5,473,388 sq.ft.
±125.65 acres

0 25 50 100
(SCALE IN FEET)

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
3880 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7986
CARLSON-ENGINEERING.COM

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Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 3/10/2025 License #: 40361

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3. 7/2/25 Per City Comments

CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

PRELIMINARY PLAT

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SECTION 36,

SEE SHEET 11

(±2.53 acres)

NORTHWEST 1/4

SOUTHWEST 1/4

NORTHEAST 1/4

SOUTHEAST 1/4

OF THE

TOWNSHIP 32,

RANGE 23

SEE SHEET 26

SEE SHEET 25

SEE SHEET 13

SEE SHEET 16

PACKARD STREET NE

OPAL STREET NE

130TH AVENUE NE

137TH LANE NE

East line of the West 580.00 feet of the NW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

South line of the North 88.00 feet of the SW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

North line of the SW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23, also, the South line of the NW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

East line of the West 330.2 feet of the SW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

Drainage and Utility Easement

WETLAND

1 ±39,088 sq.ft. ±0.90 acres (±1.08 acres)

2 ±39,289 sq.ft. ±0.90 acres (±1.22 acres)

3 ±103,929 sq.ft. ±2.39 acres (±2.97 acres)

4 ±147,654 sq.ft. ±3.39 acres (±4.06 acres)

5 ±57,561 sq.ft. ±1.32 acres (±1.47 acres)

6 ±79,891 sq.ft. ±1.83 acres (±1.98 acres)

7 ±39,900 sq.ft. ±0.92 acres (±1.24 acres)

8 ±43,662 sq.ft. ±1.00 acres (±1.18 acres)

9 ±103,338 sq.ft. ±2.37 acres (±2.61 acres)

10 ±69,509 sq.ft. ±1.60 acres (±2.02 acres)

11 ±77,852 sq.ft. ±1.79 acres (±2.20 acres)

12 ±47,463 sq.ft. ±1.09 acres (±1.26 acres)

13 ±57,593 sq.ft. ±1.32 acres (±1.51 acres)

14 ±47,137 sq.ft. ±1.08 acres (±1.28 acres)

15 ±74,293 sq.ft. ±1.71 acres (±2.12 acres)

16 ±49,160 sq.ft. ±1.13 acres (±1.33 acres)

17 ±43,499 sq.ft. ±1.00 acres (±1.16 acres)

18 ±41,806 sq.ft. ±0.96 acres (±1.13 acres)

19 ±43,291 sq.ft. ±0.99 acres (±1.34 acres)

17 ±43,908 sq.ft. ±1.01 acres (±1.16 acres)

18 ±43,988 sq.ft. ±1.01 acres (±1.16 acres)

N

0 25 50 100

(SCALE IN FEET)

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7999
CARLSON-ENGINEERING.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 Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 3/10/2025 License #: 40361

DRAWN BY: NPC
ISSUE DATE: 3/10/2025
FILE NO: 2746

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2. 6/27/25 Per City Comments
3. 7/2/25 Per City Comments

CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

PRELIMINARY PLAT

15 of 76

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SECTION 36, TOWNSHIP 32, RANGE 23

SOUTHWEST 1/4 OF THE NORTHWEST 1/4

SOUTHEAST 1/4 OF THE NORTHWEST 1/4

NORTHWEST 1/4 OF THE NORTHEAST 1/4

SOUTHWEST 1/4 OF THE NORTHEAST 1/4

NORTHEAST 1/4 OF THE NORTHEAST 1/4

SOUTHEAST 1/4 OF THE NORTHEAST 1/4

137TH LANE NE

137TH AVENUE NE

OPAL STREET NE

WETLAND

Drainage and Utility Easement

SEE SHEET 14

SEE SHEET 15

SEE SHEET 17

SEE SHEET 24

4 ±147,654 sq.ft. ±3.39 acres (±4.08 acres)

15 ±74,293 sq.ft. ±1.71 acres (±2.12 acres)

(±1.28 acres)

1 ±56,693 sq.ft. ±1.30 acres (±1.71 acres)

2 ±68,369 sq.ft. ±1.57 acres (±1.72 acres)

3 ±64,734 sq.ft. ±1.49 acres (±1.66 acres)

4 ±70,386 sq.ft. ±1.62 acres (±1.80 acres)

6

5 ±59,236 sq.ft. ±1.36 acres (±1.53 acres)

6 ±77,852 sq.ft. ±1.79 acres (±2.20 acres)

2 ±76,858 sq.ft. ±1.76 acres (±2.01 acres)

3 ±53,870 sq.ft. ±1.24 acres (±1.62 acres)

5 ±90,374 sq.ft. ±2.07 acres (±2.12 acres)

4 ±49,896 sq.ft. ±1.15 acres (±1.52 acres)

PARK 1 ±1,355,609 sq.ft. ±31.12 acres (±33.21 acres)

7 ±67,717 sq.ft. ±1.55 acres (±1.70 acres)

8 ±68,783 sq.ft. ±1.58 acres (±1.73 acres)

6 ±178,802 sq.ft. ±4.10 acres (±4.16 acres)

7 ±146,263 sq.ft. ±3.36 acres (±4.07 acres)

East line of the West 330.2 feet of the South 1/4 of the NW 1/4 of Section 36, Township 32, Range 23

N

0 25 50 100

(SCALE IN FEET)

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
3880 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.488.7800
FAX 763.488.7868
CARLSON-ENGINEERING.COM

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Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 3/10/2025 License #: 40361

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3. 7/7/25 Per City Comments

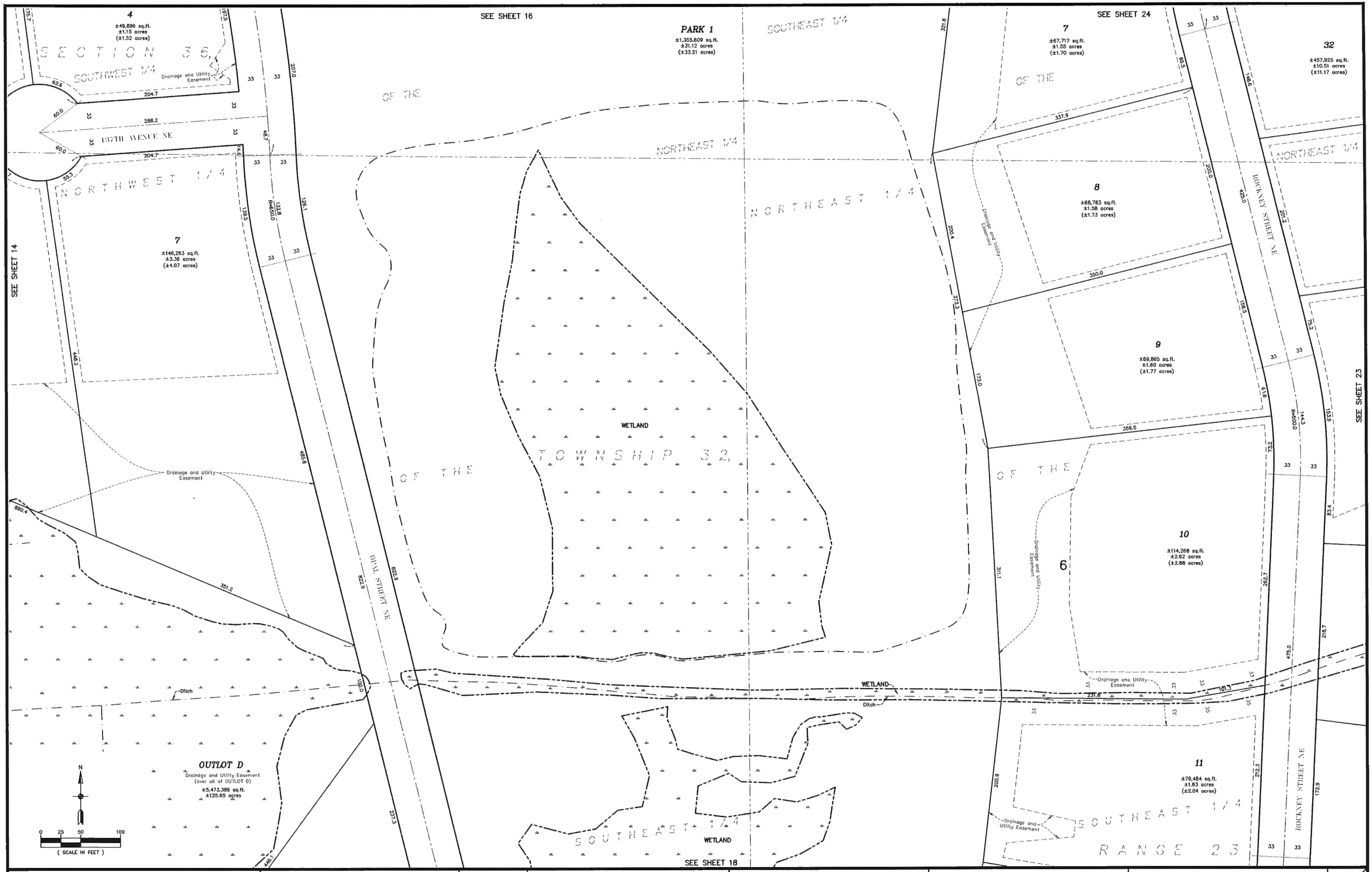
CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

PRELIMINARY PLAT

16 of 76

Survey Date: 07/07/25 F:\Projects\10941 - 10960\10941 - elwell parcels - ham lake\cad\c3d\survey\pre-plat\10941_prp sheets.dwg



CARLSON ENGINEERING
ENGINEERING
SURVEYING
PLANNING
7880 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7999
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CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

PRELIMINARY PLAT

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SECTION 36,

NORTHWEST 1/4

NORTHEAST 1/4

SEE SHEET 17

WETLAND

Ditch

WETLAND

Ditch

WETLAND

OUTLOT D
Drainage and Utility Easement
(over all of OUTLOT D)
±5,473,386 sq.ft.
±125.65 acres

Ditch

Drainage and Utility Easement

11
±79,484 sq.ft.
±1.83 acres
(±2.04 acres)

ROCKNEY STREET NE

Drainage and Utility Easement

OF THE

12
±96,238 sq.ft.
±2.21 acres
(±2.46 acres)

Drainage and Utility Easement

Drainage and Utility Easement

SEE SHEET 35

TOWNSHIP 32,

PARK 2
±155,751 sq.ft.
±3.58 acres
(±4.06 acres)

PARK 1
±1,355,609 sq.ft.
±31.12 acres
(±33.21 acres)

SOUTHEAST 1/4

SOUTHWEST 1/4

SOUTHEAST 1/4

SOUTHEAST 1/4

Drainage and Utility Easement

59
±111,311 sq.ft.
±2.55 acres
(±2.87 acres)

OPAL STREET NE

OF THE

Drainage and Utility Easement

135TH LANE NE

OF THE

Drainage and Utility Easement

SOUTHEAST 1/4

SOUTHEAST 1/4

RANGE 23

SEE SHEET 19

SEE SHEET 22

N

0 25 50 100
(SCALE IN FEET)

CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING 3880 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7999 CARLSON-ENGINEERING.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 Licensed Land Surveyor under the laws of the State of Minnesota Print Name: Thomas R. Balluff, L.S. Signature: Date: 3/10/2025 License #: 40361	DRAWN BY: NPC ISSUE DATE: 3/10/2025 FILE NO: 2746	Revisions: 1. 5/1/25 Per City Comments 2. 6/27/25 Per City Comments 3. 7/2/25 Per City Comments	CONTOUR CIVIL & DEVELOPMENT P.O. BOX 89 Rockford, MN 55373	ELWELL FARMS Ham Lake, MN	PRELIMINARY PLAT 18 of 76

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SECTION 13, SOUTHWEST 1/4

SEE SHEET 34

SEE SHEET 18

SOUTHEAST 1/4

PARK 1
±1,355,609 sq.ft.
±31.12 acres
(±33.21 acres)

WETLAND

OUTLOT D
Drainage and Utility Easement (over all of OUTLOT D)
±5,473,386 sq.ft.
±125.65 acres

Ditch

59
±111,311 sq.ft.
±2.55 acres
(±2.67 acres)

OPAL STREET NE

133TH LANE NE

58
±97,687 sq.ft.
±2.24 acres
(±2.54 acres)

49
±93,482 sq.ft.
±2.15 acres
(±2.59 acres)

48
±89,048 sq.ft.
±2.04 acres
(±2.49 acres)

PACKARD STREET NE

40
±117,362 sq.ft.
±2.69 acres
(±3.18 acres)

SEE SHEET 22

Drainage and Utility Easement

OF THE

TOWNSHIP 32,

57
±91,890 sq.ft.
±2.11 acres
(±2.26 acres)

50
±57,898 sq.ft.
±1.33 acres
(±1.48 acres)

47
±76,761 sq.ft.
±1.76 acres
(±2.01 acres)

51
±50,963 sq.ft.
±1.17 acres
(±1.32 acres)

1

56
±86,241 sq.ft.
±1.98 acres
(±2.14 acres)

46
±72,801 sq.ft.
±1.67 acres
(±1.86 acres)

52
±42,867 sq.ft.
±0.98 acres
(±1.16 acres)

SOUTHEAST 1/4

41
±800,580 sq.ft.
±18.38 acres
(±18.63 acres)

SEE SHEET 21

SEE SHEET 20

SOUTHEAST 1/4

RANGE 23

N

0 25 50 100
(SCALE IN FEET)

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
3880 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7999
CARLSON-ENGINEERING.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 Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 3/10/2025 License #: 40361

DRAWN BY: NPC
ISSUE DATE: 3/10/2025
FILE NO: 2746

Revisions:
1. 5/1/25 Per City Comments
2. 6/27/25 Per City Comments
3. 7/2/25 Per City Comments

CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

PRELIMINARY PLAT

[Save Date: 07/02/25] I:\jobs\10941 - 10960\10941 - elwell parcels - ham lake\cad\survey\pre-plat\10941_prp masks.dwg

SECTION 36, TOWNSHIP 32, RANGE 23

SOUTHWEST 1/4

SOUTHEAST 1/4

SEE SHEET 34

SEE SHEET 19

SEE SHEET 33

SEE SHEET 21

WETLAND

Ditch

OUTLOT D
Drainage and Utility Easement (over all of OUTLOT D)
±5,473,386 sq.ft.
±125.65 acres

58 ±97,687 sq.ft. ±2.24 acres (±2.54 acres)

49 ±93,482 sq.ft. ±2.15 acres (±2.59 acres)

48 ±89,048 sq.ft. ±2.04 acres (±2.49 acres)

40 ±117,362 sq.ft. ±2.69 acres (±3.18 acres)

57 ±91,890 sq.ft. ±2.11 acres (±2.26 acres)

50 ±57,898 sq.ft. ±1.33 acres (±1.48 acres)

47 ±76,761 sq.ft. ±1.76 acres (±2.01 acres)

51 ±50,963 sq.ft. ±1.17 acres (±1.32 acres)

56 ±86,241 sq.ft. ±1.98 acres (±2.14 acres)

52 ±42,867 sq.ft. ±0.98 acres (±1.16 acres)

46 ±72,801 sq.ft. ±1.67 acres (±1.86 acres)

41 ±800,580 sq.ft. ±18.38 acres (±18.63 acres)

45 ±68,509 sq.ft. ±1.57 acres (±1.61 acres)

55 ±85,376 sq.ft. ±1.50 acres (±1.54 acres)

53 ±50,627 sq.ft. ±1.16 acres (±1.21 acres)

54 ±42,393 sq.ft. ±0.97 acres (±1.01 acres)

42 ±95,856 sq.ft. ±2.20 acres (±2.36 acres)

44 ±51,511 sq.ft. ±1.18 acres (±1.22 acres)

43 ±47,132 sq.ft. ±1.08 acres (±1.13 acres)

PACKARD STREET NE

OPAL STREET NE

Drainage and Utility Easement

South line of the SE 1/4 of the SW 1/4 of Section 36, Township 32, Range 23

South 1/4 corner of Section 36, Township 32, Range 23 (cast iron monument)

South line of the SW 1/4 of the SE 1/4 of Section 36, Township 32, Range 23.

OWNER: BLAINE 2022 LLC PID:01-31-23-12-0150

OWNER: DR HORTON INC-MINNESOTA PID:01-31-23-12-0077

OWNER: DR HORTON INC-MINNESOTA PID:01-31-23-12-0078

OWNER: HASSAN FALASTIN PID:01-31-23-12-0079

OWNER: MICHAEL ALAN VERHAGE PID:01-31-23-12-0080

OWNER: WHOT ZELEKE PID:01-31-23-12-0081

OWNER: PA THOU LHERY PID:01-31-23-12-0082

OWNER: DR HORTON INC-MINNESOTA PID:01-31-23-12-0139

OWNER: DR HORTON INC-MINNESOTA PID:01-31-23-12-0140

OWNER: DR HORTON INC-MINNESOTA PID:01-31-23-12-0141

OWNER: DR HORTON INC-MINNESOTA PID:01-31-23-12-0142

OWNER: DR HORTON INC-MINNESOTA PID:01-31-23-12-0143

OWNER: DR HORTON INC-MINNESOTA PID:01-31-23-12-0144

OWNER: DR HORTON INC-MINNESOTA PID:01-31-23-12-0145

OWNER: DR HORTON INC-MINNESOTA PID:01-31-23-12-0146

OWNER: DR HORTON INC-MINNESOTA PID:01-31-23-12-0147

OWNER: HOANG-DANH VO PID:01-31-23-12-0148

OWNER: DR HORTON INC-MINNESOTA PID:01-31-23-12-0149

OWNER: JANET YVONNE CASPERSON PID:01-31-23-11-0017

OWNER: DR HORTON INC-MINNESOTA PID:01-31-23-11-0018

OWNER: CHARLES SHOU LEE PID:01-31-23-11-0019

132ND COURT NE.

PRESERVE

LEXINGTON

WATERS

2632.51 N89°20'44"W

0 25 50 100 (SCALE IN FEET)

CARLSON ENGINEERING — ENGINEERING SURVEYING PLANNING 2990 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7999 CARLSON-ENGINEERING.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 Licensed Land Surveyor under the laws of the State of Minnesota Print Name: Thomas R. Balluff, L.S. Signature: Date: 3/10/2025 License #: 40361	DRAWN BY: NPC ISSUE DATE: 3/10/2025 FILE NO: 2746	Revisions: 1. 5/1/25 Per City Comments 2. 6/27/25 Per City Comments 3. 7/2/25 Per City Comments	**CONTOUR CIVIL & DEVELOPMENT** P.O. BOX 89 Rockford, MN 55373	**ELWELL FARMS** Ham Lake, MN **PRELIMINARY PLAT**	20 of 76

[Save Date: 07/02/25] F:\jobs\10941 - 10960\10941 - elwell parcels - ham lake\cad s3d\survey\pre-plat\10941_pp plats.dwg

SEE SHEET 19

SECTION 36, TOWNSHIP 32, RANGE 22

SOUTHEAST 1/4 OF THE SOUTHEAST 1/4

SEE SHEET 22

SEE SHEET 19

48
±89,048 sq.ft.
±2.04 acres
(±2.49 acres)

40
±117,362 sq.ft.
±2.69 acres
(±3.18 acres)

39
±302,186 sq.ft.
±6.94 acres
(±7.10 acres)

47
±76,761 sq.ft.
±1.76 acres
(±2.01 acres)

46
±72,801 sq.ft.
±1.67 acres
(±1.86 acres)

41
±800,560 sq.ft.
±18.38 acres
(±18.63 acres)

42
±85,856 sq.ft.
±2.20 acres
(±2.36 acres)

43
±47,132 sq.ft.
±1.08 acres
(±1.13 acres)

1

297.6
Drainage and Utility Easement
354.6
WETLAND
1275.7
821.1
Ditch
Ditch
510.3
NE 133RD LANE
1104
33
33
127.6
373.5
184.7
Drainage and Utility Easement
PACKARD STREET NE
287.0
N=250.0
230.4
Drainage and Utility Easement
Drainage and Utility Easement
64.4
99.9
35
35
35
94.5
60.0
150.0
99.9
60.0
18.2
18.1
70.6
516.2
386.7
201.7
Drainage and Utility Easement
319.0
352.0
903.6
WETLAND
Ditch

OWNER:
RODNEY C HORGEN TRUSTEE
PID:31-32-22-32-0002

East line of the SE 1/4 of the SE 1/4 of Section 36, Township 32, Range 23.

653.1

Southeast corner of Section 36, found monument (cast iron monument in 6'x6' stone)

South line of the SE 1/4 of the SE 1/4 of Section 36, Township 32, Range 23.

2632.51
N89°20'44"W

OWNER:
DR HORTON, INC-MINNESOTA
PID:01-31-23-12-0146

OWNER:
DR HORTON, INC-MINNESOTA
PID:01-31-23-12-0147

OWNER:
HONGCHAN YU
PID:01-31-23-12-0148

OWNER:
DR HORTON INC-MINNESOTA
PID:01-31-23-12-0149

OWNER:
JANET YVONNE CASPERSON
PID:01-31-23-11-0017

OWNER:
DR HORTON INC-MINNESOTA
PID:01-31-23-11-0018

OWNER:
CHARLES POH LEE
PID:01-31-23-11-0019

OWNER:
BENJAMIN JAMES BAKER
PID:01-31-23-11-0020

PRESERVE AT LEXINGTON WATERS

OWNER:
BLAINE 2022 LLC
PID:01-31-23-11-0023

OWNER:
JEAN M ROBINSON
PID:06-31-22-22-0006

N

0 25 50 100
(SCALE IN FEET)

CARLSON ENGINEERING
ENGINEERING
SURVEYING
PLANNING

3800 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
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ISSUE DATE: 3/10/2025
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CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

PRELIMINARY PLAT

21 of 76

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SEE SHEET 18

SECTION 36,

NORTHWEST 1/4

OF THE

SOUTHEAST 1/4

SW 1/4

SEE SHEET 19

NORTHEAST 1/4

SOUTHEAST 1/4

PARK 1
±1,355,609 sq.ft.
±31.12 acres
(±33.21 acres)

12
±96,238 sq.ft.
±2.21 acres
(±2.46 acres)

Drainage and Utility Easement

244.7

318.1

270.5

359.9
R=750.0

263.5

SEE SHEET 23

620.7

WETLAND

37
±254,267 sq.ft.
±5.84 acres
(±6.06 acres)

Ditch

474.9

East line of the NE 1/4 of the SE 1/4 of Section 36, Township 32, Range 23.

OWNER:
RODNEY C HORGEN TRUSTEE
PID:31-32-22-32-0002

2636.38
S00°17'18"E

RANGE 22

WETLAND

752.9

185.9

717.1

R=600.0
758.9

670.0

232.2

38
±314,485 sq.ft.
±7.22 acres
(±7.40 acres)

TOWNSHIP 32,

166.3

18TH LANE NE

166.3

30.5

135.8

64.4

88.9

251.8

48
±89,048 sq.ft.
±2.04 acres
(±2.49 acres)

PACKARD STREET NE

353.8

503

40
±117,362 sq.ft.
±2.69 acres
(±3.18 acres)

382.5

Ditch

Drainage and Utility Easement

39
±302,186 sq.ft.
±6.94 acres
(±7.10 acres)

1037.2

WETLAND

Drainage and Utility Easement

541.1

444.1

SOUTHEAST 1/4

RANGE 23

354.6

1275.7

WETLAND

921.1

Ditch

SEE SHEET 21

SECTION 31, TOWNSHIP 32,

N

0 25 50 100

(SCALE IN FEET)

CARLSON ENGINEERING
ENGINEERING
SURVEYING
PLANNING

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
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FAX 763.489.7909
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CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

PRELIMINARY PLAT

Save Date: 07/02/25 I:\Jobs\10941 - 10960\10943 - elwell parcels - ham lake\cad c3d\survey\pre-plat\10941_prp sheets.dwg

SECTION 36,

NORTHEAST 1/4

SEE SHEET 23

East 1/4 corner of Section 36, Township 32, Range 23 (2 inch Open Iron Pipe)

WETLAND

Drainage and Utility Easement

76.6

625.1

8
±68,783 sq.ft.
±1.58 acres
(±1.73 acres)

200.4

350.0

373.2

9
±69,865 sq.ft.
±1.60 acres
(±1.77 acres)

173.0

359.5

200.0

425.0

HOLMAN STREET NE

33
±129,787 sq.ft.
±2.98 acres
(±3.13 acres)

201.2

33

33

79.2

34
±218,034 sq.ft.
±5.01 acres
(±5.24 acres)

153.6

61.6

144.3
R=500.0

75.2

33

33

Ditch

419.8

East line of the NE 1/4 of the SE 1/4 of Section 36, Township 32, Range 23.

RANGE 22

32,

SEE SHEET 17

WETLAND

PARK 1
±1,355,509 sq.ft.
±31.12 acres
(±33.21 acres)

OF THE

Drainage and Utility Easement

WETLAND

83.4

593.1

6

TOWNSHIP 32,

10
±114,268 sq.ft.
±2.62 acres
(±2.88 acres)

311.1

282.7

2636.38
S00°17'18"E

OWNER:
RODNEY C HORGEN, TRUSTEE
PID:31-32-22-32-0002

WETLAND

Ditch

Drainage and Utility Easement

231.8

161.3

475.0

218.7

35
±145,495 sq.ft.
±3.34 acres
(±3.50 acres)

267.2

608.7

TOWNSHIP 31,

SECTION

WETLAND

11
±79,484 sq.ft.
±1.83 acres
(±2.04 acres)

205.9

212.3

ROCKNEY STREET NE

172.9

36
±137,378 sq.ft.
±3.15 acres
(±3.34 acres)

205.6

Drainage and Utility Easement

Ditch

344.7

64.9

725.9

Drainage and Utility Easement

SOUTHEAST 1/4

620.7

WETLAND

243.7

12
±96,238 sq.ft.
±2.21 acres
(±2.46 acres)

SEE SHEET 18

SEE SHEET 22

RANGE 23

N

0 25 50 100

(SCALE IN FEET)

CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING

3890 PHEASANT RIDGE DR NE
SUITE 100
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P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

PRELIMINARY PLAT

23 of 76

[Save Date: 07/02/25] P:\Jobs\10941 - 10960\10941 - elwell parcels - ham lake\cad-c3d\surveying-plat\10941_prp sheets.dwg

SEE SHEET 25

13
±57,593 sq.ft.
±1.32 acres
(±1.51 acres)

12
±47,463 sq.ft.
±1.09 acres
(±1.26 acres)

11
±69,509 sq.ft.
±1.60 acres
(±2.02 acres)

SECTION 36, TOWNSHIP 32, RANGE 23
SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 32, RANGE 23

137TH LANE NE

ROCKNEY STREET NE

Drainage and Utility Easement

3
±64,734 sq.ft.
±1.49 acres
(±1.66 acres)

4
±70,386 sq.ft.
±1.62 acres
(±1.80 acres)

6

5
±59,236 sq.ft.
±1.36 acres
(±1.53 acres)

6
±77,852 sq.ft.
±1.79 acres
(±2.20 acres)

1

WETLAND

PARK 1
±1,355,609 sq.ft.
±31.12 acres
(±33.21 acres)

7
±67,717 sq.ft.
±1.55 acres
(±1.70 acres)

32
±457,925 sq.ft.
±10.51 acres
(±11.17 acres)

8
±68,783 sq.ft.
±1.58 acres
(±1.73 acres)

33
±129,787 sq.ft.
±2.98 acres
(±3.13 acres)

Ditch

East line of the SE 1/4 of the NE 1/4 of Section 36, Township 32, Range 23.

East 1/4 corner of Section 36, Township 32, Range 23 (2 Inch Open Iron Pipe)

East line of the NE 1/4 of the SE 1/4 of Section 36, Township 32, Range 23.

2635.88
S00°16'48"E

±558.9

NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 32, RANGE 23

SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 32, RANGE 23

SEE SHEET 16

SEE SHEET 23

0 25 50 100
(SCALE IN FEET)

OWNER:
STATE OF MINNESOTA
PID: 13-036-32-23-0001

667.0
R=1000.0

R=605.0

R=600.0

CARLSON ENGINEERING
ENGINEERING
SURVEYING
PLANNING

2880 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.488.7800
FAX 763.488.7868
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CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
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ELWELL FARMS
Ham Lake, MN

PRELIMINARY PLAT

24 of 76

Save Date: 07/02/25 F:\jobs\10941 - 10960\10941 - elwell parcels - ham lake\cad e3d\surveyfpre-plat\10941_pp-xrefs.dwg

SEE SHEET 26

SEE SHEET 11

SEE SHEET 15

SEE SHEET 24

SECTION 36, TOWNSHIP 32, RANGE 23

NORTHEAST 1/4 OF THE NORTHEAST 1/4

SOUTHEAST 1/4 OF THE NORTHEAST 1/4

NORTHEAST 1/4 OF THE SOUTHEAST 1/4

SOUTHEAST 1/4 OF THE SOUTHEAST 1/4

139TH WENE NE

PACKARD STREET NE

ROCKNEY STREET NE

137TH LANE NE

Proposed 70 ft. Gas Pipeline, Drainage and Utility Easement

Drainage and Utility Easement

East line of the NE 1/4 of the NE 1/4 of Section 36, Township 32, Range 23.

East line of the SE 1/4 of the NE 1/4 of Section 36, Township 32, Range 23.

OWNER: STATE OF MINNESOTA PID: 31-32-22-22-0001

OWNER: STATE OF MINNESOTA PID: 31-32-22-23-0001

WETLAND

2 ±39,289 sq.ft. ±0.90 acres (±1.22 acres)

5 ±51,478 sq.ft. ±1.18 acres (±1.22 acres)

6 ±79,891 sq.ft. ±1.83 acres (±1.98 acres)

7 ±39,900 sq.ft. ±0.92 acres (±1.24 acres)

8 ±43,662 sq.ft. ±1.00 acres (±1.18 acres)

9 ±103,338 sq.ft. ±2.37 acres (±2.61 acres)

10 ±84,274 sq.ft. ±1.94 acres (±2.40 acres)

11 ±69,509 sq.ft. ±1.60 acres (±2.02 acres)

12 ±47,463 sq.ft. ±1.09 acres (±1.26 acres)

13 ±57,593 sq.ft. ±1.32 acres (±1.51 acres)

14 ±47,137 sq.ft. ±1.08 acres (±1.28 acres)

15 ±43,749 sq.ft. ±1.00 acres (±1.16 acres)

16 ±43,829 sq.ft. ±1.01 acres (±1.16 acres)

17 ±43,908 sq.ft. ±1.01 acres (±1.16 acres)

18 ±43,988 sq.ft. ±1.01 acres (±1.16 acres)

19 ±43,004 sq.ft. ±0.99 acres (±1.38 acres)

20 ±139,581 sq.ft. ±3.20 acres (±3.50 acres)

28 ±135,081 sq.ft. ±3.10 acres (±3.25 acres)

29 ±109,193 sq.ft. ±2.51 acres (±2.68 acres)

30 ±89,456 sq.ft. ±2.05 acres (±2.21 acres)

31 ±127,824 sq.ft. ±2.93 acres (±3.10 acres)

32 ±457,925 sq.ft. ±10.51 acres (±11.17 acres)

N

0 25 50 100

(SCALE IN FEET)

CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING

3880 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
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Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

PRELIMINARY PLAT

25 of 76

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SEE SHEET 27

SECTION 36, TOWNSHIP 32, RANGE 22

NORTHEAST 1/4 OF THE

SOUTHEAST 1/4 OF THE

NORTHEAST 1/4 OF THE

SOUTHEAST 1/4 OF THE

SECTION 1, TOWNSHIP 31, RANGE 22

7 ±64,158 sq.ft. ±1.47 acres (±1.57 acres)

6 ±110,743 sq.ft. ±2.54 acres (±2.57 acres)

22 ±88,423 sq.ft. ±2.03 acres (±2.24 acres)

21 ±87,245 sq.ft. ±2.00 acres (±2.15 acres)

20 ±139,581 sq.ft. ±3.20 acres (±3.50 acres)

26 ±169,649 sq.ft. ±3.90 acres (±4.09 acres)

27 ±146,645 sq.ft. ±3.37 acres (±3.63 acres)

14 ±44,396 sq.ft. ±1.02 acres (±1.17 acres)

15 ±43,749 sq.ft. ±1.00 acres (±1.16 acres)

16 ±43,829 sq.ft. ±1.01 acres (±1.16 acres)

17 ±43,908 sq.ft. ±1.01 acres (±1.16 acres)

18 ±43,988 sq.ft. ±1.01 acres (±1.16 acres)

19 ±43,004 sq.ft. ±0.99 acres (±1.38 acres)

28 ±135,081 sq.ft. ±3.10 acres (±3.25 acres)

29 ±109,193 sq.ft. ±2.51 acres (±2.68 acres)

30 ±89,458 sq.ft. ±2.05 acres (±2.21 acres)

7 ±39,900 sq.ft. ±0.92 acres (±1.24 acres)

8 ±43,662 sq.ft. ±1.00 acres (±1.16 acres)

6 ±79,891 sq.ft. ±1.83 acres (±1.98 acres)

9 ±103,338 sq.ft. ±2.37 acres (±2.61 acres)

10 ±84,274 sq.ft. ±1.94 acres (±2.40 acres)

ROCKNEY STREET NE

PACKARD STREET NE

139TH WENUE NE

WETLAND

Drainage and Utility Easement

Proposed 70 ft. Gas Pipeline, Drainage and Utility Easement

East line of the NE 1/4 of Section 36, Township 32, Range 23.

2635.88 S00°16'48"E

OWNER: STATE OF MINNESOTA PID: 31-32-22-23-0001

East line of the SE 1/4 of Section 36, Township 32, Range 23.

SEE SHEET 11

SEE SHEET 25

N

0 25 50 100

(SCALE IN FEET)

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.488.7900
FAX 763.488.7909
CARLSON-ENGINEERING.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 Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 3/10/2025 License #: 40361

DRAWN BY: NPC
ISSUE DATE: 3/10/2025
FILE NO: 2746

Revisions:
1. 5/1/25 Per City Comments
2. 6/27/25 Per City Comments
3. 7/2/25 Per City Comments

CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

PRELIMINARY PLAT

Save Date: 07/02/25 F:\Data\10941 - 10990\10941 - elwell parcels - ham lake\cad e3d\survey\pre-plat\10941_prp msets.dwg

OWNER: JASON STRAND PID: 25-32-23-43-0023

HIDDEN FOREST

OWNER: CHELSEA L RITCHIE PID: 25-32-23-44-0002

EAST

OWNER: GARY TURNQUIST PID: 25-32-23-44-0003

North line of the NE 1/4 of the NE 1/4 of Section 36, Township 32, Range 23.

Northeast corner of Section 36, Township 32, Range 23 (cast iron monument)

SECTION 36, NORTHEAST 1/4 OF THE TOWNSHIP 32, RANGE 22

SECTION 31, TOWNSHIP 32, RANGE 23

WETLAND

Drainage and Utility Easement

4 ±106,738 sq.ft. ±2.45 acres (±2.53 acres)

5 ±94,870 sq.ft. ±2.18 acres (±2.21 acres)

6 ±110,743 sq.ft. ±2.54 acres (±2.57 acres)

7 ±64,158 sq.ft. ±1.47 acres (±1.57 acres)

20 ±139,581 sq.ft. ±3.20 acres (±3.50 acres)

21 ±87,245 sq.ft. ±2.00 acres (±2.15 acres)

22 ±88,423 sq.ft. ±2.03 acres (±2.24 acres)

23 ±130,667 sq.ft. ±3.00 acres (±3.04 acres)

24 ±105,876 sq.ft. ±2.43 acres (±2.46 acres)

25 ±218,884 sq.ft. ±5.02 acres (±5.06 acres)

26 ±169,649 sq.ft. ±3.90 acres (±4.09 acres)

27 ±146,645 sq.ft. ±3.37 acres (±3.63 acres)

ROCKNEY STREET NW

Proposed 70 ft. Gas Pipeline, Drainage and Utility Easement

East line of the NE 1/4 of the NE 1/4 of Section 36, Township 32, Range 23.

2635.88 S00°16'48"E

OWNER: STATE OF MINNESOTA PID: 31-32-22-22-0001

SEE SHEET 10

SEE SHEET 26

0 25 50 100 (SCALE IN FEET)

CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING

3880 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7800 FAX 763.489.7828 CARLSON-ENGINEERING.COM

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Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

PRELIMINARY PLAT

27 of 76

[Save Date: 07/02/25] [\\gobs\10941 - 10960\10941 - elwell parcels - ham lake\cad c3d\survey\pre-plat\10941_prp sheets.dwg]

OWNER:
DAVID A HOFFMAN
PID: 25-32-23-33-0001

OWNER:
KNOLL FAMILY LLLP
PID: 25-32-23-34-0004

OWNER:
RICHARD J. WIRTH TRUSTEE
PID: 25-32-23-43-0024

OPEN

North line of the NE 1/4 of the NW 1/4 of Section 36, Township 32, Range 23

S89°27'40"E
1606.73

944.9

Permanent Easement for Flowage, Drainage, Ditch Repair and Maintenance per Document No. 2336453.002

SECTION 36,

NORTHEAST 1/4

WETLAND

WETLAND

East line of the West 1027.97 feet of that part of the Northwest 1/4 of the Northwest 1/4 of Section 36, Township 32, Range 23

West line of the NE 1/4 of the NW 1/4 of Section 36, Township 32, Range 23

847.49

County Ditch No. 44

TOWNSHIP 32,

OF THE

Proposed Drainage and Utility Easement

Ditch

WETLAND

WETLAND

100

662.0

WETLAND

North 1/4 corner of Section 36, Township 32, Range 23 (cast iron monument)

OUTLOT B
±131,537 sq.ft.
±3.02 acres
(±3.02 acres)

70

603.9

Proposed 70 ft. Gas Pipeline, Drainage and Utility Easement

70

OWNER:
VICKTOP ABRAMS
PID: 36-32-23-12-0004

512.48
S00°18'18"E

EXCEPTION

WETLAND

253.7

Drainage and Utility Easement

OUTLOT C
Drainage and Utility Easement
(over all of OUTLOT C)
±1,935,791 sq.ft.
±44.44 acres
(±45.17 acres)

West line of the NW 1/4 of the NE 1/4 of Section 36, Township 32, Range 23

1/2 INCH IP
RLS 3959

120.0

271.0

565.7

WETLAND

248.7

NORTHWEST 1/4

RANGE 23

SEE SHEET 10

SEE SHEET 29

OPEN PIPE

1/2 INCH OPEN IRON PIPE (leaning)

N

0 25 50 100
(SCALE IN FEET)

SEE SHEET 12

CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING

3880 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
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CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

PRELIMINARY PLAT

28 of 76

[Savy Date: 07/30/25] P:\proj\10941 - 10960,10941 - elwell parcels - ham lake\cad c3d\survey\pre-plat\10941_prp insets.dwg

Northwest corner of Section 36, Township 32, Range 23 (cast iron monument)

OWNER:
DAVID A HOFFMAN
PID: 26-32-23-33-0001

N89°27'40"W
1028.10

1/2 INCH OPEN IRON PIPE

North line of the NE 1/4 of the NW 1/4 of Section 36, Township 32, Range 23

944.9

SECTION 36,

50

ROAD WIDTH VARIES

NORTHWEST 1/4

Permanent Easement for Flowage, Drainage, Ditch Repair and Maintenance per Document No 2336453.002

1027.8

WETLAND

ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 81
(C.S.A.H. NO. 17)

West line of the NW 1/4 of Section 36, Township 32, Range 23

East line of the West 1027.97 feet of that part of the Northwest 1/4 of the Northwest 1/4 of Section 36, Township 32, Range 23

N00°21'59"W
847.49

West line of the NE 1/4 of the NW 1/4 of Section 36, Township 32, Range 23

SEE SHEET 28

OUTLOT C
Drainage and Utility Easement
(over all of OUTLOT C)
±1,935,791 sq.ft.
±44.44 acres
(±45.17 acres)

Ditch

TOWNSHIP 32,

OF THE

OWNER:
SARAH MARIE SOLHEID
PID:36-32-23-22-0002

ANOKA COUNTY HIGHWAY
LEXINGTON AVENUE NE.

County Ditch No. 44

Ditch

N

0 25 50 100
(SCALE IN FEET)

50

ROAD WIDTH VARIES

1/2 INCH OPEN IRON PIPE

13.39
N89°27'40"W

1/2 INCH OPEN IRON PIPE (bending)

WETLAND

33

139TH AVENUE NE

33

66

ELWELL

HEIGHTS

RANGE 23

NORTHWEST 1/4

SEE SHEET 12

CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING 3880 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.488.7900 FAX 763.488.7888 CARLSON-ENGINEERING.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 Licensed Land Surveyor under the laws of the State of Minnesota Print Name: Thomas R. Balluff, L.S. Signature: Date: 3/10/2025 License #: 40361	DRAWN BY: NPC ISSUE DATE: 3/10/2025 FILE NO: 2746	Revisions: 1. 5/1/25 Per City Comments 2. 6/27/25 Per City Comments 3. 7/2/25 Per City Comments	CONTOUR CIVIL & DEVELOPMENT P.O. BOX 89 Rockford, MN 55373	ELWELL FARMS Ham Lake, MN	PRELIMINARY PLAT	29 of 76

Save Date: 07/02/25 F:\Projects\10941 - 10960\10941 - elwell parcels - ham lake\cad\survey\pre-plat\10941_prp sheets.dwg

SECTION 35,

OWNER: ABBEY J SHELGREN PID: 36-32-23-23-0013

OWNER: IGOR SHEVCHUK PID: 36-32-23-23-0014

RED FOX HOLLOW SECOND ADDITION

OWNER: PREMIER CUSTOM HOMES INC PID: 36-32-23-24-0013

OWNER: KEVIN STRASSER PID: 36-32-23-24-0014

SEE SHEET 14

N33°00'44"E 239.84

WETLAND

1/2 INCH IRON PIPE (unreadable)

S89°28'14"E 427.73

888.3

1
±310,539 sq.ft.
±7.13 acres
(±7.71 acres)
(Combined area total of 1 & 1A ±18.99 acres)

N

0 25 50 100
(SCALE IN FEET)

NORTHEAST 1/4

HOLLOW

OWNER: DANIEL S SCHLUENDER PID: 36-32-23-32-0010

100

Drainage and Utility Easement

Proposed Drainage, Utility and Ditch Easement

1A
±491,491 sq.ft.
±11.28 acres
(±11.28 acres)

County Ditch No. 44

Drainage and Utility Easement

472.0

275.1

Drainage and Utility Easement

Ditch

OWNER: JULIE A SCHROEDER PID: 36-32-23-32-0009

West line of the NE 1/4 of the NE 1/4 of Section 35, Township 32, Range 23

1327.5

WETLAND

TOWNSHIP 32, RANGE 23 OF THE

OUTLOT D
Drainage and Utility Easement
(over all of OUTLOT D)
±5,473,386 sq.ft.
±125.65 acres

N00°20'22"W 986.68

OWNER: CHAYNA M HAMRE PID: 36-32-23-32-0008

WETLAND

100

Ditch

514.8

Proposed Drainage, Utility, and Ditch Easement

100

WETLAND

Ditch

Ditch

Ditch

Ditch

SOUTHWEST 1/4

SEE SHEET 31

SEE SHEET 35

CARLSON ENGINEERING
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SUITE 100
BLAINE, MN 55449
TEL 763.488.7900
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CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

PRELIMINARY PLAT

30 of 76

[Save Date: 7/2/25] F:\Jobs\10941 - 10960\10941 - elwell parcels - ham lake\cad c3d\survey\pre-plat\10941_prp plat1.dwg

SECTION 36, RED FOX HOLLOW

OWNER: CHAI LEE PID: 36-32-23-32-0003

OWNER: KELSEY O. SUNDERLAND PID: 36-32-23-32-0004

OWNER: HEATHER L. WILLETTE PID: 36-32-23-32-0007

RLS 41573

S89°35'03"E 1217.41

1/2 INCH OPEN IRON PIPE

North line of the south 331.23 feet of the NW 1/4 of the SW 1/4 of Section 36, Township 32, Range 23

NORTHWEST 1/4

SOUTHWEST 1/4

WETLAND

Ditch

EXCEPTION (PARCEL 43)

331.2

331.3

Permanent Easement for Drainage, Utility, Sloping, Ponding, and Snow Storage Purposed per Document Nos. 511857.005, 511857.009 and 511857.010

East line of PARCEL 43, ANOKA COUNTY RIGHT OF WAY PLAT NO. 81, Anoka County, Minnesota

ROAD WIDTH VARIES

60

OF THE

OUTLOT E

Drainage and Utility Easement (over all of OUTLOT E)
±403,467 sq.ft.
±9.26 acres

South line of the Northwest 1/4 of the Southwest 1/4 of Section 36, Township 32, Range 23

1218.8

Proposed Drainage, Utility, and Ditch Easement

100

SEE SHEET 35

ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 81

(C.S.A.H. NO. 17)

LEXINGTON AVENUE NE.

EXCEPTION (PARCEL 44)

ROAD WIDTH VARIES

N00°06'22"W 1651.55

Permanent Easement for Drainage, Utility, Sloping, Ponding, and Snow Storage Purposed per Document Nos. 2043621.007, 2043621.010 and 2043621.011

OUTLOT D

Drainage and Utility Easement (over all of OUTLOT D)
±5,473,386 sq.ft.
±125.65 acres

TOWNSHIP 32, RANGE 23

County Ditch No. 44

Proposed Drainage, Utility, and Ditch Easement

SEE SHEET 34

SEE SHEET 32

N

0 25 50 100

(SCALE IN FEET)

CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING	3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.488.7800 FAX 763.488.7868 CARLSON-ENGINEERING.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 Licensed Land Surveyor under the laws of the State of Minnesota Print Name: Thomas R. Balluff, L.S. Signature: Date: 3/10/2025 License #: 40361	DRAWN BY: NPC ISSUE DATE: 3/10/2025 FILE NO: 2746	Revisions: 1. 5/1/25 Per City Comments 2. 6/27/25 Per City Comments 3. 7/2/25 Per City Comments	CONTOUR CIVIL & DEVELOPMENT P.O. BOX 89 Rockford, MN 55373	ELWELL FARMS Ham Lake, MN	PRELIMINARY PLAT	31 of 76

Save Date: 07/02/25 I:\Jobs\10941 - 10960\10941 - elwell parcels - ham lake\cad civil\survey\pre-plat\10941_prp insets.dwg

SECTION 36,

SEE SHEET 31

WETLAND

ROAD WIDTH VARIES

N00°06'22"W 1651.55

SOUTHWEST 1/4

ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 81

(C.S.A.H. NO. 17)

LEXINGTON AVENUE NE.

EXCEPTION
(PARCEL 44)

Permanent Easement for Drainage, Utility, Sloping, Ponding, and Snow Storage Purposed per Document Nos. 2040821.0071, 2040821.0101 and 2040821.0111

WETLAND

TOWNSHIP 32,

OF THE

OUTLOT D
Drainage and Utility Easement
(over all of OUTLOT D)
±5,473,386 sq.ft.
±125.65 acres

Proposed Drainage, Utility and Ditch Easement

100

County Ditch No. 44

Ditch

SEE SHEET 34

SEE SHEET 33

Ditch

Ditch

WETLAND

ROAD WIDTH VARIES

60

ROAD WIDTH VARIES

60

Southwest corner of Section 36, Township 32, Range 23 (cast iron monument)

RLS 40361

South line of the SW 1/4 of the SW 1/4 of Section 36, Township 32, Range 23

100

SOUTHWEST 1/4

RANGE 23

2538.45
N89°41'51"W

LEXINGTON WATERS THIRD ADDITION

LEXINGTON WATERS

OWNER:
MN LANDCO/AREP
LEXINGTON WATERS LP
PID: 01-31-23-22-0065

OWNER:
CITY OF BLAINE
PID: 01-31-23-22-0086

OWNER:
MN LANDCO/AREP
LEXINGTON WATERS LP
PID: 01-31-23-22-0064

OWNER:
MN LANDCO/AREP LEXINGTON WATERS LP
PID: 01-31-23-22-0044

OWNER:
MN LANDCO/AREP LEXINGTON WATERS LP
PID: 01-31-23-22-0043

N

0 25 50 100
(SCALE IN FEET)

CARLSON ENGINEERING
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PLANNING

3880 PHEASANT RIDGE DR NE
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BLAINE, MN 55449
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ELWELL FARMS
Ham Lake, MN

PRELIMINARY PLAT

32 of 76

Plot Date: 07/07/25 P:\jobs\10941 - 10960\10941 - elwell parcels - ham lake\cad c3d\survey\pre-plat\10941_prp insets.dwg

SEE SHEET 34

N

0 25 50 100
(SCALE IN FEET)

SECTION 35,

SOUTHEAST 1/4

WETLAND

100

Proposed Drainage, Utility, and Ditch Easement

OUTLOT D
Drainage and Utility Easement
(over all of OUTLOT D)
±5,473,386 sq.ft.
±125.65 acres

Ditch

Ditch

Ditch

Ditch

WETLAND

WETLAND

TOWNSHIP 32,

OF THE

SEE SHEET 32

County Ditch No. 44

Ditch

Ditch

100

343.1

605.3

282.2

5

5

SOUTHWEST 1/4

RANGE 23

South line of the SE 1/4 of the SW 1/4 of Section 36, Township 32, Range 23

South 1/4 corner of Section 36, Township 32, Range 23 (cast iron monument)

61.0

SEE SHEET 20

2538.45
N89°41'51"W

OWNER:
CITY OF BLAINE
PID: 01-31-23-21-0114

LEXINGTON

OWNER:
LW-BPR II LLC
PID: 01-31-23-21-0043

OWNER:
LW-BPR II LLC
PID: 01-31-23-21-0044

OWNER:
LW-BPR II LLC
PID: 01-31-23-21-0045

OWNER:
LW-BPR II LLC
PID: 01-31-23-21-0046

OWNER:
LW-BPR II LLC
PID: 01-31-23-21-0047

OWNER:
LW-BPR II LLC
PID: 01-31-23-21-0048

OWNER:
LW-BPR II LLC
PID: 01-31-23-21-0049

OWNER:
LW-BPR II LLC
PID: 01-31-23-21-0050

OWNER:
LW-BPR II LLC
PID: 01-31-23-21-0051

OWNER:
LW-BPR II LLC
PID: 01-31-23-21-0052

OWNER:
DR HORTON INC-MINNESOTA
PID: 01-31-23-12-0077

WATERS

CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING
2800 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
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ELWELL FARMS
Ham Lake, MN

PRELIMINARY PLAT

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N

0 25 50 100

(SCALE IN FEET)

SEE SHEET 35

SECTION 36,

SOUTHEAST 1/4

SEE SHEET 31

WETLAND

OUTLOT D

Drainage and Utility Easement
(over all of OUTLOT D)
±5,473,386 sq.ft.
±125.65 acres

OF THE

TOWNSHIP 32,

SOUTHWEST 1/4

WETLAND

Ditch

Ditch

Ditch

Ditch

SEE SHEET 32

SEE SHEET 33

WETLAND

SOUTHWEST 1/4

Ditch

528.1

210.6

SEE SHEET 19

112.0

Drainage and Utility Easement

144.7

OF THE

20

20

325.3

354.7

57

±91,890 sq.ft.
±2.11 acres
(±2.26 acres)

382.4

165.0

OVAL STREET NE

192.1
R=3000

343.1

262.2

SOUTHEAST 1/4

56

±86,241 sq.ft.
±1.98 acres
(±2.14 acres)

33

33

33

114.1

97.4

RANGE 23

CARLSON ENGINEERING
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PLANNING

3890 PHEASANT RIDGE DR NE
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BLAINE, MN 55449
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Ham Lake, MN

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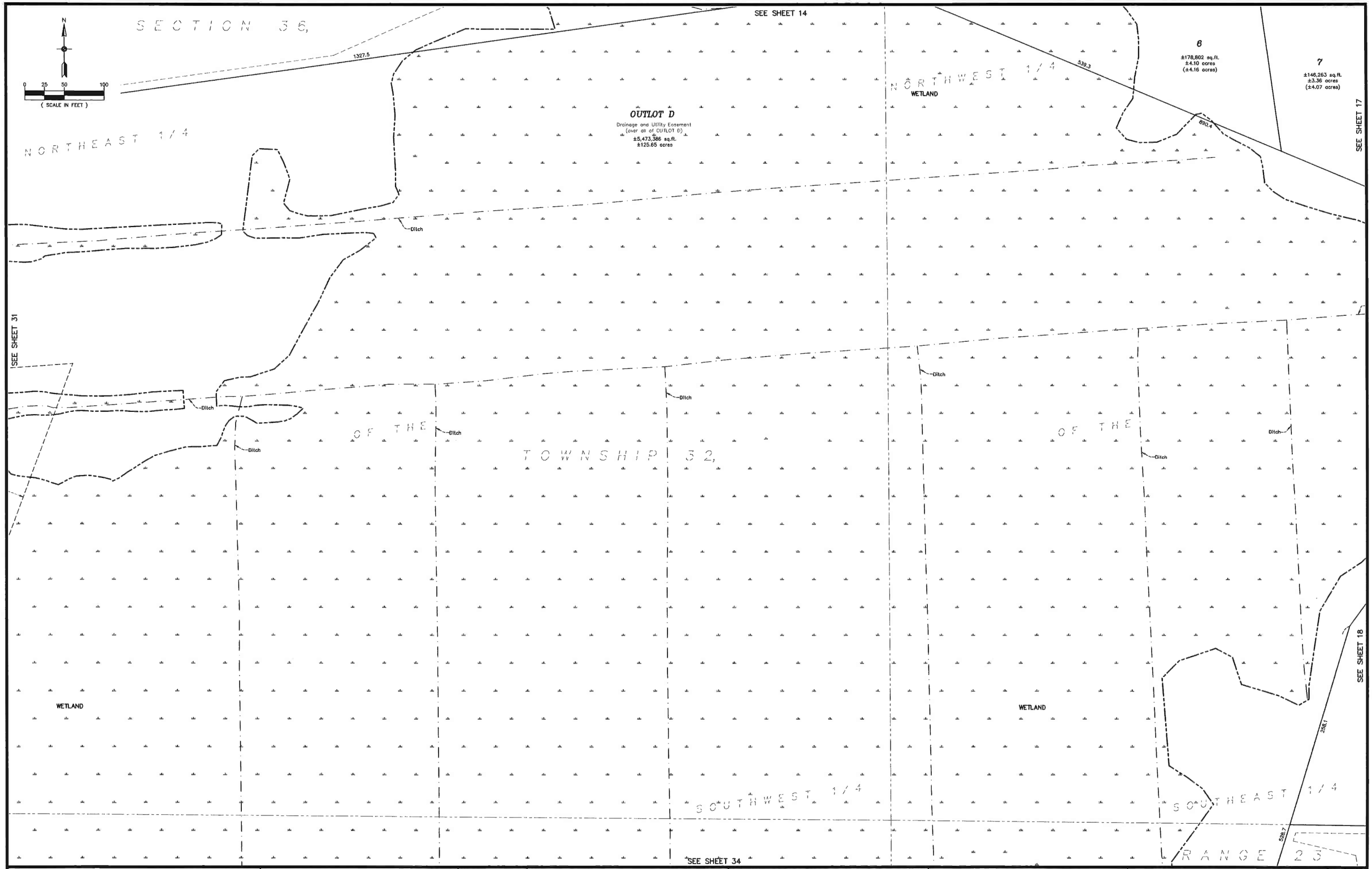

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Ham Lake, MN

PRELIMINARY PLAT

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SHEET 55 | SHEET 54 | SHEET 53 | SHEET 52 | SHEET 51 | SHEET 50 | SHEET 49

SHEET 38 | SHEET 44 | SHEET 45 | SHEET 46 | SHEET 47

SHEET 43 | SHEET 39 | SHEET 48

SHEET 37 | SHEET 41 | SHEET 42

SHEET 40

SEE INSET A

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR	890	890
2' CONTOUR	892	892
FEMA FLOOD PLAIN	fma	
FLOODPLAIN PER CCWD		ccwc
BUILDING SETBACK LINE		
WETLAND LINE		
FEMA FLOOD PLAIN		
SPOT ELEVATION	00.0	00.0
EMERGENCY OVERFLOW		EOF 00.0
EMERGENCY OVERFLOW DIRECTION		EOF PATH 00.0
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
WELL		
LIGHT POLE		
FLAG POLE		
ELECTRIC BOX		
TELEPHONE BOX		
TELEVISION BOX		
SIGN		
GEOTECH SOIL BORING		B-5 900.5
SEPTIC SOIL BORING		SB 281 904.0

NOTES

1. SITE IS LOCATED WITHIN THE BOUNDARIES OF THE COON CREEK WATERSHED DISTRICT.
2. ALL DISTURBED AREAS TO BE SCARIFIED 6" AFTER GRADING IS COMPLETE
3. SOIL STOCKPILES SHALL BE FITTED BY SEDIMENT-TRAPPING MEASURES AND STABILIZED WITHIN 7 DAYS OF INACTIVITY
4. STREET SWEEPING SHALL TAKE PLACE BY THE END OF DAY (IF REQUIRED).
5. EROSION CONTROL AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
6. WETLAND BUFFER SIGNS SHALL BE INSTALLED IMMEDIATELY AFTER PROJECT GRADING IS COMPLETED.
7. THE DNR DEWATERING PERMIT MUST BE OBTAINED PRIOR TO ANY DEWATERING ACTIVITY. THE DEWATERING PLAN MUST BE SUBMITTED TO THE COON CREEK WATERSHED DISTRICT AT LEAST 7 DAYS PRIOR TO DEWATERING ACTIVITY FOR REVIEW AND APPROVAL.

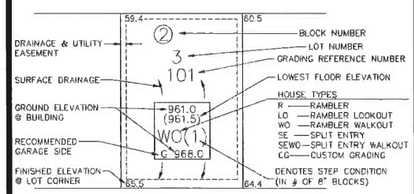
WETLAND SUMMARY

TOTAL WETLAND FILL	=	15,434 SF
WETLAND BUFFER AREA	=	892,669 SF
REQUIRED WETLAND BUFFER AREA	=	820,707 SF

INSET A

SHEET 40

GRADING PLAN LOT KEY



0 100 200 400
(IN FEET)

BENCHMARK

1. Anoka County Benchmark No. 2006 – Elevation = 897.58 ft. (NAVD88)
2. Anoka County Benchmark No. 3096 – Elevation = 901.76 ft. (NAVD88)

CARLSON ENGINEERING — ENGINEERING SURVEYING PLANNING
3880 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
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FAX 763.488.7338
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
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Date: 3/10/2025 License #: 25063

Drawn: CRM
Designed: BJK
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CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

PRELIMINARY GRADING INDEX

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#10941

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50' (FROM CENTER) PROPOSED DITCH EASEMENT

100' PROPOSED DITCH EASEMENT

WETLAND 447-40.11
100 YR HWL = 893.9

PRIVATE DITCH

OUTLOT B

70' PROPOSED GASLINE EASEMENT

WETLAND 447-40.11
100 YR HWL = 893.9

OUTLOT B

PRIVATE DITCH

POND 3000
NWL 891.0
100 YR HWL = 893.9

OUTLOT C

PRIVATE DITCH

WETLAND 447-40.11
100 YR HWL = 893.9

OUTLOT C

ANOKA COUNTY DITCH 447-50
100 YR HWL = 893.9

PRIVATE DITCH

WETLAND 447-40.11
100 YR HWL = 893.9

PROPOSED DRIVEWAY RELOCATION

ENTRANCE MONUMENT

OUTLOT A

OPAL STREET NE

OUTLOT A

140TH LANE NE

100 YEAR HWL = 898.4

100 YEAR HWL = 902.6

OUTLOT A

70' PROPOSED GASLINE EASEMENT

WETLAND Q
15,138 S.F. PRP (IN FIELD)
(8,411 S.F. REQ.)

DAYLIGHT THROUGH TREES

DAYLIGHT THROUGH TREES (IN FIELD)

WETLAND 20
100 YR HWL = 896.3

TOP OF BERM

TOP OF BERM

908.5 G
LO(2)
(902.0)
908.5

(901.0)
908.5

KEY

N

0 25 50 100
(IN FEET)

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P.O. BOX 89
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ELWELL FARMS
Ham Lake, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

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#10941

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KEY

WETLAND 50
100 YR HWL = 900.2

WETLAND J
3,901 S.F. PRP.
(3,845 S.F. REQ.)

WETLAND A NORTH
(PUBLIC WATER)
293,493 S.F. PRP.
(291,098 S.F. REQ.)

WETLAND 445-33.95
100 YR HWL = 899.9

WETLAND Q
15,138 S.F. PRP (IN FIELD)
(8,411 S.F. REQ.)

WETLAND 20
100 YR HWL = 896.3

POND 300
NWL = 897.5
100 YR HWL = 900.3

OUTLOT A

OPAL STREET NE

140TH LANE NE

139TH AVENUE

ENTRANCE MONUMENT

PROPOSED DRIVEWAY RELOCATION

70' PROPOSED GASLINE EASEMENT

12' MAINTENANCE ACCESS

TO THE EXTENT FEASIBLE, ENSURE JOINTS ARE SPACED AWAY FROM THE PIPELINE AND ARE WATER TIGHT.

PLACE RIP RAP AT OUTLET

INSTALL SILT FENCE AFTER GRADING IS COMPLETE

10' SAFETY BENCH

DAYLIGHT THROUGH TREES

TOP OF BERM

100 YEAR HWL = 898.4

100 YEAR HWL = 902.6

100 YEAR HWL = 902.3

(IN FEET)

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ELWELL FARMS
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PRELIMINARY GRADING & EROSION CONTROL PLAN

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POND 3000
NWL 891.0
100 YR HWL = 893.9

OUTLOT C

WETLAND 20
100 YR HWL = 896.3

WETLAND 447-40.11
100 YR HWL = 893.9

POND 200
NWL = 893.0
100 YR HWL = 897.0

WETLAND Q
15,138 S.F. PRP (IN FIELD)
(8,411 S.F. REQ.)

DAYLIGHT THROUGH TREES

DAYLIGHT THROUGH TREES (IN FIELD)

RELOCATION

70' PROPOSED GASLINE EASEMENT

12' MAINTENANCE ACCESS

TO THE EXTENT FEASIBLE, ENSURE JOINTS ARE SPACED AWAY FROM THE PIPELINE AND ARE WATER TIGHT.

INSTALL SILT FENCE AFTER GRADING IS COMPLETE.

10' SAFETY BENCH

139TH AVENUE NE

138TH AVENUE NE

OSAL STREET NE

PACKARD STREET NE

100 YEAR HWL = 902.3

100 YEAR HWL = 902.6

100 YEAR HWL = 903.9

100 YEAR HWL = 902.9

100 YEAR HWL = 905

TOP OF BERM

PLACE RIP RAP AT OUTLET

SEPTIC FIELD TO BE EVALUATED FOR POSSIBLE RELOCATION WITHIN NEW PROPERTY LINE. IF NOT POSSIBLE, SEPTIC FIELD MUST BE REMOVED PER MPCA RULE 7080.2500 AND NEW FIELD INSTALLED.

*PRIMARY & SECONDARY SEPTIC SITE TO BE DETERMINED WITHIN NEW PROPERTY LIMITS. TO BE VERIFIED WITH SEPTIC DESIGNER.

EX. HOUSE

EX. BLDG

PROPOSED DRIVEWAY RELOCATION

CUSTOM GRADING

KEY

BENCHMARK
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2. Anoka County Benchmark No. 3098 – Elevation = 901.76 ft. (NAVD88)

0 25 50 100
(IN FEET)

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ELWELL FARMS
Ham Lake, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

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#10941

OUTLOT C

POND 100
NWL = 892.0
100 YR HWL = 893.9

10' SAFETY BENCH

TOP OF BERM

PLACE RIP RAP AT OUTLET

12' MAINTENANCE ACCESS

GRAVEL CONSTRUCTION ENTRANCE

STREET END 22+35

PV 22+00
EL. 898.30
(-50' V.C.)

PV 15+00
EL. 899.80
(-50' V.C.)

PV 19+75
EL. 896.95
(-50' V.C.)

PV 7+50
EL. 900.10
(-50' V.C.)

PV 11+50
EL. 897.70
(-50' V.C.)

TC 97.0 SURM

TC 97.5 SURM

ANOKA COUNTY DITCH 447-50.2
100 YR HWL = 893.9

100' PROPOSED DITCH EASEMENT

ANOKA COUNTY DITCH #44-7 447-53.4
100 YR HWL = 894.0

ANOKA COUNTY DITCH #44-7 447-55.13
100 YR HWL = 896.3

WETLAND 447-40.11
100 YR HWL = 893.9

OUTLOT C

PRIVATE DITCH

PRIVATE DITCH

138TH AVENUE NE

PUBLIC DITCH BUFFER
(16.5' AVE.)
13,757 S.F. PRP.
(13,757 S.F. REQ.)

EXIST. POND 4
NWL = 893.0
100 YR HWL = 896.3

INSTALL SILT FENCE
GRADING IS COMPLE

KEY

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0 25 50 100
(IN FEET)

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ELWELL FARMS
Ham Lake, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

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#10941

138TH AVENUE NE

ANOKA COUNTY DITCH #44-7 447-55.13
100 YR HWL = 896.3

ANOKA COUNTY DITCH #44-7 447-24.43
100 YR HWL = 899.3

PLACE RIP RAP AT OUTLET

PUBLIC DITCH BUFFER
(16.5' AVE.)
13,757 S.F. PRP.
(13,757 S.F. REQ.)

EXIST. POND 4
NWL = 893.0
100 YR HWL = 896.3

50' (FROM CENTER)
PROPOSED DITCH
EASEMENT

12' MAINTENANCE ACCESS

WETLAND O
20,469 S.F. PRP.
(15,036 S.F. REQ.)

WETLAND 10
100 YR HWL = 895.8

GRAVEL
CONSTRUCTION
ENTRANCE

137TH
LANE NE

137TH LANE NE

*PRIMARY & SECONDARY SEPTIC SITE TO BE DETERMINED WITHIN NEW PROPERTY LIMITS. TO BE VERIFIED WITH SEPTIC DESIGNER.

SEPTIC FIELD TO BE EVALUATED FOR POSSIBLE RELOCATION WITHIN NEW PROPERTY LINE. IF NOT POSSIBLE, SEPTIC FIELD MUST BE REMOVED PER MPCA RULE 7080.2500 AND NEW FIELD INSTALLED.

EX. HOUSE

WETLAND 80
100 YR HWL = 901.4
100 YR B-B HWL = 901.7
*HYDROCAD WAS USED TO DETERMINE THE BACK-TO-BACK EVENT THE REGIONAL MODEL USED FOR THE 100YR HWL

WETLAND P
6,542 S.F. PRP.
(5,746 S.F. REQ.)

EX. BLDG

OPAL STREET

100 YEAR HWL = 902.7

100 YEAR HWL = 902.3

KEY

0 25 50 100
(IN FEET)

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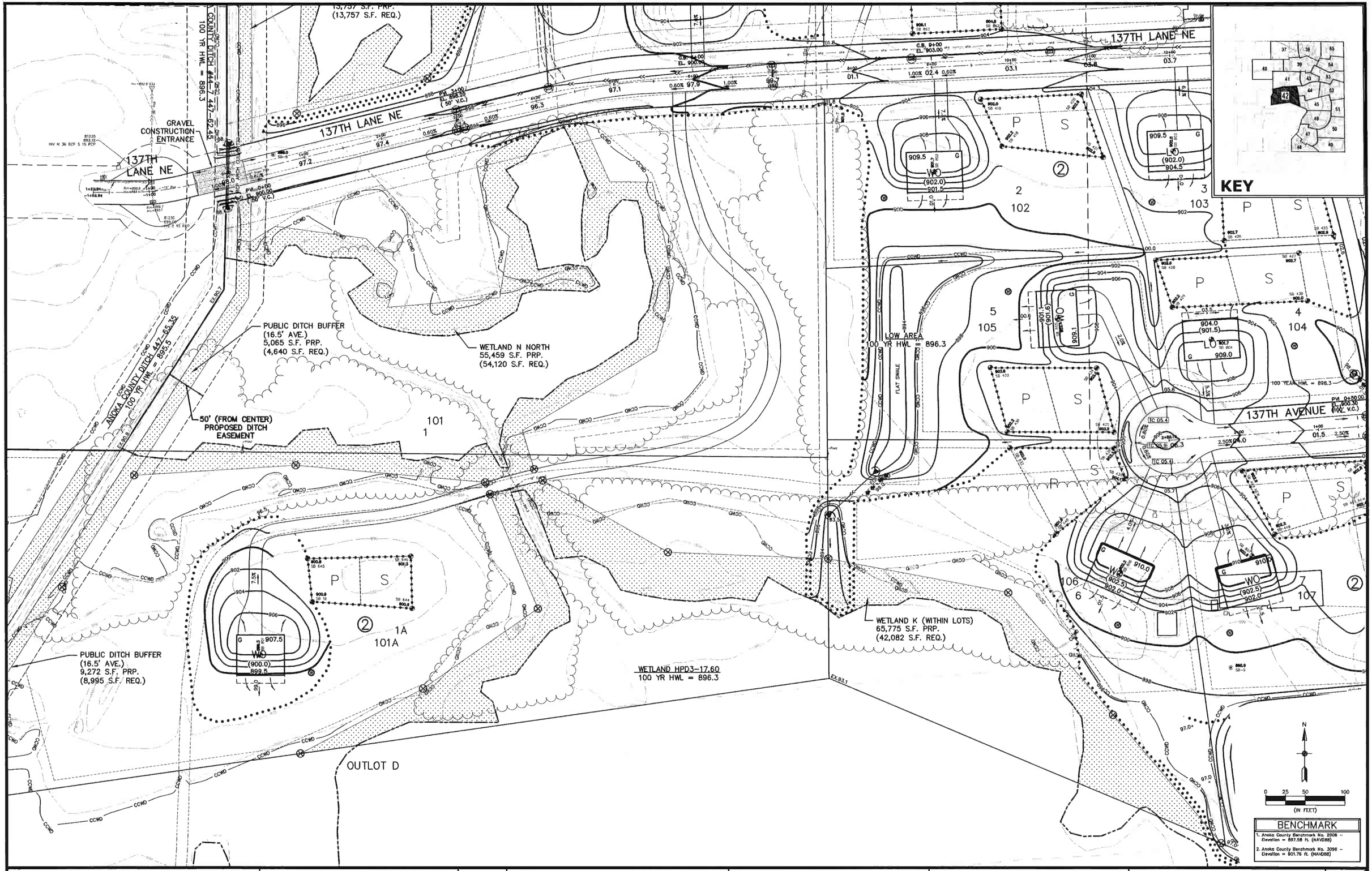
ELWELL FARMS
Ham Lake, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

41 of 76

#10941

Sheet Date: 07/01/23 | f:\pod\10941 - 10960\10941 - elwell parcels - ham lake\cad c3d\engineering\preliminary plans\10941-gr.dwg



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PRELIMINARY GRADING & EROSION CONTROL PLAN

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#10941

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KEY

WETLAND 80
100 YR HWL = 901.4
100 YR B-B HWL = 901.7
*HYDROCAD WAS USED TO DETERMINE THE BACK-TO-BACK EVENT THE REGIONAL MODEL USED FOR THE 100YR HWL

WETLAND P
6,542 S.F. PRP.
(5,746 S.F. REQ.)

138TH AVENUE NE
137TH LANE NE
139TH AVENUE NE
137TH LANE NE
OPAL STREET NE
PACKARD STREET NE

EX. HOUSE
PROPOSED DRIVEWAY RELOCATION
EX. BLDG

100 YEAR HWL = 902.3
100 YEAR HWL = 902.6
100 YEAR HWL = 902.7
100 YEAR HWL = 903.9
100 YEAR HWL = 905.
100 YEAR HWL = 900.2
100 YEAR HWL = 900.3
100 YEAR HWL = 902.3

12' MAINTENANCE ACCESS

POND 100
WL = 894.0
R HWL = 898

PLACE RIP RAP AT OUTLET

BENCHMARK
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0 25 50 100
(IN FEET)

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ELWELL FARMS
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PRELIMINARY GRADING & EROSION CONTROL PLAN

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#10941

WETLAND 80
100 YR HWL = 901.4
100 YR B-B HWL = 901.7
*HYDROCAD WAS USED TO DETERMINE THE BACK-TO-BACK EVENT THE REGIONAL MODEL USED FOR THE 100YR HWL

WETLAND P
6,542 S.F. PRP.
(5,746 S.F. REQ.)

EX. BLDG

137TH LANE NE

OPAL STREET NE

137TH AVENUE NE

100 YEAR HWL = 902.3

100 YEAR HWL = 898.3

PARK 1

POND 1000
NWL 891.0
100 YR HWL = 898.3

PLACE RIP RAP AT OUTLET

CLAY FOUND WITHIN PAD AREA. SUBGRADE CORRECTION TO BE VERIFIED WITH GEOTECH PRIOR TO PLACING FILL.

KEY

0 25 50 100
(IN FEET)

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ELWELL FARMS
Ham Lake, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

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#10941

PARK 1

PLACE RIP RAP AT OUTLET

POND 1000
NWL 891.0
100 YR HWL = 898.3

CLAY FOUND WITHIN PAD AREA. SUBGRADE CORRECTION TO BE VERIFIED WITH GEOTECH PRIOR TO PLACING FILL.

137TH AVENUE

100 YEAR HWL = 898.3

OPAL STREET NE

ROCKNEY STREET NE

10' SAFTEY BENCH

INSTALL SILT FENCE AFTER GRADING IS COMPLETE

POND 400
NWL = 891.0
100 YR HWL = 896.3

TOP OF BERM

OUTLOT D

PRIVATE DITCH HPD3-17.60
100 YR HWL = 896.3

WETLAND FILL
545 S.F.

WETLAND FILL
782 S.F.

WETLAND A WEST
(NON-PUBLIC WATER)
16,200 S.F. PRP.
(16,624 S.F. REQ.)

PRIVATE DITCH
100 YR HWL

1% SWALE

KEY

N

0 25 50 100
(IN FEET)

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BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7888
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 3/10/2025 License #: 25063

Drawn: CRM
Designed: BJK
Date: 3/10/2025

Revisions:
1. 4/8/25 Per Watershed Comments
2. 5/1/25 Per City Comments
3. 6/18/25 Per City Comments
4. 6/27/25 Per City Comments
5. 7/2/25 Per City Comments

CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

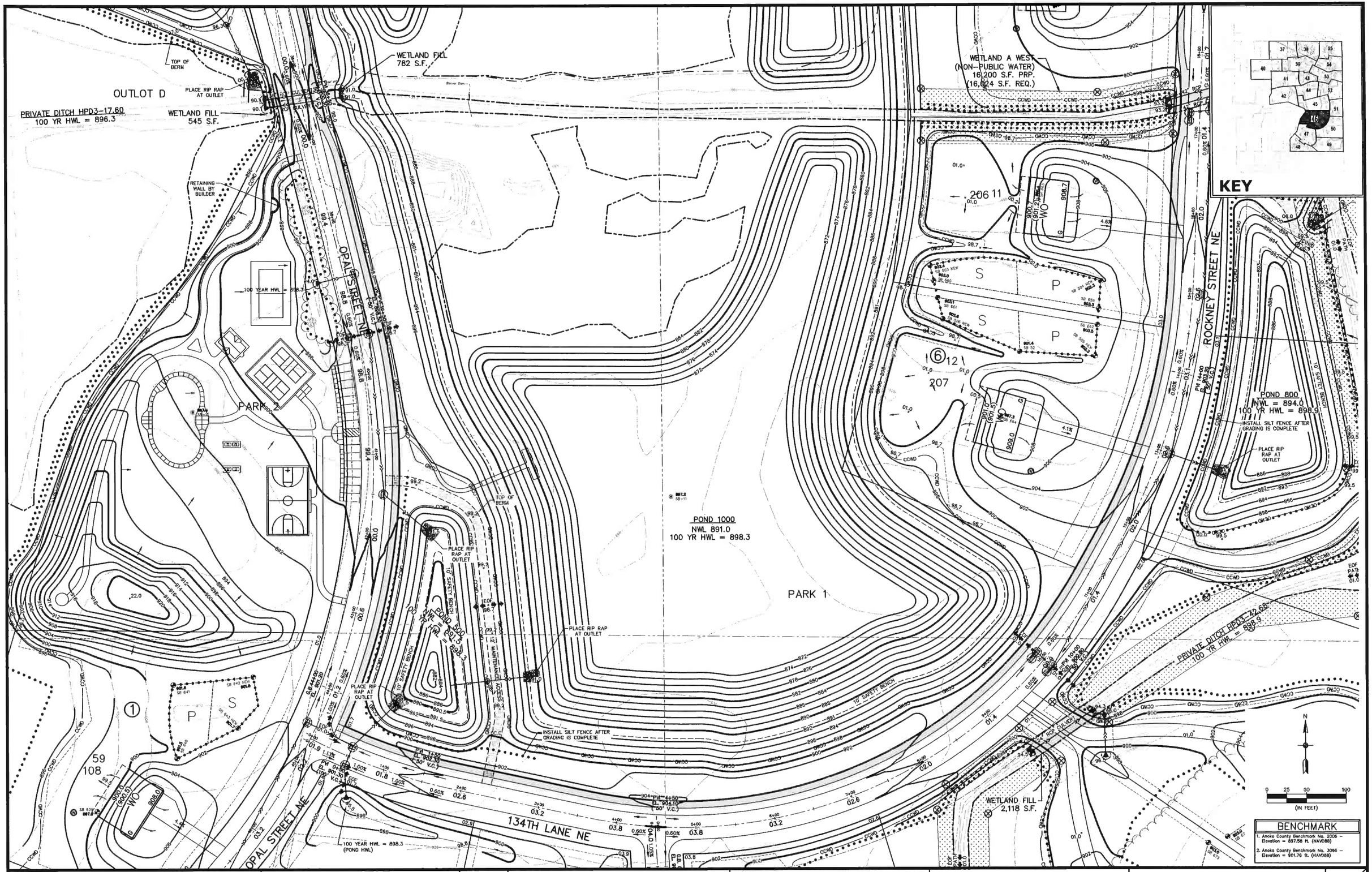
ELWELL FARMS
Ham Lake, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

45 of 76

#10941

[Xrefs Date: 07/01/25] F:\jobs\10941 - 10960\10941 - elwell parcels - ham lake\pzd c3d\engineering\grad\m-grad\10941-gr.dwg



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ELWELL FARMS
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PRELIMINARY GRADING & EROSION CONTROL PLAN

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#10941

WETLAND HPD3-17.60
100 YR HWL = 896.3

OUTLOT D

134TH LANE NE

OPAL STREET NE

PACKARD STREET NE

PLACE RIP RAP AT OUTLET

INSTALL SILT FENCE AFTER GRADING IS COMPLETE

10' SAFETY BENCH

12' MAINTENANCE ACCESS

100 YEAR HWL = 898.3 (POND HWL)

100 YEAR HWL = 899.9

100 YEAR HWL = 897.9

100 YEAR HWL = 898.4

PRIVATE DITCH HPD3-47.66
100 YR HWL = 898.9

POND 900
NWL = 895.0
100 YR HWL = 899.0

DAYLIGHT TO DRAIN

TOP OF BERM

EOF PATH

59 108 | 58 109 | 57 110 | 56 111 | 50 117 | 49 118 | 48 119 | 47 120 | 46 121 | 51 116 | 52 115 | 40 122 | 41

KEY

0 25 50 100
(IN FEET)

BENCHMARK
1. Anoka County Benchmark No. 2006 – Elevation = 897.58 Ft. (NAVD88)
2. Anoka County Benchmark No. 3096 – Elevation = 901.76 Ft. (NAVD88)

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ELWELL FARMS
Ham Lake, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

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#10941

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OUTLOT D

OUTLOT D

PACKARD STREET NE

OPAL STREET NE

KEY

POND 900
NWL = 895.0
100 YR HWL = 899.0

100 YEAR HWL = 899.9

100 YEAR HWL = 897.9

100 YEAR HWL = 898.4

12' MAINTENANCE ACCESS

PLACE RIP RAP AT OUTLET

INSTALL SI GRADING IS

10' SAFETY BENCH

G.B. 9+00 EL. 908.40

TC 05.2

TC 05.7

TC 06.3

TC 07.0

0 25 50 100
(IN FEET)

BENCHMARK

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ELWELL FARMS
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PRELIMINARY GRADING & EROSION CONTROL PLAN

48 of 76

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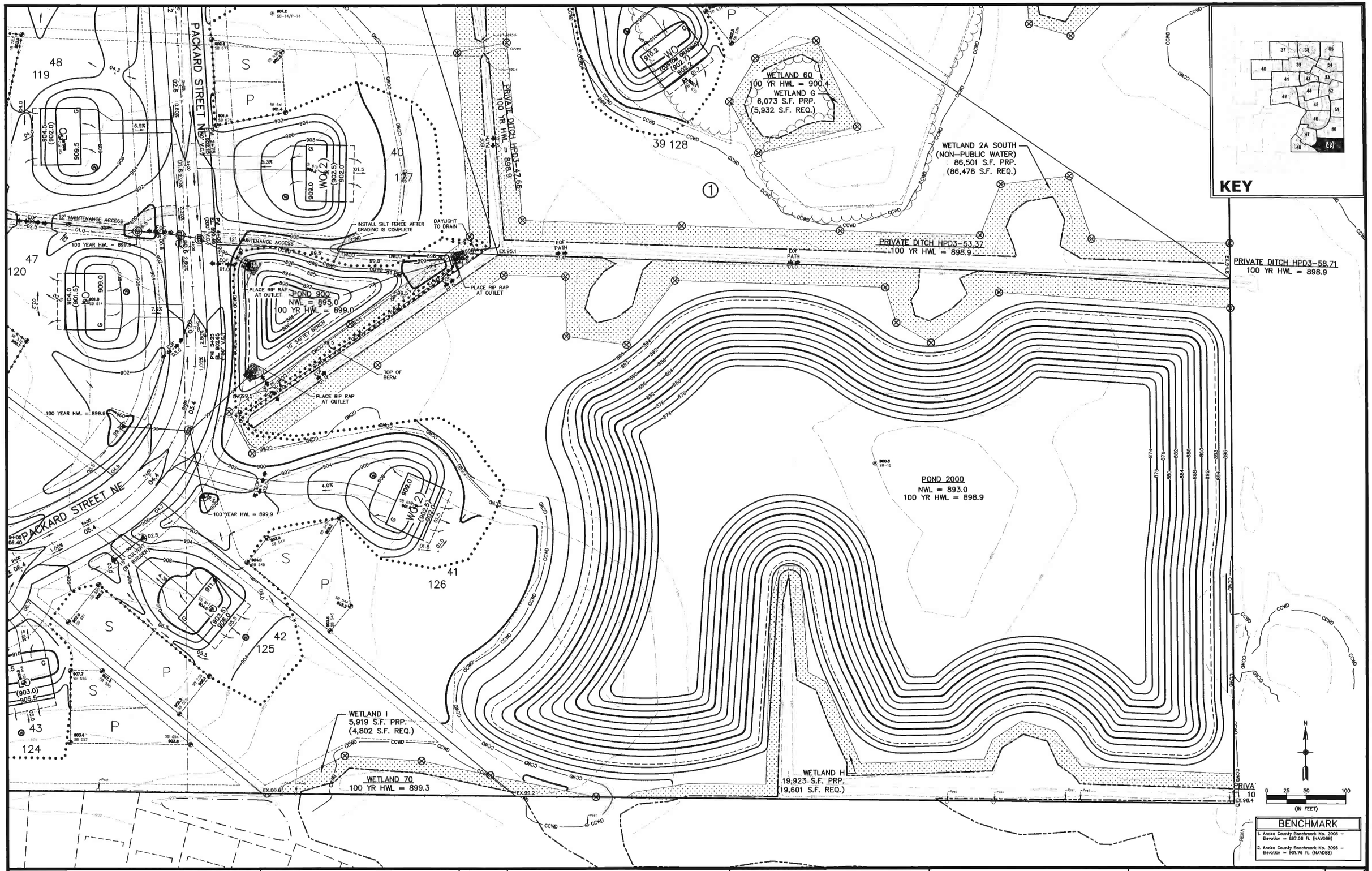

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ELWELL FARMS
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PRELIMINARY GRADING & EROSION CONTROL PLAN

49 of 76

#10941

Plot Date: 07/01/25 | \\eos\10941 - 10960\10941 - dave& parcels - ham lake\cad c3d\engineering\grad\m-plan\10941-gr.dwg

POND 1000
NWL 891.0
100 YR HWL = 898.3

PARK 1

POND 800
NWL = 894.0
100 YR HWL = 898.9

PRIVATE DITCH HPD3-35.77
100 YR HWL = 898.9

WETLAND 1A SOUTH
(NON-PUBLIC WATER)
191,299 S.F. PRP.
(188,582 S.F. REQ.)

WETLAND FILL
5,328 S.F.

WETLAND HPD3-38.91
100 YR HWL = 898.9

PRIVATE DITCH HPD3-32.66
100 YR HWL = 898.9

PRIVATE DITCH HPD4-2.13
100 YR HWL = 898.9

WETLAND FILL
2,118 S.F.

WETLAND F
9,457 S.F. PRP.
(8,812 S.F. REQ.)

WETLAND 60
100 YR HWL = 900.4
WETLAND G
6,073 S.F. PRP.
(5,932 S.F. REQ.)

WETLAND 2A SOUTH
(NON-PUBLIC WATER)
86,501 S.F. PRP.
(86,478 S.F. REQ.)

PRIVATE DITCH HPD3-47.66
100 YR HWL = 898.9

PRIVATE DITCH HPD3-53.37
100 YR HWL = 898.9

PACKARD STREET NE

4TH LANE NE

PLACE RIP RAP AT OUTLET

INSTALL SILT FENCE AFTER GRADING IS COMPLETE

DAYLIGHT TO DRAIN

12' MAINTENANCE ACCESS

KEY

BENCHMARK
1. Anoka County Benchmark No. 2006 – Elevation = 897.58 ft. (NAVD88)
2. Anoka County Benchmark No. 3098 – Elevation = 901.76 ft. (NAVD88)

(IN FEET)

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ELWELL FARMS
Ham Lake, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

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#10941

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POND 1000
NWL 891.0
100 YR HWL = 898.3

PARK 1

8
203

9
204

⑥
205

10

206 11

⑥
12
207

ROCKNEY STREET NE

CLAY FOUND WITHIN PAD AREA. SUBGRADE CORRECTION TO BE VERIFIED WITH GEOTECH PRIOR TO PLACING FILL.

CLAY FOUND WITHIN PAD AREA. SUBGRADE CORRECTION TO BE VERIFIED WITH GEOTECH PRIOR TO PLACING FILL.

1% SWALE

1% SWALE

33
134

34
133

35
132

36
131
①

37
130

PDS-9.76
= 899.9

PRIVATE DITCH HPD5-6.96
100 YR HWL = 899.8

WETLAND A2
10,096 S.F. PRP.
(8,353 S.F. REQ.)

WETLAND HPD5-2.37
100 YR HWL = 899.5

WETLAND FILL
2,012 S.F.

PRIVATE DITCH HPD3-32.6
100 YR HWL = 899.4

WETLAND FILL
2,080 S.F.

WETLAND A WEST
(NON-PUBLIC WATER)
16,200 S.F. PRP.
(16,824 S.F. REQ.)

12' MAINTENANCE ACCESS

PLACE RIP RAP AT OUTLET

TOP OF BERM

10' SHELF BENCH

WETLAND 1A SOUTH
(NON-PUBLIC WATER)
191,299 S.F. PRP.
(188,582 S.F. REQ.)

POND 800
NWL = 894.0
100 YR HWL = 898.9
INSTALL SILT FENCE AFTER GRADING IS COMPLETE

PRIVATE DITCH HPD3-35.77
100 YR HWL = 898.9

EX 0.3

EX 875.3

EX 875.0

KEY

N

0 25 50 100
(IN FEET)

BENCHMARK
1. Anoka County Benchmark No. 2008 – Elevation = 897.58 ft. (NAVD88)
2. Anoka County Benchmark No. 3096 – Elevation = 901.76 ft. (NAVD88)

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P.O. BOX 89
Rockford, MN 55373

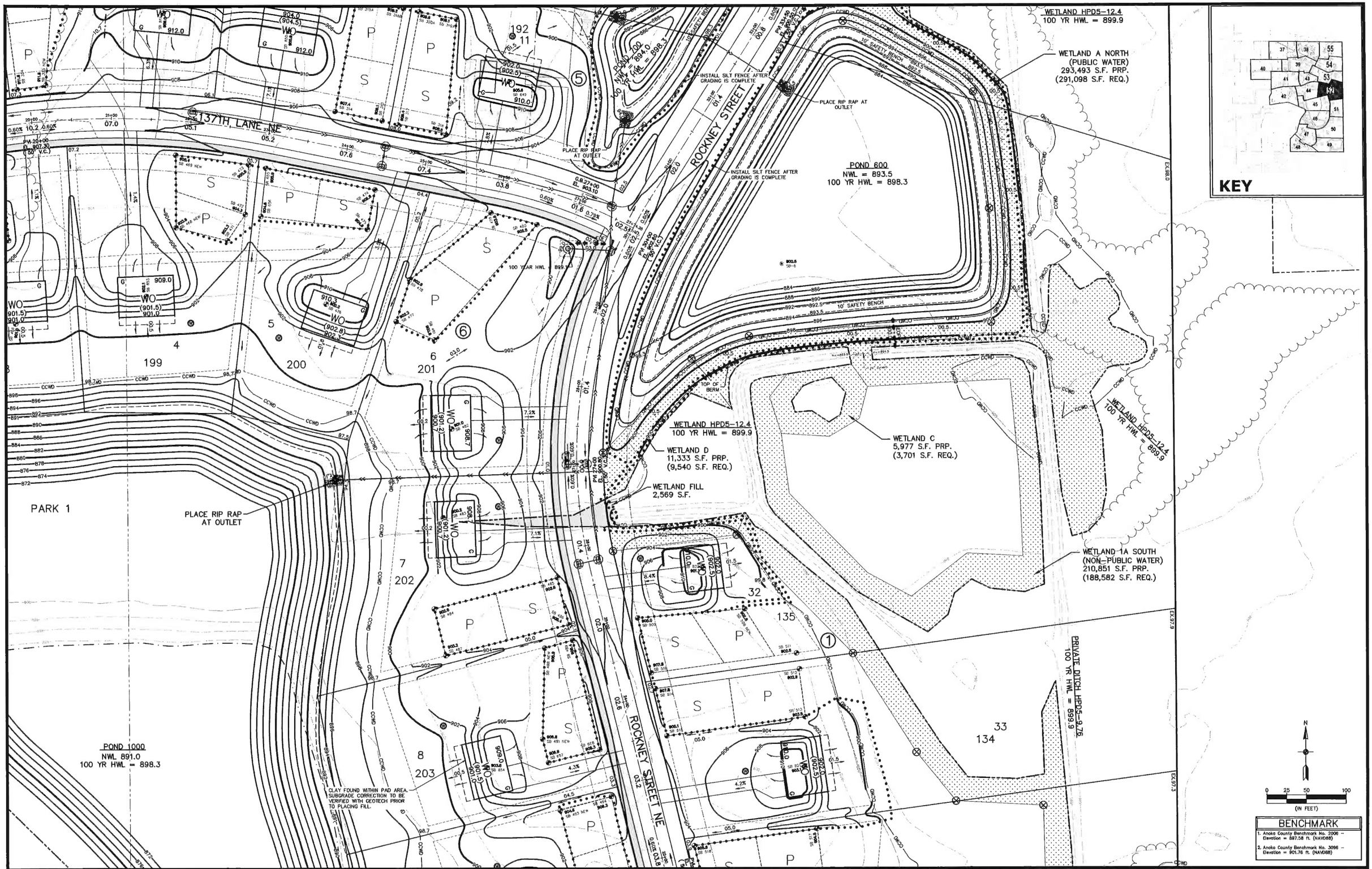
ELWELL FARMS
Ham Lake, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

51 of 76

#10941

[Save Date: 07/01/25] C:\Jobs\10941 - 10960\10941 - elwell parcels - ham lake\cad s3\plan\engineering\grading plans\10941-gr.dwg



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ELWELL FARMS
Ham Lake, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

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#10941

[Revs Date: 07/01/25] I:\Jobs\10941 - 10902\10941 - elwell parcels - ham lake\cad c3d\engineering\grading plans\10941-gr.dwg

PACKARD STREET

139TH AVENUE NE

137TH LANE NE

ROCKNEY STREET NE

ROCKNEY STREET

70' PROPOSED GASLINE EASEMENT

12' MAINTENANCE ACCESS

PLACE RIP RAP AT OUTLET

INSTALL SILT FENCE AFTER GRADING IS COMPLETE

WETLAND A1
6,135 S.F. PRP.
(5,927 S.F. REQ.)

WETLAND 40
100 YR HWL = 900.8

WETLAND HPD5-12.4
100 YR HWL = 899.9

WETLAND A NORTH
(PUBLIC WATER)
293,493 S.F. PRP.
(291,098 S.F. REQ.)

POND 600
NWL = 893.5
100 YR HWL = 898.3

KEY

BENCHMARK

1. Anoka County Benchmark No. 2006 – Elevation = 887.58 ft. (NAVD88)
2. Anoka County Benchmark No. 3096 – Elevation = 901.76 ft. (NAVD88)

0 25 50 100 (IN FEET)

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ELWELL FARMS
Ham Lake, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

53 of 76

#10941

Plotted Date: 07/01/25 | I:\projects\10941 - 10950\10941 - elwell parcels - ham lake\cad files\engineering\prelim plans\10941-grd.dwg

POND 300
NWL = 897.5
100 YR HWL = 900.3

WETLAND 445-33.95
100 YR HWL = 899.9

WETLAND A NORTH
(PUBLIC WATER)
293,493 S.F. PRP.
(291,098 S.F. REQ.)

WETLAND WS4408
100 YR HWL = 899.9

50' NO DISTURBANCE AREA

WETLAND B
6,286 S.F. PRP.
(6,237 S.F. REQ.)

WETLAND 30
100 YR HWL = 902.6

WETLAND A1
6,135 S.F. PRP.
(5,927 S.F. REQ.)

WETLAND 40
100 YR HWL = 900.8

WETLAND W
100 YR HWL

100 YEAR HWL = 899.2

100 YEAR HWL = 902.9

100 YEAR HWL = 905.1

100 YEAR HWL = 903.9

PLACE RIP RAP AT OUTLET

INSTALL SILT FENCE AFTER GRADING IS COMPLETE

10' SAFTEY BENCH

15' MAINTENANCE ACCESS

70' PROPOSED GASLINE EASEMENT

139TH AVENUE NE

ROCKNEY STREET NE

KEY

(IN FEET)

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PRELIMINARY GRADING & EROSION CONTROL PLAN

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WETLAND A NORTH
(PUBLIC WATER)
293,493 S.F. PRP.
(291,098 S.F. REQ.)

WETLAND 445-33.95
100 YR HWL = 899.9

RETAINING WALL BY BUILDER

POND 300
NWL = 897.5
100 YR HWL = 900.3

PLACE RIP RAP AT OUTLET

INSTALL SILT FENCE AFTER GRADING IS COMPLETE

10' SAFETY BENCH

12' MAINTENANCE ACCESS

ROCKNEY STREET NE

50' NO DISTURBANCE AREA

WETLAND WS4408
100 YR HWL = 899.9

KEY

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0 25 50 100
(IN FEET)

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PRELIMINARY GRADING & EROSION CONTROL PLAN

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#10941

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
CURB		
BUILDING SETBACK LINE		
BITUMINOUS		
GRAVEL		
CONCRETE		
10' CONTOUR	890	890
2' CONTOUR	892	892
SILT FENCE		
WETLAND LINE		
FEMA FLOOD PLAIN	FEMA	FEMA
TREE FENCE		CDWG CDWG
TREE LINE		
TREE SAVE AREA		
EXISTING TREE		

N

0 50 100 200

(IN FEET)

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ELWELL FARMS
Ham Lake, MN

TREE PRESERVATION PLAN

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P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

TREE PRESERVATION PLAN

Save Date 06/05/25 f:\jobs\10941 - 10960\10941 - elwell parcels - ham lake\cad c3d\engineering\prelim-plans\10941_trees.dwg

#10941

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
CURB		
BUILDING SETBACK LINE		
BITUMINOUS		
GRAVEL		
CONCRETE		
10' CONTOUR	890	890
2' CONTOUR	892	892
SILT FENCE		
WETLAND LINE		
FEMA FLOOD PLAIN	FEMA FEMA	
TREE FENCE		
TREE LINE		
TREE SAVE AREA		
EXISTING TREE		

N

0 50 100 200
(IN FEET)

BENCHMARK

1. Anoka County Benchmark No. 2006 – Elevation = 897.58 ft. (NAVD88)
2. Anoka County Benchmark No. 3096 – Elevation = 901.76 ft (NAVD88)

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
3880 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7938
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 3/10/2025 License #: 25063

Drawn: CRM
Designed: BJK
Date: 3/10/2025

Revisions:
1. 4/8/25 Per Watershed Comments
2. 5/1/25 Per City Comments
3. 6/18/25 Per City Comments
4. 6/27/25 Per City Comments
5. 7/2/25 Per City Comments

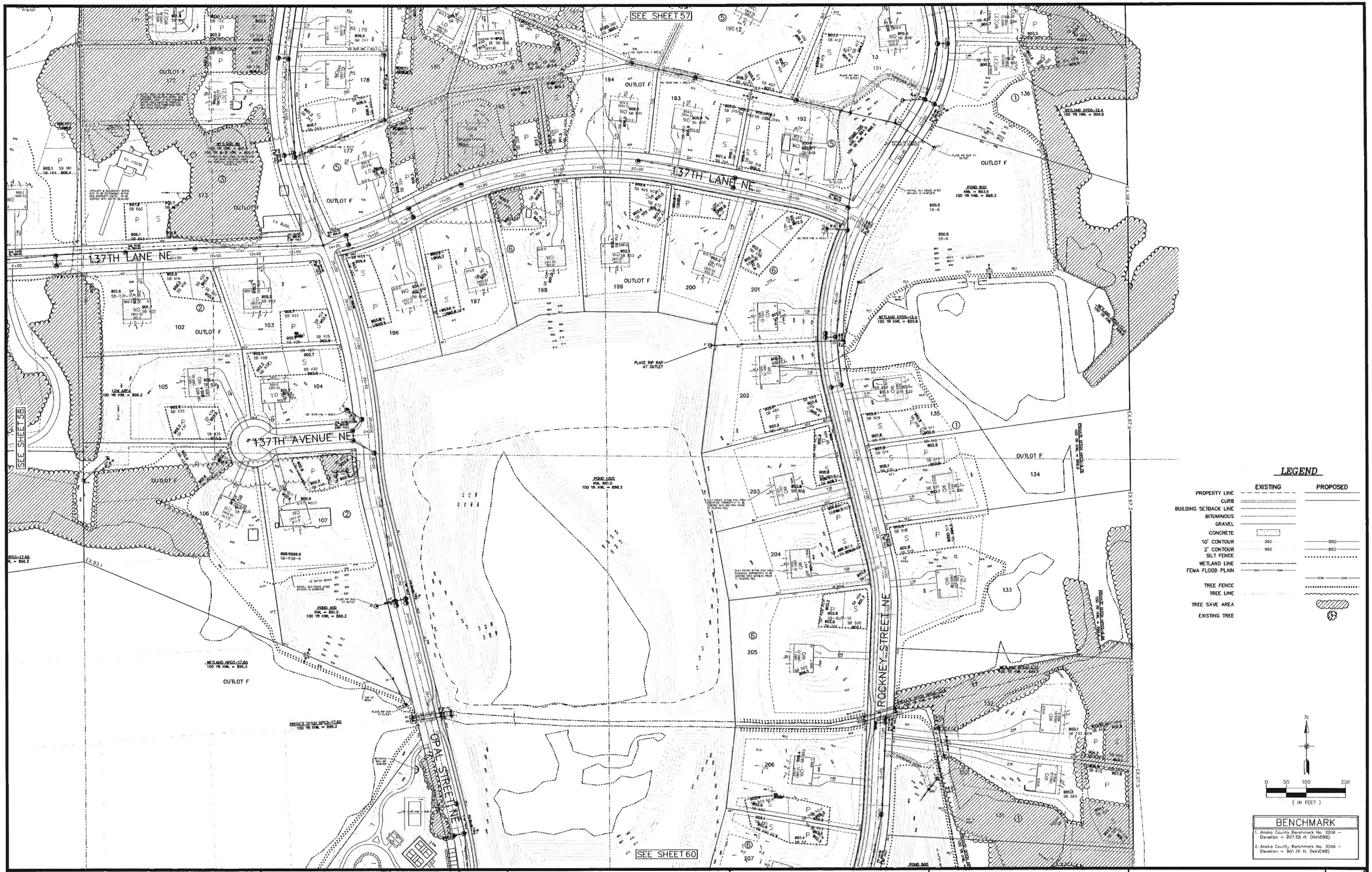
CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

TREE PRESERVATION PLAN

#10941

Save Date: 06/30/25 P:\Jobs\10941 - 10950\10941 - elwell parcels - ham lake\civil d3\engineering\plan\tem-plans\10941_Trees.dwg



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
CURB		
BUILDING SETBACK LINE		
BITUMINOUS		
GRAVEL		
CONCRETE		
10' CONTOUR	890	890
2' CONTOUR	892	892
SILT FENCE		
WETLAND LINE		
FEMA FLOOD PLAIN	FEMA	FEMA
		EOMI EOMI
TREE FENCE		
TREE LINE		
TREE SAVE AREA		
EXISTING TREE		

N

0 50 100 200

(IN FEET)

BENCHMARK

1. Anoka County Benchmark No. 2006 – Elevation = 897.58 ft (NAVD88)
2. Anoka County Benchmark No. 3066 – Elevation = 901.76 ft. (NAVD88)

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P.O. BOX 89
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ELWELL FARMS
Ham Lake, MN

TREE PRESERVATION PLAN

59 of 76

SEE SHEET 59

OPAL STREET NE

134TH LANE NE

PACKARD STREET NE

OUTLOT F

POND 1000
NWL = 891.0
100 YR HWL = 895.3

POND 800
NWL = 894.0
100 YR HWL = 898.9

POND 2000
NWL = 893.0
100 YR HWL = 898.9

POND 900
NWL = 895.0
100 YR HWL = 899.0

WETLAND 60
100 YR HWL = 904.4

WETLAND 70
100 YR HWL = 899.3

PRIVATE DITCH HPD3=17.60
100 YR HWL = 896.3

PRIVATE DITCH HPD3=53.37
100 YR HWL = 898.9

PRIVATE DITCH HPD3=58.71
100 YR HWL = 898.9

PRIVATE DITCH HPD3=64.69
100 YR HWL = 898.9

WETLAND HPD3=17.60
100 YR HWL = 896.3

WETLAND HPD3=58.91
100 YR HWL = 898.9

PRIVATE DITCH HPD3=53.13
100 YR HWL = 898.9

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
CURB		
BUILDING SETBACK LINE		
BITUMINOUS		
GRAVEL		
CONCRETE		
10' CONTOUR	890	890
2' CONTOUR	892	892
SILT FENCE		
WETLAND LINE		
FEMA FLOOD PLAIN	FEMA	FEMA
TREE FENCE		
TREE LINE		
TREE SAVE AREA		
EXISTING TREE		

N

0 50 100 200

(IN FEET)

BENCHMARK

1. Anoka County Benchmark No. 2056 – Elevation = 897.58 FL (NAVD88)
2. Anoka County Benchmark No. 3096 – Elevation = 901.76 FL (NAVD88)

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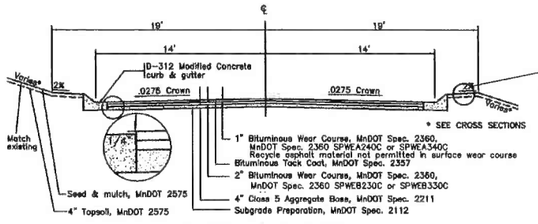
ELWELL FARMS
Ham Lake, MN

TREE PRESERVATION PLAN

60 of 76

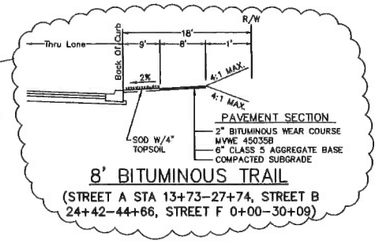
Save Date: 06/05/25 I:\Jobs\10941 - 10960\10941 • elwell parcels - ham lake\civil-c3d\eng treeprep\plan\tm-plan\10941_Trees.dwg

#10941



TYPICAL URBAN SECTION

NOTE:
TC = ℄ – 0.25 (D312)
TC = ℄ (B618)

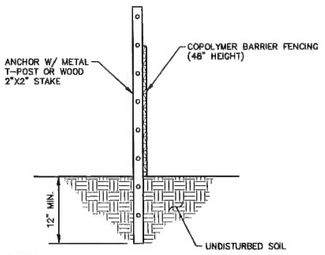


8' BITUMINOUS TRAIL
(STREET A STA 13+73–27+74, STREET B 24+42–44+66, STREET F 0+00–30+09)

TYPICAL STREET SECTIONS HL–366E1

NOT TO SCALE

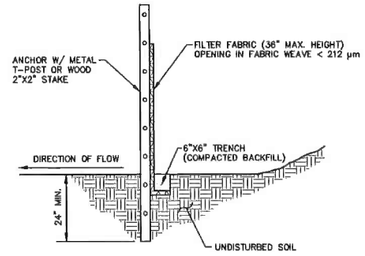
TREE FENCE



NOTES:

1. TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
2. ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
4. SEE MNDOT SPECIFICATION 2572.

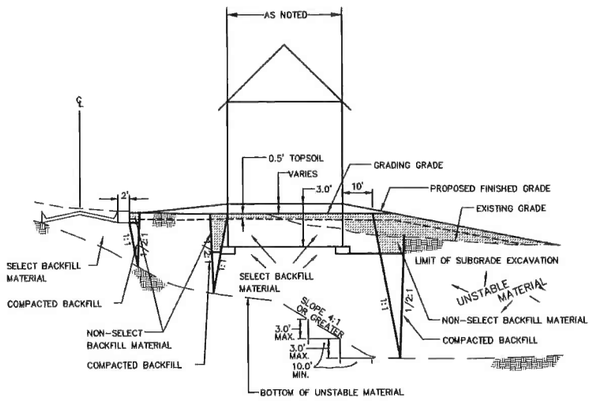
SILT FENCE

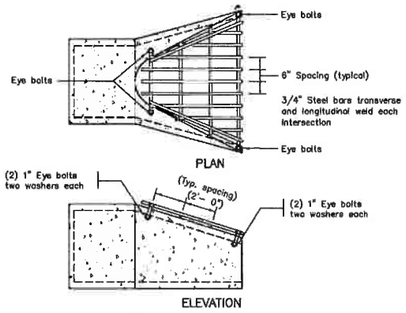


NOTES:

1. DIG A 6"X6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"X6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

SUBGRADE CORRECTION





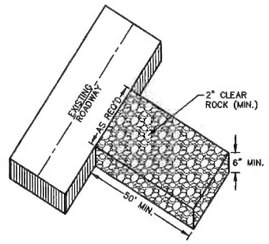
Note:
1.) Trash guard to be galvanized after fabrication
2.) The size of each trash guard will vary to fit the apron size.
3.) All bolts to be non-rusting stainless steel.
4.) Weld all bolts to prevent entry after final storm sewer cleaning.
5.) Round all steel bars such that ends are smooth and free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

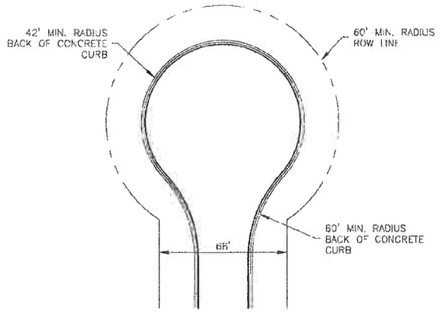
FOR PIPE DIAMETERS 30" AND SMALLER

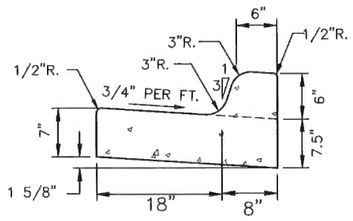
RCP TRASH GUARD HL–466B

NOT TO SCALE

ROCK CONSTRUCTION ENTRANCE

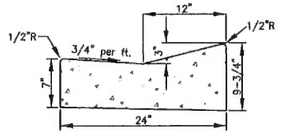






B618 CONCRETE CURB AND GUTTER

NOT TO SCALE



D312 MODIFIED CONCRETE CURB AND GUTTER HL–355A

NOT TO SCALE

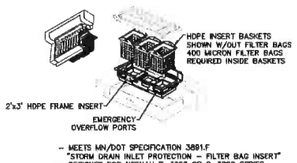
INFRASAFE – 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES

– MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
– DESIGNED FOR NEENAH R–3250–A OR R–3250–I (MNDOT 801) FRAME CASTING

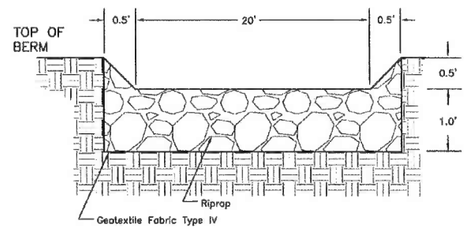
INFRASAFE – 2'x3' DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS

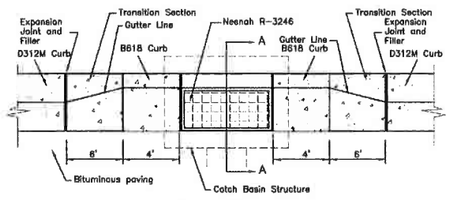


– MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
– DESIGNED FOR NEENAH R–3067 OR R–3290 SERIES

BROAD CRESTED RECTANGULAR WEIR



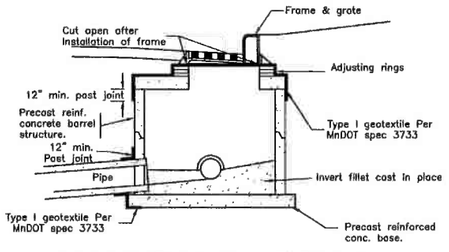
Note:
Permanent erosion control fabric to extend from NWL to 5' past toe of downstream slope.



CATCH BASIN PLAN

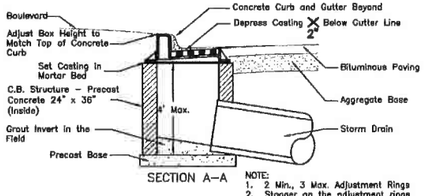
TYPICAL RESIDENTIAL CUL–DE–SAC HL–367A

NOT TO SCALE



Seal fabric onto catch basin and catch basin manhole with duct tape. Over lap all seams. 12" min.

SECTIONAL VIEW



SECTION A–A

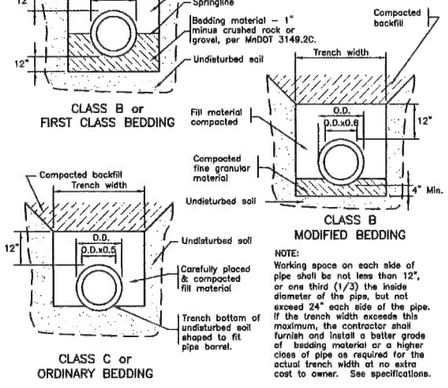
NOTE:
1. 2 Min., 3 Max. Adjustment Rings
2. Stagger on the adjustment rings not to exceed 3/4 inch total.

RECTANGULAR CATCH BASIN HL–459B

NOT TO SCALE

FABRIC AROUND CATCH BASIN HL–463A1

NOT TO SCALE

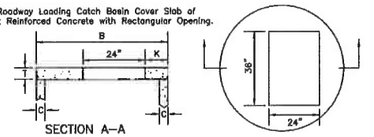


NOTE:
Working space on each side of pipe shall be not less than 12", or one third (1/3) the inside diameter of the pipe, but not exceed 24" each side of the pipe. If the trench width exceeds this maximum, the contractor shall furnish and install a better grade of bedding material or a higher class of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

PIPE BEDDING EXCEPT PVC PIPE HL–652C

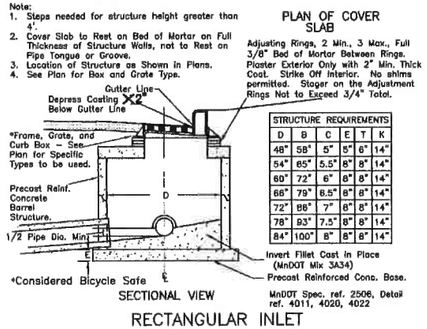
NOT TO SCALE

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



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

Adjusting Rings, 2 Min., 3 Max., Full 3/8" Bed of Mortar Between Rings. Plaster Exterior Only with 2" Min. Thick Coat. Strike Off Interior. No shims permitted. Stagger on the Adjustment Rings Not to Exceed 3/4" Total.



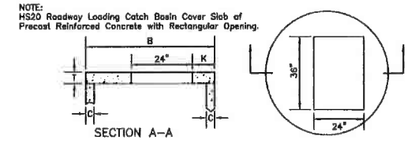
STRUCTURE REQUIREMENTS					
D	B	C	E	T	K
48"	58"	5"	5"	6"	14"
54"	65"	5.5"	8"	8"	14"
60"	72"	6"	8"	8"	14"
66"	79"	8.5"	8"	8"	14"
72"	86"	7"	8"	8"	14"
78"	93"	7.5"	8"	8"	14"
84"	100"	8"	8"	8"	14"

SECTIONAL VIEW

RECTANGULAR INLET FOR ROUND MANHOLE HL–465A1

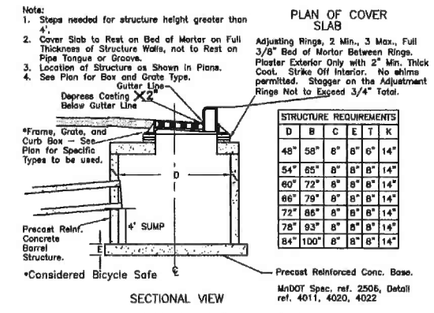
NOT TO SCALE

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



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

Adjusting Rings, 2 Min., 3 Max., Full 3/8" Bed of Mortar Between Rings. Plaster Exterior Only with 2" Min. Thick Coat. Strike Off Interior. No shims permitted. Stagger on the Adjustment Rings Not to Exceed 3/4" Total.



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60"	72"	8"	8"	8"	14"
66"	79"	8"	8"	8"	14"
72"	86"	8"	8"	8"	14"
78"	93"	8"	8"	8"	14"
84"	100"	8"	8"	8"	14"

SECTIONAL VIEW

RECTANGULAR INLET FOR ROUND MANHOLE HL–465A2

NOT TO SCALE

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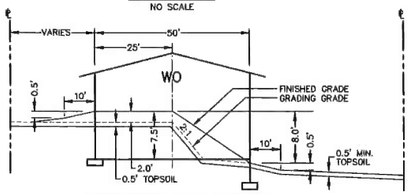
ELWELL FARMS
Ham Lake, MN

DETAILS

61 of 76

#10941

WALKOUT
NO SCALE



MODIFIED WALKOUT
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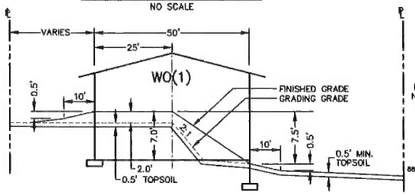

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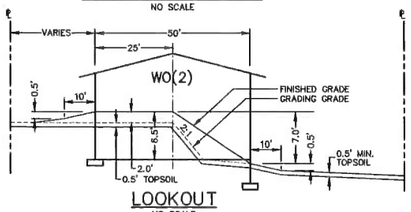
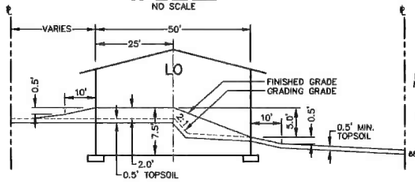


LOOKOUT
NO SCALE



MODIFIED LOOKOUT
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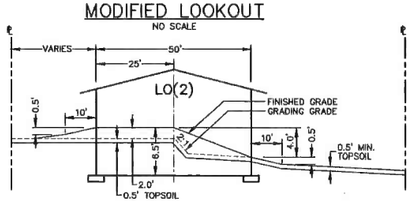

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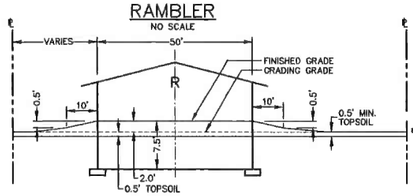
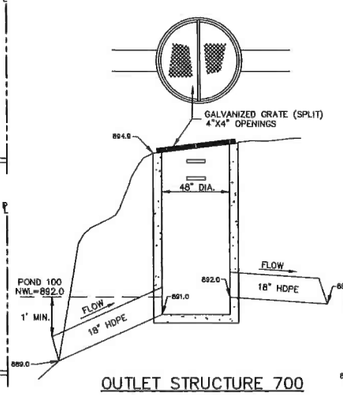


OUTLET STRUCTURE 100
POND 100



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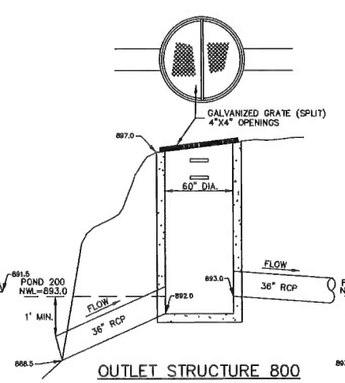
POND 200



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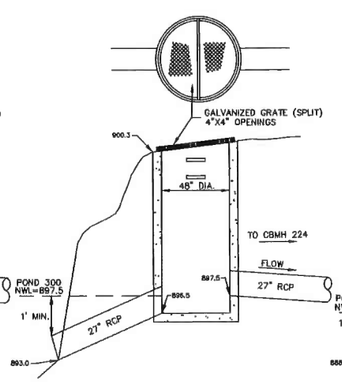
POND 300



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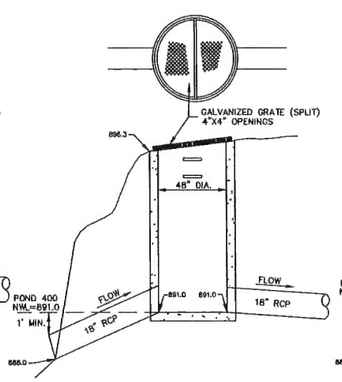
POND 400



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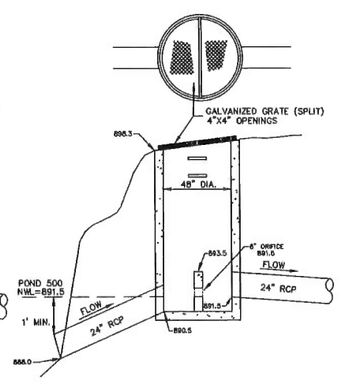
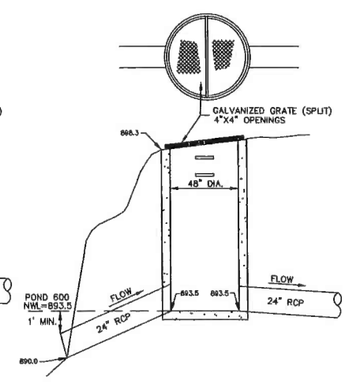
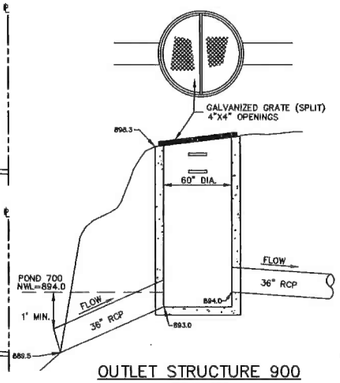
POND 700



OUTLET STRUCTURE 600
POND 600



OUTLET STRUCTURE 700
POND 700



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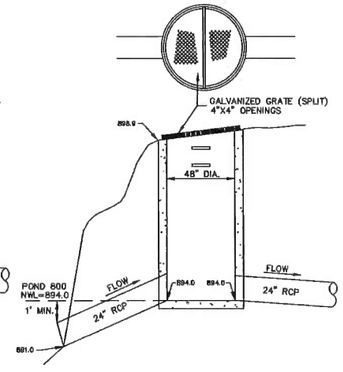
POND 800



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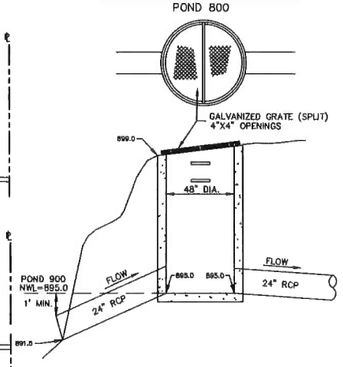
POND 800



GRADING PLAN LOT KEY

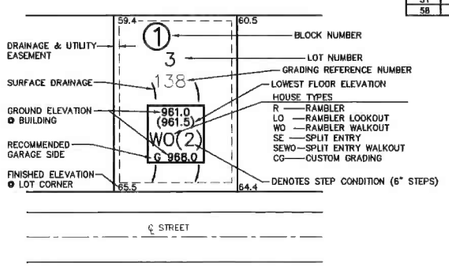
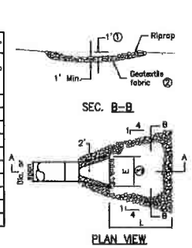


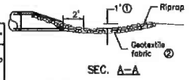
TABLE OF QUANTITIES
Riprap at RCP Outlets

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



Riprap at RCPA Outlets

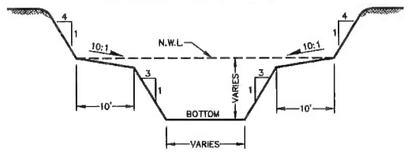
Span Pipe Arch (in.)	L (Ft.)	Class II D_{50}= 6" 12" Depth Riprap (Cu. Yds.)	Class III D_{50}= 9" 18" Depth Riprap (Cu. Yds.)	Class IV D_{50}= 12" 24" Depth Riprap (Cu. Yds.)
22	10	4.1	6.1	8.1
28	12	5.7	8.5	11.3
36	14	7.5	11.2	14.9
43	16	9.5	14.3	19.0
51	18	11.3	16.9	22.5
58	20	13.2	19.8	26.4



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

RIPRAP AT RCP OUTLETS HL-480A1
NOT TO SCALE

TYPICAL POND SECTION



TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

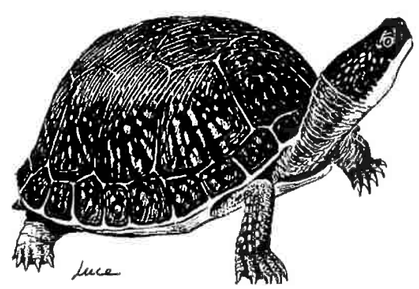
SEED: MnDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.

CAUTION



BLANDING'S TURTLES
MAY BE ENCOUNTERED IN THIS AREA

The unique and rare Blanding's turtle has been found in this area. Blanding's turtles are a State Threatened species and are protected under Minnesota Statute 84.095, Protection of Threatened Endangered Species. Please be careful of turtles on roads and in construction sites. For addition information on turtles, or to report a Blanding's turtle sighting, contact the DNR Nongame Specialis nearest you: Bemidji (218-308-2641); Grand Rapids (218-327-4518); New Ulm (507-359-6033); Rochester (507-280-5070); or St. Paul (651-259-5764).

DESCRIPTION: The Blanding's turtle is a medium to large turtle (5 to 10 inches) with a black or dark blue, dome-shaped shell with muted yellow spots and bars. The bottom of the shell is hinged across the front thirc enabling the turtle to pull the front edge of the lower shell firmly against the top shell to provide additional protection when threatened The head, legs, and tail are dark brown or blue-gray with small dots of light brov or yellow. A distinctive field mark is the bright yellow chin and neck

Illustration by Don Luce, from Turtles in Minnesota, Natural History Leaflet No. 9, June 1989, James Ford Bell Museum of Natural History

SUMMARY OF RECOMMENDATIONS FOR AVOIDING AND MINIMIZING IMPACTS TO BLANDING'S TURTLE POPULATIONS

(see Environmental Review Fact Sheet Series for full recommendations)

- A flyer with an illustration of an adult Blanding's turtle should be given to all contractors working in the area. Homeowners should also be informed of the presence of Blanding's turtles in the area.
- Turtles which are in imminent danger should be moved, by hand, out of harms way. Turtles which are not in imminent danger should be left undisturbed to continue their travel among wetlands and/or nest sites.
- If a Blanding's turtle nests in your yard, do not disturb the nest, and do not allow pets near the nest.
- Blanding's turtles do not make good pets. It is illegal to keep this threatened species in captivity.
- Silt fencing should be set up to keep turtles out of construction areas. It is critical that silt fencing be removed after the area has been revegetated.
- Small, vegetated temporary wetlands should not be dredged, deepened, or filled.
- All wetlands should be protected from pollution; use of fertilizers and pesticides should be avoided, and run-off from lawns and streets should be controlled. Erosion should be prevented to keep sediment from reaching wetlands and lakes.
- Roads should be kept to minimum standards on widths and lanes.
- Roads should be ditched, not curbed or below grade. If curbs must be used, 4" high curbs at a 3:1 slope are preferred.
- Culverts under roads crossing wetland areas, between wetland areas, or between wetland and nesting areas should be at least 36 in. diameter and flat-bottomed or elliptical.
- Culverts under roads crossing streams should be oversized (at least twice as wide as the normal width of open water) and flat-bottomed or elliptical.
- Utility access and maintenance roads should be kept to a minimum.
- Because trenches can trap turtles, trenches should be checked for turtles prior to being backfilled and the sites should be returned to original grade.
- Terrain should be left with as much natural contour as possible.
- Graded areas should be revegetated with native grasses and forbs.
- Vegetation management in infrequently mowed areas -- such as in ditches, along utility access roads, and under power lines -- should be done mechanically (chemicals should not be used). Work should occur fall through spring (after October 1st and before June 1st).

Compiled by the Minnesota Department of Natural Resources Division of Ecological Resources, Updated March 2005 Endangered Species Environmental Review Coordinator, 500 Lafayette Rd., Box 25 St. Paul, MN 55155 · 651-259-5109

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3890 PHEASANT RIDGE DR NE
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FAX 763.489.7999
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 3/10/2025 License #: 25063

Drawn: CRM
Designed: BJK
Date: 3/10/2025

Revisions:
1. 4/8/25 Per Watershed Comments
2. 5/1/25 Per City Comments
3. 6/18/25 Per City Comments
4. 6/27/25 Per City Comments
5. 7/2/25 Per City Comments

CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

DETAILS

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#10941

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SHEET 64

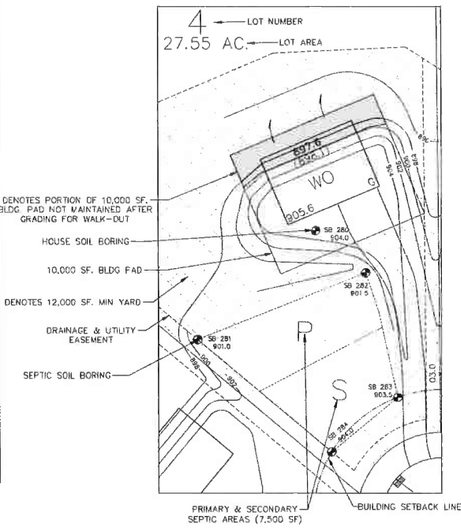
SHEET 65

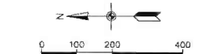
SHEET 66

SHEET 67

GRADING PLAN LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
CURB		
BITUMINOUS		
GRAVEL		
CONCRETE		
10' CONTOUR	890	890
2' CONTOUR	892	892
STORM SEWER		
WETLAND LINE		
FEMA FLOOD PLAIN	FEMA	
CCWD FLOOD PLAIN		CCWD
BUILDING SETBACK LINE		
SPOT ELEVATION	00.0	00.0
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		
TREE FENCE		
INLET PROTECTION		DENOTES INLET PROTECTION
WELL		
LIGHT POLE		
FLAG POLE		
ELECTRIC BOX		
TELEPHONE BOX		
TELEVISION BOX		
SIGN		
GEODETIC SOIL BORING	900.5 SB-6	
SEPTIC SOIL BORING	SB 281 904.0	
TREE LINE		
TREE		





BENCHMARK

1. Anoka County Benchmark No. 2005 – Elevation = 897.58 ft. (NAVD88)
2. Anoka County Benchmark No. 3096 – Elevation = 901.76 ft. (NAVD88)

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ELWELL FARMS
Ham Lake, MN

LIVABILITY INDEX

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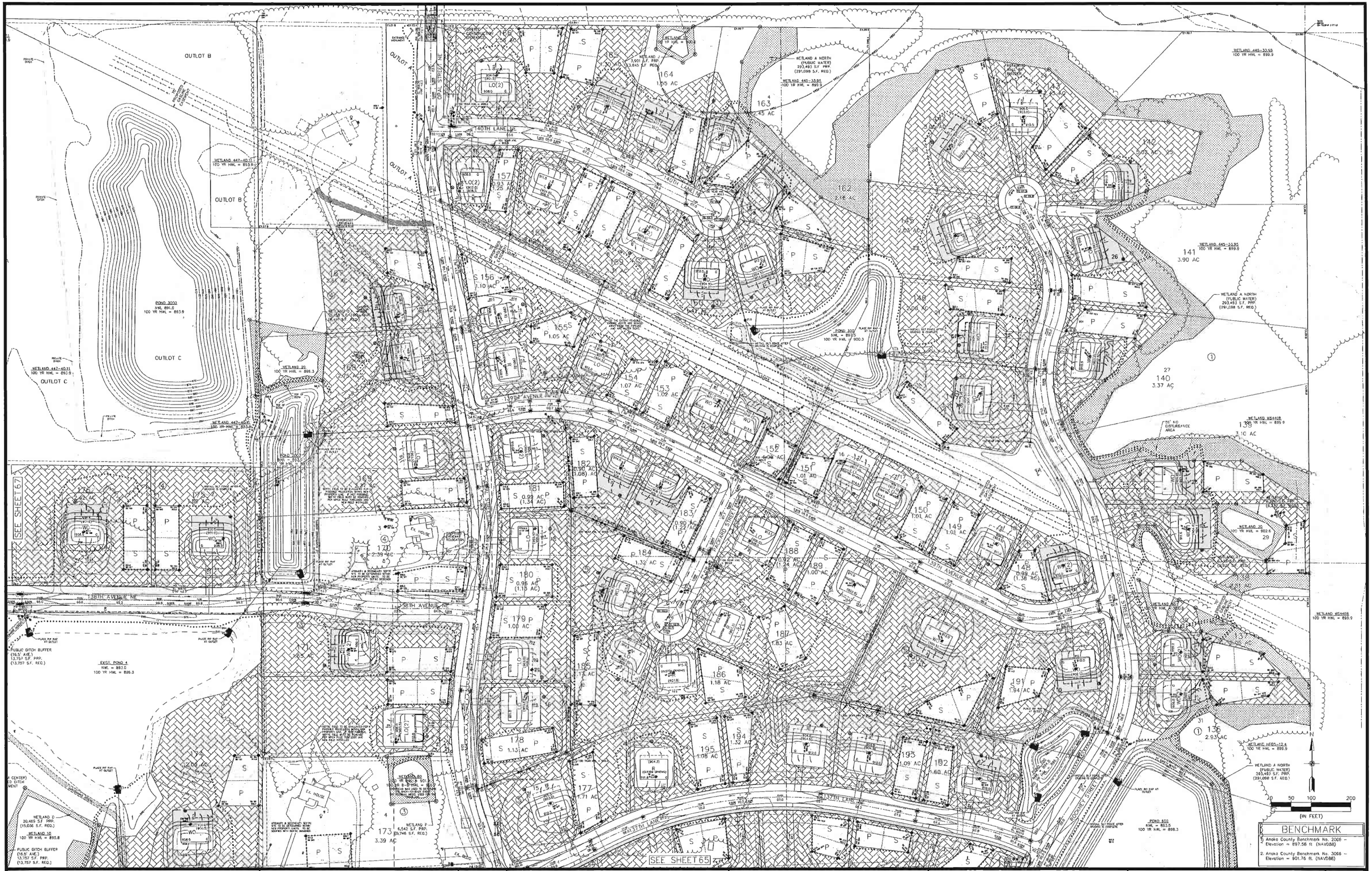

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ELWELL FARMS
Ham Lake, MN

LIVABILITY PLAN

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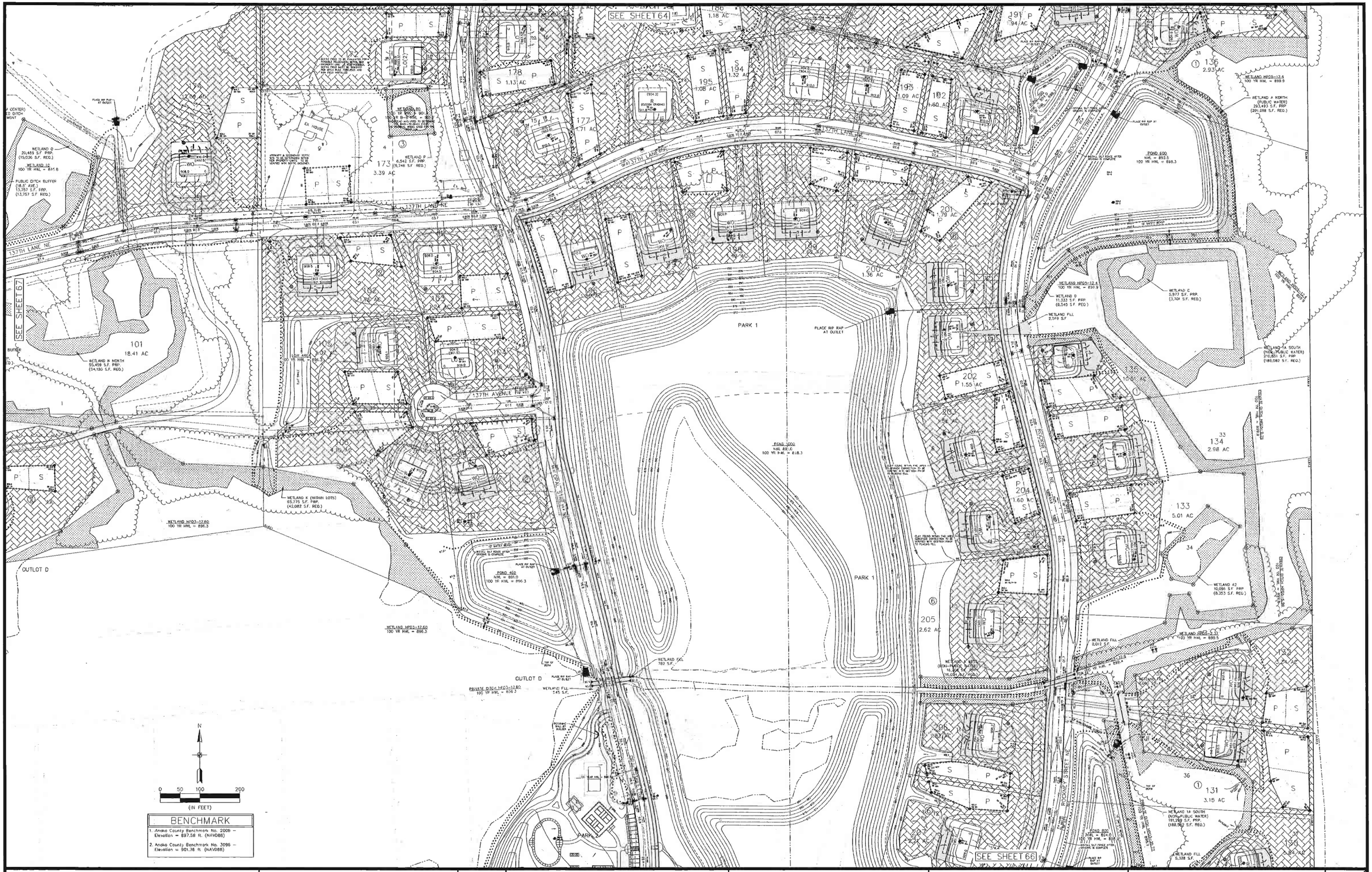

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LIVABILITY PLAN

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SEE SHEET 67

SEE SHEET 65

OUTLOT D

PRIVATE DITCH HPD3-12.60
100 YR HWL = 898.2

WETLAND FILL
545 S.F.

PARK 2

POND 1000
NWL 891.0
100 YR HWL = 898.3

PARK 1

ROCKFORD STREET NE

POND 800
NWL = 894.0
100 YR HWL = 896.1

WETLAND 1A SOUTH
(NON-PUBLIC WATER)
191,359 S.F. PRP.
(186,382 S.F. REQ.)

WETLAND FILL
0.32E S.F.

WETLAND HPD3-38.91
100 YR HWL = 898.9

PRIVATE DITCH HPD3-64.0
100 YR HWL = 898.9

134TH LANE NE

OPAL STREET NE

PACKARD STREET NE

WETLAND FILL
2,118 S.F.

WETLAND F
9,457 S.F. PRP.
(8,612 S.F. REQ.)

WETLAND 6D
6,073 S.F. PRP.
(5,932 S.F. REQ.)

WETLAND 2A SOUTH
(NON-PUBLIC WATER)
86,501 S.F. PRP.
(86,478 S.F. REQ.)

PRIVATE DITCH HPD3-56.32
100 YR HWL = 898.3

POND 2000
NWL = 893.0
100 YR HWL = 898.9

WETLAND 1G
100 YR HWL = 899.3

WETLAND N
19,923 S.F. PRP.
(19,601 S.F. REQ.)

PRIVATE DITCH HPD3-64.0
100 YR HWL = 898.9

WETLAND HPD3-12.60
100 YR HWL = 896.3

N

0 50 100 200
(IN FEET)

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ELWELL FARMS
Ham Lake, MN

LIVABILITY PLAN

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LIVABILITY PLAN

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#10941

LIVABILITY CHART - (ELWELL FARMS)

LOT NUMBER			AREAS							SOIL BORINGS				WATER LEVELS		BUILDING PAD			
GRADING REFERENCE NUMBER	LOT	BLOCK	TOTAL LOT AREA (AC.) * (1.0 AC Min.)	GROSS LIVABILITY AREA (SF) (29,500 SF Min.)	F/F ELEVATIONS	BUILDING AREA (SF)** (10,000 SF Min.)	SUGGESTED SEPTIC SYSTEM TYPE	ISTS AREA (SF) (7,500 SF Min.)	YARD AREA (SF) (12,00 SF Min.)	BORING NUMBER	DEPTH TO MOTTLING (INCHES)	BORING ELEVATION	MOTTLING ELEVATION	ANTICIPATED GROUND WATER (AGW)	100 YEAR HIGH SURFACE WATER LEVEL (HWL)	HOUSE TYPE	PROPOSED GARAGE FLOOR ELEVATION	PROPOSED LOWEST FLOOR ELEVATION	LOW FLOOR DETERMINING FACTOR
166	1	1	1.56	65,689	898.5 / 901.5	10,000	MOUND / AT-GRADE	9,990	45,699	101	13	902.3	901.2	897.5	-	LO(2)	908.0	901.5	YARD
										102	38	904.1	900.9						
										103	14	902.6	901.4						
										104	36	903.7	900.7						
										HSE-105	18	900.4	898.9						
165	2	1	1.30	54,865	901.2 / 904.2	10,000 **4,008	MOUND / PRESSURIZED BED	10,442	34,423	106	48	904.3	900.3	897.5	900.2	WO	911.0	903.5	YARD
										107	32	904.0	901.3						
										108	46	905.0	901.2						
										109	24	903.9	901.9						
										HSE-839	36	904.0	901.0						
164	3	1	1.55	40,263	901.2 / 904.2	10,000 **4,545	MOUND	8,133	22,130	112	14	902.9	901.7	897.5	900.2	WO	911.0	903.5	YARD
										113	18	902.9	901.4						
										114	14	904.1	902.9						
										115	18	904.4	902.9						
										HSE-111	28	903.9	901.6						
163	4	1	2.45	30,373	900.9 / 903.9	10,000 **3,232	MOUND	7,531	12,842	117	14	902.7	901.5	897.5	899.9	WO	910.7	903.2	YARD
										118	12	901.9	900.9						
										119	16	902.7	901.4						
										120	12	903.5	902.5						
										HSE-838	46	904.6	900.8						
162	5	1	2.18	40,428	900.9 / 903.9	10,000 **5,511	MOUND	7,540	22,888	122	12	902.7	901.7	897.5	899.9	WO	910.7	903.2	MOTTLES
										123	13	902.5	901.4						
										124	17	902.8	901.4						
										125	26	902.3	900.1						
										HSE-121	10	903.0	902.2						
161	6	1	2.54	54,626	901.3 / 904.3	10,000 **2,763	MOUND	9,517	35,109	126	15	902.3	901.1	897.5	900.3	WO	912.0	904.5	YARD
										127	12	902.3	901.3						
										128	14	902.7	901.5						
										129	18	903.2	901.7						
										HSE-837	16	903.2	901.9						
160	7	1	1.47	40,703	901.3 / 904.3	10,000 **3,387	MOUND / AT-GRADE	8,032	22,671	132	22	903.6	901.8	897.5	900.3	WO	912.0	904.5	YARD
										133	50	905.5	901.3						
										134	24	904.4	902.4						
										135	18	903.6	902.1						
										HSE-836	6	900.7	900.2						
159	8	1	1.31	51,031	901.3 / 904.3	10,000	PRESSURIZED BED	9,032	31,999	137	42	908.5	905.0	897.5	900.3	LO(2)	911.5	905.0	YARD
										138	50	909.7	905.5						
										139	60	910.2	905.2						
										140	66	911.9	906.4						
										HSE-835	54	907.7	903.2						
158	9	1	1.24	49,404	1.0 / 4.0	10,000	PRESSURIZED BED	8,227	31,177	141	60	909.4	904.4	897.5	-	LO	911.5	904.0	YARD
										142	50	907.9	903.7						
										144	42	908.4	904.9						
										145	48	909.2	905.2						
										HSE-834	46	907.7	903.9						
157	10	1	0.93 1.25*	35,620	898.5 / 901.5	10,000	MOUND / PRESSURIZED BED	7,544	18,076	146	20	904.3	902.6	897.5	-	LO(2)	908.5	902.0	YARD
										147	60	906.3	901.3						
										148	17	903.1	901.7						
										149	32	903.8	901.1						
										HSE-150	52	905.2	900.9						
156	11	1	1.10	33,012	1.0 / 4.0	10,000	MOUND / PRESSURIZED BED	7,667	15,345	196	46	904.8	901.0	897.5	-	R	908.5	901.0	YARD
										201	66	911.2	905.7						
										687	12	904.0	903.0						
										688	52	910.1	905.8						
										HSE-833	24	906.7	904.7						
155	12	1	1.05	45,025	1.0 / 4.0	10,000	MOUND / PRESSURIZED BED	7,703	27,322	689	62	910.7	905.5	897.5	-	R	908.0	901.0	YARD
										690	56	908.8	904.1						
										691	36	907.2	904.2						
										692	12	904.9	903.9						
										693	44	907.3	903.6						
										HSE-205	26	907.8	905.6						

*DENOTES LOT AREA INCLUDING RIGHT-OF-WAY

**DENOTES PORTION OF 10,000 SF. BUILDING PAD NOT MAINTAINED AFTER GRADING

***DENOTES LOW FLOOR ELEVATIONS BASED ON GEOTECHNICAL BORINGS IN LIEU OF SEPTIC BORINGS.

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 3/10/2025 License #: 25063

Drawn: CRM
Designed: BJK
Date: 3/10/2025

Revisions:
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3. 6/18/25 Per City Comments
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ELWELL FARMS
Ham Lake, MN

LIVABILITY CHART

Save Date: 07/01/25 I:\Jobs\10941 - 10900\10941 - elwell parcel - ham lake\cad c3d\engineering\plan\mtt-plans\10941_livab-sky.dwg

#10941

LIVABILITY CHART - (ELWELL FARMS)

LOT NUMBER			AREAS							SOIL BORINGS				WATER LEVELS		BUILDING PAD			
GRADING REFERENCE NUMBER	LOT	BLOCK	TOTAL LOT AREA (AC.) * (1.0 AC Min.)	GROSS LIVABILITY AREA (SF) (29,500 SF Min.)	1'/4' ELEVATIONS	BUILDING AREA (SF)** (10,000 SF Min.)	SUGGESTED SEPTIC SYSTEM TYPE	1STS AREA (SF) (7,500 SF Min.)	YARD AREA (SF) (12,00 SF Min.)	BORING NUMBER	DEPTH TO MOTTLING (INCHES)	BORING ELEVATION	MOTTLING ELEVATION	ANTICIPATED GROUND WATER (AGW)	100 YEAR HIGH SURFACE WATER LEVEL (HWL)	HOUSE TYPE	PROPOSED GARAGE FLOOR ELEVATION	PROPOSED LOWEST FLOOR ELEVATION	LOW FLOOR DETERMINING FACTOR
154	13	1	1.07	38,355	901.3 / 904.3	10,000	MOUND AT-GRADE	8,174	20,181	211	50	908.1	903.9	897.5	900.3	LO	912.0	904.5	YARD
										212	20	905.0	903.3						
										213	16	904.9	903.6						
										214	42	907.2	903.7						
										HSE-210	13	905.0	903.9						
153	14	1	1.02	36,153	901.3 / 904.3	10,000 **0	MOUND / PRESSURIZED BED	9,805	16,348	215	44	907.1	903.4	897.5	900.3	WO	915.0	907.5	YARD
										216	22	904.9	903.1						
										217	22	905.2	903.4						
										218	14	905.8	904.6						
										HSE-219	52	906.0	901.7						
152	15	1	1.00	35,748	901.3 / 904.3	10,000 **2,808	MOUND	7,500	18,248	223	22	903.9	902.1	897.5	900.3	WO	913.5	906.0	YARD
										224	12	904.1	903.1						
										652	12	903.5	902.5						
										653	22	902.6	900.8						
										HSE-220	14	903.0	901.8						
151	16	1	1.01	35,828	901.3 / 904.3	10,000	MOUND / PRESSURIZED BED	7,580	18,248	225	14	904.6	903.4	897.5	900.3	LO	914.5	907.0	YARD
										226	22	904.4	902.6						
										650	62	907.5	902.3						
										651	38	908.4	905.2						
										HSE-229	68	908.5	902.8						
150	17	1	1.01	35,908	901.3 / 904.3	10,000	MOUND	9,800	16,108	231	22	907.9	906.1	897.5	900.3	LO	914.5	907.0	YARD
										232	38	907.6	904.4						
										233	22	905.7	903.9						
										234	13	906.7	905.6						
										HSE-230	36	910.1	907.1						
149	18	1	1.01	35,988	901.3 / 904.3	10,000	MOUND	9,800	16,188	235	14	906.5	905.3	897.5	900.3	LO	911.0	903.5	YARD
										236	22	905.4	903.6						
										237	16	904.2	902.9						
										238	14	905.9	904.7						
										HSE-832	8	903.4	902.7						
148	19	1	0.99 1.38*	32,842	901.3 / 904.3	10,000 **3,354	MOUND	9,608	13,234	240	13	904.5	903.4	897.5	900.3	WO(2)	910.0	903.5	YARD
										241	14	903.1	901.9						
										242	12	902.6	901.6						
										694	12	902.9	901.9						
										HSE-831	10	901.6	900.8						
147	20	1	3.20	60,909	901.3 / 904.3	10,000 **2,617	MOUND	7,591	43,318	246	12	902.3	901.3	897.5	900.3	WO	913.0	905.5	YARD
										247	20	903.3	901.6						
										648	14	902.5	901.3						
										649	20	903.9	902.2						
										HSE-249	10	901.5	900.7						
146	21	1	2.00	66,918	901.3 / 904.3	10,000 **3,696	MOUND / PRESSURIZED BED	8,289	48,629	251	77	909.1	902.7	897.5	900.3	WO	913.0	905.5	YARD
										252	14	903.4	902.2						
										253	12	902.4	901.4						
										254	77	909.9	903.5						
										HSE-250	15	903.9	902.7						
145	22	1	2.03	84,735	901.3 / 904.3	10,000 **3,641	MOUND / PRESSURIZED BED	7,905	66,830	255	77	909.7	903.3	897.5	900.3	WO	912.0	904.5	YARD
										256	15	903.1	901.9						
										257	16	903.0	901.7						
										258	56	907.6	902.9						
										HSE-830	4	900.6	900.3						
144	23	1	3.00	72,248	900.9 / 903.9	10,000 **3,311	MOUND / PRESSURIZED BED	8,806	53,442	261	20	903.5	901.8	897.5	899.9	WO	912.0	904.5	YARD
										262	18	903.0	901.5						
										263	77	908.8	902.4						
										264	50	905.6	901.4						
										HSE-260	4	901.4	901.1						
143	24	1	2.43	48,778	900.9 / 903.9	10,000	MOUND / PRESSURIZED BED	9,898	28,880	266	52	906.4	902.1	897.5	899.9	LO	910.5	903.0	YARD
										267	15	902.9	901.7						
										268	12	902.2	901.2						
										269	30	903.9	901.4						
										HSE-829	62	906.8	901.6						

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 3/10/2025 License #: 25063

Drawn: CRM
Designed: BJK
Date: 3/10/2025

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ELWELL FARMS
Ham Lake, MN

LIVABILITY CHART

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#10941

LIVABILITY CHART - (ELWELL FARMS)

LOT NUMBER			AREAS							SOIL BORINGS				WATER LEVELS		BUILDING PAD			
GRADING REFERENCE NUMBER	LOT	BLOCK	TOTAL LOT AREA (AC.) * (1.0 AC Min.)	GROSS LIVABILITY AREA (SF) (29,500 SF Min.)	1'/4' ELEVATIONS	BUILDING AREA (SF)** (10,000 SF Min.)	SUGGESTED SEPTIC SYSTEM TYPE	ISTS AREA (SF) (7,500 SF Min.)	YARD AREA (SF) (12,00 SF Min.)	BORING NUMBER	DEPTH TO MOTTLING (INCHES)	BORING ELEVATION	MOTTLING ELEVATION	ANTICIPATED GROUND WATER (AGW)	100 YEAR HIGH SURFACE WATER LEVEL (HWL)	HOUSE TYPE	PROPOSED GARAGE FLOOR ELEVATION	PROPOSED LOWEST FLOOR ELEVATION	LOW FLOOR DETERMINING FACTOR
142	25	1	5.02	60,829	900.9 / 903.9	10,000 **4,110	MOUND	8,070	42,759	270	22	904.2	902.4	897.5	899.9	WO	911.0	903.5	YARD
										271	14	902.7	901.5						
										272	12	902.2	901.2						
										273	22	903.1	901.3						
										HSE-828	8	901.9	901.2						
141	26	1	3.90	41,269	900.9 / 903.9	10,000 **5,143	MOUND	10,474	20,795	276	70	907.8	902.0	897.5	899.9	WO	910.5	903.0	YARD
										277	20	903.6	901.9						
										278	32	903.9	901.2						
										279	16	905.1	903.8						
										HSE-827	26	904.0	901.8						
140	27	1	3.37	45,052	900.9 / 903.9	10,000 **3,415	MOUND / PRESSURIZED BED	9,689	25,363	280	12	904.1	903.1	897.5	899.9	WO	910.5	903.0	YARD
										281	20	904.0	902.3						
										282	12	903.0	902.0						
										283	16	904.3	903.0						
										HSE-826	60	906.0	901.0						
139	28	1	3.10	45,031	900.9 / 903.9	10,000 **3,268	MOUND / AT-GRADE	8,775	26,256	286	18	903.5	902.0	897.5	899.9	WO	911.5	904.0	YARD
										287	20	903.3	901.6						
										288	42	904.7	901.2						
										289	36	904.8	901.8						
										HSE-285	48	905.3	901.3						
138	29	1	2.51	52,022	903.6 / 906.6	10,000 **4,195	MOUND	8,578	33,444	291	18	903.2	901.7	897.5	902.6	WO(1)	911.6	904.6	100 YR HWL
										292	18	903.4	901.9						
										293	24	903.4	901.4						
										294	16	903.4	902.1						
										295	16	903.8	902.5						
										296	16	904.0	902.7						
										HSE-825	12	903.0	902.0						
137	30	1	2.05	40,680	901.8 / 904.8	10,000 **3,545	MOUND	9,344	21,336	298	38	904.1	900.9	897.5	900.8	WO(2)	909.2	902.7	100 YR HWL
										299	26	903.5	901.3						
										300	16	902.6	901.3						
										301	22	903.3	901.5						
										HSE-824	8	901.7	901.0						
136	31	1	2.93	34,452	900.9 / 903.9	10,000 **2,335	MOUND	7,650	16,802	302	14	902.9	901.7	897.5	899.9	WO(2)	909.0	902.5	YARD
										303	13	902.3	901.2						
										304	12	902.5	901.5						
										305	16	902.2	900.9						
										HSE-823	10	900.2	899.4						
135	32	1	10.51	31,734	900.9 / 903.9	10,000 **4,611	MOUND / AT-GRADE	9,600	12,134	508	16	902.8	901.5	897.5	899.9	WO	910.0	902.5	YARD
										509	44	905.0	901.3						
										510	36	907.8	904.8						
										511	18	902.5	901.0						
										HSE-822	12	901.1	900.1						
134	33	1	2.98	46,620	900.9 / 903.9	10,000 **3,187	MOUND	10,732	25,888	512	20	902.9	901.2	897.5	899.9	WO	910.0	902.5	YARD
										513	24	903.5	901.5						
										514	36	907.8	904.8						
										515	34	905.1	902.3						
										HSE-821	10	903.1	902.3						
133	34	1	5.01	55,091	900.8 / 903.8	10,000 **2,661	MOUND / AT-GRADE	10,663	34,428	517	32	904.5	901.8	897.5	899.8	WO	910.0	902.5	100 YR HWL
										518	40	905.6	902.3						
										519	16	902.8	901.5						
										520	18	903.1	901.6						
										HSE-521	10	898.4	897.6						
132	35	1	3.34	78,935	900.5 / 903.5	10,000 **3,910	MOUND / PRESSURIZED BED	9,355	59,580	522	16	902.8	901.5	897.5	899.5	WO	910.5	903.0	YARD
										666	18	903.4	901.9						
										667	18	904.2	902.7						
										668	56	907.1	902.4						
										HSE-523	16	903.1	901.8						

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Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 3/10/2025 License #: 25063

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#10941

LIVABILITY CHART - (ELWELL FARMS)

LOT NUMBER			AREAS							SOIL BORINGS				WATER LEVELS		BUILDING PAD			
GRADING REFERENCE NUMBER	LOT	BLOCK	TOTAL LOT AREA (AC.) * (1.0 AC Min.)	GROSS LIVABILITY AREA (SF) (29,500 SF Min.)	1'/4' ELEVATIONS	BUILDING AREA (SF)** (10,000 SF Min.)	SUGGESTED SEPTIC SYSTEM TYPE	ISTS AREA (SF) (7,500 SF Min.)	YARD AREA (SF) (12,00 SF Min.)	BORING NUMBER	DEPTH TO MOTTLING (INCHES)	BORING ELEVATION	MOTTLING ELEVATION	ANTICIPATED GROUND WATER (AGW)	100 YEAR HIGH SURFACE WATER LEVEL (HWL)	HOUSE TYPE	PROPOSED GARAGE FLOOR ELEVATION	PROPOSED LOWEST FLOOR ELEVATION	LOW FLOOR DETERMINING FACTOR
131	36	1	3.15	61,268	899.9 / 902.9	10,000 **4,983	MOUND / PRESSURIZED BED	17,606	33,662	524	13	904.1	903.0	897.5	898.9	WO	910.5	903.0	YARD
										525	12	903.2	902.2						
										526	40	906.3	903.0						
										669	60	907.8	902.8						
										670	32	904.8	902.1						
										HSE-665	4	901.3	901.0						
130	37	1	5.84	82,820	899.9 / 902.9	10,000 **2,767	MOUND	20,790	52,030	528	12	903.3	902.3	897.5	898.9	WO(2)	910.5	904.0	YARD
										529	14	903.4	902.2						
										530	24	904.1	902.1						
										531	18	902.6	901.1						
										HSE-527	18	902.6	901.1						
129	38	1	7.22	82,570	899.9 / 902.9	10,000 **2,662	MOUND	8,651	63,919	65	14	903.1	901.9	897.5	898.9	WO	910.0	902.5	YARD
										532	18	903.4	901.9						
										671	12	902.2	901.2						
										672	16	903.0	901.7						
										HSE-820	4	900.2	899.9						
128	39	1	6.94	95,353	901.4 / 904.4	10,000 **4,413	MOUND	7,512	77,841	534	14	903.2	902.0	897.5	900.4	WO	910.2	902.7	YARD
										535	16	902.5	901.2						
										673	13	903.0	901.9						
										674	12	902.5	901.5						
										HSE-675	4	902.1	901.8						
127	40	1	2.69	72,000	899.9 / 902.9	10,000 **3,608	MOUND	7,990	54,010	538	12	902.5	901.5	897.5	898.9	WO(2)	909.0	902.5	YARD
										541	12	901.4	900.4						
										676	12	901.4	900.4						
										677	18	902.4	900.9						
										HSE-819	14	899.2	898.0						
126	41	1	18.38	95,273	899.9 / 902.9	10,000 **4,692	MOUND	10,600	74,673	543	14	903.3	902.1	897.5	898.9	WO(2)	909.0	902.5	EOF
										544	14	903.2	902.0						
										545	18	903.6	902.1						
										546	18	904.0	902.5						
										547	16	903.4	902.1						
										HSE-818	10	901.9	901.1						
125	42	1	2.20	80,435	900.3 / 903.3	10,000	MOUND / AT-GRADE	10,800	59,635	550	42	905.2	901.7	897.5	899.3	LO	911.0	903.5	EOF
										551	42	907.9	904.4						
										552	36	905.3	902.3						
										553	32	905.1	902.4						
										HSE-817	24	904.5	902.5						
124	43	1	1.08	47,133	900.3 / 903.3	10,000	MOUND / PRESSURIZED BED	8,599	28,534	554	22	903.8	902.0	897.5	899.3	LO	910.5	903.0	YARD
										555	44	907.3	903.6						
										556	54	907.7	903.2						
										557	15	903.4	902.2						
										HSE-816	44	907.9	904.2						
123	44	1	1.18	51,511	898.5 / 901.5	10,000	MOUND / PRESSURIZED BED	8,317	33,194	559	52	907.1	902.8	897.5	-	LO	911.7	904.2	YARD
										560	18	903.9	902.4						
										561	16	904.1	902.8						
										562	22	904.4	902.6						
										563	46	907.2	903.4						
										HSE-815	46	906.9	903.1						
122	45	1	1.57	66,078	898.5 / 901.5	10,000 **3,485	MOUND	10,798	45,280	565	24	903.9	901.9	897.5	-	WO	912.0	904.5	YARD
										566	26	903.7	901.5						
										567	16	903.7	902.4						
										568	16	903.4	902.1						
										HSE-569	10	902.6	901.8						
121	46	1	1.67	72,726	898.5 / 901.5	10,000 **3,596	MOUND / PRESSURIZED BED	10,852	51,874	571	15	904.2	903.0	897.5	-	WO	911.5	904.0	YARD
										572	38	907.9	904.7						
										573	72	908.7	902.7						
										574	42	905.1	901.6						
										HSE-570	10	902.2	901.4						

*DENOTES LOT AREA INCLUDING RIGHT-OF-WAY

**DENOTES PORTION OF 10,000 SF. BUILDING PAD NOT MAINTAINED AFTER GRADING

***DENOTES LOW FLOOR ELEVATIONS BASED ON GEOTECHNICAL BORINGS IN LIEU OF SEPTIC BORINGS.

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 3/10/2025 License #: 25063

Drawn: CRM
Designed: BJK
Date: 3/10/2025

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ELWELL FARMS
Ham Lake, MN

LIVABILITY CHART

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#10941

LIVABILITY CHART - (ELWELL FARMS)

LOT NUMBER			AREAS							SOIL BORINGS				WATER LEVELS		BUILDING PAD			
GRADING REFERENCE NUMBER	LOT	BLOCK	TOTAL LOT AREA (AC.) * (1.0 AC Min.)	GROSS LIVABILITY AREA (SF) (29,500 SF Min.)	1'/4' ELEVATIONS	BUILDING AREA (SF)** (10,000 SF Min.)	SUGGESTED SEPTIC SYSTEM TYPE	ISTS AREA (SF) (7,500 SF Min.)	YARD AREA (SF) (12,00 SF Min.)	BORING NUMBER	DEPTH TO MOTTLING (INCHES)	BORING ELEVATION	MOTTLING ELEVATION	ANTICIPATED GROUND WATER (AGW)	100 YEAR HIGH SURFACE WATER LEVEL (HWL)	HOUSE TYPE	PROPOSED GARAGE FLOOR ELEVATION	PROPOSED LOWEST FLOOR ELEVATION	LOW FLOOR DETERMINING FACTOR
120	47	1	1.76	72,639	898.5 / 901.5	10,000	MOUND / PRESSURIZED BED	10,852	51,787	575	28	904.8	902.5	897.5	-	LO	909.0	901.5	YARD
										576	68	908.0	902.3						
										577	24	903.8	901.8						
										578	16	903.7	902.4						
										HSE-814	12	901.0	900.0						
119	48	1	2.04	89,049	1.0 / 4.0	10,000	MOUND	10,881	68,168	580	24	904.1	902.1	897.5	-	LO	909.5	902.0	YARD
										581	32	904.7	902.0						
										582	32	904.6	901.9						
										583	30	903.9	901.4						
										HSE-813	16	902.8	901.5						
118	49	1	2.15	81,720	898.5 / 901.5	10,000	MOUND / PRESSURIZED BED	10,485	61,235	585	48	905.4	901.4	897.5	-	LO	910.1	902.6	YARD
										586	20	903.7	902.0						
										587	24	904.1	902.1						
										588	48	905.0	901.0						
										HSE-589	26	903.8	901.6						
117	50	1	1.33	55,870	898.5 / 901.5	10,000	MOUND / PRESSURIZED BED	10,485	35,385	591	44	904.7	901.0	897.5	-	LO	908.5	901.0	YARD
										592	48	905.8	901.8						
										593	36	904.8	901.8						
										594	18	903.7	902.2						
										HSE-590	10	900.6	899.8						
116	51	1	1.17	45,796	898.5 / 901.5	10,000 **3,822	MOUND	7,984	27,812	595	15	903.2	902.0	897.5	-	WO	910.2	902.7	YARD
										596	20	903.9	902.2						
										597	12	902.4	901.4						
										598	12	902.6	901.6						
										HSE-812	8	902.0	901.3						
115	52	1	0.98 1.16*	39,497	898.5 / 901.5	10,000 **3,937	MOUND	9,789	19,708	601	12	902.4	901.4	897.5	-	WO	910.2	902.7	YARD
										602	24	902.9	900.9						
										603	18	902.7	901.2						
										604	20	902.8	901.1						
										605	14	902.7	901.5						
										HSE-600	12	902.6	901.6						
114	53	1	1.16	50,625	1.0 / 4.0	10,000	MOUND	10,000	30,625	607	13	903.0	901.9	897.5	-	LO	910.0	902.5	YARD
										608	12	903.6	902.6						
										609	16	903.6	902.3						
										610	15	903.0	901.8						
										HSE-811	10	902.8	902.0						
113	54	1	0.97 1.01*	42,393	897.3 / 900.3	10,000	MOUND	8,426	23,967	611	18	902.9	901.4	897.5	896.3	LO	909.5	902.0	YARD
										612	15	903.4	902.2						
										613	20	904.1	902.4						
										614	13	903.2	902.1						
										615	18	902.7	901.2						
										HSE-810	8	901.8	901.1						
112	55	1	1.50	59,149	898.5 / 901.5	10,000 **3,060	MOUND / PRESSURIZED BED	9,320	39,829	617	12	901.4	900.4	897.5	896.3	WO	910.0	902.5	YARD
										618	40	903.5	900.2						
										619	48	904.9	900.9						
										620	15	902.1	900.9						
										621	12	901.5	900.5						
										HSE-809	12	899.4	898.4						
111	56	1	1.98	83,997	897.3 / 900.3	10,000 **1,636	MOUND	10,483	63,514	624	22	902.7	900.9	897.5	896.3	WO	909.0	901.5	YARD
										625	30	902.9	900.4						
										626	34	903.5	900.7						
										627	16	901.8	900.5						
										628	18	902.0	900.5						
										HSE-808	18	902.2	900.7						
110	57	1	2.11	91,888	898.5 / 901.5	10,000 **4,079	MOUND	10,208	71,680	630	12	901.6	900.6	897.5	896.3	WO	909.5	902.0	YARD
										631	16	901.7	900.4						
										632	20	902.3	900.6						
										633	14	901.8	900.6						
										HSE-629	14	900.1	898.9						
										56	30	902.7	900.2						

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 3/10/2025 License #: 25063

Drawn: CRM
Designed: BJK
Date: 3/10/2025

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ELWELL FARMS
Ham Lake, MN

LIVABILITY CHART

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#10941

LIVABILITY CHART - (ELWELL FARMS)

LOT NUMBER			AREAS							SOIL BORINGS				WATER LEVELS		BUILDING PAD			
GRADING REFERENCE NUMBER	LOT	BLOCK	TOTAL LOT AREA (AC.) * (1.0 AC Min.)	GROSS LIVABILITY AREA (SF) (29,500 SF Min.)	1'/4' ELEVATIONS	BUILDING AREA (SF)** (10,000 SF Min.)	SUGGESTED SEPTIC SYSTEM TYPE	ISTS AREA (SF) (7,500 SF Min.)	YARD AREA (SF) (12,00 SF Min.)	BORING NUMBER	DEPTH TO MOTTLING (INCHES)	BORING ELEVATION	MOTTLING ELEVATION	ANTICIPATED GROUND WATER (AGW)	100 YEAR HIGH SURFACE WATER LEVEL (HWL)	HOUSE TYPE	PROPOSED GARAGE FLOOR ELEVATION	PROPOSED LOWEST FLOOR ELEVATION	LOW FLOOR DETERMINING FACTOR
109	58	1	2.24	82,161	898.5 / 901.5	10,000 **3,886	MOUND	10,103	62,058	634	14	902.0	900.8	897.5	896.3	WO	907.5	900.0	YARD
										635	28	902.8	900.5						
										636	13	901.4	900.3						
										637	15	900.8	899.6						
										HSE-638	12	897.9	896.9						
										55	13	901.4	900.3						
108	59	1	2.55	83,897	898.5 / 901.5	10,000 **3,987	MOUND	7,657	66,240	640	12	901.5	900.5	897.5	896.3	WO	908.0	900.5	YARD
										641	14	901.6	900.4						
										642	16	901.5	900.2						
										21	18	901.7	900.2						
										HSE-639	10	897.9	897.1						
										643	13	901.7	900.6						
101	1	2	18.41	145,004	898.5 / 901.5	10,000 **4,313	MOUND	7,576	127,428	644	13	900.9	899.8	897.5	896.3	WO	907.5	900.0	YARD
										645	12	900.8	899.8						
										646	14	901.3	900.1						
										16	14	900.9	899.7						
										HSE-801	8	899.3	898.6						
102	2	2	1.76	75,147	898.5 / 901.5	10,000 **4,317	MOUND	8,568	56,579	418	13	902.2	901.1	897.5	896.3	WO	909.5	902.0	YARD
										419	13	902	900.9						
										420	16	902.6	901.3						
										421	14	902.6	901.4						
										HSE-802	12	901.7	900.7						
103	3	2	1.24	53,868	1.0 / 4.0	10,000	MOUND	10,336	33,532	423	12	902.7	901.7	897.5	-	LO	909.5	902.0	YARD
										424	20	903.4	901.7						
										425	12	902.9	901.9						
										426	15	902.7	901.5						
										HSE-803	12	902.5	901.5						
104	4	2	1.15	49,893	898.5 / 901.5	10,000	MOUND	10,502	29,391	427	13	902.7	901.6	897.5	-	LO	909.0	901.5	MOTTLES
										428	16	902.6	901.3						
										429	13	902.2	901.1						
										430	14	902.0	900.8						
										HSE-804	15	901.7	900.5						
105	5	2	2.07	61,796	897.3 / 900.3	10,000 **1,362	MOUND	10,675	41,121	433	20	902.5	900.8	897.5	896.3	WO	909.1	901.6	YARD
										434	22	903.0	901.2						
										435	18	903.2	901.7						
										436	16	902.2	900.9						
										HSE-805	14	902.4	901.2						
106	6	2	4.10	78,557	898.5 / 901.5	10,000 **55	MOUND	9,077	59,480	437	15	902.0	900.8	897.5	896.3	WO	910.0	902.5	YARD
										438	14	903.3	902.1						
										439	34	904.1	901.3						
										440	18	901.6	900.1						
										HSE-806	76	902.2	895.9						
107	7	2	3.36	71,027	898.5 / 901.5	10,000 **4,121	MOUND	9,710	51,317	447	30	902.6	900.1	897.5	896.3	WO	910.0	902.5	YARD
										448	12	902.2	901.2						
										449	14	902.9	901.7						
										450	26	902.8	900.6						
										451	28	902.4	900.1						
										HSE-807	16	902.6	901.3						
174	1	3	12.09	146,700	898.5 / 901.5	10,000 **4,023	MOUND / AT-GRADE	10,041	126,659	181	48	906.4	902.4	897.5	896.3	WO	908.0	900.5	YARD
										182	26	903.5	901.3						
										183	36	902.7	899.7						
										184	15	902.1	900.9						
										HSE-185	20	900.7	899.0						
171	2	3	1.65	71,820	898.5 / 901.5	10,000 **4,268	MOUND	9,877	51,943	172	20	903.1	901.4	897.5	896.3	WO(2)	909.0	902.5	YARD
										173	12	903.9	902.9						
										174	44	905.8	902.1						
										175	24	903.2	901.2						
										HSE-841	6	901.9	901.4						
172	3	3	2.19	91,462	902.4 / 905.4	10,000	MOUND / PRESSURIZED BED	9,157	72,305	176	14	903.3	902.1	897.5	901.4	LO(2)	910.0	903.5	HWL
										177	60	907.7	902.7						
										178	62	908.5	903.3						
										179	20	903.1	901.4						
										HSE-180	20	901.4	899.7						

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#10941

LIVABILITY CHART - (ELWELL FARMS)

LOT NUMBER			AREAS							SOIL BORINGS				WATER LEVELS		BUILDING PAD			
GRADING REFERENCE NUMBER	LOT	BLOCK	TOTAL LOT AREA (AC.) * (1.0 AC Min.)	GROSS LIVABILITY AREA (SF) (29,500 SF Min.)	I'-F' ELEVATIONS	BUILDING AREA (SF)** (10,000 SF Min.)	SUGGESTED SEPTIC SYSTEM TYPE	1STS AREA (SF) (7,500 SF Min.)	YARD AREA (SF) (12,00 SF Min.)	BORING NUMBER	DEPTH TO MOTTLING (INCHES)	BORING ELEVATION	MOTTLING ELEVATION	ANTICIPATED GROUND WATER (AGW)	100 YEAR HIGH SURFACE WATER LEVEL (HWL)	HOUSE TYPE	PROPOSED GARAGE FLOOR ELEVATION	PROPOSED LOWEST FLOOR ELEVATION	LOW FLOOR DETERMINING FACTOR
173	4	3	3.39							860	64	907.9	902.6	897.5	901.4	EXISTING HOME			YARD
										861	14	902.7	901.5						
										862	28	904.8	902.5						
										863	44	906.1	902.4						
176	1	4	2.42	104,821	898.5 / 901.5	10,000 **4,181	MOUND	9,601	85,220	187	16	901.5	900.2	897.5	894.0	WO	908.5	901.0	YARD
										188	16	900.7	899.4						
										189	14	900.7	899.5						
										190	14	901.0	899.8						
										HSE-186	20	901.4	899.7						
175	2	4	1.89	78,206	898.5 / 901.5	10,000 **3,767	MOUND	9,601	58,605	191	12	900.9	899.9	897.5	897.0	WO	908.5	901.0	YARD
										192	13	900.6	899.5						
										193	14	900.6	899.4						
										194	38	902.5	899.3						
										HSE-195	8	899.2	898.5						
170	3	4	2.39							167	60	908.6	903.6	897.5	897.0	EXISTING HOME			YARD
										168	54	911.0	906.5						
										169	58	910.1	905.3						
										170	44	905.3	901.6						
169	4	4	2.37	74,433	898.0 / 901.0	10,000	MOUND / PRESSURIZED BED	9,536	54,897	162	20	905.1	903.4	897.5	897.0	LO	911.0	903.5	YARD
										163	22	906.1	904.3						
										164	48	907.8	903.8						
										165	54	907.4	902.9						
										HSE-161	14	904.7	903.5						
168	5	4	2.75	80,570	898.5 / 901.5	10,000 **3,355	MOUND / PRESSURIZED BED	7,577	62,993	157	24	901.7	899.7	897.5	897.0	WO	908.5	901.0	YARD
										158	13	903.5	902.4						
										159	14	904.5	903.3						
										160	54	905.7	901.2						
										HSE-840	8	900.3	899.6						
167	6	4	2.61	71,874	898.5 / 901.5	10,000 **3,846	MOUND / PRESSURIZED BED	7,994	53,880	151	30	903.5	901.0	897.5	896.3	WO	908.0	900.5	YARD
										152	16	902.6	901.3						
										153	34	902.7	899.9						
										154	52	904.3	900.0						
										HSE-155	6	899.3	898.8						
182	1	5	0.90 1.08*	39,086	898.5 / 901.5	10,000 **4,234	MOUND	9,002	20,084	362	16	906.1	904.8	897.5	-	WO	914.0	906.5	YARD
										363	13	905.3	904.2						
										364	24	906.4	904.4						
										365	15	906.4	905.2						
										HSE-844	18	905.9	904.4						
183	2	5	0.90 1.22*	39,289	898.5 / 901.5	10,000 **4,267	MOUND	9,003	20,286	368	12	905.4	904.4	897.5	-	WO	914.0	906.5	YARD
										369	16	905.4	904.1						
										370	14	906.8	905.6						
										371	12	905.9	904.9						
										HSE-845	10	905.1	904.3						
184	3	5	1.32	57,566	898.5 / 901.5	10,000 **4,298	MOUND	9,152	58,414	372	12	907.1	906.1	897.5	-	WO	915.5	908.0	YARD
										373	13	907.6	906.5						
										374	13	906.4	905.3						
										375	14	905.8	904.6						
										HSE-376	15	907.0	905.8						
185	4	5	1.17	50,961	1.0 / 4.0	10,000	MOUND	9,830	31,131	378	13	907.4	906.3	897.5	-	LO	914.5	907.0	YARD
										379	36	908.8	905.8						
										380	12	906.1	905.1						
										381	13	906.4	905.3						
										HSE-377	20	908.5	906.8						
186	5	5	1.18	51,479	1.0 / 4.0	10,000	PRESSURIZED BED	10,452	31,027	383	62	915.0	909.8	897.5	-	R	915.3	907.8	YARD
										384	54	914.0	909.5						
										385	46	916.1	912.3						
										386	44	913.8	910.1						
										HSE-846	32	913.1	910.4						
187	6	5	1.83	79,890	1.0 / 4.0	10,000	MOUND / PRESSURIZED BED	9,800	60,090	388	34	912.1	909.3	897.5	-	R	914.8	907.3	YARD
										389	52	915.3	911.0						
										390	12	913.1	912.1						
										391	54	912.9	908.4						
										HSE-587	48	912.5	908.3						
188	7	5	0.92 1.24*	39,900	1.0 / 4.0	10,000	MOUND	9,000	20,900	393	12	906.2	905.2	897.5	-	LO	913.5	906.0	YARD
										394	12	906.9	905.9						
										395	38	910.9	907.7						
										396	14	909.1	907.9						
										HSE-392	12	906.5	905.5						

*DENOTES LOT AREA INCLUDING RIGHT-OF-WAY

**DENOTES PORTION OF 10,000 SF. BUILDING PAD NOT MAINTAINED AFTER GRADING

***DENOTES LOW FLOOR ELEVATIONS BASED ON GEOTECHNICAL BORINGS IN LIEU OF SEPTIC BORINGS.

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 3/10/2025 License #: 25063

Drawn: CRM
Designed: BJK
Date: 3/10/2025

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Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

LIVABILITY CHART

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#10941

LIVABILITY CHART - (ELWELL FARMS)

LOT NUMBER			AREAS							SOIL BORINGS				WATER LEVELS		BUILDING PAD			
GRADING REFERENCE NUMBER	LOT	BLOCK	TOTAL LOT AREA (AC.) * (1.0 AC Min.)	GROSS LIVABILITY AREA (SF) (29,500 SF Min.)	1'/4' ELEVATIONS	BUILDING AREA (SF)** (10,000 SF Min.)	SUGGESTED SEPTIC SYSTEM TYPE	1STS AREA (SF) (7,500 SF Min.)	YARD AREA (SF) (12,00 SF Min.)	BORING NUMBER	DEPTH TO MOTTLING (INCHES)	BORING ELEVATION	MOTTLING ELEVATION	ANTICIPATED GROUND WATER (AGW)	100 YEAR HIGH SURFACE WATER LEVEL (HWL)	HOUSE TYPE	PROPOSED GARAGE FLOOR ELEVATION	PROPOSED LOWEST FLOOR ELEVATION	LOW FLOOR DETERMINING FACTOR
189	8	5	1.00	43,662	1.0 / 4.0	10,000	MOUND	9,000	24,662	397	14	907.2	906.0	897.5	-	R	911.0	903.5	YARD
										398	15	907.5	906.3						
										399	13	911.9	910.8						
										400	32	911.3	908.6						
										HSE-847	10	908.6	907.8						
190	9	5	2.37	103,337	899.3 / 902.3	10,000 **3,503	MOUND	10,230	83,107	402	12	908.2	907.2	897.5	898.3	WO	913.0	905.5	YARD
										403	16	908.8	907.5						
										404	14	908.1	906.9						
										407	22	907.5	905.7						
										409	14	906.5	905.3						
										HSE-654	8	903.3	902.6						
191	10	5	1.93	66,523	899.3 / 902.3	10,000 **4,022	MOUND	8,535	47,988	412	18	907.1	905.6	897.5	898.3	WO	910.0	902.5	YARD
										413	16	904.2	902.9						
										414	18	904.6	903.1						
										415	32	906.9	904.2						
										HSE-848	12	902.3	901.3						
192	11	5	1.60	46,702	899.3 / 902.3	10,000 **2,249	MOUND / AT-GRADE	7,812	28,890	317	46	909.4	905.6	897.5	898.3	WO	910.0	902.5	YARD
										318	42	908.5	905.0						
										319A	36	909.1	906.1						
										320A	42	909.6	906.1						
										HSE-849	28	905.6	903.3						
193	12	5	1.09	47,467	1.0 / 4.0	10,000 **0	MOUND	8,557	28,910	313	36	909.1	906.1	897.5	-	WO	912.0	904.5	YARD
										314	14	907.4	906.2						
										315A	14	907.3	906.1						
										316B	42	909.2	905.7						
										HSE-850	8	905.9	905.2						
194	13	5	1.32	57,598	1.0 / 4.0	10,000 **0	PRESSURIZED BED	8,823	38,775	323	54	911.5	907.0	897.5	-	WO	912.0	904.5	YARD
										324	44	911.6	907.9						
										325	60	916.0	911.0						
										326	62	914.7	909.5						
										HSE-851	28	909.0	906.7						
195	14	5	1.08	47,142	1.0 / 4.0	10,000	PRESSURIZED BED	11,496	25,646	327	52	912.1	907.8	897.5	-	R	911.8	904.3	YARD
										328	60	912.6	907.6						
										329	48	916.2	912.2						
										330	51	916.3	912.1						
										HSE-331	54	912.7	908.2						
177	15	5	1.71	74,289	1.0 / 4.0	10,000	MOUND	10,207	54,082	333	26	906.3	904.1	897.5	-	LO	910.5	903.0	YARD
										334	36	906.3	903.3						
										335	26	907.4	905.2						
										336	22	907.7	905.9						
										HSE-842	20	905.4	903.7						
178	16	5	1.13	49,157	1.0 / 4.0	10,000	MOUND / AT-GRADE	10,928	28,229	342	34	905.1	902.3	897.5	-	LO	911.0	903.5	YARD
										343	48	907.3	903.3						
										344	12	906.0	905.0						
										345	34	906.4	903.6						
										HSE-346	16	906.2	904.9						
179	17	5	1.00	43,499	1.0 / 4.0	10,000	MOUND	10,118	23,381	348	14	904.9	903.7	897.5	-	LO	911.0	903.5	YARD
										349	32	907.1	904.4						
										350	38	907.3	904.1						
										351	16	905.6	904.3						
										HSE-347	15	905.5	904.3						
180	18	5	0.96 1.13*	41,808	1.0 / 4.0	10,000	MOUND	10,817	20,991	352	41	908.1	904.7	897.5	-	LO	911.0	903.5	YARD
										353	30	910.2	907.7						
										354	13	906.7	905.6						
										355	30	907.1	904.6						
										HSE-356	14	905.8	904.6						
181	19	5	0.99 1.34*	43,289	1.0 / 4.0	10,000	MOUND	9,532	23,757	357	16	906.6	905.3	897.5	-	LO(2)	910.0	903.5	YARD
										358	12	905.5	904.5						
										359	15	905.9	904.7						
										360	12	905.8	904.8						
										HSE-843	16	904.9	903.6						

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Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 3/10/2025 License #: 25063

Drawn: CRM
Designed: BJK
Date: 3/10/2025

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ELWELL FARMS
Ham Lake, MN

LIVABILITY CHART

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#10941

LIVABILITY CHART - (ELWELL FARMS)

LOT NUMBER			AREAS							SOIL BORINGS				WATER LEVELS		BUILDING PAD			
GRADING REFERENCE NUMBER	LOT	BLOCK	TOTAL LOT AREA (AC.) * (1.0 AC Min.)	GROSS LIVABILITY AREA (SF) (29,500 SF Min.)	'A' ELEVATIONS	BUILDING AREA (SF)** (10,000 SF Min.)	SUGGESTED SEPTIC SYSTEM TYPE	ISTS AREA (SF) (7,500 SF Min.)	YARD AREA (SF) (12,00 SF Min.)	BORING NUMBER	DEPTH TO MOTTLING (INCHES)	BORING ELEVATION	MOTTLING ELEVATION	ANTICIPATED GROUND WATER (AGW)	100 YEAR HIGH SURFACE WATER LEVEL (HWL)	HOUSE TYPE	PROPOSED GARAGE FLOOR ELEVATION	PROPOSED LOWEST FLOOR ELEVATION	LOW FLOOR DETERMINING FACTOR
196	1	6	1.30	51,441	899.3 / 902.3	10,000 **2,921	MOUND	10,673	30,768	452	16	903.7	902.4	897.5	898.3	WO	910.0	902.5	YARD
										453	15	904.4	903.2						
										454	22	903.8	902.0						
										455	20	903.7	902.0						
										HSE-852	30	904.7	902.2						
197	2	6	1.57	60,129	899.3 / 902.3	10,000 **3,198	MOUND	9,576	40,553	457	30	905.3	902.8	897.5	898.3	WO	910.0	902.5	YARD
										458	16	903.1	901.8						
										459	18	902.9	901.4						
										460	20	904.7	903.0						
										HSE-461	14	902.1	900.9						
198	3	6	1.49	56,944	899.3 / 902.3	10,000 **4,376	MOUND / PRESSURIZED BED	10,492	36,452	462	32	904.3	901.6	897.5	898.3	WO	909.0	901.5	YARD
										463	36	905.9	902.9						
										464	52	908.8	904.5						
										465	18	904.0	902.5						
										HSE-466	8	901.0	900.3						
199	4	6	1.62	61,359	899.3 / 902.3	10,000 **4,553	MOUND	8,098	43,261	468	17	903.6	902.2	897.5	898.3	WO	909.0	901.5	YARD
										469	16	905.4	904.1						
										471	12	903.3	902.3						
										472	15	904.3	903.1						
										473	12	905.5	904.5						
										HSE-853	12	902.1	901.1						
200	5	6	1.36	51,664	899.3 / 902.3	10,000 **4,015	MOUND / AT-GRADE	7,541	34,123	474	44	906.8	903.1	897.5	898.3	WO	910.3	902.8	YARD
										475	22	904.6	902.8						
										655	28	905.9	903.6						
										656	18	904.6	903.1						
										HSE-476	11	902.2	901.3						
201	6	6	1.79	73,682	899.3 / 902.3	10,000 **4,075	MOUND	11,712	51,970	477	15	902.3	901.1	897.5	898.3	WO	908.7	901.2	YARD
										478	12	902.9	901.9						
										479	17	903.6	902.2						
										480	13	902.5	901.4						
										481	18	902.6	901.1						
										HSE-482	12	901.0	900.0						
202	7	6	1.55	48,577	899.3 / 902.3	10,000 **3,544	MOUND / PRESSURIZED BED	9,600	28,977	484	24	902.6	900.6	897.5	898.3	WO	908.7	901.2	YARD
										485	16	902.6	901.3						
										486	52	905.4	901.1						
										487	24	903.2	901.2						
										HSE-483	10	900.2	899.4						
203	8	6	1.58	49,903	899.3 / 902.3	10,000 **3,899	PRESSURIZED BED	7,639	32,264	488	54	905.9	901.4	897.5	898.3	WO	909.0	901.5	YARD
										489	54	906.4	901.9						
										491	52	906.8	902.5						
										657	42	906.9	903.4						
										658	64	908.3	903.0						
										HSE-854	N/A	903.8	NA						
204	9	6	1.60	48,070	899.3 / 902.3	10,000 **3,733	MOUND / AT-GRADE	7,767	30,303	493	32	904.6	901.9	897.5	898.3	WO	908.7	901.2	YARD
										494	48	906.3	902.3						
										495	12	901.5	900.5						
										496	15	901.9	900.7						
										HSE-497	N/A 48"	901.7	897.7						
205	10	6	2.62	73,992	899.3 / 902.3	10,000 **3,293	MOUND	10,571	53,421	498	30	903.2	900.7	897.5	898.3	WO	908.7	901.2	YARD
										499	14	901.7	900.5						
										500	13	902.1	901.0						
										501	16	902.0	900.7						
										HSE-502	14	898.5	897.3						
206	11	6	1.83	61,205	899.3 / 902.3	10,000 **3,291	MOUND	7,770	43,435	503	15	902.4	901.2	897.5	898.3	WO	908.7	901.2	YARD
										504	14	902.3	901.1						
										18	16	902.2	900.9						
										659	26	903.3	901.1						
										660	28	903.0	900.7						
										HSE-663	0	898.4	898.4						
207	12	6	2.21	81,448	899.3 / 902.3	10,000 **2,820	MOUND	8,058	63,390	52	14	901.4	900.2	897.5	898.3	WO	909.0	901.5	YARD
										505	12	902.3	901.3						
										506	12	902.6	901.6						
										661	20	903.1	901.4						
										662	20	903.5	901.8						
										HSE-664	0	897.2	897.2						

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ELWELL FARMS
Ham Lake, MN

LIVABILITY CHART

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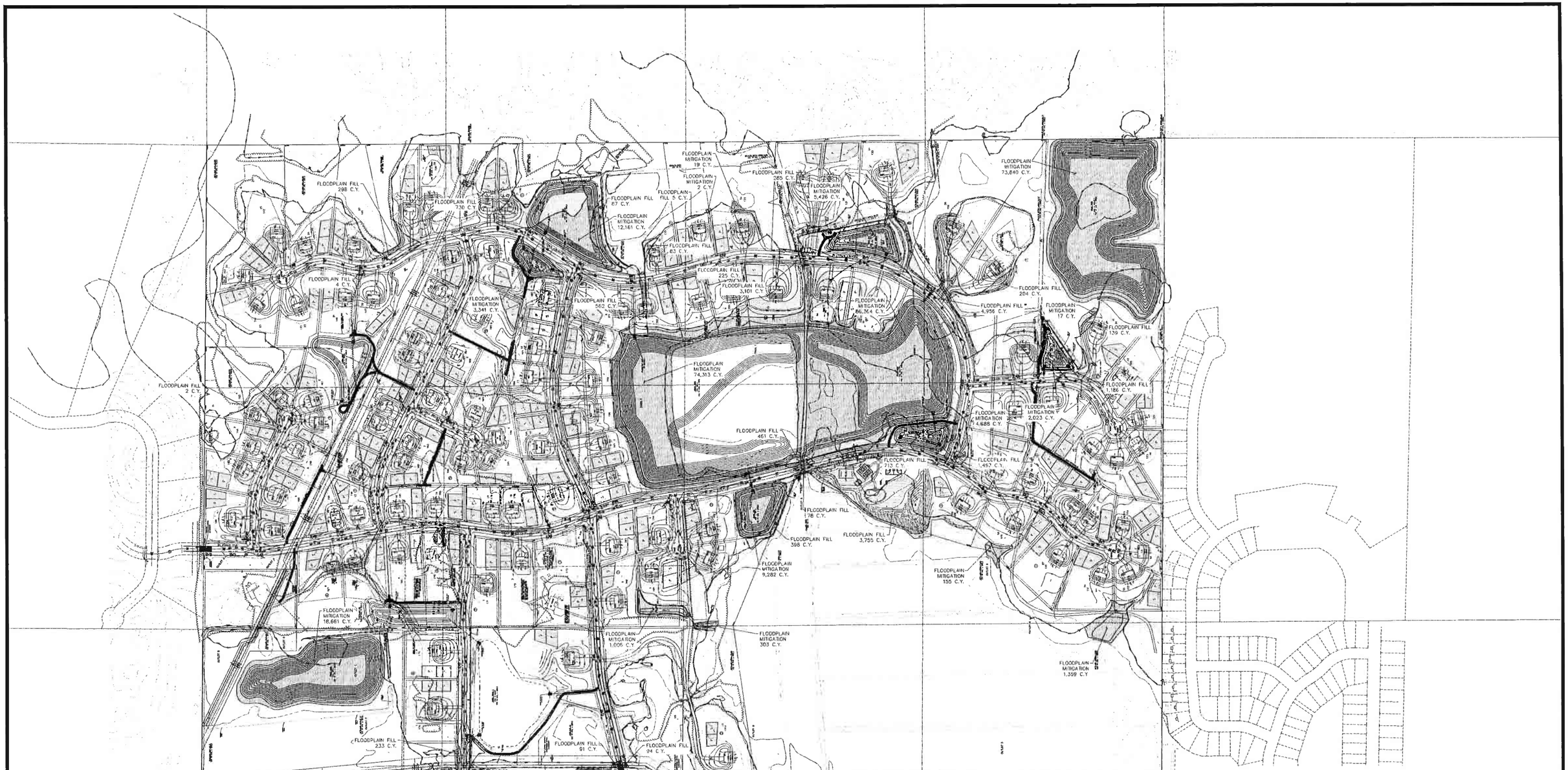
#10941



FLOODPLAIN SUMMARY

FLOODPLAIN FILL	=	21,031 C.Y.
FLOODPLAIN MITIGATION	=	296,718 C.Y.

NOTE

1. FLOODPLAIN FILL AND FLOODPLAIN MITIGATION WERE CALCULATED USING THE AVERAGE END METHOD.

0 125 250 500
(IN FEET)

BENCHMARK

1. Anoka County Benchmark No. 2006 – Elevation 897.576 ft. 1988 Datum
2. Anoka County Benchmark No. 2008 – Elevation 908.036 ft. 1988 Datum

CALL BEFORE YOU DIG
811
Know what's below. Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

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ELWELL FARMS
Ham Lake, MN

FLOODPLAIN MITIGATION EXHIBIT

F1 of 1

#10941

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SHEET R3

SHEET R4

SHEET R5

INSET A

SHEET R2

SHEET R2

SEE INSET A

ISETTA STREET NE

137TH LANE NE

JOHN AVENUE NE

132ND COURT NE

132ND LANE NE

0 100 200 400
(IN FEET)

BENCHMARK

1. Anoka County Benchmark No. 2006 – Elevation = 897.58 ft. (NAVD88)

2. Anoka County Benchmark No. 3096 – Elevation = 901.76 ft. (NAVD88)

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

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ELWELL FARMS
Ham Lake, MN

REMOVALS PLAN INDEX

R1 of R5

#10941

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SEE SHEETR3

138TH AVENUE NE

GHIA STREET NE

ISETTA STREET NE

137TH LANE NE

REMOVE & DISPOSE OF EXISTING BITUMINOUS

SAWCUT & MILL EXISTING BITUMINOUS

PROTECT EXISTING CONC. CURB & GUTTER

REMOVE & DISPOSE OF EXISTING 42" CULVERT

REMOVE & DISPOSE OF EXISTING GRAVEL DRIVEWAY

SEPTIC FIELD MUST BE REMOVED PER MPCA RULE 7080.2500.

REMOVE & DISPOSE OF EXISTING BUILDINGS. COORDINATE WITH SMALL UTILITIES FOR SERVICE ABANDONMENT/REMOVAL

REMOVE & DISPOSE OF EXISTING ELECTRIC TRANSFORMER BOX

REMOVE & DISPOSE OF EXISTING POWER LINE

PROTECT EXISTING WELL

REMOVE & DISPOSE OF EXISTING LIGHT POLE

REMOVE & DISPOSE OF EXISTING CONCRETE, STAIRS, RETAINING WALLS, AND ALL OTHER APPURTENANCES

REMOVE & DISPOSE OF EXISTING BITUMINOUS

REMOVE & DISPOSE OF EXISTING GRAVEL DRIVEWAY

SEPTIC FIELD MUST BE REMOVED PER MPCA RULE 7080.2500.

PROTECT EXISTING BUILDINGS

PROTECT EXISTING WELL

PROTECT EXISTING DRIVEWAYS

REMOVE & DISPOSE OF EXISTING BUILDING

REMOVE & DISPOSE OF EXISTING POWER LINE

REMOVE & DISPOSE OF EXISTING BUILDING. COORDINATE WITH SMALL UTILITIES FOR SERVICE ABANDONMENT/REMOVAL

RELOCATE EXISTING TELEPHONE BOXES TO PROPOSED DRAINAGE & UTILITY EASEMENT

EXISTING WELL TO BE PROTECTED AND USED FOR IRRIGATION. FIELD VERIFY LOCATION. ANY ADDITIONAL WELLS TO BE CAPPED & SEALED PER MINNESOTA STATUTE 4725

REMOVE & DISPOSE OF EXISTING BUILDING

REMOVE & DISPOSE OF EXISTING BITUMINOUS TEMP. CUL-DE-SAC

PROTECT EXISTING CONC. CURB & GUTTER

SAWCUT & MILL EXISTING BITUMINOUS

REMOVE & DISPOSE OF EXISTING 60" CULVERT

REMOVE & DISPOSE OF EXISTING TELEPHONE BOX

REMOVE & DISPOSE OF EXISTING BUILDING. COORDINATE WITH SMALL UTILITIES FOR SERVICE ABANDONMENT/REMOVAL

REMOVE & DISPOSE OF EXISTING BUILDING

REMOVE & DISPOSE OF EXISTING GRAVEL DRIVEWAY

SEE SHEETR4

REMOVALS PLAN LEGEND

	EXISTING	REMOVALS
PROPERTY LINE		
BITUMINOUS		
GRAVEL		
CONCRETE		
CURB		
SAWCUT		
RETAINING WALL REMOVAL		
FENCE REMOVAL		
STORM REMOVAL		
WATERMAIN		
SANITARY SEWER		
CATCH BASIN		
FLARED END SECTION		
STORM MANHOLE		
FIRE HYDRANT		
GATE VALVE		
SANITARY MANHOLE		
ELECTRIC BOX		
ELECTRIC METER		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
UNDERGROUND TELEPHONE		
UNDERGROUND ELECTRIC		
UNDERGROUND GAS		
UNDERGROUND FIBEROPTIC		
OVERHEAD ELECTRIC		
LIGHT POLE		
SIGN		
TREE	~SEE TREE PRESERVATION PLAN~	

BENCHMARK

1. Anoka County Benchmark No. 2006 – Elevation = 897.56 ft. (NAVD88)
2. Anoka County Benchmark No. 3096 – Elevation = 901.76 ft. (NAVD88)

N

0 50 100 200

(IN FEET)

CARLSON ENGINEERING
ENGINEERING
SURVEYING
PLANNING

3880 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.488.7900
FAX 763.489.7899
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 3/10/2025 License #: 25063

Drawn: CRM
Designed: BJK
Date: 3/10/2025

Revisions:
1. 4/8/25 Per Watershed Comments
2. 5/1/25 Per City Comments
3. 6/18/25 Per City Comments
4. 6/27/25 Per City Comments
5. 7/2/25 Per City Comments

CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

REMOVALS PLAN

R2 of R5

#10941

[Save Date: 06/27/25] F:\Jobs\10941 - 10950\10941 - elwell parcels - ham lake\cad c3d\engineering\prelim plans\10941_removals exhibit.dwg

REMOVALS PLAN LEGEND

	EXISTING	REMOVALS
PROPERTY LINE		
BITUMINOUS		
GRAVEL		
CONCRETE		
CURB		
SAWCUT		
RETAINING WALL REMOVAL		
FENCE REMOVAL		
STORM REMOVAL		
WATERMAIN		
SANITARY SEWER		
CATCH BASIN		
FLARED END SECTION		
STORM MANHOLE		
FIRE HYDRANT		
GATE VALVE		
SANITARY MANHOLE		
ELECTRIC BOX		
ELECTRIC METER		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
UNDERGROUND TELEPHONE		
UNDERGROUND ELECTRIC		
UNDERGROUND GAS		
UNDERGROUND FIBEROPTIC		
OVERHEAD ELECTRIC		
LIGHT POLE		
SIGN	— OR —	— OR —
TREE	~SEE TREE PRESERVATION PLAN~	

BENCHMARK

1. Anoka County Benchmark No. 2006 – Elevation = 897.58 ft. (NAVD88)
2. Anoka County Benchmark No. 3096 – Elevation = 901.76 ft. (NAVD88)

N

0 50 100 200

(IN FEET)

PROTECT EXISTING CONC. CURB & GUTTER

SAWCUT & MILL EXISTING BITUMINOUS

OPAL STREET NE

FEMA

COORDINATE WITH ADJACENT PROPERTY OWNER TO REALIGN DRIVEWAY TO PROPOSED ROADWAY.

PROTECT EXISTING UNDERGROUND GAS LINES

REMOVE & DISPOSE OF EXISTING GRAVEL DRIVEWAY

SEPTIC FIELD MUST BE REMOVED PER MPCA RULE 7080.2500.

REMOVE & DISPOSE OF EXISTING BUILDINGS. COORDINATE WITH SMALL UTILITIES FOR SERVICE ABANDONMENT/REMOVAL

REMOVE & DISPOSE OF EXISTING CONCRETE, STAIRS, RETAINING WALLS, AND ALL OTHER APPURTENANCES

REMOVE & DISPOSE OF EXISTING ELECTRIC TRANSFORMER BOX

PROTECT EXISTING WELL

REMOVE & DISPOSE OF EXISTING LIGHT POLE

REMOVE & DISPOSE OF EXISTING BITUMINOUS

REMOVE & DISPOSE OF EXISTING POWER LINE

REMOVE & DISPOSE OF EXISTING GRAVEL DRIVEWAY

SEE SHEET R2

SEPTIC FIELD MUST BE REMOVED PER MPCA RULE 7080.2500.

PROTECT EXISTING BUILDINGS

PROTECT EXISTING WELL

PROTECT EXISTING DRIVEWAYS

REMOVE & DISPOSE OF EXISTING BUILDING

REMOVE & DISPOSE OF EXISTING BUILDING. COORDINATE WITH SMALL

SEE SHEET R4

REMOVE & DISPOSE OF EXISTING BUILDING

REMOVE & DISPOSE OF EXISTING RUNWAY

CARLSON ENGINEERING
ENGINEERING
SURVEYING
PLANNING

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7999
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
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4. 6/27/25 Per City Comments
5. 7/2/25 Per City Comments

CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

REMOVALS PLAN

R3 of R5

#10941

[Save Date: 06/27/25] F:\Jobs\10941 - 10960\10941 - elwell parcels - ham lake\cad\civil\engineering\plan\rm-plans\10941_removals exhibit.dwg

SEE SHEETR3

SEE SHEETR2

PROTECT EXISTING BUILDINGS

PROTECT EXISTING WELL

PROTECT EXISTING DRIVEWAYS

REMOVE & DISPOSE OF EXISTING BUILDING

REMOVE & DISPOSE OF EXISTING BUILDING. COORDINATE WITH SMALL UTILITIES FOR SERVICE ABANDONMENT/REMOVAL

REMOVE & DISPOSE OF EXISTING POWER LINE

RELOCATE EXISTING TELEPHONE BOXES TO PROPOSED DRAINAGE & UTILITY EASEMENT

EXISTING WELL TO BE PROTECTED AND USED FOR IRRIGATION. FIELD VERIFY LOCATION. ANY ADDITIONAL WELLS TO BE CAPPED & SEALED PER MINNESOTA STATUTE 4725

REMOVE & DISPOSE OF EXISTING BUILDING

REMOVE & DISPOSE OF EXISTING BUILDING

REMOVE & DISPOSE OF EXISTING RUNWAY

REMOVE & DISPOSE OF EXISTING TELEPHONE BOX

REMOVE & DISPOSE OF EXISTING BUILDING. COORDINATE WITH SMALL UTILITIES FOR SERVICE ABANDONMENT/REMOVAL

REMOVE & DISPOSE OF EXISTING BUILDING

REMOVE & DISPOSE OF EXISTING GRAVEL DRIVEWAY

REMOVE & DISPOSE OF EXISTING WOOD BRIDGE

REMOVE & DISPOSE OF EXISTING 48" CULVERT

REMOVE & DISPOSE OF EXISTING GRAVEL DRIVEWAY

SEE SHEETR5

REMOVALS PLAN LEGEND

	EXISTING	REMOVALS
PROPERTY LINE		
BITUMINOUS		
GRAVEL		
CONCRETE		
CURB		
SAWCUT		
RETAINING WALL REMOVAL		
FENCE REMOVAL		
STORM REMOVAL		
WATERMAIN		
SANITARY SEWER		
CATCH BASIN		
FLARED END SECTION		
STORM MANHOLE		
FIRE HYDRANT		
GATE VALVE		
SANITARY MANHOLE		
ELECTRIC BOX		
ELECTRIC METER		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
UNDERGROUND TELEPHONE		
UNDERGROUND ELECTRIC		
UNDERGROUND GAS		
UNDERGROUND FIBEROPTIC		
OVERHEAD ELECTRIC		
LIGHT POLE		
SIGN	— OR —	OR
TREE	~SEE TREE PRESERVATION PLAN~	

N

0 50 100 200

(IN FEET)

BENCHMARK

1. Anoka County Benchmark No. 2006 – Elevation = 897.58 ft. (NAVD88)
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CARLSON ENGINEERING
ENGINEERING
SURVEYING
PLANNING

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.488.7900
FAX 763.488.7950
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.

Signature:

Date: 3/10/2025 License #: 25063

Drawn: CRM

Designed: BJK

Date: 3/10/2025

Revisions:
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2. 5/1/25 Per City Comments
3. 6/18/25 Per City Comments
4. 6/27/25 Per City Comments
5. 7/2/25 Per City Comments

CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

REMOVALS PLAN

R4 of R5

REMOVALS PLAN LEGEND

	EXISTING	REMOVALS
PROPERTY LINE		
BITUMINOUS		
GRAVEL		
CONCRETE		
CURB		
SAWCUT		
RETAINING WALL REMOVAL		
FENCE REMOVAL		
STORM REMOVAL		
WATERMAIN		
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CATCH BASIN		
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ELECTRIC METER		
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UNDERGROUND GAS		
UNDERGROUND FIBEROPTIC		
OVERHEAD ELECTRIC		
LIGHT POLE		
SIGN	OR	OR
TREE	~SEE TREE PRESERVATION PLAN~	

BENCHMARK

1. Anoka County Benchmark No. 2006 -- Elevation = 897.58 ft. (NAVD88)
2. Anoka County Benchmark No. 3066 -- Elevation = 901.76 ft. (NAVD88)

N

0 50 100 200
(IN FEET)

SEE SHEET R5

REMOVE & DISPOSE OF EXISTING GRAVEL DRIVEWAY

REMOVE & DISPOSE OF EXISTING GRAVEL DRIVEWAY

REMOVE & DISPOSE OF EXISTING GRAVEL DRIVEWAY

132ND LANE NE

132ND COURT NE

CARLSON ENGINEERING
ENGINEERING
SURVEYING
PLANNING

3990 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.488.7900
FAX 763.488.7959
CARLSON-ENGINEERING.COM

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Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 3/10/2025 License #: 25063

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CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

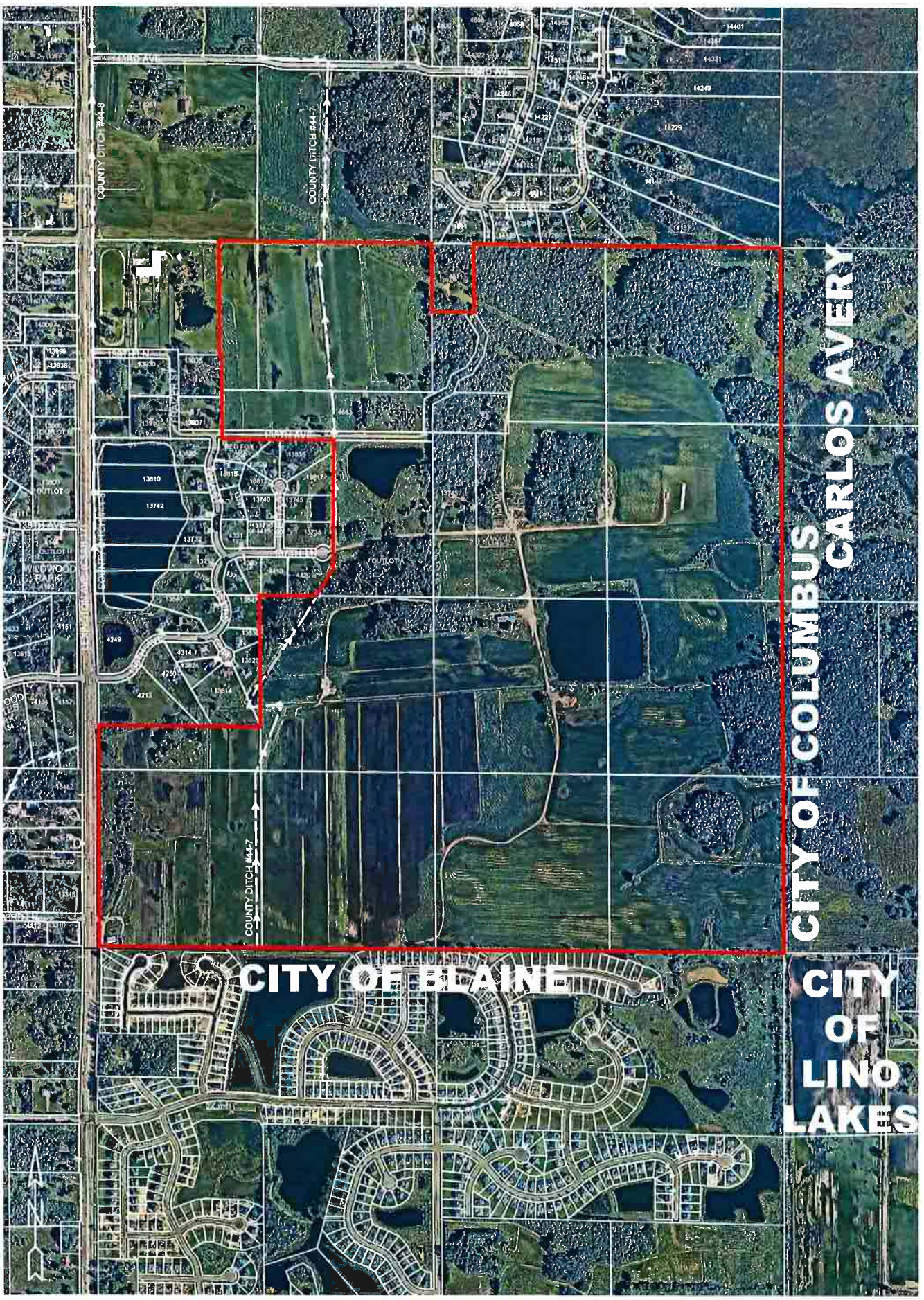
ELWELL FARMS
Ham Lake, MN

REMOVALS PLAN

R5 of R5

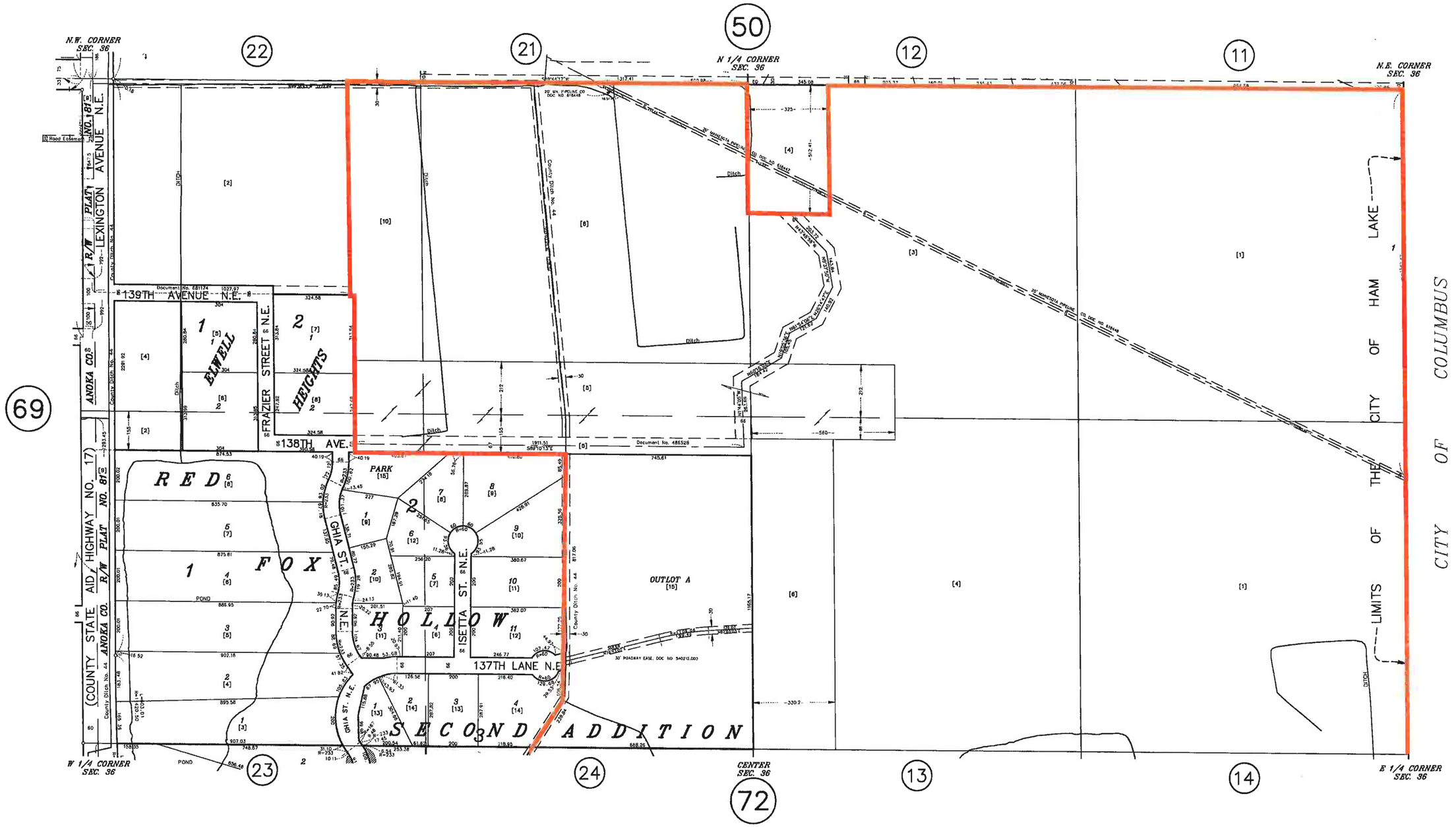
#10941

[Save Date - 06/27/25] F:\Jobs\10941 - 10980\10943 - elwell parcels - ham lake\cad e3\engineering\preliminary plans\10941_removals exhibit.dwg


COUNTY DITCH #44-8
COUNTY DITCH #44-7
COUNTY DITCH #44-7
CITY OF COLUMBUS
CARLOS AVERY
CITY OF BLAINE
CITY OF LINO LAKES
0 250 500 1,000
FEET

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

CITY OF HAM LAKE



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W ANOKA COUNTY SURVEYOR E

S

Last Revised: November 01, 2023
08/11/2025 12:55:31 PM, Date Printed

GRAPHIC SCALE

200 0 100 200

SCALE IN FEET

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

QUARTER QUARTER INDEX

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

PROPERTY IDENTIFICATION NUMBER

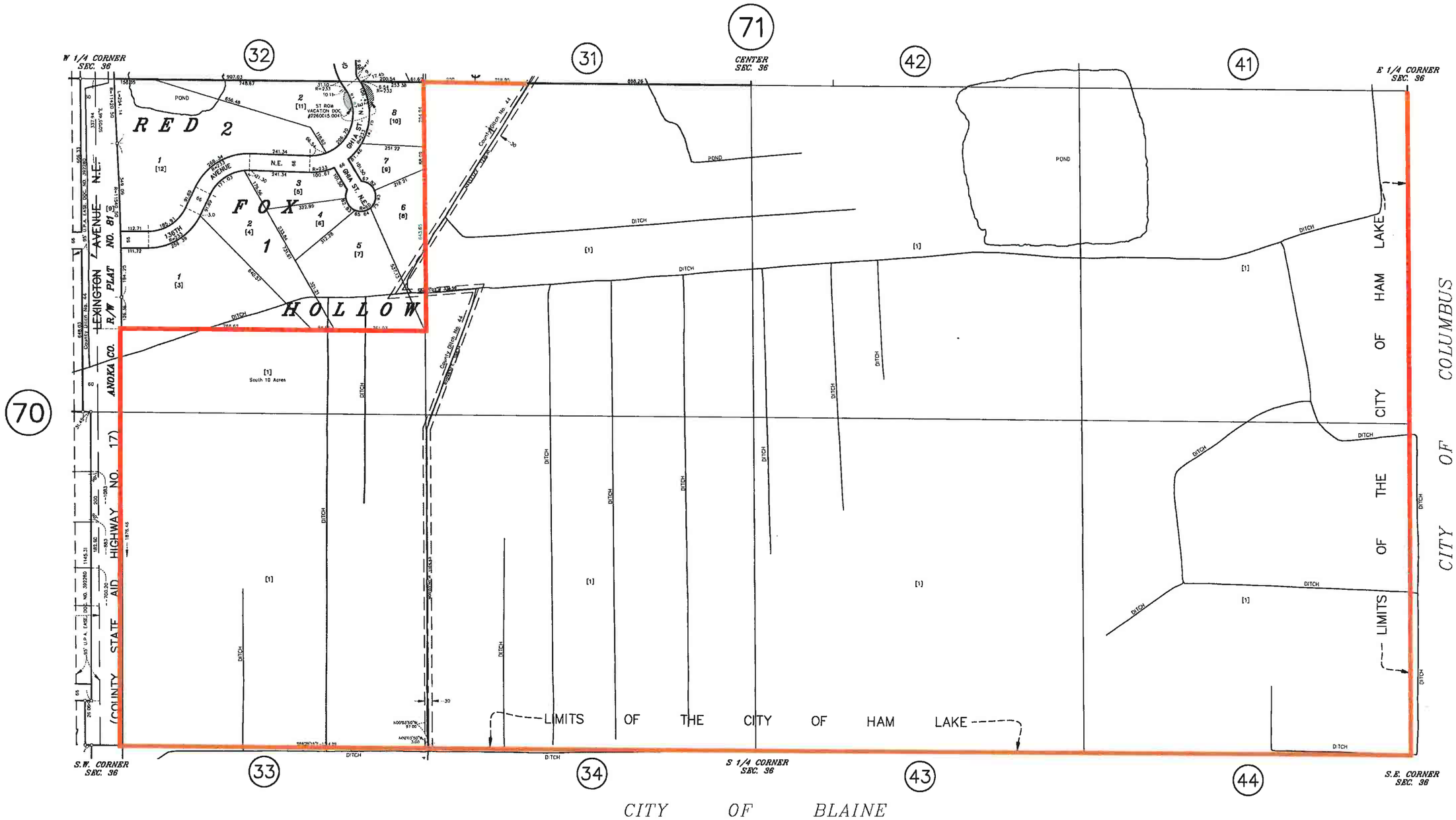
Section Number	Township Number	Range Number	Quarter Quarter	Specific Parcel
XX	XX	XX	XX	XXXX

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



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W ANOKA COUNTY SURVEYOR E
S

Last Revised: November 20, 2023
08/11/2025 12:55:33 PM, Date Printed

GRAPHIC SCALE
200 0 100 200
SCALE IN FEET

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

QUARTER QUARTER INDEX

22	21	12	11	NORTH HALF OF SECTION
23	24	13	14	
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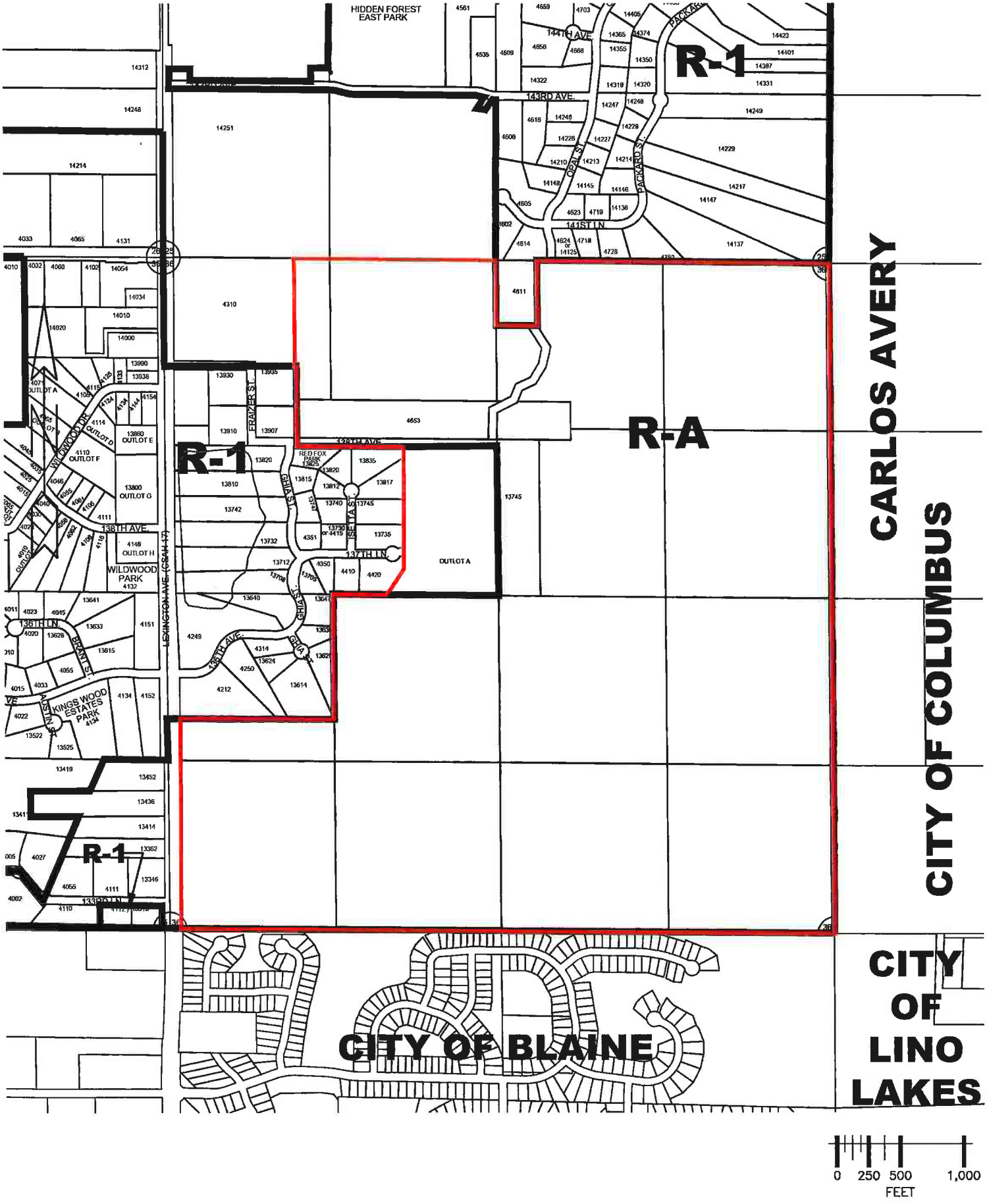
33	34	43	44	

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.


HIDDEN FOREST EAST PARK
R-1
R-A
R-1
R-1
CARLOS AVERY
CITY OF COLUMBUS
CITY OF BLAINE
CITY OF LINO LAKES
LEXINGTON AVE. (CSAH 17)
141ST AVE.
143RD AVE.
141ST LN
138TH AVE.
138TH LN
137TH LN
133RD LN
FRAZER ST
GHIA ST
GHIA CT
ISETTA ST
OPAL ST
PACKARD ST
WILDWOOD DR
BRENTON ST
KINGS WOOD ESTATES PARK
WILDWOOD PARK
RED FOX PARK
OUTLOT A
OUTLOT D
OUTLOT E
OUTLOT F
OUTLOT G
OUTLOT H
0 250 500 1,000
FEET

9-330.8 Wetland Bank A "Wetland Bank," "State Wetland Banking System," or "Bank" means a system of identifying wetlands restored or created for replacement credit and providing for, facilitating, and tracking the exchange of wetland banking credits for projects that require replacement plans or wetland mitigation required by other local, state, or federal authorities.

A. Statutory Conditions It shall be a mandatory condition of any Conditional Use Permit issued for a Wetland Bank that the party holding the permit has complied with all standards and procedures related to a State wetland banking system as provided in Minnesota Rules parts 8420.0700 to 8420.0820.

B. Monitoring Fees To the extent the City is responsible for the role of the Local Government Unit, the City shall collect a monitoring fee for its required monitoring activities according to the City of Ham Lake Fee Schedule as amended from time to time.

C. Easement It shall be a mandatory condition of any Conditional Use Permit issued for a Wetland Bank that the permit holder dedicate to the City an easement through and/or adjacent to the Wetland Bank for a 10-foot wide trail installed by the permit holder to include sufficient sloping and drainage as determined by the City Engineer. The easement shall be for public use. The 20-foot wide minimum easement shall be maintained by the Maintenance Fee collected as part of this Article. Permit holder shall install, at permit holder's expense, appropriate signage identifying the trail and associated area and any rules or regulations for the use of the trail and associated area as determined by the City.

In the event dedication of a trail easement is not economically feasible or possible, then the permit holder shall pay parkland dedication fees in lieu of the easement dedication. The parkland dedication fee will be based on the current per lot parkland dedication fee schedule. The parkland dedication fee will be collected for each credit available for sale in the wetland bank. However, at the discretion of the City Council, the per credit fee can be waived or reduced with credit given for amenities provided to the residential developments associated with the wetland banking application, if any, that exceed the parkland dedication fee required for the residential development.

D. Road Frontage Wetland Banks shall have improved roadway frontage for access as determined by the City Engineer. If any excavation is required for the creation of the Wetland Bank, road access of at least 9 tons bearing capacity shall be required.

areas to be dedicated to public use will be free and clear of all encumbrances, excepting other non-exclusive public easements which do not interfere with municipal dedications. Title Insurance commitments or policies shall not be acceptable title evidence.

E. Uniform Street Names All streets shall follow the uniform street name grid as maintained from time to time by the Anoka County Surveyor.

F. Plats Outletting to Unpaved Streets No plat which outlets on an unpaved street shall be approved unless adequate assurance is obtained that the unpaved street will be paved to City standards within a reasonable period of time, in one of the following two methods:

i) Where it appears that a typical special assessment project is feasible to enable the paving project to occur, the developer shall pay a per-lot fixed fee established by the City Council as a contribution to the paving project, payable as lots are sold. Monies so collected shall be maintained in a special fund and dedicated only to the eventual paving of the particular street for which the funds were reserved;

ii) Where it appears that the revenue generated by a typical special assessment project will be insufficient to enable the paving project to occur, the developer shall be required to pay for the shortfall, and prior to plat execution, shall furnish performance security in accord with the City's policies for security, to guarantee that the developer contribution will in fact be paid.

G. Maintenance of Improvements All developer-installed improvements shall be maintained by the developer for at least one year after acceptance by the City, with security posted to guarantee the maintenance. The maintenance period shall generally be set by the development agreement, but the City shall have the right to require a maintenance period in excess of one year, particularly where certain testing results show evidence of substandard or improper construction of improvements.

H. Development Agreements If a developer proposes to complete all improvements in a plat prior to recording the plat, the developer shall be required to execute only a maintenance agreement and to post maintenance security. In all other cases, a development agreement shall be prepared for each plat, containing at least the following provisions:

i) The amount of performance and maintenance security required;
ii) The treatment of parkland dedication or fees;
iii) Streetlighting costs and escrow for initial power costs;
iv) Provisions for dealing with Oak Wilt or other vegetation diseases;

From: Traut, Edward F <Ed.Traut@fhr.com>
Sent: Monday, May 19, 2025 6:35 PM
To: jradach@contourcd.com; Justin Olson <jolson@carlson-engineering.com>
Cc: Traut, Edward F <Ed.Traut@fhr.com>
Subject: RE: Elwell development - pipeline crossing plan, profiles, and overall

The second driveway drawing is good if you can move the east end of drive more to the south … thank would be preferred .. although if not … we are ok with the design. Everything else is acceptable. We want to get you an encroachment permit with the final drawings. Please let me know when final is ready. Thank you! Ed

From: jradach@contourcd.com <jradach@contourcd.com>
Sent: Monday, May 19, 2025 10:49 AM
To: 'Justin Olson' <jolson@carlson-engineering.com>; Traut, Edward F <Ed.Traut@fhr.com>
Subject: RE: Elwell development - pipeline crossing plan, profiles, and overall

Sent by an external sender

Good morning,

Following up on the below email. We are close to getting approvals from the various agencies and want to make sure we are all in alignment on these crossing.

Ed – any thoughts on this?

Thanks,

Joe

HAUGO GEOTECHNICAL SERVICES

June 26, 2025 Project Number: 24-0968

RECEIVED
JUN 30 2025
By:

Mr. Joe Radach
Contour Development LLC
PO Box 89
Rockford, MN 55373

Re: Estimated Seasonal High-Water Level, Elwell Farms Residential Development, Ham Lake, Minnesota

Dear Mr. Radach:

This letter provides an estimated Seasonal High-Water Level (SHWL) to aid in establishing floor slab elevations at the above referenced site. Our services were performed as requested by Contour Development LLC.

Background

HGTS completed a geotechnical exploration for the project the result of which were presented in our report dated February 4, 2025 under HGTS project #24-0968. Briefly; 15 soil borings were advanced across the project site and 4 piezometers were installed to characterize subsurface soil and groundwater conditions. The report provided recommendations for site grading, foundation design and construction, pavement design and construction and also provided estimated soil infiltration rates for use in stormwater pond design. Plans were subsequently submitted to the City of ham Lake for review and permitting and upon their review the city requested additional water level measurement and an estimated Seasonal High-Water Level with respect to establishing floor slab elevations.

Results

To aid in providing an estimated Seasonal High-Water Level, additional water level measurements were obtained from the piezometers on May 22, 2025 and June 5, 2025 following significant rain events. The measured water levels are summarized in Table 1.

Table 1. Piezometer Water Level Summary

Date	Measured Ground Surface Elevation (feet)	Elevation of Top of Piezometer Casing (feet)	Approximate Depth to Groundwater (feet)*	Approximate Groundwater Elevation (feet)*
Piezometer SB-4/P-4				
1/31/25	902.4	905.9	11.45	894.5
3/12/25	902.4	905.9	11.32	894.6
5/22/25	902.4	905.9	9.19	896.7
6/5/25	902.4	905.9	9.33	896.6

Piezometer SB-7/P-7				
1/31/25	901.6	904.9	13.89	891.0
3/12/25	901.6	904.9	13.53	891.4
5/22/25	901.6	904.9	12.65	892.3
6/5/25	901.6	904.9	12.83	892.1
Piezometer SB-10/P-10				
1/31/25	903.8	907.2	13.76	893.4
3/12/25	903.8	907.2	13.15	894.1
5/22/25	903.8	907.2	10.20	897.0
6/5/25	903.8	907.2	11.47	895.7
Piezometer SB-14/P-14				
1/31/25	900.9	903.3	10.25	893.1
3/12/25	900.9	903.3	9.35	894.0
5/22/25	900.9	903.3	6.43	896.9
6/5/25	900.9	903.3	7.48	895.8

* = Depth to groundwater was measured from top of the piezometer casing pipe.
Groundwater levels and elevations were rounded to the nearest 0.1 foot.

Water levels were measured on the dates as noted in Table 1 and the period of water level observations was relatively short. Seasonal and annual fluctuations in the groundwater levels should be expected.

Estimated Seasonal High-Water Level

The ground surface at the piezometers was relatively consistent and ranged from about 901 to 904 feet. Likewise, water levels were relatively consistent and ranged from about 891 to 894 feet during the winter months and ranged from about 892 to 897 during the spring or early summer months.

The highest water level of 897.0 was recorded in piezometer SB-10/P-10. Based on that and to account for some fluctuations in the water levels it is our opinion that an estimated Seasonal High-Water Level of 897.5 can be used for this project.

General

Haugo GeoTechnical Services, LLC has used the degree of skill and care ordinarily exercised under similar circumstance by members of the profession currently practicing in this locality.

The water levels summarized in this report were based on measurements taken at the times and under the conditions stated in the report and/or boring logs. The period of observation was relatively short and fluctuations in the groundwater level may occur due to rainfall, flooding, irrigation, spring thaw, drainage, and other seasonal and annual factors not evident at the time the observations were made. The intensity and duration of these events or factors can significantly impact groundwater levels. In addition, "extreme" weather rainfall, flooding, snow melt/spring thaw, etc., could result in groundwater levels higher than shown in Table 1 above. Design drawings and specifications and construction planning should recognize the possibility of fluctuations.

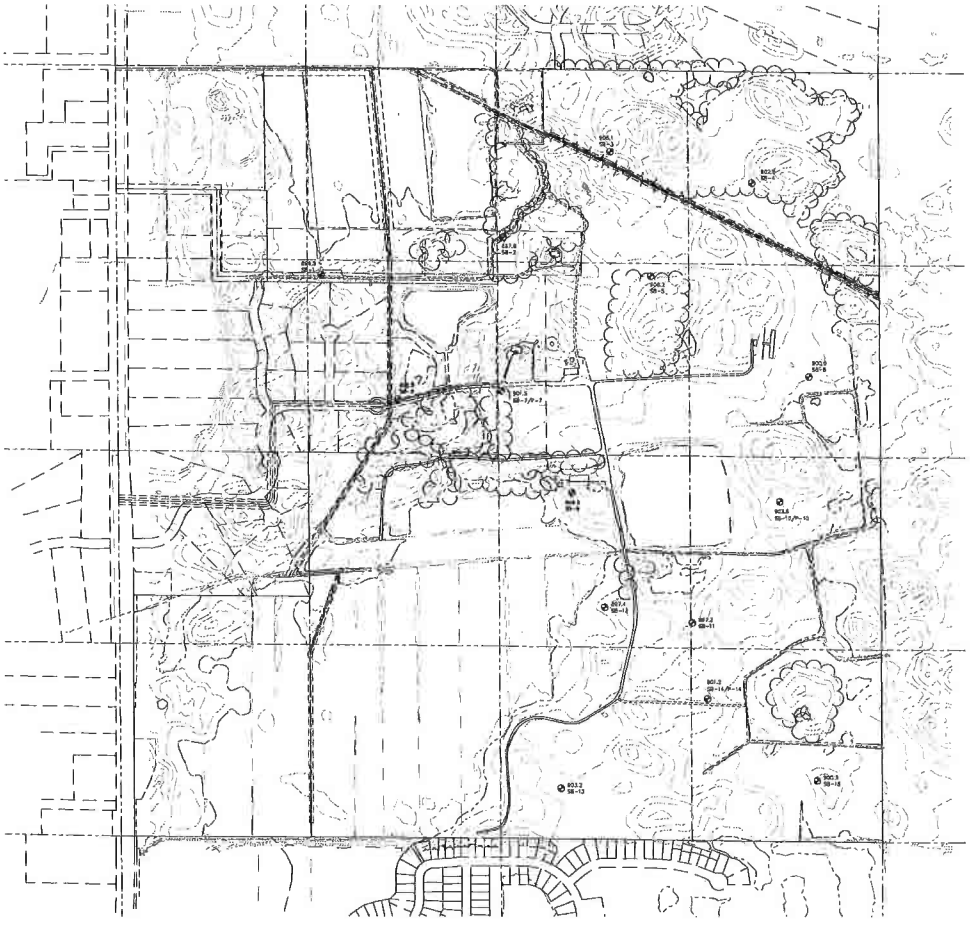
Thank you for the opportunity to assist you on this project. If you have any questions or need additional information, please contact Paul Gionfriddo at 612-729-2959.

Sincerely,
Haugo GeoTechnical Services, LLC

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

Paul Gionfriddo, P.E.
Senior Engineer
License Number 230903

Attachments: Figure 1, Soil Boring Location Sketch (Piezometer Location)



Tradewell Soil Testing
18330 Dahlia Street NW
Cedar, MN 55011

RECEIVED
JUL 14 2025
By: .....

July 7th, 2025

RFC Engineering
13635 Johnson Street NE
Ham Lake, MN 55304

To whom it may concern:

As a licensed site evaluator who conducted the soil borings at the Elwell Farm, for JNS Properties, I found the following: Each boring has at least 12" of natural, undisturbed soil with no redox features (mottled soil). In order to design and install a standard soil treatment system according to MN Chapter 7080 Code, at least 12" of natural soil with no signs of redox (mottling) is required. Therefore, each of the proposed lots will support 2 "standard" septic systems within the 7,500 square feet septic area as shown on the Grading Plan.

Sincerely,

Mark Tradewell
MPCA #307

COON CREEK
WATERSHED DISTRICT

NOTICE OF PERMIT APPLICATION STATUS

Project: Elwell Farms

Date: June 27, 2025

Applicant: Thomas Elwell
4629 - 137th Lane NE
Ham Lake, MN 55304

Permit Application#: P-24-064

Purpose: Construction of a 107 single family home development with associated stormwater treatment and utilities.

Location: 4629 - 137th Lane NE, Ham Lake

At their meeting on 05/27/2025 the Board of Managers of the Coon Creek Watershed District **Approved with Conditions** the above referenced project with 5 conditions and 5 stipulations. **This is NOT a permit.**

Since the last submittal on 06/26/2025, the following conditions remain which must be addressed before permit issuance.

1. Submittal of a performance escrow in the amount of $117,000.00.
2. Submittal of Wetland Bank Credit Withdrawal Verification
3. Include a storm sewer plan that includes labels for all storm structures and pipes in the plan set. It is understood that this will be included in the final construction plan set.

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-24-064
Eileen Weigel, Stantec
Dave Krugler, Ham Lake

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DEPARTMENT OF NATURAL RESOURCES

STATE OF MINNESOTA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF ECOLOGICAL AND WATER RESOURCES
500 LAFAYETTE ROAD, BOX 25
ST. PAUL, MN 55155

SPECIAL PERMIT NO. 36543
(Taking of endangered and/or threatened species)
April 8, 2025

TO WHOM IT MAY CONCERN:

Under the authority of Minnesota Statutes, section 84.0895 and Minnesota Rules, parts 6212.1800-2100, and informed by the accompanying Findings of Fact and Decision Rationale, permission is hereby granted to:

Jesse Neumann
Designing Earth Contracting, Inc.
1282 187th Ln. NE
East Bethel, MN 55011

and their agents, employees, and contractors (Permittee), to take state threatened blunt-lobed grapefern (*Sceptridium oneidense*) incidental to construction of the 333-acre Elwell Farms residential development project (Project) located in Section 36, Township 32 North, Range 23 West, Ham Lake, Anoka County, Minnesota, as described in the permit application dated February 13, 2025, the Wetland Replacement Plan dated March 12, 2025, and supplementary material submitted on March 28, 2025, subject to the following conditions:

1. **Limited take:** Permitted take of the specified state-protected species during construction of the project is limited to activities described in the application and the area shown in Figure 1. Any additional taking of endangered or threatened species is beyond the authority of this permit and may only be conducted under the authority of a separate permit.

2. **Plant Salvage:** The Permittee shall cooperate with the DNR and the Anoka Conservation District to allow access to the Project area to salvage the blunt-lobed grapefern plants within the Project area prior to grading. At least two weeks prior to construction, the Permittee must coordinate access for the plant salvage with the Rare Rescue Program of the Anoka Conservation District (carrie.taylor@anokaswcd.org and minera@umn.edu). If soils are too frozen or compacted for hand-digging at the time designated for salvage, the Permittee must provide an equipment operator and excavation equipment to excavate the soils section(s) containing blunt-lobed grapeferns.

3. **Plant avoidance:** No work (including tree removal, grading, or silt fence installation) will occur within 50 feet of the five locations where other protected plant species occur on the Project Site **(Figure 1)**. For 4 of the 5 locations, work will not occur within 110 feet.

4. **Blanding's Turtle Avoidance:** the Permittee must implement the following Blanding's turtle avoidance measures identified in MCE-2024-00414, throughout duration of the Project:

    a. Avoid impacts to wetland and aquatic overwintering habitat, between September 15 and April 15.

    b. 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.**

c. 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*.

d. Limit erosion and sediment control to wildlife friendly erosion control to avoid the inadvertent take of Blanding's turtles.

e. 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.

f. Avoid hydro-mulch products that contain any materials with synthetic (plastic) fiber additives, as the fibers can re-suspend and flow into waterbodies.

g. The Blanding's turtle flyer (attached) must be given to all contractors working in the area.

h. Check bare ground within construction areas for turtles before the use of heavy equipment or any ground disturbance.

i. Report any sightings using the Quick Species Observation Form.

j. 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.

5. **Reporting:** The Permittee will submit a report to the Endangered Species Consultant (EndangeredSpeciesPermits.dnr@state.mn.us) by January 31 following completion of the Project. The report will provide photo documentation of the avoidance measures and erosion controls methods used and describe any deviations from the work anticipated in the application.

6. **Mitigation:** Compensatory mitigation for this take totals fifteen-thousand dollars ($15,000), which will be provided to the Minnesota Department of Natural Resources, pursuant to Minnesota Statutes, section 84.0895 subdivision 1, for the purpose of activities contributing to the conservation of blunt-lobed grapefern in Minnesota, and so create a net benefit to the species in Minnesota.

7. **Invasive Species Prevention:** The DNR requires active steps to prevent or limit the introduction, establishment, and spread of invasive species during permitted work. The Permittee shall prevent invasive species from entering into or spreading within a Project site by cleaning equipment prior to arriving at the Project site. All mulches, topsoils, and seed mixes will be weed-free to prevent spread of invasive species.

   If the equipment, vehicles, gear, or clothing arrives at the project site with soil, aggregate material, mulch, vegetation (including seeds) or animals, it shall be cleaned by Permittee furnished tool or equipment (brush/broom, compressed air or pressure washer) at the staging area. The Permittee shall legally dispose of material cleaned from equipment and clothing offsite. Material shall be secured prior to transport (sealed container, covered truck, or wrap with tarp).

8. **Applicable Federal, State, or Local Regulations:** The Permittee is not released from any rules, regulations, requirements, or standards of any applicable federal, state, or local agencies; including, but not limited to, the U.S. Fish and Wildlife Service, watershed districts, county, city and township zoning. It is the Permittee's responsibility to acquire any additional permits or permissions that may be required.

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9. **No Changes:** The Permittee shall make no changes, without written permission or amendment previously obtained from the Commissioner of Natural Resources, in the timing or location of any items of work authorized hereunder.

10. **Site Access:** The Permittee shall grant access to the site at all reasonable times during and after construction to authorized representatives of the Commissioner of Natural Resources for inspection of the work authorized hereunder.

11. **Termination:** DNR may immediately terminate any takings permit upon determination that cancellation is necessary for the conservation of natural resources, for the welfare of particular specimens, or is in the public interest. See Minnesota Rules, part 6212.1800, subpart 8.

12. **Violation**: Violation of any of the permit terms or applicable laws may result in immediate revocation of the permit and may subject the Permittee to other penalties established by law.

13. **Written Consent:** In all cases where the Permittee by performing the work authorized by this permit shall involve the taking, using, or damaging of any property rights or interests of any other person or persons, or of any publicly owned lands or improvements thereon or interests therein, the Permittee, before proceeding, shall obtain the written consent of all persons, agencies, or authorities concerned, and shall acquire all property, rights, and interests needed for the work.

14. **Permissive Only/No Liability:** This permit is permissive only. No liability shall be imposed by the State of Minnesota or any of its officers, agents or employees, officially or personally, on account of the granting hereof or on account of any damage to any person or property resulting from any act or omission of the Permittee or any of its agents, employees, or contractors. This permit shall not be construed as estopping or limiting any legal claims or right of action of any person other than the state against the Permittee, its agents, employees, or contractors, for any damage or injury resulting from any such act or omission, or as estopping or limiting any legal claim or right of action of the state against the Permittee, its agents, employees, or contractors for violation of or failure to comply with the permit or applicable conditions.

15. **Contractor Responsibility:** The Permittee shall ensure any contractors or agents acting under this permit have received and thoroughly understands all conditions of this permit.

16. **Effective Dates:** This permit is effective upon DNR's signature of this permit, which will occur after the DNR has received the mitigation payment. This permit will expire on December 31, 2028.

Signed by:
Katie Smith
666A3882678F4BF...

5/8/2025

Katie Smith
Director, Division of Ecological and Water Resources

Date

I hereby certify that I have read, understand, and accept the provision of this permit and understand that this permit is not valid unless it is signed by me.

DocuSigned by:
Jesse Neumann
C5FFCF69DF13421...

4/22/2025

Permittee

Date

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C: Dan Lais, Regional Manager, Division of Ecological and Water Resources
Jason R. Peterson, Regional Manager, Division of Enforcement
Amanda Weise, Regional Plant Ecologist, Division of Ecological and Water Resources
Holly Bernardo, MBS Plant Survey Supervisor, Division of Ecological and Water Resources
Welby Smith, MBS Botanist, Division of Ecological and Water Resources
Lacy Levine, CMRR Supervisor, Division of Ecological and Water Resources
Bridget Henning-Randa, Endangered Species Consultant, Division of Ecological and Water Resources
Lindsey Kemp, Listed Species Program Coordinator, Division of Ecological and Water Resources
Carrie Taylor, Rare Plan Rescue Program, Anoka Conservation District
Angie Miner, Rare Plant Rescue Program, Anoka Conservation District