



# 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, DECEMBER 8, 2025**

**CALL TO ORDER:** 6:00 p.m.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES:** November 10, 2025

**PUBLIC HEARING:** None

### **NEW BUSINESS:**

1. Richard Petersen of Cool Air Mechanical, Inc. located at 1544 134<sup>th</sup> Avenue NE requesting Commercial Site Plan approval for a .42-acre parking lot expansion located on parcel 32-32-23-43-0026.
2. Darren Lazan of Landform Professional Services, LLC, on behalf of Jason Osberg, JD Ham Lake Holdings, LLC, requesting Final Plat approval for Kohler Farms, a 43-lot single family residential development in Section 13.
3. Joseph Radach of Contour Development LLC, requesting Final Plat approval, for Elwell Farms 2<sup>nd</sup> Addition (7 Single Family Residential lots and 1 recreational lot) in Section 36.

### **COMMISSION BUSINESS:**

1. City Council Update

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

The Ham Lake Planning Commission met for its regular meeting on Monday, November 10, 2025, in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

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

**MEMBERS ABSENT:** Commissioner Dave Ringler

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

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

**PLEDGE OF ALLEGIANCE:**

The pledge of allegiance was recited by all in attendance.

**APPROVAL OF MINUTES:**

**Motion by Lejonvarn, seconded by Fisher, to approve the minutes of the October 13, 2025 Planning Commission meeting as written. All present in favor, motion carried.**

**PUBLIC HEARING:**

Joseph Radach of Contour Development LLC, requesting rezoning for Elwell Farms in Section 36 from R-A (Rural Single Family Residential) and R-1 (Single Family Residential) to Planned Unit Development (PUD)

Mr. Joe Radach and Mr. Steve Jones were present. Mr. Radach stated he is requesting to rezone the property to Planned Unit Development (PUD) so that a clubhouse/community building and pool, for the use by residents of the Elwell Farms development, could be constructed. Mr. Radach stated the building contractors constructing homes within the development have said the new homes they are constructing in other developments have this amenity available. Mr. Radach stated he and his partners would like to provide the same facilities for the residents of Elwell Farms. Mr. Radach stated the only change to the plans or the entire development is converting Lot 1, Block 2 Elwell Farms 2<sup>nd</sup> Addition (Formerly Lot 15, Block 5 Elwell Farms preliminary plat) from a residential single-family lot to recreational use for the clubhouse and pool. Chair Pogalz asked Mr. Radach to clarify the meaning of clubhouse/community building and pool. Mr. Radach stated the clubhouse, and pool, will be for the use of the Elwell Farms community. Mr. Radach stated residents of Elwell Farms will be members of a homeowner's association which will grant them access to the clubhouse and pool.

Mr. Radach asked the commissioners if PUD zoning could lend flexibility to the signage code. Building and Zoning Clerk Bohr stated it could not. Commissioner Dixon stated signage matters are different from rezoning which is what the commission is discussing tonight. Commissioner Lejonvarn asked if the development will become a golf cart community with a clubhouse and pool area being provided for the residents. Commissioner Lejonvarn stated anyone who operates a motorized golf cart, utility task vehicle or all-terrain vehicle on city streets must obtain a permit. Commissioner Lejonvarn asked if the developer would be informing residents of that. Commissioner Pogalz completed the inspection, a copy which is on file.

**Chair Pogalz opened the public hearing at 6:08 p.m. and asked for public comment.**

John Hippe, 13935 Frazier Street NE

Mr. Hippe asked what a PUD allows developers, or subsequent property owners, to build on the land. Mr. Hippe asked if retail buildings or other buildings could be constructed in the development in five to ten years. Mr. Hippe asked if the rezoning was for one lot or for the entire development. Mr. Hippe asked if research had been done to determine what effect the development will have on the water table and well water for the surrounding area.

Chair Pogalz stated the Minnesota DNR evaluates proposed developments and the impact new wells will have on the water supply. Chair Pogalz stated concerns related to the effects on the water table are common due to the well interference issue some residents in Ham Lake experienced in 2022-2023 when the City of Blaine began drawing water for three large wells at the same time. Chair Pogalz stated the issue related to wells in Blaine has been resolved and has not reoccurred. Chair Pogalz stated the rezoning is for the entire Elwell Farms development. Chair Pogalz stated PUD zoning allows for residential development and a second active land use of a non-residential nature. Chair Pogalz stated PUD zoning will allow for single family residential lots and recreational use on one lot where the clubhouse and pool will be constructed. Building and Zoning Clerk Bohr stated Rural Single Family Residential (R-A) zoning is also part of the Elwell Farms PUD to allow the developer to apply for a Conditional Use Permit for wetland banking.

Laura Szymanski, 4723 132<sup>nd</sup> CT NE, Blaine, MN

Mrs. Szymanski asked if she could see the new plans for the development.

Chair Pogalz stated the only change to the plans is that one lot will now have a clubhouse and pool on it instead of a single-family residential home. Mr. Radach provided Mr. and Mrs. Szymanski with a diagram of the development.

**Chair Pogalz closed the public hearing at 6:16 p.m.**

**Motion by Pogalz, seconded by Fisher, to recommend approval of the request of Joseph Radach of Contour Development, LLC, to rezone Elwell Farms in Section 36 from R-A (Rural Single Family Residential) and R-1 (Single Family Residential) to Planned Unit Development (PUD) to allow lots for single family residential home construction meeting the R-1 zoning requirements, one lot to have a clubhouse**

**and pool for recreational use and three outlots in the R-A zoning district for wetland banking usage and meeting all City, County and State requirements. All present in favor, motion carried. This application will be placed on the City Council's Monday, November 17, 2025, agenda.**

Chair Pogalz asked how the development was progressing. Mr. Steve Jones stated three model homes are currently under construction; three artisan homes are in the planning stage. Mr. Jones stated it is their hope to have six home foundations constructed before winter.

*Commissioner Entsminger removed himself from the table due to being the developer of the Harmony Estates 3<sup>rd</sup> Addition plat.*

### **NEW BUSINESS:**

Jeff Entsminger of Nova Development, LLC, requesting Final Plat Approval of Harmony Estates 3<sup>rd</sup> Addition (21 Single Family Residential lots and 3 outlots) in Section 22

Mr. Entsminger stated the third phase of this development is under review due to the need for drainage and utility easement revisions. Engineer Krugler stated the original Harmony Estates preliminary plat was approved in 2007. Engineer Krugler stated wetland boundaries have since been updated which required revisions to stormwater treatment plans for this phase of the development. Engineer Krugler stated drainage and utility easements were originally dedicated between Harmony Estates 2<sup>nd</sup> Addition and the proposed Harmony Estates 3<sup>rd</sup> Addition. Engineer Krugler stated that a portion of the original drainage and utility easement now needs to be vacated. Engineer Krugler stated Harmony Estates 3<sup>rd</sup> Addition consists of 80 acres and is zoned PUD due to agricultural use on a portion of the development. Engineer Krugler stated 8.62 acres (Outlot B) will be dedicated for parkland in addition to 10-feet of right-of-way on the south side of 153<sup>rd</sup> Avenue NE and 154<sup>th</sup> Avenue NE where a 10-foot-wide bituminous trail will be constructed by the developer. Engineer Krugler stated the parkland and trail easement dedication and construction will be applied as a credit to parkland dedication fees in the Development Agreement. Engineer Krugler stated FEMA Letters of Map Amendment (LOMA) will be required for Lots 1 and 6, Block 1; Lot 1, Block 2; and Lots 4, 5 and 6, Block 3. Engineer Krugler stated the FEMA LOMA must be submitted to the city before any building permits will be issued. Engineer Krugler stated the 154<sup>th</sup> Avenue NE temporary cul-de-sac right-of-way within Harmony Estates 2<sup>nd</sup> Addition will need to be vacated after the first lift of bituminous paving is completed. Engineer Krugler stated there are existing buildings where Lots 1-4, Block 5, are shown on the plans; a demolition permit must be obtained for removal of the structures and proof of septic system abandonment and proof that the well(s) have been sealed must be submitted to the Building Official before any building permits will be issued. Mr. Entsminger acknowledged that the buildings must be demolished and stated he intends to remove them during the winter months. **Motion by Pogalz, seconded by Fisher, to recommend approval of the Final Plat of Harmony Estates 3<sup>rd</sup> Addition (21 Single Family Residential lots and 3 outlots) in Section 22 as requested by Jeff Entsminger of Nova Development, LLC, subject to Outlot B, consisting of 8.62 acres, being dedicated as parkland, constructing a 10 foot wide bituminous path south of 153<sup>rd</sup> Avenue NE and 154<sup>th</sup> Avenue NE, obtaining FEMA Letters of Map Amendment for Lots 1 and 6, Block 1;**

**Lot 1, Block 2; and Lots 4, 5 and 6, Block 3, submitting FEMA Letters of Map Amendment to the city before any building permits will be issued, obtaining an encroachment agreement for a septic line crossing the drainage and utility easement on Lot 5, Block 3, vacating the 154<sup>th</sup> Lane NE temporary cul-de-sac right-of-way, demolishing existing buildings, capping existing wells, and abandoning existing septic systems within the plat prior to the issuance of any building permits, meeting the requirements of the City Engineer and meeting all City, State and County requirements. All present in favor, motion carried. *This application will be placed on the City Council's Monday, November 17, 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 Commercial Site Plans for the Church of Saint Paul, Dercon Construction and Kwik Trip, Inc at the October 20, 2025 City Council Meeting. A Planning Commissioner will not be present at the November 17, 2025 City Council meeting.

**ADJOURNMENT:**

**Motion by Dixon, seconded by Fisher, to adjourn the Planning Commission meeting at 6:28 p.m. All present in favor, motion carried.**

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Jennifer Bohr  
Building and Zoning Clerk

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

MTG DATE: December 8, 2025

INSPECTION ISSUED TO: David Ross

APPLICANT/CONTACT: Richard Petersen

TELEPHONE NUMBER: 651-755-7710

BUSINESS/PLAT NAME: Cool Air Mechanical, Inc.

ADDRESS/LOCATION OF INSPECTION: 1544 134<sup>th</sup> Ave NE & PID 32-32-23-43-0026

APPLICATION FOR: Commercial Site Plan/Parking Lot Expansion

RECOMMENDATION: \_\_\_\_\_

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\_\_\_\_\_

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\_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING COMMISSIONER SIGNATURE: \_\_\_\_\_



# PLANNING REQUEST



**CITY OF HAM LAKE**

15544 Central Avenue NE

Ham Lake, MN 55304

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

Date of Application 07/10/2025

Date of Receipt 7-15-2025

Receipt # 103054 Amount \$ 5750.00

Meeting Appearance Dates:

Planning Commission 12-8-25

City Council \_\_\_\_\_

Please check request(s):

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

- ☒ Commercial Building Permit
- ☐ Certificate of Occupancy
- ☐ Home Occupation Permit
- ☐ Conditional Use Permit (New)\*
- ☐ Conditional Use Permit (Renewal)
- ☒ Other Site Plan Review

**\*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: Cool Air Mechanical, Inc

Address/Location of property: Unassigned address on 134th Avenue NE

Legal Description of property: See attached

PIN # 32-32-23-43-0026 Current Zoning CD-2/G-F Proposed Zoning Same

Notes: Construction of a new parking lot

Applicant's Name: Richard Petersen

Business Name: Cool Air Mechanical, Inc

Address 1544 134th Avenue NE

City Ham Lake

State MN

Zip Code 55304

Phone \_\_\_\_\_

Cell Phone 651-755-7710

Fax \_\_\_\_\_

Email address richardp@coolairmechanical.com

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

SIGNATURE [Signature]

DATE 7/10/25

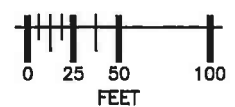
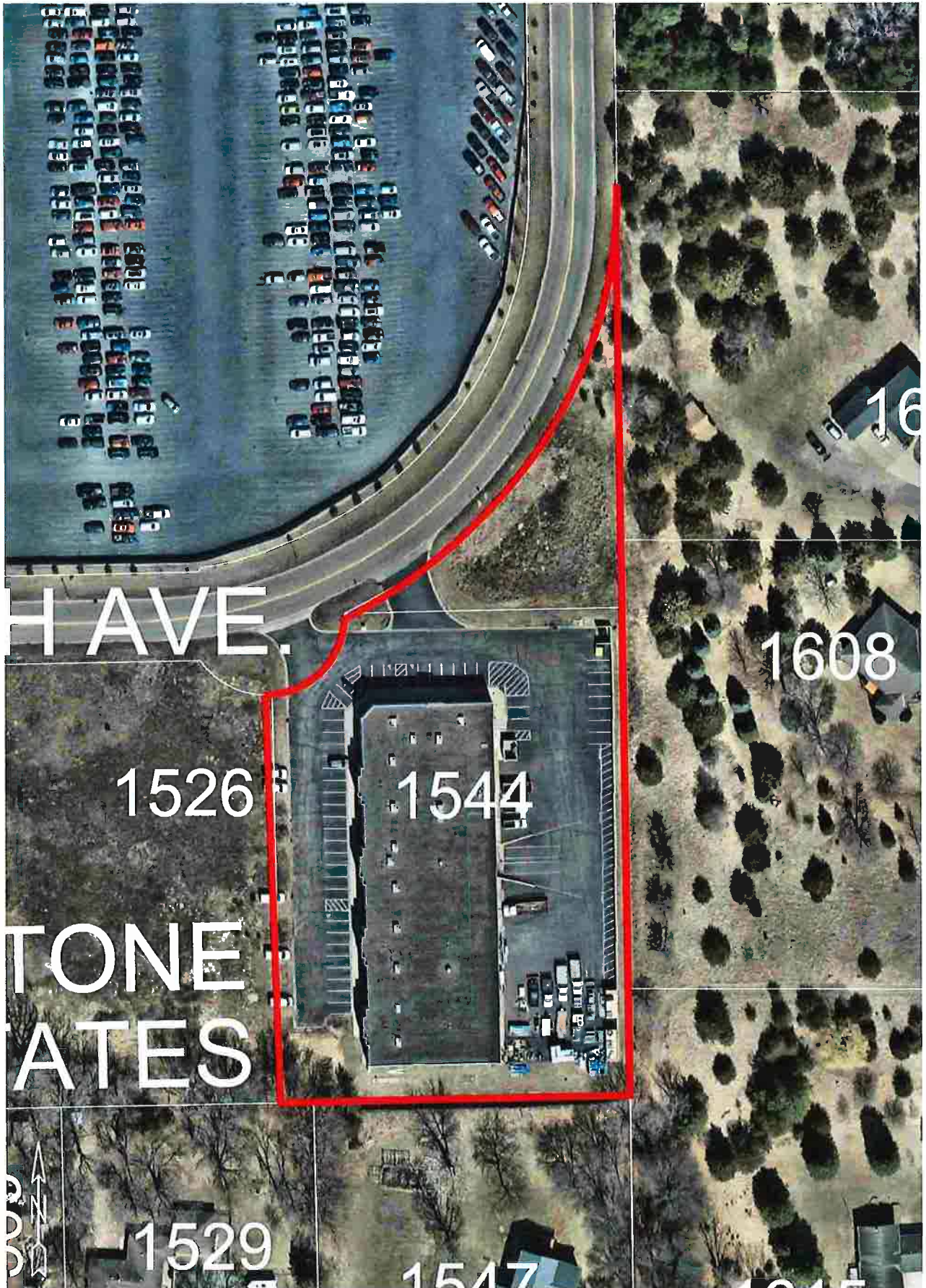
**- FOR STAFF USE ONLY -**

ACTION BY: Planning Commission \_\_\_\_\_  
City Council \_\_\_\_\_

PROPERTY TAXES CURRENT YES NO  
Any Active/Deferred Assessments YES NO

#### LEGAL DESCRIPTION

THAT PRT OF LOT 3 BLOCK 2 STONE ESTATES LYG S & E OF DESC LINE: COM AT NE CORNER OF SD LOT; TH N 89 DEG 51 MIN 26 SEC W, ASSD BRG ALG N LINE OF SD LOT, 33 FT TO POB OF LINE TO BE DESC; TH S 00 DEG 40 MIN 29 SEC E 70.57 FT; TH SWLY ALG A TANGENTIAL CURVE CONCAVE TO NW 349.71 FT, RAD 311.79 FT & CENTRAL ANG OF 64 DEG 15 MIN 48 SEC; TH S 63 DEG 35 MIN 19 SEC W, TAN TO LAST DESC CURVE, 16.47 FT; TH SWLY ALG A TANGENTIAL CURVE CONCAVE TO NW 137.56 FT, SD CURVE HAV RAD OF 311.79 FT & CENTRAL ANG OF 25 DEG 16 MIN 46 SEC & SD LINE THERE TERM, EX RD, SUBJ TO EASE OF REC



**CD-1**

1611

1608

13455

13361

**CD-2**

1526

1544

13351

13321

13319

1457

1467

1519

1509

1529

1547

1615

16

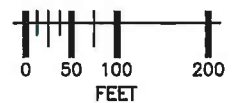
1600

1614

1

**CD-2**

**R-1**





July 10, 2025

**Project Narrative**

Project: Construction of New Parking Lot  
Cool Air Mechanical Inc  
1544 134<sup>th</sup> Avenue NE  
Ham Lake, MN 55304

Cool Air Mechanical, Inc. is requesting Site Plan review and approval for the construction of a new parking lot in the City of Ham Lake (parcel 32-32-23-43-0026). The parcel currently has a stormwater management basin and zoned CD-2 Commercial Development II/G-F Government Facilities Districts. The proposed project is permitted use.

The proposed lot size will be 0.42 acres and 0.33 acres will be disturbed for the project. The proposed parking lot will provide 25 parking spaces.

Access to the proposed parking lot will only be from the current business, Cool Air Mechanical, Inc. parking lot at 1544 134<sup>th</sup> Avenue NE.

The proposed parking lot will drain to existing regional detention basins that will detain and provide treatment to meet the city of Ham Lake stormwater management requirements. No additional parking lot lighting is proposed for the project.

**Meeting Date: December 8, 2025**

**CITY OF HAM LAKE**

**STAFF REPORT**

**To: Members of the Planning Commission**

**From: Mark Jones, Building and Zoning Official**

**Subject: Cool Air Mechanical, Inc. requesting site plan approval for a .42-acre parking lot expansion at 1544 134<sup>th</sup> Avenue NE**

**Introduction/Discussion:**

Cool Air Mechanical Inc. is an existing business located at 1544 134<sup>th</sup> Avenue NE which provides commercial plumbing and HVAC solutions. Cool Air Mechanical relocated to Ham Lake in 2012. Since that time, the business has expanded and so has the number of employees. Cool Air Mechanical currently has 60 employees. The company is projecting additional business and employee growth in the future. As a result of the growth that has already occurred, the existing parking lot is unable to accommodate parking for all current employees, and the septic system has failed. Employees are parking on an unpaved, non-complaint surface on the neighboring lot. Due to the building size, and lack of open space on the parcel, space is limited for parking and for constructing a properly sized septic system. Cool Air Mechanical purchased land from the city to the north of the existing building to expand the parking area. (Parcel ID# 32-32-23-43-0026.) The new, expanded septic area will extend into the existing parking lot in the southwest corner of the parcel, eliminating eight parking spaces. The new parking area to the north will make up for the loss of these parking spaces plus add 16 additional parking spaces.

**Recommendation:**

I recommend approval of the commercial site plan for expansion of the parking lot located at on parcel ID# 32-32-23-43-0026 for Cool Air Mechanical with the following conditions:

- 1) That the new parking surface, on parcel ID# 32-32-23-43-0026, be combined with the existing lot located at 1544 134<sup>th</sup> Avenue NE.
- 2) That all parking stalls be a minimum 9 feet by 20 feet and all drive aisles be a minimum of 24 feet wide.
- 3) All parking stalls be properly marked.
- 4) That all curbing and hard surfaces be approved and installed according to the City Engineer's specifications.

- 5) That screening be provided as shown on sheet C1.2 of the Civil Landscape plans, revision date 9/17/25. Screening must be in place by July 31, 2026.
- 6) Cool Air Mechanical contact the city when additional growth is anticipated and provide proof that additional parking needs can be accommodated.
- 7) Meeting all State, County and City Codes.



32-32-23-43-0026

Show search results for 32-32-...

New Parking Lot

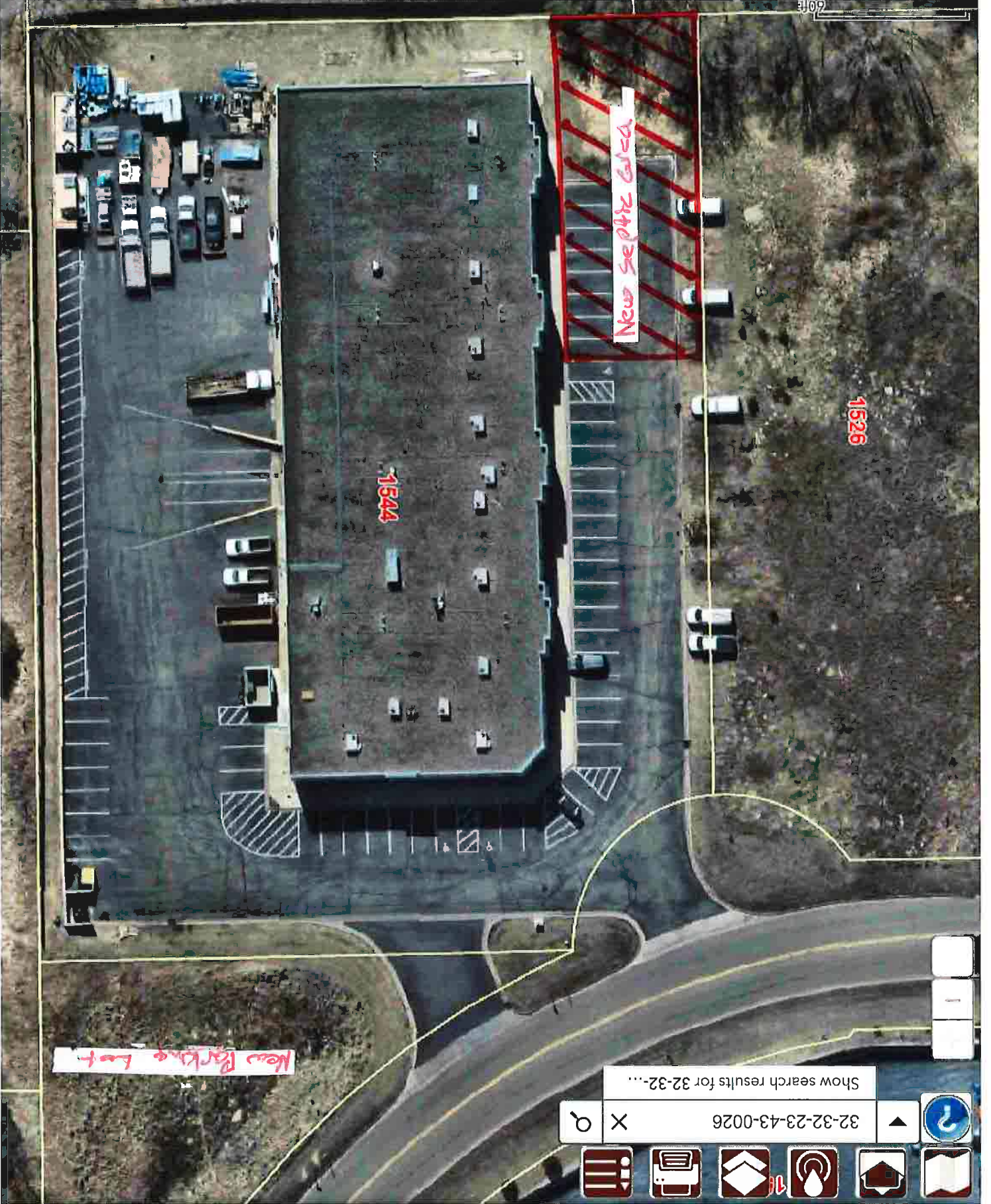
1526

1544

New Septic Area

60ft

509,630.433 165,019.992 Feet



# PROPOSED PARKING LOT EXPANSION FOR: COOL AIR MECHANICAL

## HAM LAKE, MINNESOTA



### PROJECT INFORMATION

PROPOSED PARKING LOT EXPANSION FOR:  
**COOL AIR MECHANICAL**  
1544 134TH AVE NE • HAM LAKE, MN 55304

### PROJECT INFORMATION

#### SITE INFORMATION:

PROPERTY AREA: 18,426 S.F. (0.42 ACRES).  
EXISTING ZONING: CD-2 COMMERCIAL DEVELOPMENT B/ G-F GOVERNMENT FACILITIES DISTRICTS  
PROPOSED ZONING: CD-2 COMMERCIAL DEVELOPMENT B/ G-F GOVERNMENT FACILITIES DISTRICTS  
PROPOSED USE: PARKING LOT  
AREA OF SITE DISTURBANCE: 0.33 AC  
SETBACKS:  
PAVEMENT: FRONT(NORTH) = 10'  
SIDE(EAST/ WEST) = 10'  
REAR(SOUTH) = 10'  
PARKING PROVIDED: 24 SPACES

#### EXISTING SITE DATA

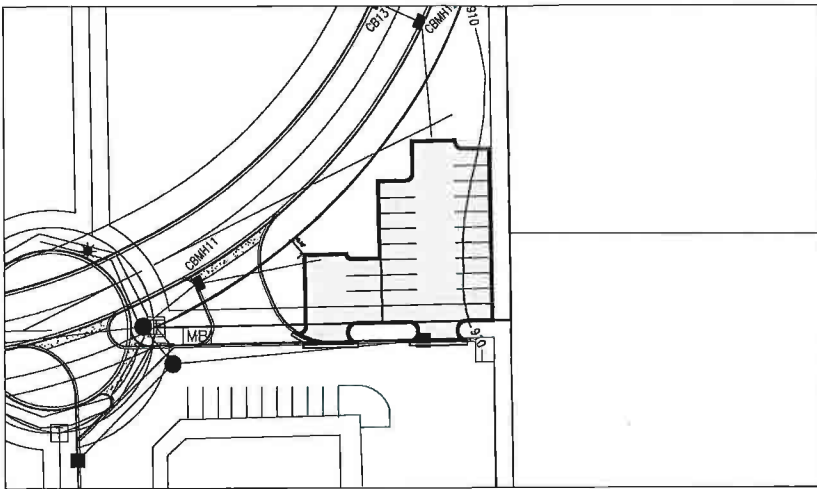
|                         | AREA (AC) | AREA (SF) | RATIO  |
|-------------------------|-----------|-----------|--------|
| BUILDING FLOOR AREA     | 0.00      | 0         | 0.0%   |
| PAVEMENT (ASP. & CONC.) | 0.00      | 0         | 0.0%   |
| TOTAL IMPERVIOUS        | 0.00      | 0         | 0.0%   |
| LANDSCAPE/ OPEN SPACE   | 0.42      | 18,426    | 100.0% |
| PROJECT SITE            | 0.42      | 18,426    | 100.0% |

#### PROPOSED SITE DATA

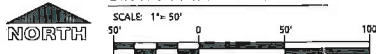
|                         | AREA (AC) | AREA (SF) | RATIO  |
|-------------------------|-----------|-----------|--------|
| BUILDING FLOOR AREA     | 0.00      | 0         | 0.0%   |
| PAVEMENT (ASP. & CONC.) | 0.19      | 8,331     | 45.2%  |
| TOTAL IMPERVIOUS        | 0.19      | 8,331     | 45.2%  |
| LANDSCAPE/ OPEN SPACE   | 0.23      | 10,095    | 54.6%  |
| PROJECT SITE            | 0.42      | 18,426    | 100.0% |



Gopher State One  
Call  
811 or 800-252-1166



SITE PLAN OVERVIEW

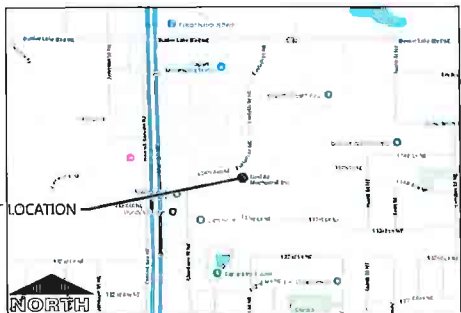
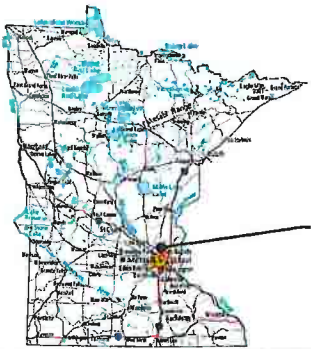


### LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

| SYM.                                              | IDENTIFICATION                                                                               | SYM.                                        | IDENTIFICATION                                                    |
|---------------------------------------------------|----------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------------------------------|
| <b>SPOT ELEVATIONS</b>                            |                                                                                              |                                             |                                                                   |
| 1000.00                                           | PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)                      | 1000.00 TC                                  | PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)          |
| 1000.00 EG                                        | EXISTING GRADE SPOT ELEVATIONS                                                               | 1000.00 TW                                  | PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE) |
| 1000.00 PG                                        | PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) 8G-FINISHED SURFACE GRADE AT BACK OF WALL | 1000.00 BW                                  | PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE) |
| 1000.00 FG                                        | FG-FINISHED SURFACE GRADE AT FRONT OF WALL                                                   |                                             |                                                                   |
| <b>EXISTING SITE SYMBOLS</b>                      |                                                                                              |                                             |                                                                   |
| EXISTING SIGN                                     |                                                                                              | EXISTING UTILITY POLE                       |                                                                   |
| EXISTING HANDICAP PARKING STALL                   |                                                                                              | EXISTING UTILITY POLE WITH GUY WIRE         |                                                                   |
| EXISTING WATER VALVE IN BOX                       |                                                                                              | EXISTING STREET LIGHT                       |                                                                   |
| EXISTING WATER VALVE IN MANHOLE                   |                                                                                              | EXISTING TELEPHONE PEDESTAL                 |                                                                   |
| EXISTING WATER SERVICE VALVE                      |                                                                                              | EXISTING ELECTRIC PEDESTAL                  |                                                                   |
| EXISTING WELL                                     |                                                                                              | EXISTING ELECTRIC BOX                       |                                                                   |
| EXISTING STORM CATCH BASIN                        |                                                                                              | EXISTING FLOOD LIGHT                        |                                                                   |
| EXISTING STORM CURB INLET                         |                                                                                              | EXISTING TELEPHONE MANHOLE                  |                                                                   |
| EXISTING SQUARE CATCH BASIN                       |                                                                                              | EXISTING CABLE TV PEDESTAL                  |                                                                   |
| EXISTING LIGHT POLE                               |                                                                                              | EXISTING GAS VALVE                          |                                                                   |
| 1-1/4" REBAR SET WEIGHING 4.30 LB/FT.             |                                                                                              | EXISTING HEDGE                              |                                                                   |
| 3/4" REBAR SET WEIGHING 1.50 LB/FT.               |                                                                                              | EXISTING WOODED AREA                        |                                                                   |
| 1-1/4" REBAR FOUND                                |                                                                                              | EXISTING MARSH AREA                         |                                                                   |
| 3/4" REBAR FOUND                                  |                                                                                              | EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER |                                                                   |
| 2" IRON PIPE FOUND                                |                                                                                              | EXISTING CONIFEROUS TREE                    |                                                                   |
| 1" IRON PIPE FOUND                                |                                                                                              | EXISTING SHRUB                              |                                                                   |
| SECTION CORNER                                    |                                                                                              | EXISTING STUMP                              |                                                                   |
| <b>PROPOSED SITE SYMBOLS</b>                      |                                                                                              |                                             |                                                                   |
| PROPOSED SIGN                                     |                                                                                              | PROPOSED STORM FIELD INLET - ST FI          |                                                                   |
| PROPOSED HANDICAP PARKING STALL                   |                                                                                              | PROPOSED LIGHT POLE                         |                                                                   |
| PROPOSED WATER VALVE IN BOX                       |                                                                                              | PROPOSED DRAINAGE FLOW                      |                                                                   |
| PROPOSED WATER VALVE IN MANHOLE                   |                                                                                              | PROPOSED APRON END SECTION                  |                                                                   |
| PROPOSED WATER SERVICE VALVE                      |                                                                                              | SOIL BORING                                 |                                                                   |
| PROPOSED WELL                                     |                                                                                              | CENTER LINE                                 |                                                                   |
| PROPOSED STORM CATCH BASIN - ST CB                |                                                                                              | PROPOSED CLEANOUT                           |                                                                   |
| PROPOSED STORM CURB INLET - ST CI                 |                                                                                              | PROPOSED DOWNSPOUT TO GRADE                 |                                                                   |
|                                                   |                                                                                              | PROPOSED DOWNSPOUT TO RISER                 |                                                                   |
| <b>EXISTING LINETYPES</b>                         |                                                                                              |                                             |                                                                   |
| EXISTING CHAINLINK FENCE                          |                                                                                              | POL - EXISTING POLISH SEWER AND MANHOLE     |                                                                   |
| EXISTING WOOD FENCE                               |                                                                                              | P - EXISTING PROCESS SEWER AND MANHOLE      |                                                                   |
| EXISTING BARBED WIRE FENCE                        |                                                                                              | CLW - EXISTING CLEAR WATER LINE             |                                                                   |
| EXISTING CURB AND GUTTER                          |                                                                                              | FO - EXISTING UNDERGROUND FIBER OPTIC LINE  |                                                                   |
| EXISTING GUARD RAIL                               |                                                                                              | E - EXISTING UNDERGROUND ELECTRIC CABLE     |                                                                   |
| EXISTING GROUND CONTOUR                           |                                                                                              | T - EXISTING UNDERGROUND TELEPHONE CABLE    |                                                                   |
| ST - EXISTING STORM SEWER AND MANHOLE             |                                                                                              | G - EXISTING UNDERGROUND GAS LINE           |                                                                   |
| SA - EXISTING SANITARY SEWER AND MANHOLE          |                                                                                              | OU - EXISTING OVERHEAD UTILITY LINE         |                                                                   |
| EXISTING WATER LINE AND HYDRANT                   |                                                                                              | RAILROAD TRACKS                             |                                                                   |
| INTERIOR PROPERTY LINE                            |                                                                                              | RIGHT-OF-WAY LINE                           |                                                                   |
| <b>PROPOSED LINETYPES</b>                         |                                                                                              |                                             |                                                                   |
| PROPOSED CHAINLINK FENCE                          |                                                                                              | POL - PROPOSED POLISH SEWER AND MANHOLE     |                                                                   |
| PROPOSED WOOD FENCE                               |                                                                                              | P - PROPOSED PROCESS SEWER AND MANHOLE      |                                                                   |
| PROPOSED BARBED WIRE FENCE                        |                                                                                              | CLW - PROPOSED CLEAR WATER LINE             |                                                                   |
| PROPOSED CURB AND GUTTER                          |                                                                                              | FO - PROPOSED UNDERGROUND FIBER OPTIC LINE  |                                                                   |
| PROPOSED GUARD RAIL                               |                                                                                              | E - PROPOSED UNDERGROUND ELECTRIC CABLE     |                                                                   |
| PROPOSED GROUND CONTOUR                           |                                                                                              | T - PROPOSED UNDERGROUND TELEPHONE CABLE    |                                                                   |
| ST - PROPOSED STORM SEWER AND MANHOLE - ST MH     |                                                                                              | G - PROPOSED UNDERGROUND GAS LINE           |                                                                   |
| SA - PROPOSED SANITARY SEWER AND MANHOLE - SAN MH |                                                                                              | OU - PROPOSED OVERHEAD UTILITY LINE         |                                                                   |
| PROPOSED WATER LINE AND HYDRANT                   |                                                                                              | MATCHLINE                                   |                                                                   |
| PROPOSED PROPERTY LINE                            |                                                                                              | GRADING/SEEDING LIMITS                      |                                                                   |

### LOCATION MAP



### PROJECT NOTES

#### GENERAL PROJECT NOTES

- ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.

### SHEET INDEX

SHEETS BELOW INTENDED TO BE PRINTED IN COLOR. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSACLE TO ENSURE SCOPE CLARITY.

| NUMBER | SHEET NAME / DESCRIPTION                     |
|--------|----------------------------------------------|
| C0.1   | COVER SHEET                                  |
| C0.2   | SPECIFICATIONS                               |
| C1.0   | EXISTING SITE AND DEMOLITION & SITE PLAN     |
| C1.1   | GRADING AND EROSION CONTROL AND UTILITY PLAN |
| C1.2   | LANDSCAPE AND RESTORATION PLAN               |

CIVIL COVER SHEET

**NOT FOR CONSTRUCTION**

**LEGEND:**

- REMOVE PAVEMENT & BASE
- REMOVE PAVEMENT AND CURB & GUTTER, PROTECT BASE
- REMOVE FEATURES

APPROXIMATE LOCATION OF 15" STORM SEWER PER DESIGN PLANS FROM RFC ENGINEERING, INC. DATED 1/29/16

APPROXIMATE LOCATION OF 15" STORM SEWER PER DESIGN PLANS FROM RFC ENGINEERING, INC. DATED 1/29/16

MANHOLE A, B, C, D

PROPERTY LINES

STREET

DATE: 1/29/16

BY: [Signature]

PROJECT: [Project Name]

SCALE: 1" = 10'

NOTES: SEE SPECIFICATIONS FOR DETAILS.

| KEYNOTES |                                                                                     |
|----------|-------------------------------------------------------------------------------------|
| A        | REMOVE RIP RAP                                                                      |
| B        | REMOVE CURB AND GUTTER                                                              |
| C        | REPLACE CURB INLET FRAME AND GRATE WITH NEEHAH FOUNDARY R-3057-7000 FRAME AND GRATE |
| D        | REMOVE ENDWALL                                                                      |

[illegible]

|                                                                                       |                  |
|---------------------------------------------------------------------------------------|------------------|
| <b>LEGEND:</b>                                                                        |                  |
| HATCH                                                                                 | PAVEMENT SECTION |
|  | STANDARD ASPHALT |

| KEYNOTES |                                          |
|----------|------------------------------------------|
| 7        | 18" CURB & GUTTER (SEE DETAIL)           |
| 8        | 18" MOUNTABLE CURB & GUTTER (SEE DETAIL) |
| 10       | CURB CUT (SEE DETAIL)                    |



CIVIL EXISTING SITE, DEMOLITION AND SITE PLAN



**EXCEL**  
Engineering


**Always a Better Plan**

100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
[excelengineer.com](http://excelengineer.com)

## PROJECT INFORMATION

PROPOSED PARKING LOT EXPANSION FOR:  
**COOL AIR MECHANICAL**  
1544 134TH AVE NE • HAM LAKE, MN 55304

PROFESSIONAL SEAL

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: JASON DAYE  
Signature:   
Date: 08/17/25 License # 57722

### PRELIMINARY DATES

**JULY 8, 2025**  
**JULY 30, 2025**  
**AUG. 20, 2025**  
**SEPT. 17, 2025**

NOT FOR CONSTRUCTION

**JOB NUMBER**


250203500

SHEET NUMBER

## C1.0



PROPOSED PARKING LOT EXPANSION FOR:  
**COOL AIR MECHANICAL**  
1544 134TH AVE NE • HAM LAKE, MN 55304

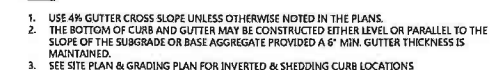
Print Name: JASON DAYE  
Signature:   
Date: 09/17/25 License # 57722

JULY 8, 2025  
JULY 30, 2025  
SEPT. 17, 2025

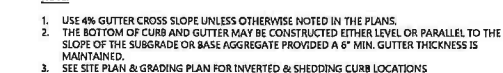
**NOT FOR CONSTRUCTION**

250203500

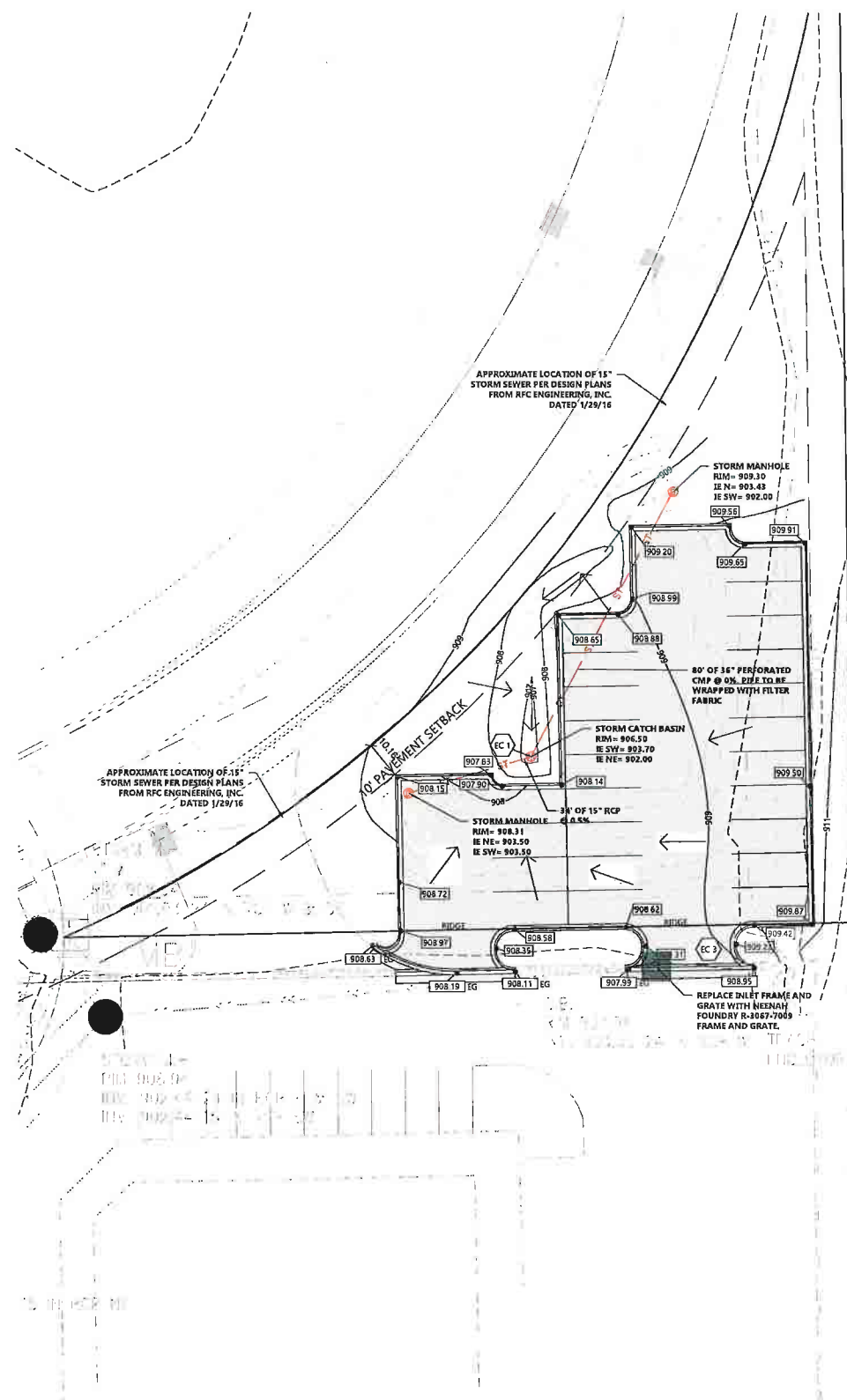
## C1.1



NOT TO SCALE



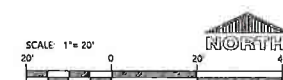
NOT TO SCALE



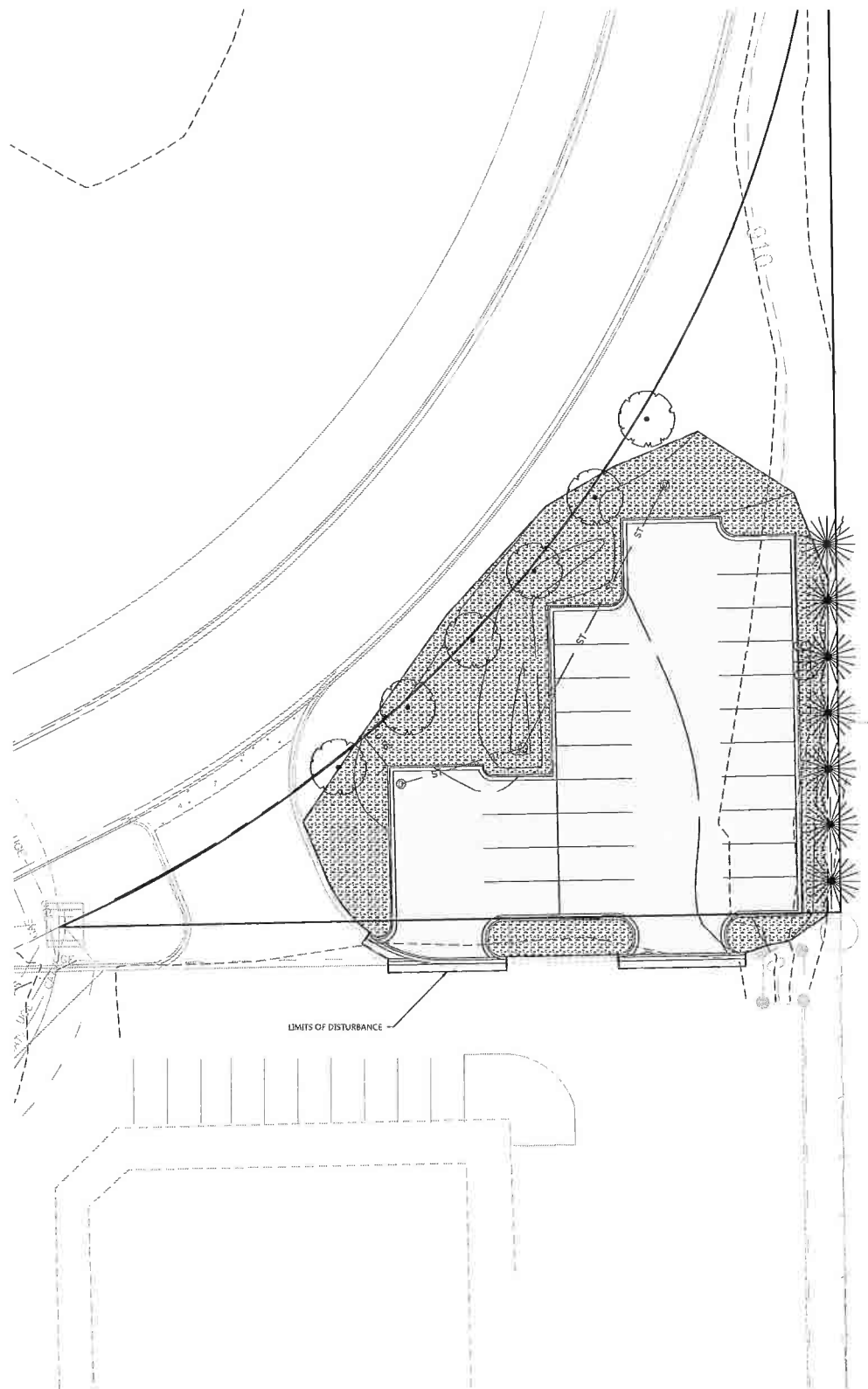
- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1:50 IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR CURB INLETS & CATCH BASINS TO PREVENT OILS & GREASE FROM ENTERING DOWNSTREAM OF THE PROJECT SITE. LOCAL CODE.

|      |                                  |
|------|----------------------------------|
| EC 1 | INLET PROTECTION                 |
| EC 3 | STABILIZED CONSTRUCTION ENTRANCE |



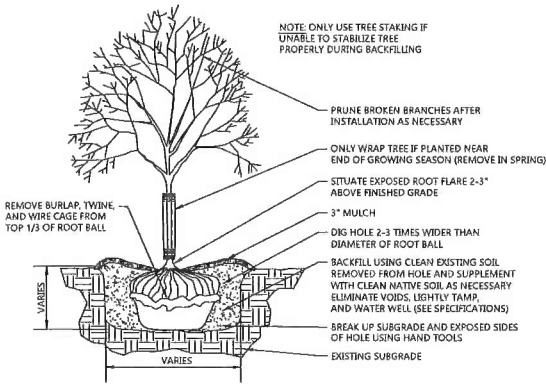
CIVIL EROSION CONTROL, GRADING, AND UTILITY PLAN



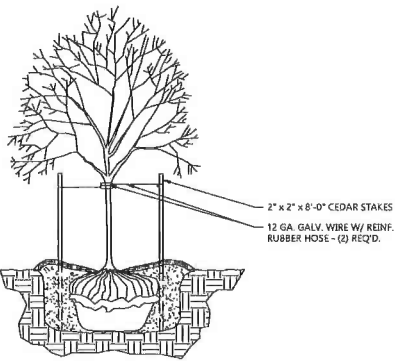
| PLANT SCHEDULE   |                                |                                               |          |              |      |
|------------------|--------------------------------|-----------------------------------------------|----------|--------------|------|
| SYMBOL           | COMMON NAME                    | BOTANICAL NAME                                | QUANTITY | PLANTED SIZE | ROOT |
| DECORATIVE TREES |                                |                                               |          |              |      |
|                  | Autumn Brilliance Serviceberry | Amelanchier x grandiflora 'Autumn Brilliance' | 6        | 5' HT.       | B&B  |
| EVERGREEN TREES  |                                |                                               |          |              |      |
|                  | Black Hills Spruce             | Picea glauca 'Densata'                        | 9        | 5' HT.       | B&B  |

- GENERAL NOTES:
- ALL DISTURBED BARE SOIL TO BE SEEDED.
  - SEE SHEET C.02 FOR LANDSCAPE SPECIFICATIONS.

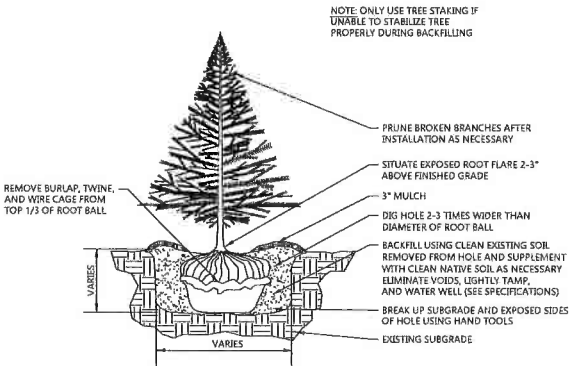
| HATCH KEY: |                    |
|------------|--------------------|
|            | LANDSCAPE MATERIAL |
|            | SEEDED LAWN        |



DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE



DECIDUOUS TREE STAKING DETAIL  
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL  
NOT TO SCALE



CIVIL LANDSCAPE AND RESTORATION PLAN

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100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
excelengineer.com

PROJECT INFORMATION

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**COOL AIR MECHANICAL**  
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PROFESSIONAL SEAL

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: JASON DAYE  
Signature:   
Date: 08/17/25 License #57722

PRELIMINARY DATES

JULY 8, 2025  
JULY 29, 2025  
SEPT. 17, 2025

NOT FOR CONSTRUCTION

JOB NUMBER

250203500

SHEET NUMBER

C1.2

## Jennifer Bohr

---

**From:** Abbey Lee  
**Sent:** Wednesday, October 1, 2025 10:30 AM  
**To:** Lisa Van Handel  
**Cc:** Richard Petersen; Jennifer Bohr; David Krugler  
**Subject:** RE: Cool Air Mechanical status update

Good morning,

CCWD staff spent some time discussing the application and scope of work for Cool Air Mechanical and determined that while complex in nature and within the District's regulatory interest, the actual square footage of new impervious does not require a District Permit.

We will be returning all review fees for this project. Please ensure all other local/state permit are acquired prior to construction.

Thanks,

### Abbey Lee

Watershed Development Manager



763.258.7928 direct  
763.755.0975 office

13632 Van Buren St NE  
Ham Lake, MN 55304  
[www.cooncreekwd.org](http://www.cooncreekwd.org)

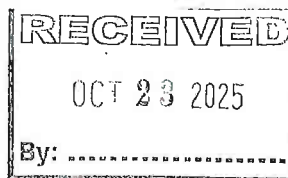
---

**From:** Lisa Van Handel <lisa.vanhandel@excelengineer.com>  
**Sent:** Tuesday, September 30, 2025 8:53 AM  
**To:** Abbey Lee <alee@cooncreekwd.org>  
**Cc:** Richard Petersen <richardp@CoolAirMechanical.com>  
**Subject:** RE: Cool Air Mechanical status update

Hi Abbey – if you could send a virtual link when you have an opportunity for the 10/13 meeting I would appreciate it.  
Thanks.

### Lisa Van Handel

Civil Project Coordinator



## 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 10/22/2025

Date of Receipt 10/23/25

Receipt # \_\_\_\_\_ Amount \$ \_\_\_\_\_

#### Meeting Appearance Dates:

Planning Commission 12-8-25 City Council \_\_\_\_\_

#### Please check request(s):

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

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

Development/Business Name: JD Ham Lake Holdings, LLC, Project Name: "Kohler Farms"

Address/Location of property: 4 Parcels, only one address- 15946 LEXINGTON AVE NE, Ham Lake, MN 55304

Legal Description of property: THE NE1/4 OF SW1/4 OF SEC 13 TWP 32 RGE 23 EX THE S 667 FT OF THE E 670 FT THEREOF, EX RD SUBJ TO EASE OF REC. HAM LAKE TWP NW 1/4 OF SW 1/4 13 32 23, HAM LAKE TWP SW 1/4 OF SW 1/4 13 32 23, THE S 667 FT OF E 670 FT OF THE NE1/4 OF SW1/4 OF SEC 13 TWP 32 RGE 23, EX RD SUBJ TO EASE OF REC.

PIN # #13-32-23-31-0002, #13-32-23-32-0001, #13-32-23-33-0001, #13-32-23-31-0003 Current Zoning R-1 Proposed Zoning \_\_\_\_\_

Notes: This is our formal Final Plat application for Kohler Farms

Applicant's Name: Darren Lazan (Developer- JD Ham Lake Holdings, LLC: Jason Osberg (612)205-1226)

Business Name: Landform Professional Services, LLC

Address 105 5th Ave S, Suite 513

City Minneapolis State MN Zip Code 55401

Phone 612-638-0250 Cell Phone 612-221-8143 Fax \_\_\_\_\_

Email address dlazan@landform.net

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

SIGNATURE \_\_\_\_\_ DATE 10/22/25

#### - FOR STAFF USE ONLY -

ACTION BY: Planning Commission \_\_\_\_\_ PROPERTY TAXES CURRENT YES NO  
City Council \_\_\_\_\_ Any Active/Deferred Assessments YES NO

## Memorandum

Date: December 4, 2025  
To: Planning Commissioners  
From: David A. Krugler, City Engineer  
Subject: Kohler Farms



---

### Introduction:

The Final Plat was received on November 25<sup>th</sup>. The Title Sheet; Existing Conditions & Demolition Plans; Preliminary Plat & Site Plans; Grading, Drainage, Erosion Control, Storm Sewer Plans; SWPPP; Storm Sewer Plan & Profile; Street Profiles; Civil Construction Details; Livability Map; and Tree Preservation Index were received October 28<sup>th</sup> for the 43-lot residential development located on the 123.3 acres of contiguous parcels 13-32-23-31-0002, 13-32-23-31-0003 (15946 Lexington Avenue NE), 13-32-23-32-0001 and 13-32-23-33-0001.

### Discussion:

The Final Plat conforms to the Preliminary Plat and associated plans that received City Council approval on September 2<sup>nd</sup>. An outlot is shown in the southwesterly portion of the proposed development. The 3,226-square-foot Outlot A is to be combined with the adjacent 4157 158<sup>th</sup> Avenue NE parcel to the west. The Development Agreement will require the courtesy combination of the outlot to the adjacent property. The Development Agreement will stipulate that no building permits be issued until proof of recordings and conveyance is provided.

The Future Trails Map for Ham Lake identifies Lexington Avenue NE as a future bike path. The Park Committee has recommended that a trail easement be dedicated along the west side of Lexington Avenue NE for a future bike path. A 15-foot trail easement is required adjacent to and in addition to the 10-foot drainage and utility easement along Lexington Avenue NE. A trail easement within the development is also required to ensure neighborhood connectivity, including access to the Enchanted Estates subdivision and Enchanted Estates Park. A 20-foot trail easement between Hupp Street NE to 158<sup>th</sup> Lane NE is shown on the plans. Parkland dedication fees will be collected in lieu of land dedication, with credit granted to the Developer for land dedicated to the trail easement and for any improvements made for the trail within the development minus any portions overlapping required drainage and utility easements.

The Plans were approved by the Coon Creek Watershed District (CCWD) Board of Managers on October 13<sup>th</sup>. The attached CCWD Permit was issued October 27<sup>th</sup>. An NPDES permit was obtained October 13<sup>th</sup>. Although rare plants are present onsite, no disturbance is proposed. A FEMA Letter of Map Amendment is not required for the development. No license agreements are needed for any lots.

The existing buildings located on the future 10.8-acre Lot 1 of Block 4 (15946 Lexington Avenue NE) comply with all applicable city and state codes; therefore, no modifications or demolition will be necessary, as confirmed in the attached email from the City Building Official. Soil borings included on the plans indicate a suitable secondary septic location on the future Lot 1 of Block 4 parcel. The August 26<sup>th</sup> Tradewell Soil Testing/septic certification certifies that all lots will support two standard septic systems in accordance with Minnesota Rules 7080.

**Recommendations:**

It is recommended that the Final Plat of Kohler Farms be recommended for approval to the City Council with the following condition:

- The Developer submitting a request to vacate the three temporary right-of-way and Drainage and Utility easements at the connections of 158<sup>th</sup> Avenue NE, 159<sup>th</sup> Avenue NE, and Hupp Street NE.

# KOHLER FARMS

CITY OF HAM LAKE  
COUNTY OF ANOKA  
SEC. 13, T. 32, R. 23

KNOW ALL PERSONS BY THESE PRESENTS: That JD Ham Lake Holdings, LLC, a Minnesota limited liability company, owner of the following described property:

PARCEL A  
The Northeast Quarter of the Southwest Quarter of Section 13, Township 32, Range 23, Anoka County, Minnesota, EXCEPT the South 667 feet of the East 670 feet thereof.  
AND  
The West Half of the Southwest Quarter of Section 13, Township 32 North, Range 23 West, according to the United States Government thereof, Anoka County, Minnesota.

And that Kohler Farms Family Limited Partnership, LLLP, a Minnesota limited liability limited partnership, owner of the following described property:

PARCEL B  
The South 667 feet of the East 670 feet of the Northeast Quarter of the Southwest Quarter of Section 13, Township 32, Range 23, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as KOHLER FARMS and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said JD Ham Lake Holdings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

JD HAM LAKE HOLDINGS, LLC

\_\_\_\_\_(Signature)  
\_\_\_\_\_, its \_\_\_\_\_  
(Print name) (Title)

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_, it's \_\_\_\_\_ of JD Ham Lake Holdings, LLC, a Minnesota limited liability company, on behalf of the company.

\_\_\_\_\_(Signature)  
\_\_\_\_\_(Print name)

Notary Public, \_\_\_\_\_ County, Minnesota

My Commission Expires \_\_\_\_\_

In witness whereof said Kohler Farms Family Limited Partnership, LLLP, a Minnesota limited liability limited partnership, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

KOHLER FARMS FAMILY LIMITED PARTNERSHIP, LLLP

\_\_\_\_\_(Signature)  
\_\_\_\_\_, its \_\_\_\_\_  
(Print name) (Title)

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_, it's \_\_\_\_\_ of Kohler Farms Family Limited Partnership, LLLP, a Minnesota limited liability limited partnership, on behalf of the partnership.

\_\_\_\_\_(Signature)  
\_\_\_\_\_(Print name)

Notary Public, \_\_\_\_\_ County, Minnesota

My Commission Expires \_\_\_\_\_

I Jerrod Gustavus LeSavage do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.  
Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Jerrod Gustavus LeSavage, Licensed Land Surveyor  
Minnesota License Number 588986

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Jerrod Gustavus LeSavage.

\_\_\_\_\_(Signature)  
\_\_\_\_\_(Print name)

Notary Public, \_\_\_\_\_ County, Minnesota

My Commission Expires \_\_\_\_\_

CITY COUNCIL, CITY OF HAM LAKE, MINNESOTA  
This plat of KOHLER FARMS was approved and accepted by the City Council of Ham Lake, Minnesota at a regular meeting thereof held this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY OF HAM LAKE

By: \_\_\_\_\_, Mayor

By: \_\_\_\_\_, Clerk

ANOKA COUNTY SURVEYOR  
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By \_\_\_\_\_  
David M. Ziegemeier  
Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER  
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20\_\_\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Property Tax Administrator

By \_\_\_\_\_, Deputy

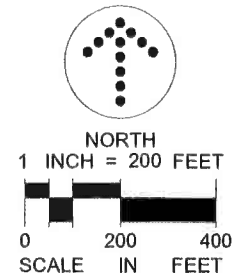
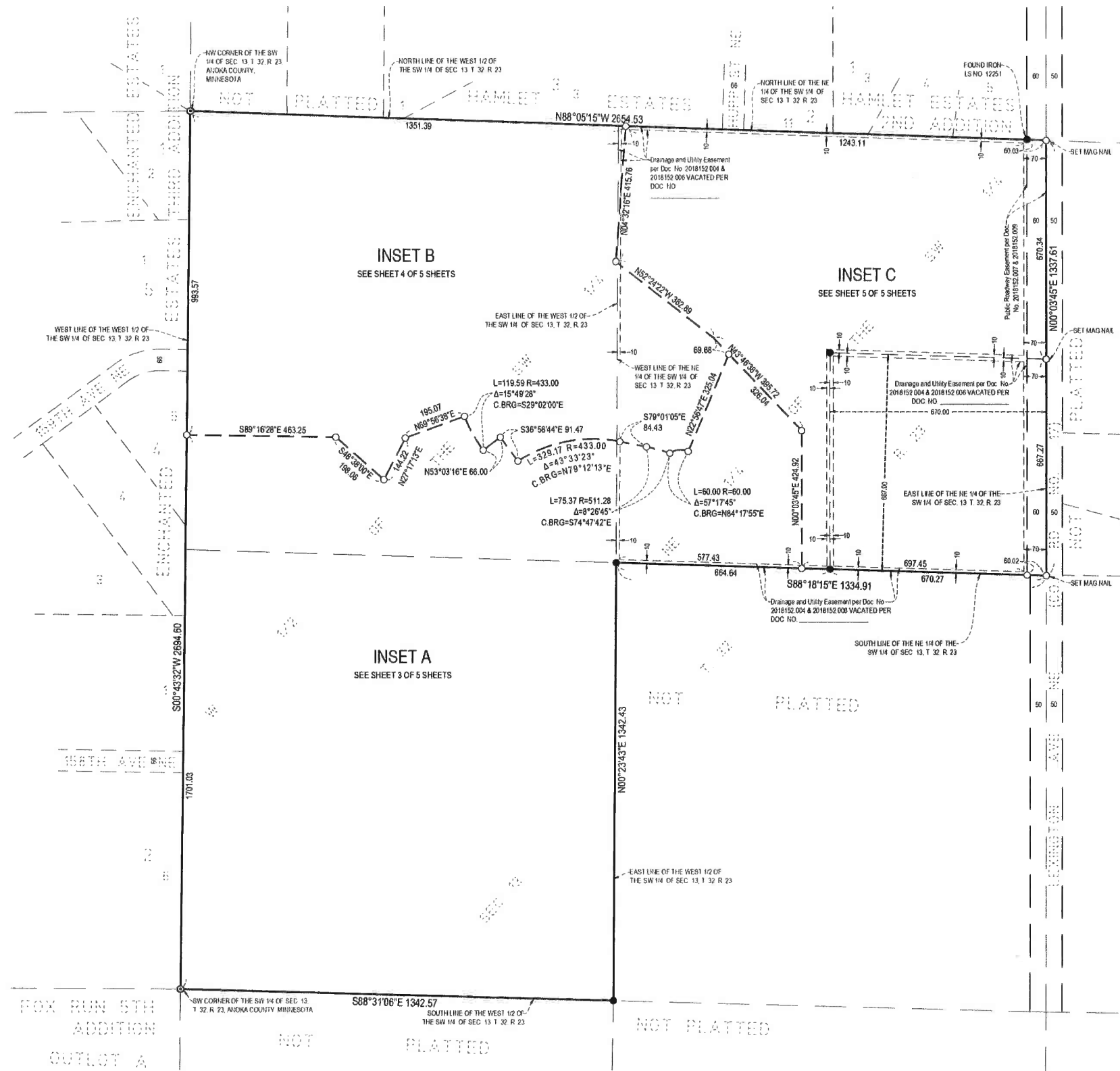
ANOKA COUNTY RECORDER  
COUNTY OF ANOKA, STATE OF MINNESOTA  
I hereby certify that this plat of KOHLER FARMS was filed in the office of the County Recorder for public record on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_ o'clock \_\_\_\_ M. and was duly recorded as Document Number \_\_\_\_\_.

\_\_\_\_\_  
County Recorder

By \_\_\_\_\_, Deputy

# KOHLER FARMS

CITY OF HAM LAKE  
COUNTY OF ANOKA  
SEC. 13, T. 32, R. 23



For the purposes of this plat, the WEST LINE OF THE WEST 1/2 OF THE SW 1/4 OF SEC. 13, T. 32, R. 23 is assumed to bear S00°43'32"W.

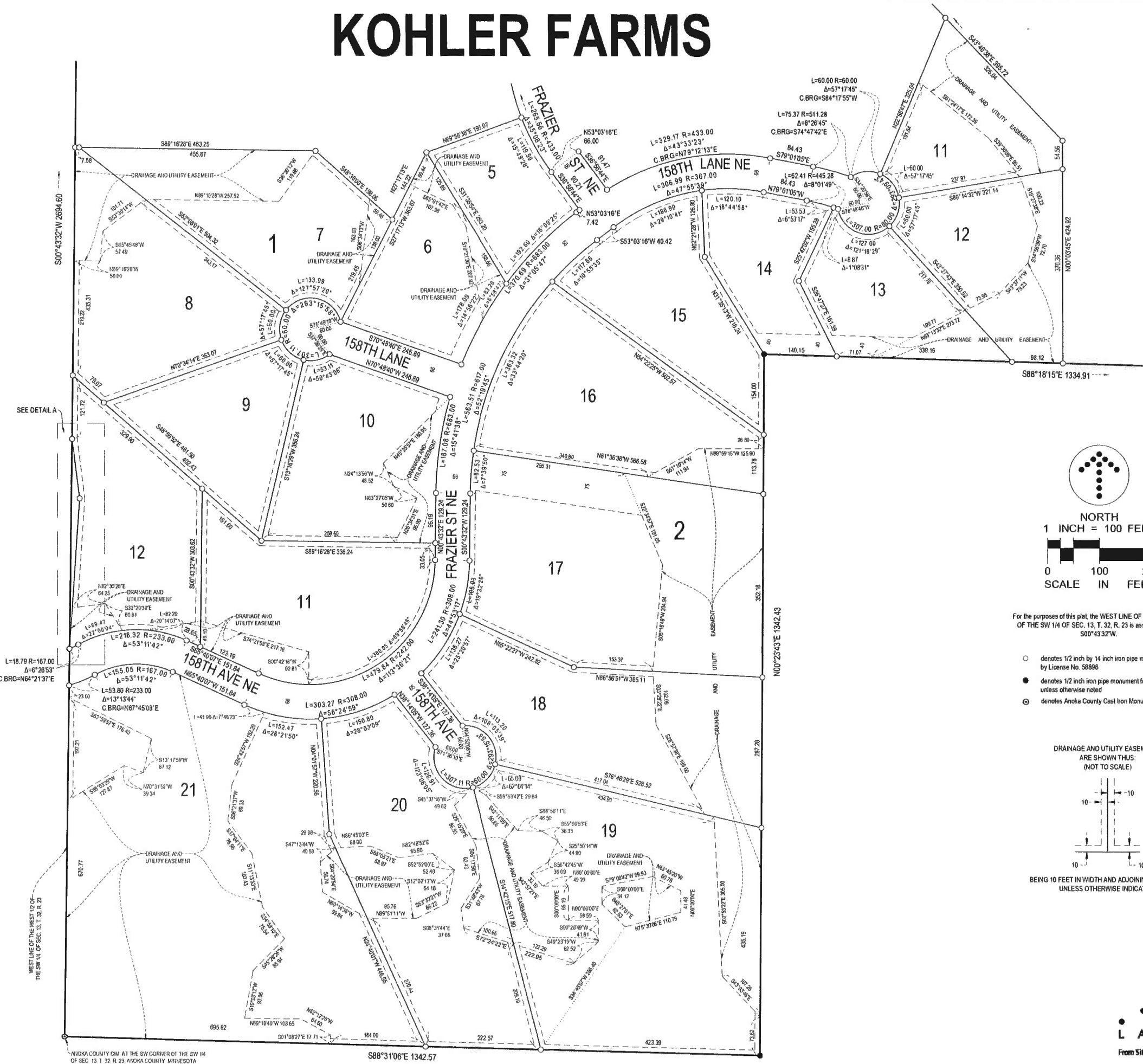
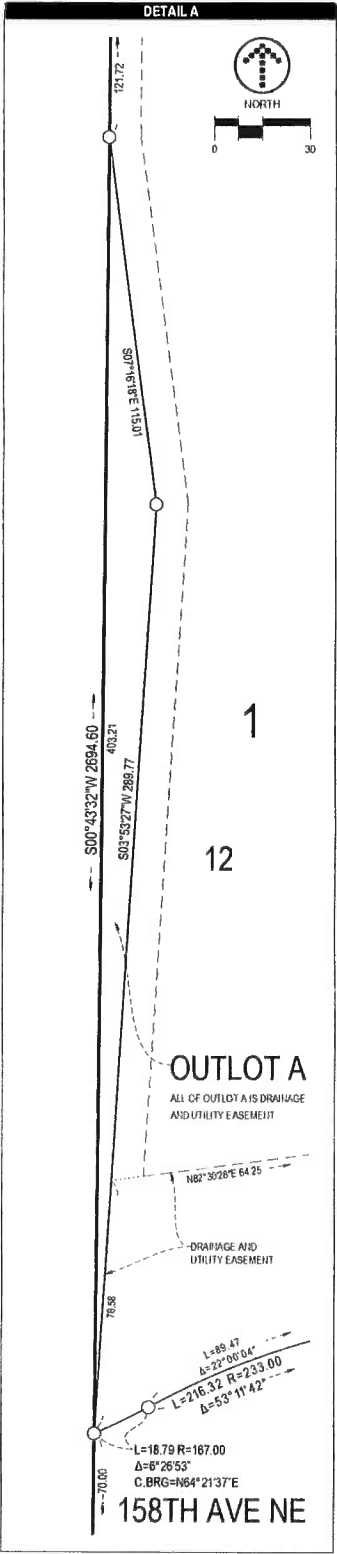
- denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 58896 unless otherwise noted
- denotes 1/2 inch iron pipe monument found marked LS No. 24332 unless otherwise noted
- ⊙ denotes Anoka County Cast Iron Monument found

LANDFORM  
From Site to Finish

INSET "A"

# KOHLER FARMS

CITY OF HAM LAKE  
COUNTY OF ANOKA  
SEC. 13, T. 32, R. 23

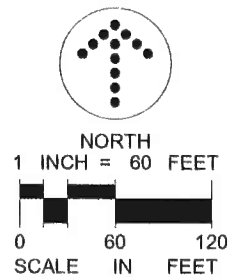


LANDFORM  
From Site to Finish

INSET "B"

# KOHLER FARMS

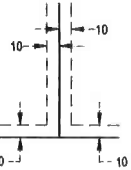
CITY OF HAM LAKE  
COUNTY OF ANOKA  
SEC. 13, T. 32, R. 23



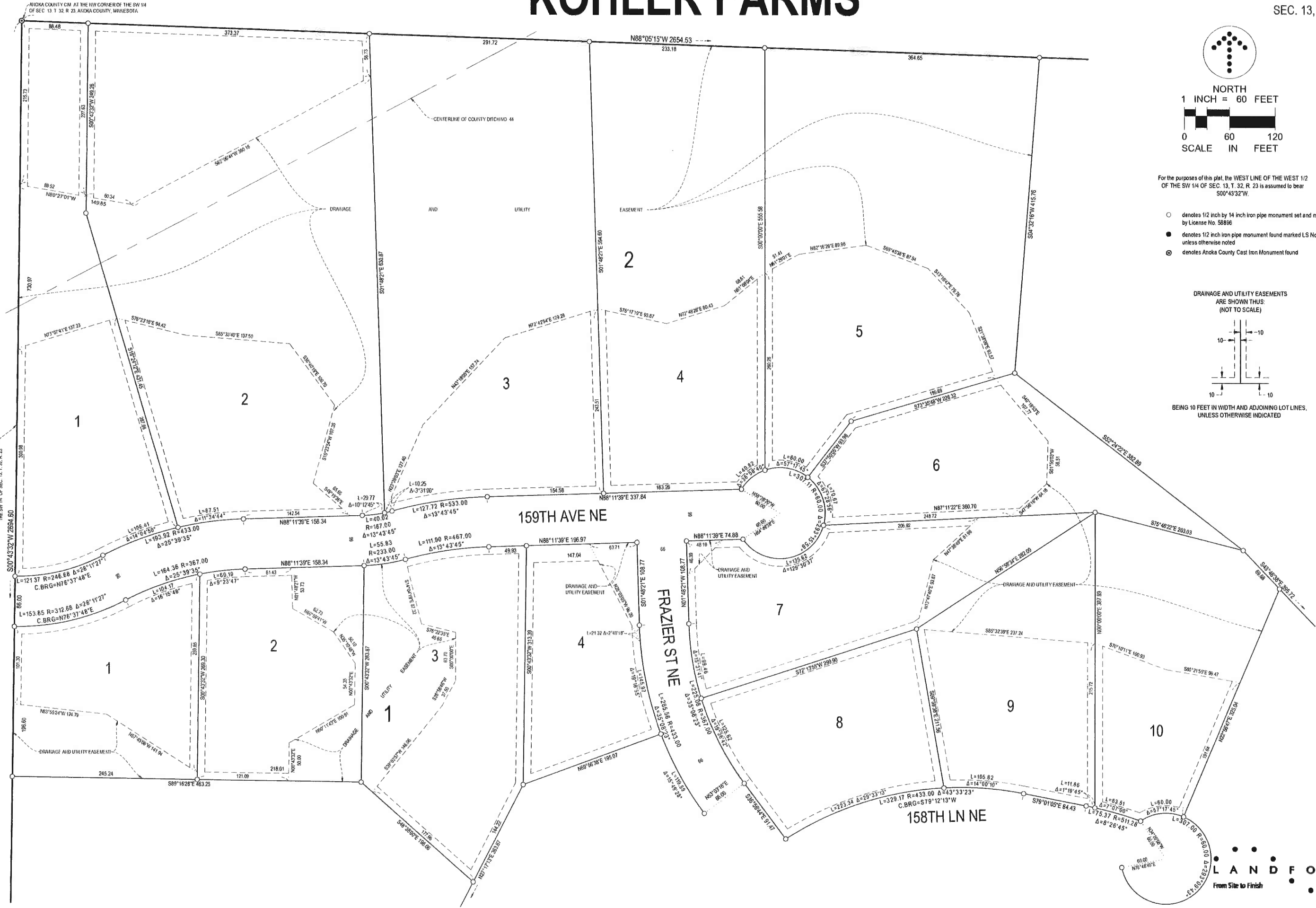
For the purposes of this plat, the WEST LINE OF THE WEST 1/2 OF THE SW 1/4 OF SEC. 13, T. 32, R. 23 is assumed to bear S00°43'32"W.

- denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 58896
- denotes 1/2 inch iron pipe monument found marked LS No. 24332 unless otherwise noted
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DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)

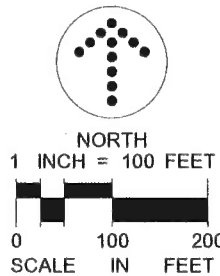
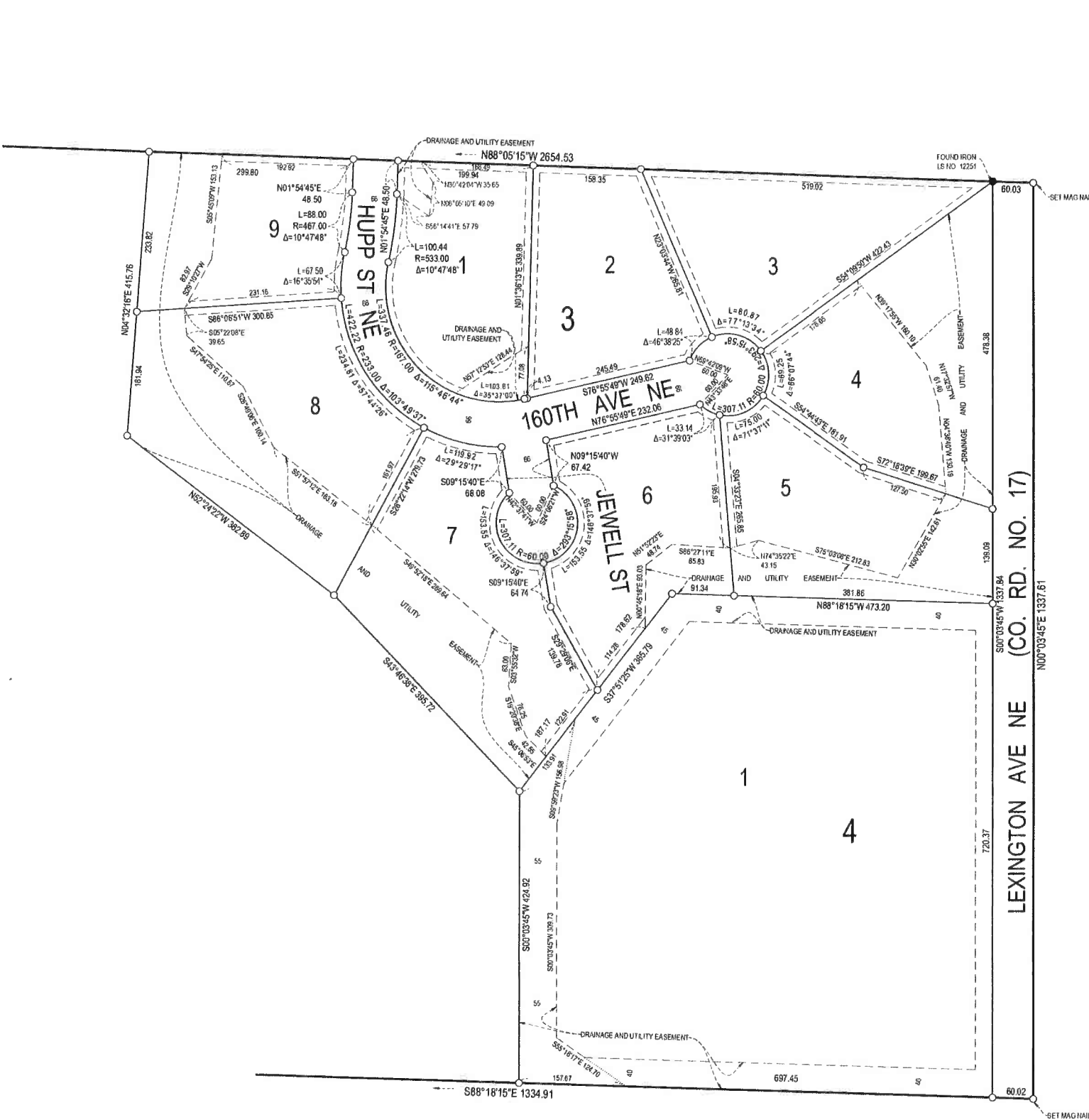


BEING 10 FEET IN WIDTH AND ADJOINING LOT LINES, UNLESS OTHERWISE INDICATED



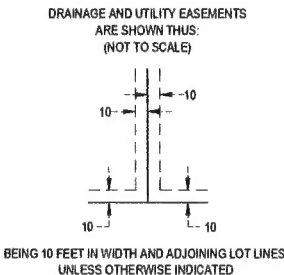
# KOHLER FARMS

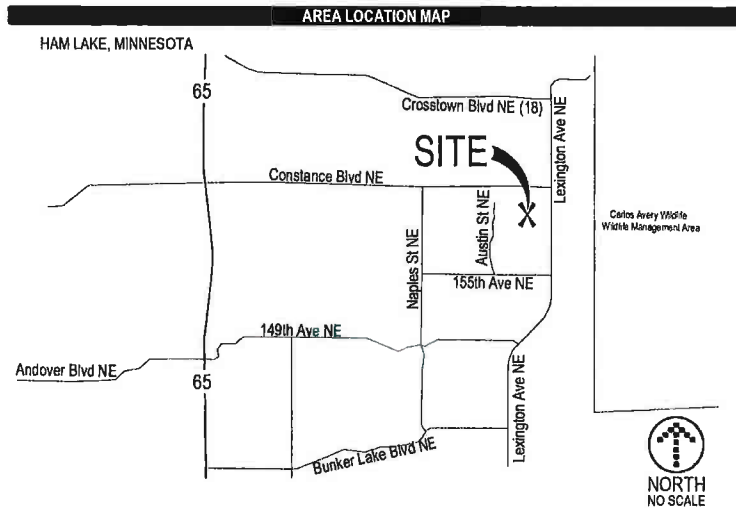
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COUNTY OF ANOKA  
SEC. 13, T. 32, R. 23



For the purposes of this plat, the WEST LINE OF THE WEST 1/2 OF THE SW 1/4 OF SEC. 13, T. 32, R. 23 is assumed to bear S00°43'32\"W.

- denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 58896
- denotes 1/2 inch iron pipe monument found marked LS No. 24332 unless otherwise noted
- ⊙ denotes Anoka County Cast Iron Monument found















| ABBREVIATIONS |                                      |            |                                           |
|---------------|--------------------------------------|------------|-------------------------------------------|
| D             | Angle                                | LB         | Pound                                     |
| A             | And                                  | LGU        | Local Government Unit                     |
| AI            | At                                   | LB         | Pound                                     |
| 100 VR        | 100 Year Flood Elevation             | LB         | Longitudinal                              |
| AB            | Anchor Bolt                          | LT         | Light / Lighting                          |
| AD            | Area Drain                           | MAINT      | Maintenance                               |
| AC            | Air Conditioning Unit                | MAS        | Masonry                                   |
| ADD           | Addendum                             | MATL       | Material                                  |
| ADDL          | Additional                           | MAX        | Maximum                                   |
| ADJ           | Adjacent / Adjust                    | MECH       | Mechanical                                |
| AHU           | Air Handling Unit                    | MED        | Medium                                    |
| ALT           | Alternate                            | MFR        | Manufacturer                              |
| ALUM          | Aluminum                             | MH         | Manhole                                   |
| AHWD          | Aeroidal                             | MIN        | Minimum / Minute                          |
| APPROX        | Approximate                          | MISC       | Miscellaneous                             |
| ARCH          | Architect / Architectural            | MNDOT      | Minnesota Department of Transportation    |
| AUTO          | Automatic                            | MOD        | Module / Modular                          |
| AVG           | Average                              | MUL        | Mulch                                     |
| B C           | Back of Curb                         | N          | North                                     |
| BW            | Bottom of Wall                       | N I C      | Not in Contract                           |
| BFE           | Basement Floor Elevation             | NO OR #    | Number                                    |
| BT            | Bituminous (Asphaltic)               | NOM        | Nominal                                   |
| BULD          | Building                             | NTS        | Not to Scale                              |
| BM            | Benchmark                            | NWE        | Normal Water Elevation                    |
| BSMT          | Basement                             | NWL        | Normal Water Level                        |
| C F           | Cubic Feet                           | O C        | On Center                                 |
| C F S         | Cubic Feet Per Second                | O G        | Outside Dimension                         |
| C G           | Corner Guard                         | O H        | Overhead Electric                         |
| C J           | Control Joint                        | OH         | Overhead                                  |
| C L           | Cantilever                           | OHWL       | Ordinary High Water Level                 |
| C M U         | Concrete Masonry Unit                | ORWG       | Opening                                   |
| C O           | Closeout                             | ORIG       | Original                                  |
| C O E         | U.S. Army Corps Of Engineers         | P C        | Point of Curvature                        |
| C Y           | Cubic Yards                          | P I        | Point of Intersection                     |
| CB            | Catch Basin                          | PV         | Post Indicator Valve                      |
| CBMH          | Catch Basin Manhole                  | P L OR P/L | Property Line                             |
| CEM           | Cement                               | P O B      | Point of Beginning                        |
| CIP           | Cast Iron Pipe                       | P S F      | Pounds Per Square Foot                    |
| CMP           | Corrugated Metal Pipe                | P S I      | Pounds Per Square Inch                    |
| CONC          | Concrete (Portland)                  | P T        | Point of Tangency                         |
| CONN          | Connection                           | P V C      | Point of Vertical Curvature               |
| CONST         | Construction                         | P V I      | Point of Vertical Intersection            |
| CONT          | Continuous                           | P V T      | Point of Vertical Tangency                |
| CONTR         | Contractor                           | PE         | Polyethylene                              |
| COP           | Copper                               | PED        | Pedestal / Pedestrian                     |
| CJ            | Curb                                 | PERF       | Perforated                                |
| D S           | Down Spout                           | PREP       | Preparation                               |
| DEG           | Degree                               | PROJ       | Project                                   |
| DEMO          | Demolition / Demolish                | PROP       | Proposed                                  |
| DEPT          | Department                           | PVC        | Poly-Vinyl Chloride (Piping)              |
| DET           | Detail                               | PVMT       | Pavement                                  |
| DA            | Diameter                             | QTR        | Quarter                                   |
| DAG           | Diagonal                             | QTY        | Quantity                                  |
| DM            | Dimension                            | R          | Radius                                    |
| DF            | Ductile Iron Pipe                    | RAD        | Radius                                    |
| DN            | Down                                 | RE         | Rim Elevation (Casting)                   |
| DWG           | Drawing                              | R D        | Roof Drain                                |
| E             | East                                 | R E        | Remove Existing                           |
| E J           | Expansion Joint                      | R O        | Rough Opening                             |
| E O           | Emergency Overflow                   | R P        | Radius Point                              |
| E O S         | Emergency Overflow Sewals            | RC         | Reinforced Concrete Pipe                  |
| E W           | Each Way                             | R S        | Rough Slab                                |
| EA            | Each EL Elevation                    | RSD        | Roof Storm Drain                          |
| ELEC          | Electric                             | RE         | Regarding                                 |
| ELEV          | Elevation                            | REINF      | Reinforced                                |
| EMER          | Emergency                            | REQ'D      | Required                                  |
| ENGR          | Engineer                             | REV        | Revised / Reverted                        |
| ENTR          | Entrance                             | RGU        | Regulatory Government Unit                |
| EQ            | Equal                                | ROW OR RW  | Right of Way                              |
| EQUIP         | Equipment                            | S          | South                                     |
| EQUIV         | Equivalent                           | S I        | Square Feet                               |
| EXIST         | Existing                             | SAW        | Sawdust / Sawdust                         |
| EXP           | Expansion                            | SECT       | Section                                   |
| F & I         | Furnish and Install                  | SE         | Split Entry Side Exit                     |
| F B O         | Furnished by Others                  | SEWD       | Split Entry Walk Out / Side Exit Walk Out |
| F C           | Face of Curb                         | SH         | Shoe                                      |
| F D           | Floor Drain                          | SIM        | Similar                                   |
| F D C         | Fire Department Connection           | SLU        | Skid / Skid                               |
| F V           | Field Verify                         | SPEC       | Specification                             |
| FB            | Full Basement                        | SO         | Square                                    |
| FBWO          | Full Basement Walk Out               | SSD        | Subsurface drain                          |
| FBLO          | Full Basement Lock Out               | ST/H       | Storm Sewer Manhole                       |
| FCM           | Foundation                           | STD        | Standard                                  |
| FES           | Flashed End Section                  | STRUCT     | Structural                                |
| FFE           | Finished Floor Elevation             | SYM        | Symmetrical                               |
| FLR           | Floor                                | T          | Thickness                                 |
| FT OR (T)     | Foot                                 | TR         | Top of Rim                                |
| FUT           | Future                               | TW         | Top of Wall                               |
| G B           | Grade Break                          | TEMP       | Temporary                                 |
| G C           | General Contractor                   | THK        | Thick / Thickness                         |
| GAL           | Gallon                               | T J        | Tooled Joint                              |
| GALV          | Galvanized                           | THH        | Top / Top Hydrant                         |
| GFE           | Gargoyle Floor Elevation             | TYF        | Typical                                   |
| GL            | Glass                                | U N O      | Unlabeled / Unlabeled                     |
| GR            | Grade                                | V B        | Vapor Barrier                             |
| H             | Height                               | V C        | Vertical Curve                            |
| H P           | High Point                           | V I F      | Vary In Field                             |
| HDPE          | High Density Polyethylene Pipe       | VER        | Verify                                    |
| HGT           | Height                               | VER        | Vertical                                  |
| HORIZ         | Horizontal                           | VEST       | Vestibule                                 |
| HVAC          | Heating Ventilation Air Conditioning | W          | Width                                     |
| HYD           | Hydric                               | W PT       | Working Point                             |
| I D           | Inside Dimension OR Identification   | W W F      | Welded Wire Fabric                        |
| I E or IE     | Invert Elevation                     | W          | With                                      |
| IN OR (T)     | Inches                               | W/O        | Without                                   |
| INFO          | Information                          | WO         | Walk Out                                  |
| INL           | Inlet Elevation                      | W/O        | Without                                   |
| INSUL         | Insulation                           | WP         | Waterproof                                |
| INV           | Invert Elevation                     | WETL       | Weight                                    |
| JT            | Joint                                | YD         | Yard                                      |
| L F           | Linear Feet                          | YR         | Year                                      |
| L P           | Low Point / Liquid Petroleum         |            |                                           |

# KOHLER FARMS

HAM LAKE, MINNESOTA

| EXISTING | DESCRIPTION                   | NEW | DESCRIPTION                   |
|----------|-------------------------------|-----|-------------------------------|
|          | MAJOR CONTOUR                 |     | MAJOR CONTOUR                 |
|          | MINOR CONTOUR                 |     | MINOR CONTOUR                 |
|          | SPOT ELEVATION                |     | SPOT ELEVATION                |
|          | BUILDING<br>CANOPY / OVERHANG |     | BUILDING<br>CANOPY / OVERHANG |
|          | CONCRETE                      |     | UNDERGROUND STRUCTURE         |
|          | BITUMINOUS                    |     | CONCRETE                      |
|          | LANDSCAPING                   |     | CONCRETE CURB                 |
|          | GRAVEL                        |     | EDGE OF PAVEMENT              |
|          | PAVING BLOCK                  |     | FENCING                       |
|          | PAVING BLOCK                  |     | GUARD RAIL                    |
|          | STORM SEWER LINE              |     | CONCRETE RETAINING WALL       |
|          | SANITARY SEWER LINE           |     | MODULAR RETAINING WALL        |
|          | WATER MAIN                    |     | FIELDSTONE RETAINING WALL     |
|          | OVERHEAD ELECTRIC             |     | EXIT LOCATION                 |
|          | UNDERGROUND TELEPHONE         |     | LIGHT STANDARD                |
|          | UNDERGROUND FIBER OPTIC       |     | POWER POLE                    |
|          | UNDERGROUND ELECTRIC          |     | SLOPE DIRECTION               |
|          | GAS LINE                      |     | CATCH BASIN                   |
|          | CONCRETE CURB                 |     | MANHOLE                       |
|          | FENCING                       |     | BOLLARD                       |
|          | RETAINING WALL                |     | STORM SEWER                   |
|          | BET 1/2" x 14" IRON PIPE      |     | SANITARY SEWER WASTE          |
|          | IRON MONUMENT FOUND           |     | FORCE MAIN                    |
|          | SURVEY DISK (BENCHMARK)       |     | ROOF DRAIN SYSTEM             |
|          | POWER POLE                    |     | WATERMAIN                     |
|          | GUY WIRE                      |     | FIRE LINE (IF SEPARATE)       |
|          | GUARD POST                    |     | FIRE DEPT. CONNECTION         |
|          | GAS METER                     |     | SOIL SUBDRAIN                 |
|          | TRANSFORMER                   |     | GAS LINE-UNDERGROUND          |
|          | WATER SHUT-OFF VALVE          |     | ELECTRIC UNDERGROUND          |
|          | TRAFFIC SIGN                  |     | TELEPHONE UNDERGROUND         |
|          | FLAG POLE                     |     | UNDERGROUD CABLE/TV           |
|          | LIGHT POLE                    |     | LAWN SPRINKLER BLEEVE         |
|          | TREES                         |     |                               |
|          | TREE LINE                     |     |                               |
|          | STORM MANHOLE                 |     |                               |
|          | SANITARY MANHOLE              |     |                               |
|          | CATCH BASIN                   |     |                               |
|          | FIRE HYDRANT                  |     |                               |
|          | WATER VALVE                   |     |                               |
|          | FLARED END SECTION            |     |                               |
|          | MAILBOX                       |     |                               |
|          | NOTE NUMBER                   |     |                               |
|          | MEASURED DISTANCE             |     |                               |
|          | DISTANCE PER RECORDED PLAT    |     |                               |
|          | SOIL BORING                   |     |                               |

| EROSION CONTROL SYMBOLS                                                             |                         |
|-------------------------------------------------------------------------------------|-------------------------|
| SYMBOL                                                                              | DESCRIPTION             |
|  | SILT FENCE              |
|  | COMPOST/BIO LOG         |
|  | INLET PROTECTION        |
|  | EROSION CONTROL BLANKET |

| DRAWING SYMBOLS                                                                     |                                    |
|-------------------------------------------------------------------------------------|------------------------------------|
| SYMBOL                                                                              | DESCRIPTION                        |
|  | NOTE REFERENCE                     |
|  | PARKING STALL COUNT                |
|  | LARGE SHEET DETAIL                 |
|  | COORDINATE POINT                   |
|  | REVISION - ADDENDUM, BULLETIN, ETC |
|  | REVISED AREA (THIS ISSUE)          |

**LEGAL DESCRIPTION**

The Northeast Quarter of the Southwest Quarter of Section 13, Township 32, Range 23, Anoka County, Minnesota

AND

The West Half of the Southwest Quarter of Section 13, Township 32 North, Range 23 West, according to the United States Government Survey, Anoka County, Minnesota.

**BENCHMARK**

Project Benchmark  
 Name: Anoka County Benchmark No. 2605  
 Location: Second Order Benchmark set in ground in a covered tube. Benchmark is approximately 35 feet westerly of the centerline of C.S.A.H. No. 17 and 40 feet northerly of the centerline of 159th Avenue N.E.  
 Elevation = 905.73 (NAVD 88)

Site Benchmark  
 Type: Nail in Southeast of 18 in oak  
 Location: ~1/4 mile West of Huggs St NE along North line  
 Elevation = 905.47 (NAVD 88)

## RELEVANT SPECIFICATIONS AND ORDER OF PRECEDENCE

IF there is a **conflict** between or among any of the terms or provisions of the Contract Documents, the Contract Documents shall be generally construed as being **complementary** with one another with the intent of providing the highest quality to the CLIENT. However, if a conflict cannot be resolved, the following order of precedence shall be followed in determining which document shall prevail:

1. **Agreement between OWNER and CONTRACTOR**
2. **City Standard Specifications and Detail Plans**
3. **MDOT Specifications for Construction**
4. **City Engineers Association of Minnesota (CEAM) Specifications**
5. **Conditions of the Contract**
6. **Plans**
7. **Digital Model**
8. **Bill of Materials**

### ZONING SUMMARY

The Property is Zoned: R-A Zone (Residential Rural/Single Family)  
 Proposed Zoning: Single Family Residential (R-1) limited to Blocks 1, 2 & 3

**OWNER**

**JD HAM LAKE HOLDINGS, LLC**  
105 5TH AVE. S  
MINNEAPOLIS, MINNESOTA 55401  
TEL (612) 252-3070  
EMAIL DLAZAN@LANDFORM.NET  
CONTACT DARBELLAZAN

| PROJECT CONTACTS                                                                                                                                      |                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CIVIL ENGINEER<br/>LANDFORM</b><br>105 SOUTH FIFTH AVENUE, SUITE 513<br>MINNEAPOLIS, MN 55401<br>TEL 612-252-9070<br>CONTACT: ERIC LUTH, PE        | <b>SURVEYOR<br/>LANDFORM</b><br>105 SOUTH FIFTH AVENUE, SUITE 513<br>MINNEAPOLIS, MN 55401<br>TEL 612-252-9070<br>CONTACT: JERROD LESAVAGE, LS |
| <b>LANDSCAPE ARCHITECT<br/>LANDFORM</b><br>105 SOUTH FIFTH AVENUE, SUITE 513<br>MINNEAPOLIS, MN 55401<br>TEL 612-252-9070<br>CONTACT: JOHN HORTZ, RLA |                                                                                                                                                |

# CIVIL / LANDSCAPE SHEET INDEX & REVISION MATRIX

SHEETS ISSUED BY DATE

| SHEET NO. | DESCRIPTION                                                      | 07/10/15 | 07/23/15 | 07/29/15 | 08/18/15 | 08/25/15 | 09/01/15 | 09/08/15 | 10/14/15 | 10/27/15 |
|-----------|------------------------------------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| C01       | CIVIL & LANDSCAPE TITLE SHEET                                    | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C10       | EXISTING CONDITIONS &<br>DEMOLITION INDEX & NOTES                | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C11       | EXISTING CONDITIONS &<br>DEMOLITION INSET 1                      | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C12       | EXISTING CONDITIONS &<br>DEMOLITION INSET 2                      | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C13       | EXISTING CONDITIONS &<br>DEMOLITION INSET 3                      | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C14       | EXISTING CONDITIONS &<br>DEMOLITION INSET 4                      | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C15       | EXISTING CONDITIONS &<br>DEMOLITION INSET 5                      | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C16       | EXISTING CONDITIONS &<br>DEMOLITION INSET 6                      | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C20       | PRELIMINARY PLAT & SITE PLAN<br>INDEX & NOTES                    | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C21       | PRELIMINARY PLAT & SITE PLAN INSET 1                             | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C22       | PRELIMINARY PLAT & SITE PLAN INSET 2                             | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C23       | PRELIMINARY PLAT & SITE PLAN INSET 3                             | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C24       | PRELIMINARY PLAT & SITE PLAN INSET 4                             | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C25       | PRELIMINARY PLAT & SITE PLAN INSET 5                             | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C26       | PRELIMINARY PLAT & SITE PLAN INSET 6                             | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C30       | GRADING, DRAINAGE, EROSION<br>CONTROL, STORM SEWER INDEX & NOTES | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C31       | GRADING, DRAINAGE, EROSION<br>CONTROL, STORM SEWER INSET 1       | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C32       | GRADING, DRAINAGE, EROSION<br>CONTROL, STORM SEWER INSET 2       | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C33       | GRADING, DRAINAGE, EROSION<br>CONTROL, STORM SEWER INSET 3       | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C34       | GRADING, DRAINAGE, EROSION<br>CONTROL, STORM SEWER INSET 4       | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C35       | GRADING, DRAINAGE, EROSION<br>CONTROL, STORM SEWER INSET 5       | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C36       | GRADING, DRAINAGE, EROSION<br>CONTROL, STORM SEWER INSET 6       | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C37       | SWPPP                                                            | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C50       | STORM SEWER INDEX & NOTES                                        | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C51       | STORM SEWER PLAN & PROFILE                                       | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C52       | STORM SEWER PLAN & PROFILE                                       | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C53       | STORM SEWER PLAN & PROFILE                                       | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C54       | STORM SEWER PLAN & PROFILE                                       | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C55       | STORM SEWER PLAN & PROFILE                                       | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C60       | STREET PROFILES INDEX & NOTES                                    | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C61       | STREET PROFILES                                                  | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C62       | STREET PROFILES                                                  | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C63       | STREET PROFILES                                                  | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C64       | STREET PROFILES                                                  | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C65       | STREET PROFILES                                                  | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C66       | STREET PROFILES                                                  | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C71       | CIVIL CONSTRUCTION DETAILS                                       | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C72       | CIVIL CONSTRUCTION DETAILS                                       | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C73       | CIVIL CONSTRUCTION DETAILS                                       | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C74       | CIVIL CONSTRUCTION DETAILS                                       | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C75       | CIVIL CONSTRUCTION DETAILS                                       | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| C80       | LIABILITY MAP                                                    | X        | X        | X        | X        | X        | X        | X        | X        | X        |
| L10       | TREE PRESERVATION INDEX & NOTES                                  | X        | X        | X        | X        | X        | X        | X        | X        | X        |

△

**DEVELOPER**

**JD HAM LAKE  
HOLDINGS, LLC**

105 5TH AVE. S.  
SUITE 513  
MINNEAPOLIS, MN 55401  
TEL: (612)-252-9070

**CITY**



| PROJECT                            |                          |  |        |
|------------------------------------|--------------------------|--|--------|
| KOHLETER FARMS                     |                          |  |        |
| HAM LAKE, MINNESOTA                |                          |  |        |
| ISSUE / REVISION HISTORY           |                          |  |        |
| CONTRACT ENGLISH FORUM PRELIMINARY |                          |  |        |
| DATE                               | ISSUE / REVISION         |  | REVIEW |
| 21 JUL 2005                        | PRE PLAT SUBMITTAL       |  | EN     |
| 22 JUL 2005                        | SPEECH PLAN RE-SUBMITTAL |  | EN     |
| 22 JUL 2005                        | WADSWORTH SUBMITTAL      |  | EN     |
| 29 JUL 2005                        | PRE-PLAT SUBMITTAL       |  | EN     |
| 18 AUG 2005                        | PRE PLAT RE-SUBMITTAL    |  | EN     |
| 24 AUG 2005                        | PRE PLAT RE-SUBMITTAL    |  | EN     |
| 04 SEP 2005                        | PRE PLAT RE-SUBMITTAL    |  | EN     |
| 15 SEP 2005                        | COND RE-SUBMITTAL        |  | EN     |
| 16 SEP 2005                        | CONTRIBUTOR DOCUMENTS    |  | EN     |
| 14 OCT 2005                        | REVISION A               |  | EN     |
| 17 OCT 2005                        | REVISION B               |  | EN     |

| CERTIFICATION                                                                                                                                                                          |                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <p>I hereby certify that the plan was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of WISCONSIN.</p> |                 |
| <p><i>Eric T. Luth</i></p>                                                                                                                                                             |                 |
| Eric T. Luth PE                                                                                                                                                                        |                 |
| License No. 30475                                                                                                                                                                      | Date 10/27/2005 |
| <p>Signature shown is a digital reproduction of original. Valid agreement of the plan on file at Landmark Professional Services, LLC often and is available upon request.</p>          |                 |

CONSTRUCTION DOCUMENTS  
OCTOBER 27, 2025

**LANDFORM**  
From Site to Finish

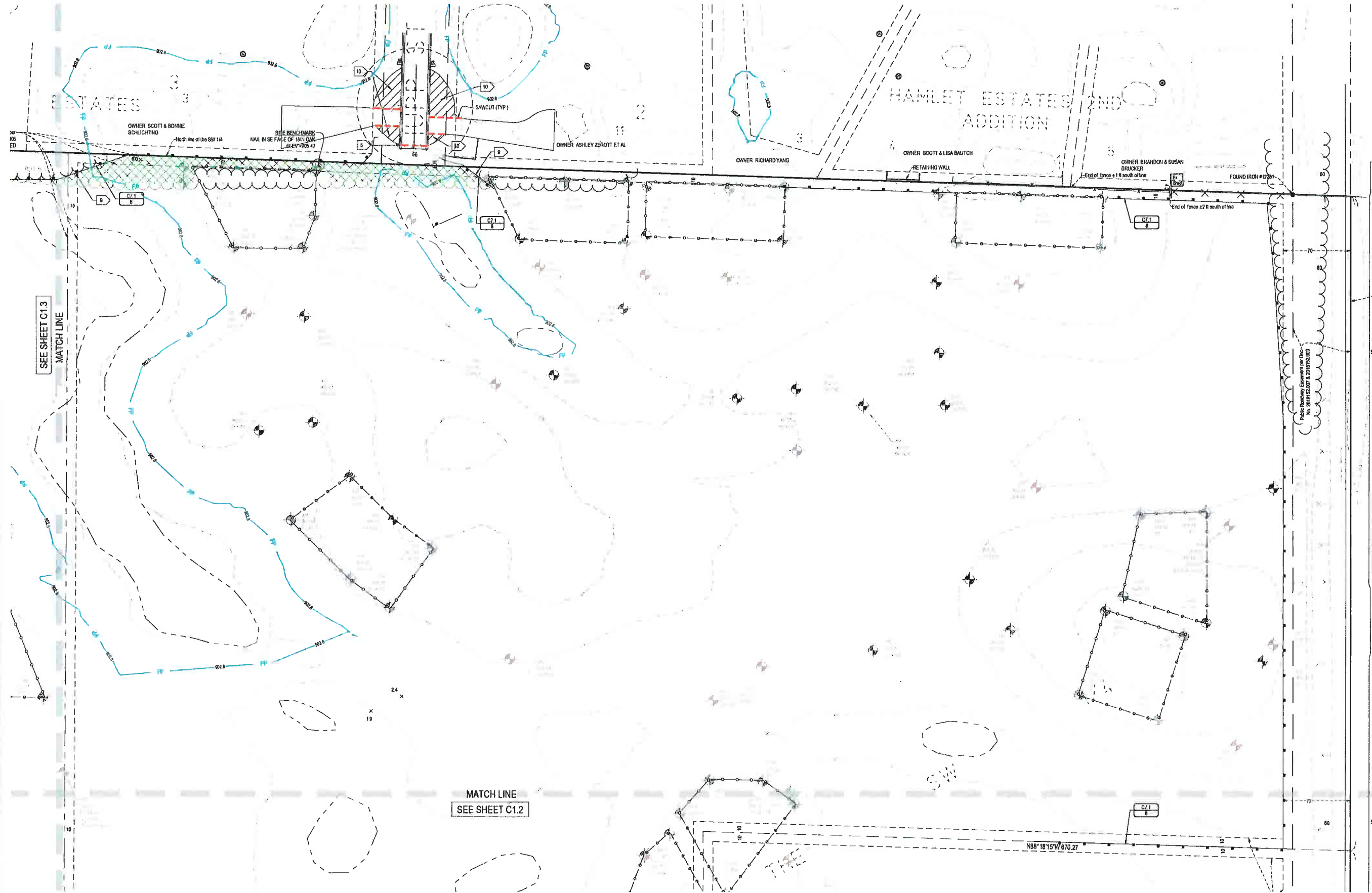
105 South Fifth Avenue  
Suite 513  
Minneapolis, MN 55401

Tel 612-252-9070  
Fax 612-252-9077  
Web [landform.net](http://landform.net)

CIVIL & LANDSCAPE TITLE SHEET

**C0.1**

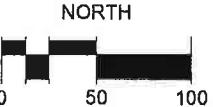




| LEGEND   |                                 |
|----------|---------------------------------|
| EXISTING | EXISTING                        |
| ①        | STORM MANHOLE                   |
| ②        | SANITARY MANHOLE                |
| ③        | CATCH BASIN                     |
| ④        | FIRE HYDRANT                    |
| ⑤        | WATER VALVE                     |
| ⑥        | FLARED END SECTION              |
| ⑦        | STORM SEWER                     |
| ⑧        | SANITARY SEWER                  |
| ⑨        | WATERMAIN                       |
| ⑩        | EASEMENT                        |
| ⑪        | SPOT ELEVATION                  |
| ⑫        | FLOODPLAIN                      |
| ⑬        | STRUCTURE &/OR PAVEMENT REMOVAL |
| ⑭        | SOIL BORING                     |
| ⑮        | UTILITY LINE & FENCE REMOVAL    |
| ⑯        | MASS TREE REMOVAL               |
| ⑰        | TREE PROTECTION/BELT FENCE      |
| ⑱        | SEPTIC SITE PROTECTION FENCE    |
| ⑲        | SAWCUT                          |
| ⑳        | FARMED SEASONAL                 |



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DEVELOPER  
**JD HAM LAKE HOLDINGS, LLC**  
105 5TH AVE. S.  
SUITE 513  
MINNEAPOLIS, MN 55401  
TEL: (612) 252-9070

CITY



PROJECT  
**KOHLER FARMS**

HAM LAKE, MINNESOTA

| ISSUE / REVISION HISTORY |                        |        |
|--------------------------|------------------------|--------|
| DATE                     | ISSUE / REVISION       | REVIEW |
| 10 JUL 2025              | PRE-PLAN SUBMITTAL     | ETL    |
| 26 JUL 2025              | PRE-PLAN RE-SUBMITTAL  | ETL    |
| 27 JUL 2025              | WATERWORKS SUBMITTAL   | ETL    |
| 27 JUL 2025              | PRE-PLAN RE-SUBMITTAL  | ETL    |
| 29 JUL 2025              | PRE-PLAN RE-SUBMITTAL  | ETL    |
| 29 JUL 2025              | PRE-PLAN RE-SUBMITTAL  | ETL    |
| 04 SEP 2025              | PRE-PLAN RE-SUBMITTAL  | ETL    |
| 10 SEP 2025              | CONSTRUCTION DOCUMENTS | ETL    |
| 26 SEP 2025              | CONSTRUCTION DOCUMENTS | ETL    |
| 14 OCT 2025              | REVISION A             | ETL    |
| 27 OCT 2025              | REVISION B             | ETL    |

|      |      |
|------|------|
| C1.3 | C1.1 |
| C1.4 | C1.2 |
| C1.5 |      |
| C1.8 |      |

CERTIFICATION

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

*Eric T. Luth*

Eric T. Luth, PE  
License No. 50475 Date: 10/27/2025

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CONSTRUCTION DOCUMENTS  
OCTOBER 27, 2025

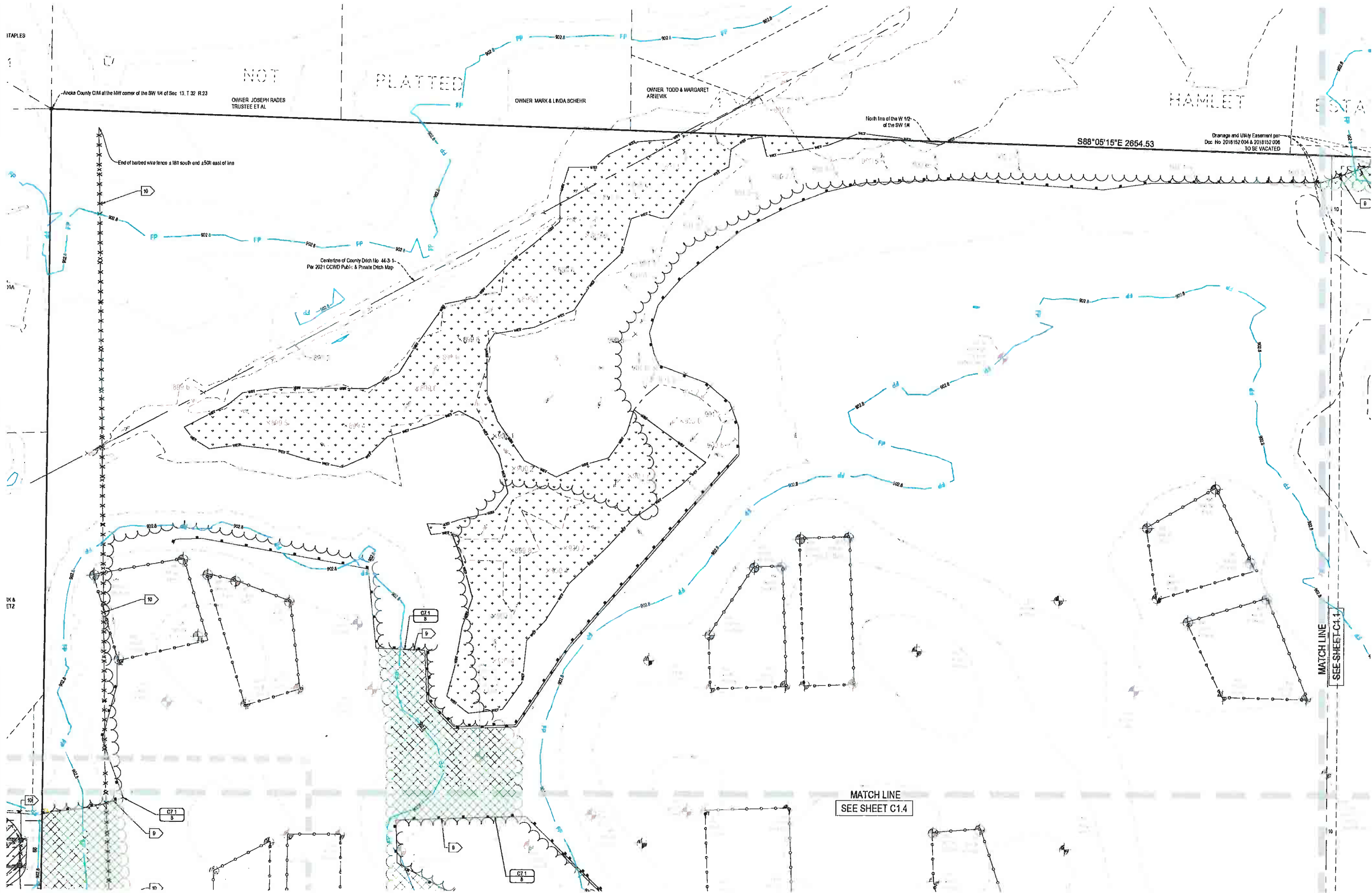


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PROJECT NO LDP24010

EXISTING CONDITIONS & DEMOLITION  
INSET 1  
**C1.1**





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CITY



PROJECT  
**KOHLER FARMS**

HAM LAKE, MINNESOTA

ISSUE / REVISION HISTORY

| DATE        | ISSUE / REVISION       | REVIEW |
|-------------|------------------------|--------|
| 12 JUL 2025 | PRELIMINARY SUBMITTAL  | ETL    |
| 22 JUL 2025 | SKETCH PLAN SUBMITTAL  | ETL    |
| 29 JUL 2025 | AWARDED SUBMITTAL      | ETL    |
| 29 JUL 2025 | PRELIMINARY SUBMITTAL  | ETL    |
| 14 AUG 2025 | PRELIMINARY SUBMITTAL  | ETL    |
| 29 AUG 2025 | PRELIMINARY SUBMITTAL  | ETL    |
| 04 SEP 2025 | PRELIMINARY SUBMITTAL  | ETL    |
| 11 SEP 2025 | CONSTRUCTION DOCUMENTS | ETL    |
| 26 SEP 2025 | CONSTRUCTION DOCUMENTS | ETL    |
| 14 OCT 2025 | REVISION A             | ETL    |
| 27 OCT 2025 | REVISION B             | ETL    |

|      |      |
|------|------|
| C1.3 | C1.1 |
| C1.4 | C1.2 |
| C1.5 |      |
| C1.6 |      |

CERTIFICATION

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

*Eva F. Kulla*  
Eva F. Kulla, PE  
License No. 56475 Date 10/27/2025

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PROJECT NO LDP24010

EXISTING CONDITIONS & DEMOLITION  
INSET 3

**C1.3**



DEVELOPER  
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MINNEAPOLIS, MN 55401  
TEL: (612) 252-9070

CITY



PROJECT  
**KOHLER FARMS**

HAM LAKE, MINNESOTA

| ISSUE / REVISION HISTORY                           |                           |        |
|----------------------------------------------------|---------------------------|--------|
| CITY OF HAM LAKE ENGINEER FOR ANY PREVIOUS HISTORY |                           |        |
| DATE                                               | ISSUE / REVISION          | REVIEW |
| 12 JUL 2025                                        | PRE-PLAT SUBMITTAL        | ETL    |
| 22 JUL 2025                                        | SKETCH PLAN RE SUBMITTAL  | ETL    |
| 27 JUL 2025                                        | UTILITY LINE RE SUBMITTAL | ETL    |
| 29 JUL 2025                                        | PRE-PLAT RE SUBMITTAL     | ETL    |
| 30 JUL 2025                                        | PRE-PLAT RE SUBMITTAL     | ETL    |
| 31 JUL 2025                                        | PRE-PLAT RE SUBMITTAL     | ETL    |
| 01 SEP 2025                                        | PRE-PLAT RE SUBMITTAL     | ETL    |
| 10 SEP 2025                                        | CIVIL RE SUBMITTAL        | ETL    |
| 25 SEP 2025                                        | CONSTRUCTION DOCUMENTS    | ETL    |
| 10 OCT 2025                                        | REVISION A                | ETL    |
| 27 OCT 2025                                        | REVISION B                | ETL    |

|      |      |
|------|------|
| C1.3 | C1.1 |
| C1.4 | C1.2 |
| C1.5 |      |
| C1.8 |      |

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*E. J. Kuth*

E. J. Kuth, PE  
License No. 50415 Date: 10/27/2025

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PROJECT NO LDP24010

EXISTING CONDITIONS & DEMOLITION  
INSET 4

C1.4

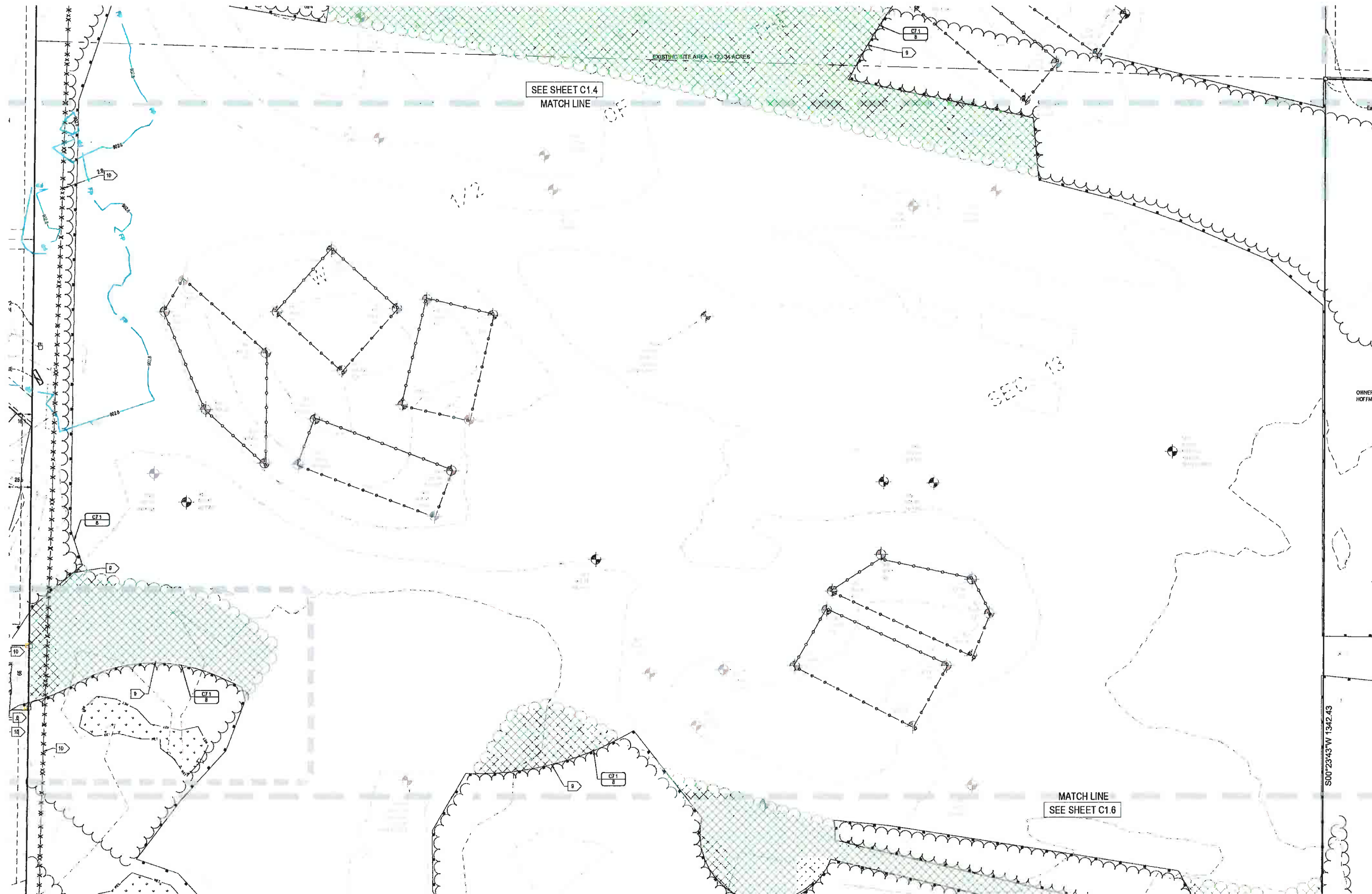
| LEGEND   |                                 |
|----------|---------------------------------|
| EXISTING | EXISTING                        |
| ⊙        | STORM MANHOLE                   |
| ⊙        | SANITARY MANHOLE                |
| ⊙        | CATCH BASIN                     |
| ⊙        | FIRE HYDRANT                    |
| ⊙        | WATER VALVE                     |
| ⊙        | FLARED END SECTION              |
| ⊙        | STORM SEWER                     |
| ⊙        | SANITARY SEWER                  |
| ⊙        | WATERMAIN                       |
| ⊙        | EASEMENT                        |
| ⊙        | SPOT ELEVATION                  |
| ⊙        | FLOODPLAIN                      |
| ⊙        | STRUCTURE & OR PAVEMENT REMOVAL |
| ⊙        | SOIL BORING                     |
| ⊙        | UTILITY LINE & FENCE REMOVAL    |
| ⊙        | MASS TREE REMOVAL               |
| ⊙        | TREE PROTECTION SILT FENCE      |
| ⊙        | SAWCUT                          |
| ⊙        | FARMS SEASONAL                  |



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PROJECT  
**KOHLER FARMS**

HAM LAKE, MINNESOTA

| ISSUE / REVISION HISTORY      |                        |        |
|-------------------------------|------------------------|--------|
| CONTINUED FROM PREVIOUS SHEET |                        |        |
| DATE                          | ISSUE / REVISION       | REVIEW |
| 10 JUL 2024                   | PRE PLAT SUBMITTAL     | ETL    |
| 27 JUL 2024                   | SITE PLAN PRELIMINARY  | ETL    |
| 27 JUL 2024                   | WATERSHED SUBMITTAL    | ETL    |
| 27 JUL 2024                   | PRE PLAT RESUBMITTAL   | ETL    |
| 10 AUG 2024                   | PRE PLAT RESUBMITTAL   | ETL    |
| 20 AUG 2024                   | PRE PLAT RESUBMITTAL   | ETL    |
| 04 SEP 2024                   | PRE PLAT RESUBMITTAL   | ETL    |
| 10 SEP 2024                   | CADD RESUBMITTAL       | ETL    |
| 26 SEP 2024                   | CONSTRUCTION DOCUMENTS | ETL    |
| 14 OCT 2024                   | REVISIONS              | ETL    |
| 21 OCT 2024                   | REVISIONS              | ETL    |

|      |      |
|------|------|
| C1.3 | C1.1 |
| C1.4 | C1.2 |
| C1.5 |      |
| C1.6 |      |

CERTIFICATION

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

*Eric T. Lamb*

Eric T. Lamb, PE  
License No. 50475 Date: 10/27/2025

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OCTOBER 27, 2025



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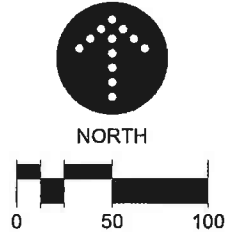
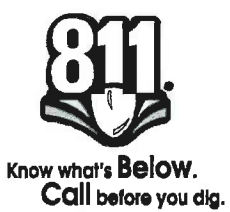
FILE NAME C:\00LDP010.DWG

PROJECT NO LDP24010

EXISTING CONDITIONS & DEMOLITION  
INSET 5

**C1.5**

| LEGEND   |                    |             |                                 |
|----------|--------------------|-------------|---------------------------------|
| EXISTING |                    | EXISTING    |                                 |
| ⊕        | STORM MANHOLE      |             | STRUCTURE & OR PAVEMENT REMOVAL |
| ⊙        | SANITARY MANHOLE   |             | SOIL BORING                     |
| ⊠        | CATCH BASIN        | X X X X X X | UTILITY LINE & FENCE REMOVAL    |
| ⬢        | FIRE HYDRANT       |             | MASS TREE REMOVAL               |
| ⬢        | WATER VALVE        |             | TREE PROTECTION BILT FENCE      |
| ⬢        | FLARED END SECTION |             | SEPTIC SITE PROTECTION FENCE    |
| ⬢        | STORM SEWER        |             | SAWCUT                          |
| ⬢        | SANITARY SEWER     |             | FARMED SEASONAL                 |
| ⬢        | WATERMAIN          |             |                                 |
| ⬢        | EASEMENT           |             |                                 |
| ⬢        | SPOT ELEVATION     |             |                                 |
| ⬢        | FLOODPLAIN         |             |                                 |





**City of  
Ham Lake**

HAM LAKE, MINNESOTA

#### ISSUE / REVISION HISTORY

| CONTACT ENGINEER FOR ANY PROJECT HISTORY |                         |        |  |
|------------------------------------------|-------------------------|--------|--|
| DATE                                     | ISSUE / REVISION        | REVIEW |  |
| 13 JUL 2005                              | PRIE PLAT RESUBMITTAL   | ET     |  |
| 21 JUL 2005                              | SKETCH PLAN RESUBMITTAL | ET     |  |
| 21 JUL 2005                              | WATERFED RESUBMITTAL    | ET     |  |
| 21 JUL 2005                              | PRIE PLAT RESUBMITTAL   | ET     |  |
| 14 AUG 2005                              | PRIE PLAT RESUBMITTAL   | ET     |  |
| 20 AUG 2005                              | PRIE PLAT RESUBMITTAL   | ET     |  |
| 14 SEP 2005                              | PRIE PLAT RESUBMITTAL   | ET     |  |
| 1 SEP 2005                               | CEAD RESUBMITTAL        | ET     |  |
| 26 SEP 2005                              | CONSTRUCTION DOCUMENTS  | ET     |  |
| 14 OCT 2005                              | REVISION A              | ET     |  |
| 18 OCT 2005                              | REVISION A              | ET     |  |

|      |      |
|------|------|
| C1.3 | C1.1 |
| C1.4 | C1.2 |
| C1.5 |      |
| C1.6 |      |

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I hereby certify that this plan was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the state of MINNESOTA.

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Eric T. Loh PE  
License No. 50675 Date 5/27/2008

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OCTOBER 27, 2025

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|            |                |
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| FILE NAME  | C100LDP010.DWG |
| PROJECT NO | LDP2401        |

**EXISTING CONDITIONS & DEMOLITION**  
**INSET 6**

## C1.6

© IANDFORM 2105

### INSET A

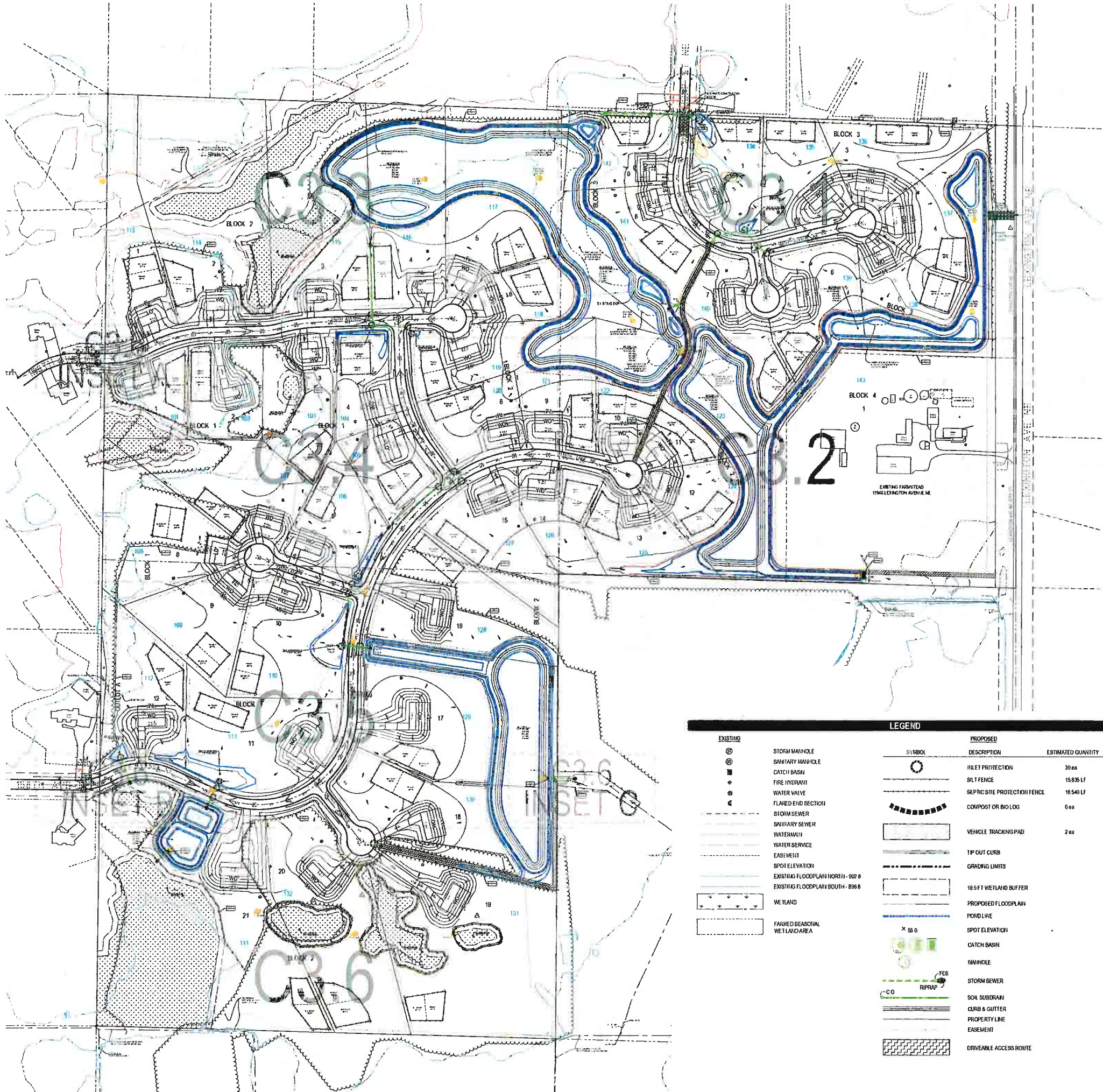
INSET E

### LEGEND



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NORTH



| LEGEND   |                                   |                    |
|----------|-----------------------------------|--------------------|
| EXISTING | PROPOSED                          | ESTIMATED QUANTITY |
|          | STORM MANHOLE                     |                    |
|          | SANITARY MANHOLE                  |                    |
|          | CATCH BASIN                       |                    |
|          | FIRE HYDRANT                      |                    |
|          | WATER VALVE                       |                    |
|          | FLARED END SECTION                |                    |
|          | STORM SEWER                       |                    |
|          | SANITARY SEWER                    |                    |
|          | WATERMAIN                         |                    |
|          | WATER SERVICE EASEMENT            |                    |
|          | SPOT ELEVATION                    |                    |
|          | EXISTING FLOODPLAIN NORTH - 902.8 |                    |
|          | EXISTING FLOODPLAIN SOUTH - 896.8 |                    |
|          | WETLAND                           |                    |
|          | FARMED SEASONAL WETLAND AREA      |                    |
|          | INLET PROTECTION                  | 30 ea              |
|          | SILT FENCE                        | 15,835 LF          |
|          | SEPTIC SITE PROTECTION FENCE      | 18,540 LF          |
|          | COMPOST OR BIO LOG                | 0 ea               |
|          | VEHICLE TRACKING PAD              | 2 ea               |
|          | TIP OUT CURB                      |                    |
|          | GRADING LIMITS                    |                    |
|          | 16.5 FT WETLAND BUFFER            |                    |
|          | PROPOSED FLOODPLAIN               |                    |
|          | POND LINE                         |                    |
|          | SPOT ELEVATION                    |                    |
|          | CATCH BASIN                       |                    |
|          | MANHOLE                           |                    |
|          | STORM SEWER                       |                    |
|          | SOIL SUBDRAIN                     |                    |
|          | CURB & GUTTER                     |                    |
|          | PROPERTY LINE EASEMENT            |                    |
|          | DRIVABLE ACCESS ROUTE             |                    |

### GENERAL NOTES

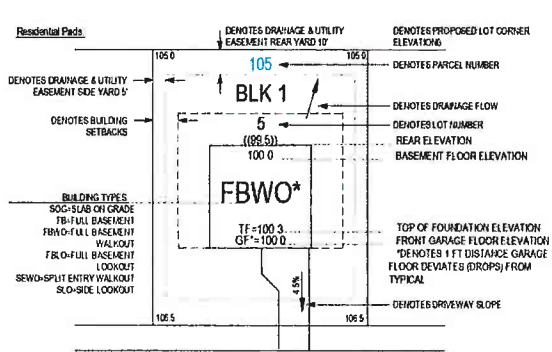
- For construction staking and surveying services contact Landform at 612-252-8070.
- Contract utility service providers for field location of services 72 hours prior to beginning grading.
- Background information shown is from survey by Landform Minneapolis, MN, on April 5, 2025, expressly for this project. City of Ham Lake, MN record drawings and utility service providers. Landform offers no warranty, expressed or written, for information provided by others. Existing project conditions shall be verified prior to beginning construction. Errors, inconsistencies, or omissions discovered shall be reported to the Engineer IMMEDIATELY.
- Remove topsoil from grading areas and stockpile sufficient quantity for reuse. Materials may be mined from landscape areas for use on site and replaced with excess organic material with prior Owner approval.
- Remove surface and ground water from excavations. Provide initial lifts of stable foundation material if exposed soils are wet and unstable.
- Refer to the Geotechnical Report prepared by Braun Interac, dated July 9, 2025, for additional information on backfill material and groundwater conditions.
- Refer to Structural Specifications for earthwork requirements for building pads.
- An Independent Testing Firm shall verify the removal of organic and unsuitable soils, soil correction, and compaction and provide periodic reports to the Owner.
- Remove topsoil from grading areas and stockpile sufficient quantity for reuse. No organic material shall be placed in the Right-of-Way or Drainage & Utility Easement along the roadway. In location of potential building pads consider using as topsoil material, if suitable. Areas of mining require approval by the City prior to excavation.
- Place and compact fill using lift thicknesses matched to soil type and compaction equipment to obtain specified compaction throughout the lift.
- Compact cohesive soils in paved areas to 95% of maximum dry density. Standard Proctor (ASTM D698) except the top 3 feet which shall be compacted to 100%. Compact to 98% density where lift depth exceeds 10 feet. The soils shall be within 3% of optimum moisture content. In granular soils all portions of the embankment shall be compacted to not less than 95% of Modified Proctor Density (ASTM D1557).
- Reserved.
- Provide site stabilization, including for stockpiles in accordance to SWPPP requirements. Refer to sheet C3.7.

### EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- Install perimeter sediment controls prior to beginning work and maintain for duration of construction. Remove controls after areas contributing runoff are permanently stabilized and dispose of off site.
- Install silt protection. Winco RD or CG models as appropriate or approved equal. Maintain protection until project is stabilized.
- Limit soil disturbance to the grading limits shown. Schedule operations to minimize length of exposure of disturbed areas.
- Management practices shown are the minimum requirement. Install and maintain additional controls as work proceeds to prevent erosion and control of sediment carried by wind or water.
- Refer to SWPPP Notes on Sheet C3.7 for additional requirements.
- Excavate ponds early in the construction sequence. Remove sediment from ponds periodically and after areas contributing runoff are permanently stabilized.
- Contractor shall prevent sediment laden water from entering the reserved system until the site is completely stabilized.
- Stabilization must be started immediately to limit soil erosion when the construction activity in that portion of the site has temporarily or permanently ceased and will not resume for 14 calendar days.
- Stabilize soil and stockpiles within 24 hours of inactivity.
- Seed, Sod, Mulch, Erosion Control Blanket, and Fertilizer shall meet the following Specifications, as modified. Seeded areas without erosion control blanket shall be disc mulched:

| EROSION CONTROL QUANTITIES |                                                                                                                                                                                                                        | Estimated Quantities    |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Seed                       | MIDOT 3576<br>MN Type 21-111 @ 100 lb/ac - Temporary Erosion Control, May 1 - Jul 31<br>MN Type 21-112 @ 100 lb/ac - Temporary Erosion Control, Aug 1 - Oct 31<br>MIDOT 3582 (MIDOT Type 1 @ 2 lb/acre; Disc-Anchored) | xx ba<br>xx ba<br>xx ba |
| Mulch                      | MIDOT 3585 (MIDOT Type 3H)                                                                                                                                                                                             | xx sy                   |
| E.C. Blanket               | MIDOT 2575                                                                                                                                                                                                             | xx sy                   |
| General Placement          |                                                                                                                                                                                                                        |                         |
- See Landscape Sheets for permanent turf and landscape establishment.
- Scrape and sweep adjacent streets clean at the end of each work day.

### KEY



### MAIN STREET

NOTES:  
1. GARAGE LOCATION INDICATED BY DRIVEWAY

### TYPICAL LOT DETAIL

NO SCALE

1

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FILE NAME: C300LDP010.DWG PROJECT NO: LDP24010

GRADING, DRAINAGE, EROSION CONTROL & STORM SEWER INDEX

C3.0

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### DEVELOPER

JD HAM LAKE HOLDINGS, LLC  
105 5TH AVE. S.  
SUITE 513  
MINNEAPOLIS, MN 55401  
TEL: (612)-252-8070

### CITY



### PROJECT

KOHLER FARMS

HAM LAKE, MINNESOTA

### ISSUE / REVISION HISTORY

| DATE        | ISSUE / REVISION        | REVISION |
|-------------|-------------------------|----------|
| 12 JUL 2025 | PRE-PLAT SUBMITTAL      | ETL      |
| 22 JUL 2025 | SKETCH PLAN RESUBMITTAL | ETL      |
| 22 JUL 2025 | WATERSHED RESUBMITTAL   | ETL      |
| 22 JUL 2025 | PRE-PLAT RESUBMITTAL    | ETL      |
| 18 AUG 2025 | PRE-PLAT RESUBMITTAL    | ETL      |
| 20 AUG 2025 | PRE-PLAT RESUBMITTAL    | ETL      |
| 14 SEP 2025 | PRE-PLAT RESUBMITTAL    | ETL      |
| 19 SEP 2025 | CIVIL RESUBMITTAL       | ETL      |
| 26 SEP 2025 | CONSTRUCTION DOCUMENTS  | ETL      |
| 14 OCT 2025 | REVISION A              | ETL      |
| 27 OCT 2025 | REVISION B              | ETL      |

### CERTIFICATION

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

Eric T. Lamb  
License No.: 55015 Date: 02/25/2025

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OCTOBER 27, 2025

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GRADING, DRAINAGE, EROSION CONTROL & STORM SEWER INDEX

C3.0





PRESIDENTS

CITIES

BATTLES

AUTOMOBILES



HAM LAKE,  
MINNESOTA

## BIKE FACILITIES MAP

### Legend

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

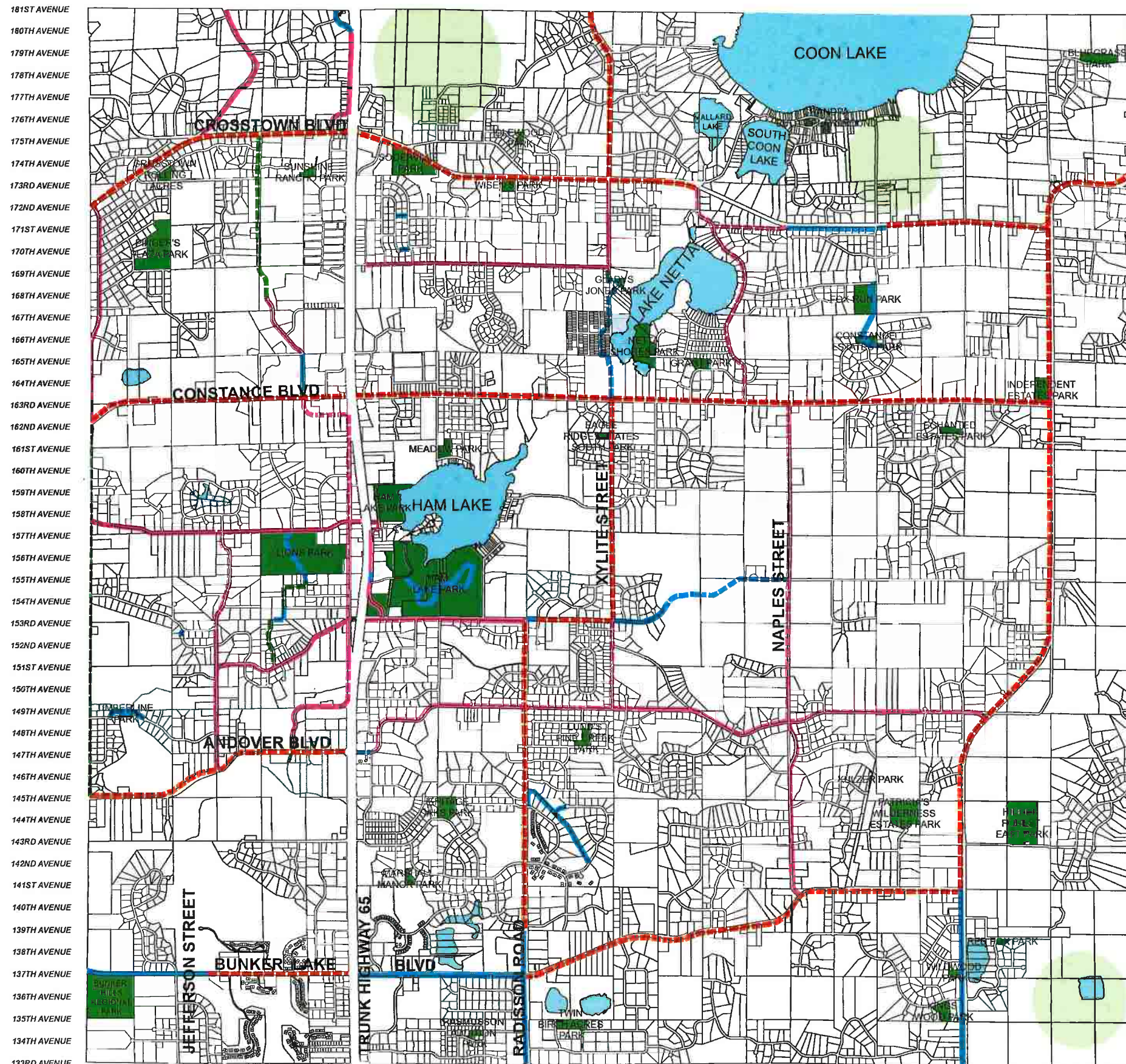
0 1,750 3,500 7,000  
Feet

MAP DATE:

7/1/2025

**RFC**  
Engineering, Inc.  
Consulting Engineers

G:\Website\Bike.mxd



**PERMIT**  
**COON CREEK WATERSHED DISTRICT**  
13632 Van Buren St NE  
Ham Lake, MN 55304  
Permit Number: 2438

**Project:** Ham Lake Residential- Kohler Farms

**Issued to:** Landform Development Partners  
Attn: Darren Lazan  
105 5th Ave S Suite 513  
Minneapolis, MN 55401

**Location:** 15946 Lexington Ave NE  
Ham Lake, MN 55304

**Permit Application #:** P-25-020

**Purpose:** 42-lot subdivision of single-family homes with associated stormwater management features

At its meeting on 10/13/2025, the Board of Managers of the Coon Creek Watershed District reviewed and approved your permit application. The following exhibits are on file describing the approved project:

1. Wetland Delineation Report by Kjolhaug Environmental Services, dated 06/04/2025, received 06/04/2025.
2. Joint Application by Kjolhaug Environmental Services, dated 08/19/2025, received 08/20/2025.
3. Soil Boring Test Report by Tradewell Soil Testing, dated 04/2025, 06/2025, 07/2025, , received 07/23/2025.
4. Geotechnical Evaluation Report by Braun Intertec, dated 07/09/2025, received 07/23/2025.
5. Piezometer Readings by Landform, dated 07/03/2025, received 07/23/2025.
6. Storm Sewer Calculations by Landform, dated 08/15/2025, received 08/19/2025.
7. Floodplain Analysis by AE2S, dated 09/10/2025, received 09/10/2025.
8. P8 by Landform, dated 09/11/2025, received 09/10/2025.
9. Stormwater Management Plan; by Landform, dated 10/09/2025, received 10/13/2025.
10. Floodplain Memo by AE2S, dated 09/26/2025, received 09/26/2025.
11. Neighbor Approval by JD Ham Lake Holdings LLC, dated 09/05/2025, received 09/26/2025.
12. Construction Plans (42 sheets); by Landform, dated 10/14/2025, received 10/14/2025.

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

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

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

This document is not transferable.

Date of Issuance: 10/27/2025  
Date of Expiration: 10/27/2026

  
Jon Janke, Director of Operations

cc: File- P25-020  
Dave Krugler, Ham Lake  
Eileen Weigel, Stantec

\*\*\*IMPORTANT PERMIT REQUIREMENTS OUTLINED ON REVERSE\*\*\*

**GENERAL PERMIT STIPULATIONS:**

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

**ADDITIONAL WETLAND-RELATED PERMIT CONDITIONS:**

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

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

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

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

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

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

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

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

October 13, 2025

**Project Owner:**

Jason Osberg  
15 5th St  
Ste 513  
Minneapolis, MN 55402-1013

**Project Contractor:**

Tyler Enright  
1451 Stagecoach Rd  
Shakopee, MN 55379-8045

**RE:** NPDES/SDS General Stormwater Permit for Construction Activity (MNR100001) Application  
Permit ID Number: C00073496  
Project Name: Kohler Farms

The Kohler Farms project has been granted coverage by the Minnesota Pollution Control Agency (MPCA) under the National Pollutant Discharge Elimination System (NPDES)/State Disposal System (SDS) Stormwater Permit (Permit) for Construction Activity. Permit coverage is effective for this project on October 13, 2025.

You are required to comply with the terms of the permit to prevent erosion and control sediment from your site with the procedures established in your stormwater pollution prevention plan (SWPPP). You are also required to upgrade your SWPPP and erosion prevention and sediment control best management practices as site and weather conditions dictate throughout the entire term of the project.

Once all construction activity has been completed at this project, you must submit a notice of termination using MPCA e-Services (<https://rsp.pca.state.mn.us>) within 30 days of meeting the conditions outlined in Part 4 of the permit. You can check the status of your permit on the MPCA's construction stormwater permit information search page at:  
<https://webapp.pca.state.mn.us/csw/permits>.

Please save this letter for your records. If you have any questions about permit coverage for this project, please contact the Construction Stormwater Program at 651-757-2119 or toll free at 800-657-3804.

## David Krugler

---

**From:** Mark Jones <mjones@hamlakemn.gov>  
**Sent:** Wednesday, July 16, 2025 8:24 AM  
**To:** David Krugler  
**Cc:** Thomas Dietrich; Jennifer Bohr  
**Subject:** RE: Buildings

15946 per Anoka County is taxed AGRICULTURAL, and the out building are used for agriculture purpose, he does farm other land in the area. The out buildings would meet the requirements of Minnesota Statutes section 326B.103, subdivision 3 for definition for agriculture building. This property by city code will still need to remain R-A. Also by city code, Farm Building is a structure located in an R-A District which is used for bona fide agricultural purposes, but is required to meet a 100 foot setback from the property line. The building to the west per Anoka County GIS just makes this 100 foot setback, if the lot adjustment does reduce this setback then a correction will be need, whether the building then will need to be removed (demoed, or the other word), size reduction, or by Variances. As to the septic system, tanks need a setback ten feet, twenty feet for rock bed, this can be reduced if the building has no space below grade and approved by the Building Official.

9-370 Accessory Buildings and Farm Buildings An Accessory Building is any structure located or proposed to be located in any Residential Land Use in the R-1, R-A and PUD zoning districts, which is not the dwelling unit, and which is not a garage, which is not a Farm Building, and which has a floor size of more than 200 square feet. A building or structure meeting the above definition except for the size, is a yard shed. A Farm Building is a structure located in an R-A District which is used for bona fide agricultural purposes, including farm machinery storage, crop storage or housing livestock, poultry or horses.

9-370.7 Farm Buildings A Farm Building is a structure located on land zoned R-A, which is not a dwelling unit. No Farm Building may be constructed at a distance closer than 100 feet from any lot line

Mark Jones  
Building/Zoning official  
City Hall (763) 434-9555  
Desk (763) 235-1674  
mjones@hamlakemn.gov

-----Original Message-----

From: David Krugler <DKrugler@rfcengineering.com>  
Sent: Tuesday, July 15, 2025 8:54 PM  
To: Mark Jones <mjones@hamlakemn.gov>  
Subject: Buildings

Caution: This email originated outside our organization; please use caution.

**Tradewell Soil Testing  
18330 Dahlia Street NW  
Cedar, MN 55011**

August 26<sup>th</sup>, 2025

RFC Engineering  
13635 Johnson Street NE  
Ham Lake, MN 55304

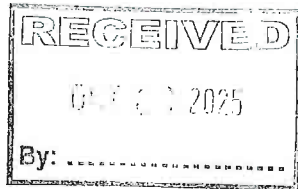
To whom it may concern:

As a licensed site evaluator who conducted the soil borings at the Kohler Farm in Ham Lake, for JD Ham Lake Holdings, LLC, 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,

A handwritten signature in black ink, appearing to read "Mark Tradewell". The signature is fluid and cursive, with the first name "Mark" written in a more compact, stylized script and the last name "Tradewell" written in a more extended, flowing cursive.

Mark Tradewell  
MPCA #307



## CITY OF HAM LAKE

15544 Central Avenue NE

Ham Lake, MN 55304

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

### PLANNING REQUEST

Date of Application 10/1/25 Date of Receipt \_\_\_\_\_

Receipt # \_\_\_\_\_ Amount \$ \_\_\_\_\_

Meeting Appearance Dates:

Planning Commission 12-8-2025 City Council \_\_\_\_\_

Please check request(s):

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

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

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

Development/Business Name: Elwell Farms 2nd Addition

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

Legal Description of property: See plat

PIN # TBD Current Zoning R1/PUD Proposed Zoning R1/PUD

Notes: \_\_\_\_\_

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 [Signature] DATE 10/1/25


**- FOR STAFF USE ONLY -**

ACTION BY: Planning Commission \_\_\_\_\_ PROPERTY TAXES CURRENT YES NO  
City Council \_\_\_\_\_ Any Active/Deferred Assessments YES NO

## Memorandum

Date: December 3, 2025

To: Planning Commissioners

From: David A. Krugler, City Engineer 

Subject: Elwell Farms Second Addition

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### Introduction:

The Final Plat for Elwell Farms Second Addition was received November 18<sup>th</sup> for the proposed development consisting of seven residential lots and one recreational lot located on 45.8 acres within Outlots F, G and H of Elwell Farms. The plans showing the separation of Elwell Farms Second Addition, previously granted preliminary plat approval at the July 21<sup>st</sup> City Council meeting, were submitted on November 26<sup>th</sup> address all prior staff comments.

The Second Addition is a portion of the overall Elwell Farms plat that received Sketch Plan approval at the November 18, 2024 City Council meeting. All parcels for Elwell Farms are in the process of being rezoned to Planned Unit Development to accommodate R-1 Single Family Residential, R-A Rural Single Family Residential for the planned wetland bank and Residential Recreational use.

### Discussion:

No changes have been made from the originally approved preliminary plat affecting the eight lots proposed for the Second Addition. The Plans were approved at the May 27<sup>th</sup> Coon Creek Watershed District (CCWD) Board of Managers meeting, per the attached. The attached CCWD Permit was issued August 1<sup>st</sup>. An NPDES permit was obtained on June 23<sup>rd</sup>. The July 7<sup>th</sup> Tradewell Soil Testing septic certification certifies that all 107 lots will support two standard septic systems in accordance with Minnesota Rules 7080. Parkland dedication fees in the amount of \$2,500 per lot will be required for the eight lots, and will be as outlined in the development agreement.

The 137<sup>th</sup> Lane NE temporary cul-de-sac right-of-way within Red Fox Hollow 2<sup>nd</sup> Addition as well as the Opal Street NE temporary cul-de-sac, may be vacated following completion of the first lift of bituminous paving. The Developer must provide an exhibit and legal document of the vacation area. Prior to any vacation, the Developer must also provide an exhibit or written confirmation from each utility verifying that removal or abandonment of utilities within the vacation area have been completed.

A Right of Entry easement within Red Fox Hollow Outlot A was previously dedicated to provide the City access to monitor excavation associated with the Lennes ponds project approved by the City Council. Site corrections have been made to bring the area into compliance with City Code, and the Right of Entry is no longer required for the parcel.

**Recommendations:**

It is recommended that the Final Plat of Elwell Farms Second Addition be recommended for approval to the City Council with the following conditions:

- The Developer submitting a request to vacate the right-of-entry and the Drainage and Utility easement with Elwell Farms Outlot H, formerly Red Fox Hollow Second Addition Outlot A.
- The Developer submitting a request to vacate the temporary right-of-way and Drainage and Utility easement at the connection of 137<sup>th</sup> Lane NE once the first lift of bituminous is constructed.
- The Developer submitting a request to vacate the temporary right-of-way and Drainage and Utility easement at the connection of Opal Street NE once the first lift of bituminous is constructed.

**PERMIT**  
**COON CREEK WATERSHED DISTRICT**  
13632 Van Buren St NE  
Ham Lake, MN 55304  
Permit Number: 2422

**Project:** Elwell Farms

**Issued to:** Ewell Family Farm/Thomas Elwell  
4629 – 137<sup>th</sup> Ln NE  
Ham Lake MN 55304

**Location:** 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.

At its meeting on 05/27/2025, the Board of Managers of the Coon Creek Watershed District reviewed and approved your permit application. The following exhibits are on file describing the approved project:

1. Geotechnical Exploration Report by Haugo Geotechnical Services, dated 02/04/2025, received 04/09/2025.
2. Joint Application by Kjolhaug Environmental Services, Inc., dated 02/11/2025, received 03/12/2025.
3. Updated Attachment D by Kjolhaug Environmental Services, Inc., undated, received 05/08/2025.
4. Wetland Signage by Carlson Engineering, undated, received 6/26/2025.
5. Wetland Delineation by Kjolhaug Environmental Services, Inc., dated 03/11/2025, received 03/11/2025.
6. Construction Plans by Carlson Engineering, dated 03/10/2025, received 04/09/2025.
7. Final Grading Plans (1&2) by Carlson Engineering, dated 7/11/2025, received 7/15/2025.
8. Flood Mitigation Exhibit by Carlson Engineering, dated 02/05/2025, received 02/05/2025.
9. Storm Sewer Design by Carlson Engineering, undated, received 07/02/2025.
10. Stormwater Management Plan, by Carlson Engineering, dated 04/09/2025, received 04/06/2025.
11. 1st Addition Storm Sewer Plan (14 sheets); by Carlson McCain, undated, received 07/02/2025.
12. 1st Addition Temporary Pond Outlet for Pond 600; by Carlson McCain, undated, received 07/02/2025.
13. Final plat by Carlson Engineering, undated, received 7/15/2025.
14. SWPPP by Carlson Engineering, dated 6/19/2025, received 6/26/2026.

The Board of Managers found the project as planned to be in accordance with the Rules and Regulations, and Guidelines of the District, and therefore, approved the permit with 5 stipulations.

1. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001)
2. Submittal of as-builts for the stormwater management practices and associated structures listed in Table 2, including volume, critical elevations and proof of installation for hydrodynamic separators.
3. Submittal of as-built (invert, pipe material, pipe size) for culvert installations within County Ditch 44-7 at 138th Ave and 137th Lane.
4. If dewatering is required, provide DNR dewatering permit prior to construction. If a DNR permit is not required, provide well-field location, rates, discharge location, schedule and quantities prior to construction.
5. Submittal of grading as-builts for the project to confirm adequate floodplain compensatory storage has been provided.

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

This document is not transferable.

Date of Issuance: 8/1/2026  
Date of Expiration: 8/1/2026



Tim Kelly, District Administrator

cc: File- P24-064  
Dave Krugler, Ham Lake  
Eileen Weigel, Stantec

**\*\*\*IMPORTANT PERMIT REQUIREMENTS OUTLINED BELOW\*\*\***

**GENERAL PERMIT STIPULATIONS:**

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

**ADDITIONAL WETLAND-RELATED PERMIT CONDITIONS:**

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

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

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

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

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

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

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

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



520 Lafayette Road North | St. Paul, Minnesota 55155-4194 | 651-296-6300

800-657-3864 | Use your preferred relay service | [info.pca@state.mn.us](mailto:info.pca@state.mn.us) | Equal Opportunity Employer

June 23, 2025

**Project Owner:**

Joseph T Radach

PO Box 89

Rockford, MN 55373-0089

**Project Contractor:**

Jesse Neumann

1282 187th Ln NE

East Bethel, MN 55011-9501

**RE:** NPDES/SDS General Stormwater Permit for Construction Activity (MNR100001) Application

Permit ID Number: C00072338

Project Name: Elwell Farms

The Elwell Farms project has been granted coverage by the Minnesota Pollution Control Agency (MPCA) under the National Pollutant Discharge Elimination System (NPDES)/State Disposal System (SDS) Stormwater Permit (Permit) for Construction Activity. Permit coverage is effective for this project on June 18, 2025.

You are required to comply with the terms of the permit to prevent erosion and control sediment from your site with the procedures established in your stormwater pollution prevention plan (SWPPP). You are also required to upgrade your SWPPP and erosion prevention and sediment control best management practices as site and weather conditions dictate throughout the entire term of the project.

Once all construction activity has been completed at this project, you must submit a notice of termination using MPCA e-Services (<https://rsp.pca.state.mn.us>) within 30 days of meeting the conditions outlined in Part 4 of the permit. You can check the status of your permit on the MPCA's construction stormwater permit information search page at:

<https://webapp.pca.state.mn.us/csw/permits>.

Please save this letter for your records. If you have any questions about permit coverage for this project, please contact the Construction Stormwater Program at 651-757-2119 or toll free at 800-657-3804.

**Tradewell Soil Testing  
18330 Dahlia Street NW  
Cedar, MN 55011**

July 7<sup>th</sup>, 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,

A handwritten signature in black ink, appearing to read "Mark Tradewell". The signature is fluid and cursive, with the first name "Mark" written in a larger, more prominent script than the last name "Tradewell".

Mark Tradewell  
MPCA #307

CITY OF HAM LAKE  
COUNTY OF ANOKA  
SEC. 36, TWP. 32, RGE. 23

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Thomas R. Balluff, Licensed Land Surveyor

\_\_\_\_ (Signed)  
\_\_\_\_ (Printed)

Notary Public, \_\_\_\_\_  
My commission expires \_\_\_\_\_

CITY COUNCIL, CITY OF HAM LAKE, MINNESOTA

This plot of ELWELL FARMS SECOND ADDITION was approved and accepted by the City Council of the City of Ham Lake, Minnesota at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and said plot is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF HAM LAKE, MINNESOTA

By \_\_\_\_\_, Mayor

By: \_\_\_\_\_, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plot has been reviewed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

David M. Zieglmeier  
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20\_\_\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Property Tax Administrator

By: \_\_\_\_\_, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES  
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of ELWELL FARMS SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_M. and was duly recorded as Document Number \_\_\_\_\_.

County Recorder/Registrar of Titles

By: \_\_\_\_\_, Deputy

KNOW ALL PERSONS BY THESE PRESENTS: That Elwell Farms LLC, a limited liability company,  
owner of the following described property:

OUTLOT D, OUTLOT E, OUTLOT F, AND OUTLOT G, ELWELL FARMS, according to the recorded thereof, Anoka County, Minnesota

Has caused the same to be surveyed and platted as ELWELL FARMS SECOND ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Elwell Farms LLC, a limited liability company, has caused these presents to be signed by its proper partner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ELWELL FARMS LLC

Jesse D. Neumann, Manager

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by  
Jesse D. Neumann, Manager of Elwell Farms LLC, a limited liability company, on behalf of  
the company.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Signed)  
(Printed)

Notary Public, \_\_\_\_\_  
My commission expires \_\_\_\_\_

For the purposes of this plot, the West line of Outlot G, ELLWELL FARMS is assumed to have a bearing of North 00 degrees 20 minutes 22 seconds West.

GRAPHIC SCALE

0 50 100 200

(SCALE IN FEET)

1 INCH = 100 FEET

DRAINAGE AND UTILITY  
EASEMENTS ARE SHOWN THUS:

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

Denotes 5/8 inch by 14 inch rebar, set or to be set within one year of recording of this plat and marked with license number 40361

Denotes Found 5/8 inch rebar marked by license number 40361, unless otherwise noted

 Denotes Wetlands delineated by Kjolhaug Environmental Services Company in 2024

RED FOX HOLLOW  
SECOND ADDITION

**INSET 'B'**  
**(SEE SHEET 3 OF 3**  
**SHEETS)**

**INSET 'A'**  
**(SEE SHEET 2 OF 3**  
**SHEETS)**

ERED FOX HOLLOW <sup>W</sup> 472.04' <sup>N</sup> 00°20'22" <sup>W</sup> West line of Quail G. ELWELL FARMS (1 1/2 inch iron pipe, unreadable cap)



**CARLSON  
ENGINEERING**  
ENGINEERING \ SURVEYING \ PLANNING

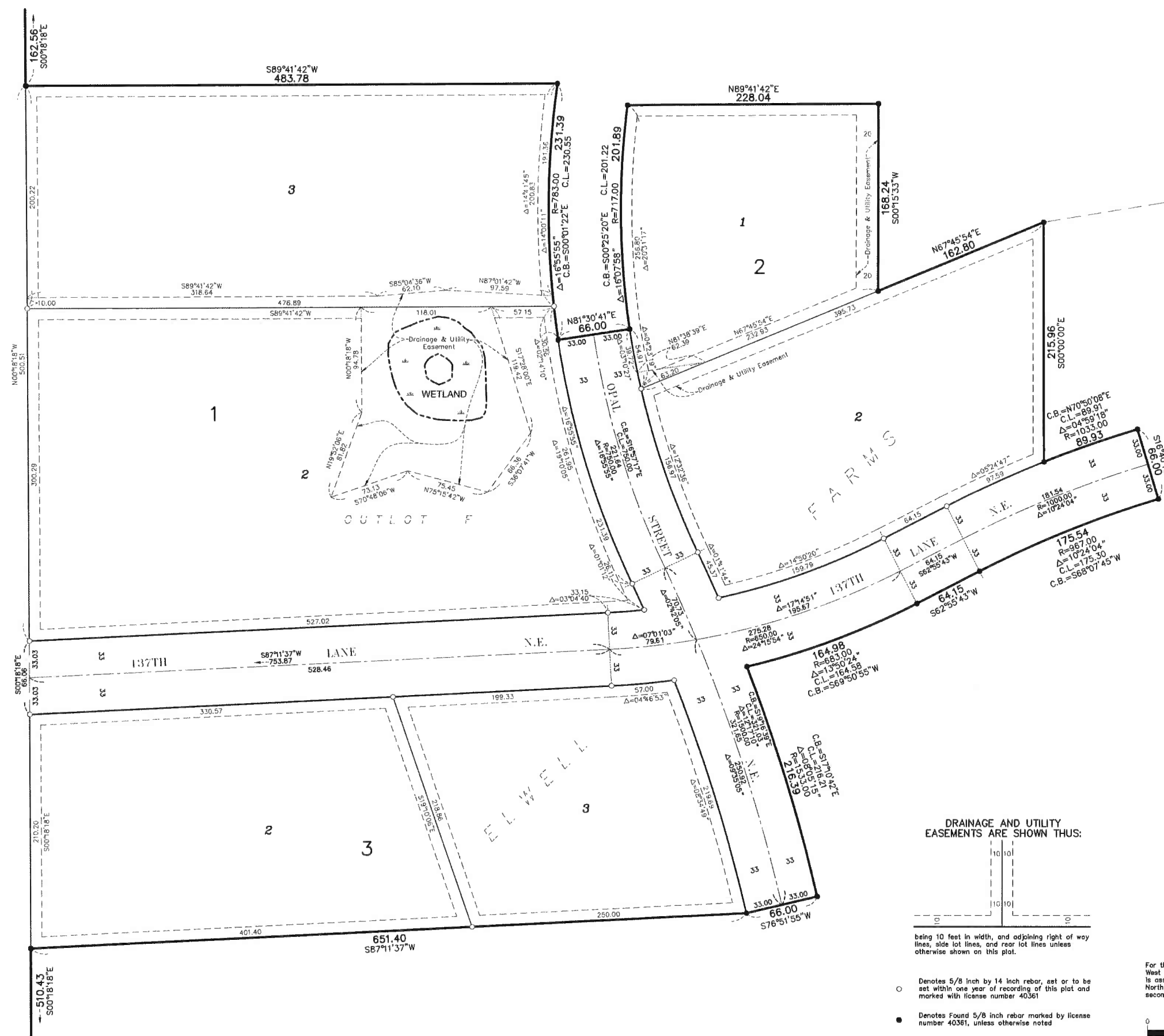
# DRAFT

DRAFT

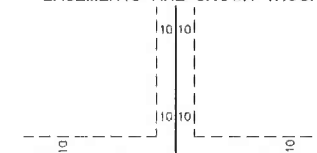
# ELWELL FARMS SECOND ADDITION

CITY OF HAM LAKE  
COUNTY OF ANOKA  
SEC. 36, TWP. 32, RGE. 23

INSET A



DRAINAGE AND UTILITY  
EASEMENTS ARE SHOWN THUS:



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

- Denotes 5/8 inch by 14 inch rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found 5/8 inch rebar marked by license number 40361, unless otherwise noted

Denotes Wetlands delineated by Kjolhaug Environmental Services Company in 2024

For the purposes of this plot, the West line of Outlot G, ELWELL FARMS is assumed to have a bearing of North 00 degrees 20 minutes 22 seconds West.

GRAPHIC SCALE  
(SCALE IN FEET)  
1 INCH = 50 FEET

**CARLSON**  
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CITY OF HAM LAKE  
COUNTY OF ANOKA  
SEC. 36, TWP. 32, RGE. 23


GRAPHIC SCALE

0 25 50 100

(SCALE IN FEET)

1 INCH = 50 FEET

Denotes Found 5/8 inch rebar marked by license number 40361, unless otherwise noted

 Denotes Wetlands delineated by Kjolhaug Environmental Services Company in 2024

(1/2 inch iron pipe,  
unreadable cap)

---West line of Outlot G, ELWELL FARMS

N00°20'22"W  
472 04

Utility - 1

### Drainage & Utility Easement

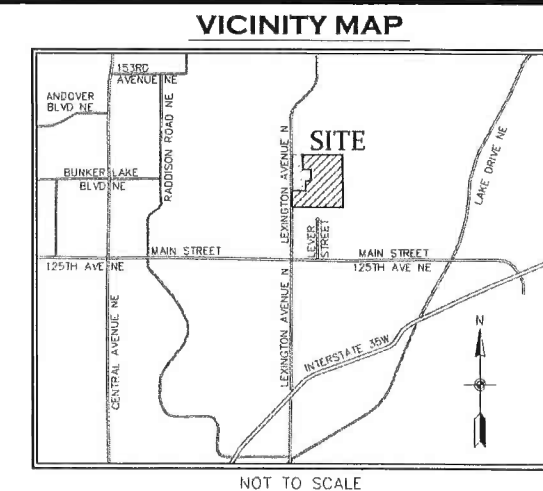
1327.54  
50' 40" W

BLOCK 3



**CARLSON**  
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# GRADING, DEVELOPMENT, & EROSION CONTROL PLANS HAM LAKE, MINNESOTA

DEVELOPER

JOE RADACH  
CONTOUR CIVIL & DEVELOPMENT  
JRADACH@CONTOURCD.COM  
812-730-2285  
PO BOX 89  
ROCKFORD, MN 55373

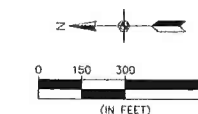
\*GRADING WILL BE COMPLETED IN 1 PHASE

## SHEET INDEX

- 1. COVER
- 2. GRADING INDEX
- 3-21. GRADING, DRAINAGE  
& EROSION CONTROL PLAN
- 22-26. TREE PRESERVATION PLAN
- 27-28. DETAILS
- 29. LIVABILITY INDEX
- 30-33. LIVABILITY PLAN
- 34-38. LIVABILITY CHART



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 Guidelines for the Collection and Depiction of Existing Subsurface Utility Data."




**BENCHMARK**  
 1. Anoka County Benchmark It. 2006 -  
 Elevation = 697.58 ft. (NAV088)  
 2. Anoka County Benchmark No. 3096 -  
 Elevation = 901.76 ft. (NAV088)



**2800 PHEASANT RIDGE DR NW  
SUITE 100  
BLAINE, MN 55448  
TEL 763.488.7800  
FAX 763.488.7858  
CASH CON. 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: Justin J Olson P.I.  
Signature:   
Date: 7/11/25 License #:

Drawn: CRM  
Designed: JJO  
Date: 7/11/25

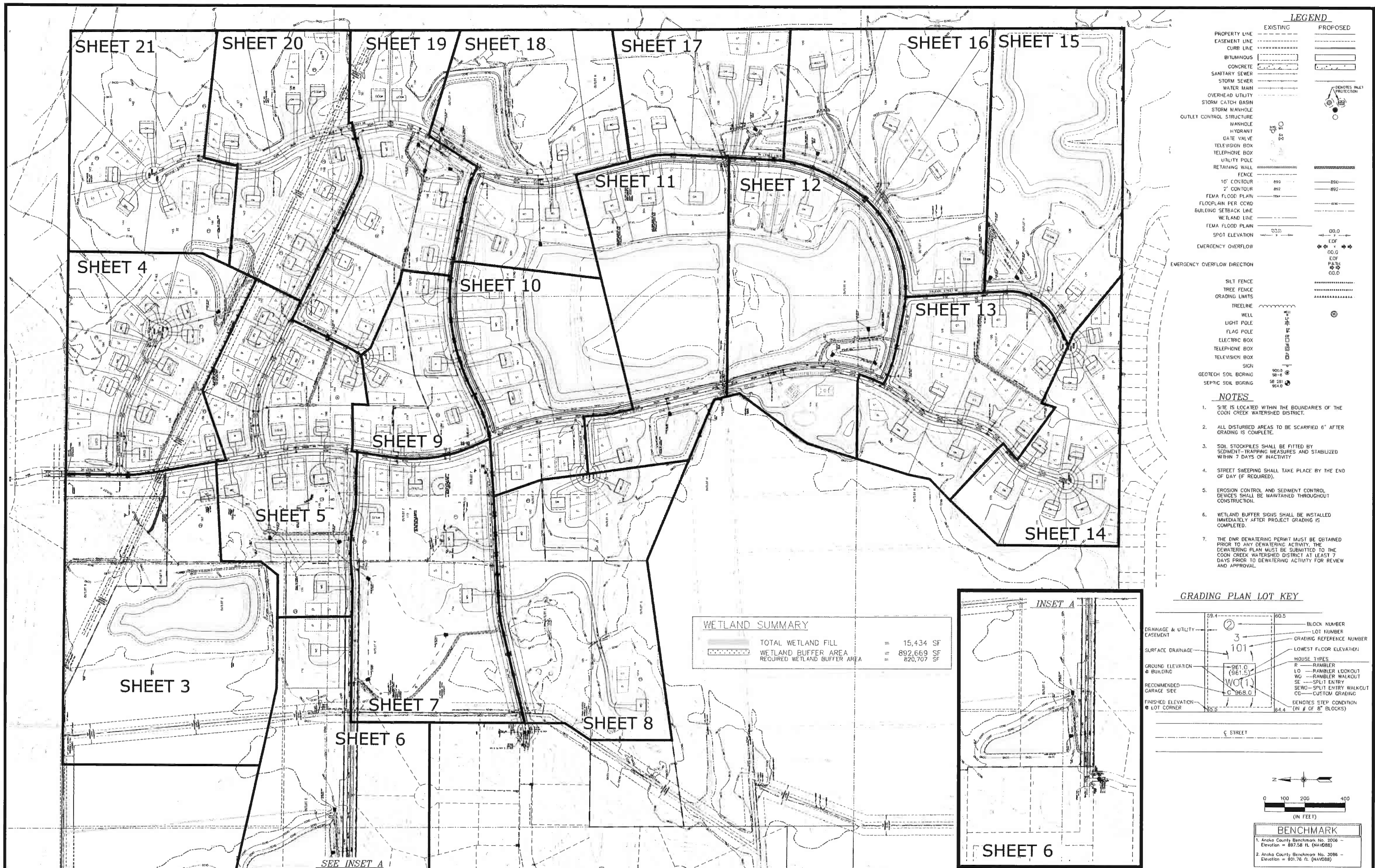
Revisions:  
1. 10/2/25 Rev. Per 2nd Additon  
2. 11/26/25 Rev. Rockney St. Sta. 22+00-27+00

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

**ELWELL FARMS**  
Ham Lake, MN

COVER

1 of 3



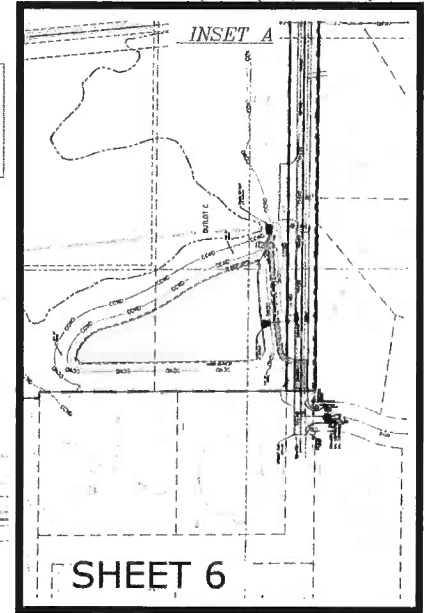
**LEGEND**

| EXISTING                     | PROPOSED                     |
|------------------------------|------------------------------|
| PROPERTY LINE                | PROPERTY LINE                |
| EASEMENT LINE                | EASEMENT LINE                |
| CURB LINE                    | CURB LINE                    |
| BITUMINOUS                   | BITUMINOUS                   |
| CONCRETE                     | CONCRETE                     |
| SANITARY SEWER               | SANITARY SEWER               |
| STORM SEWER                  | STORM SEWER                  |
| WATER MAIN                   | WATER MAIN                   |
| OVERHEAD UTILITY             | OVERHEAD UTILITY             |
| STORM CATCH BASIN            | STORM CATCH BASIN            |
| STORM MANHOLE                | STORM MANHOLE                |
| OUTLET CONTROL STRUCTURE     | OUTLET CONTROL STRUCTURE     |
| MANHOLE                      | MANHOLE                      |
| HYDRANT                      | HYDRANT                      |
| GATE VALVE                   | GATE VALVE                   |
| TELEVISION BOX               | TELEVISION BOX               |
| TELEPHONE BOX                | TELEPHONE BOX                |
| UTILITY POLE                 | UTILITY POLE                 |
| RETAINING WALL               | RETAINING WALL               |
| FENCE                        | FENCE                        |
| 10' CONTOUR                  | 10' CONTOUR                  |
| 2' CONTOUR                   | 2' CONTOUR                   |
| FEMA FLOOD PLAIN             | FEMA FLOOD PLAIN             |
| FLOODPLAIN PER CCWD          | FLOODPLAIN PER CCWD          |
| BUILDING SETBACK LINE        | BUILDING SETBACK LINE        |
| WETLAND LINE                 | WETLAND LINE                 |
| FEMA FLOOD PLAIN             | FEMA FLOOD PLAIN             |
| SPOT ELEVATION               | SPOT ELEVATION               |
| EMERGENCY OVERFLOW           | EMERGENCY OVERFLOW           |
| EMERGENCY OVERFLOW DIRECTION | EMERGENCY OVERFLOW DIRECTION |
| SILT FENCE                   | SILT FENCE                   |
| TREE FENCE                   | TREE FENCE                   |
| GRADING LIMITS               | GRADING LIMITS               |
| TREELINE                     | TREELINE                     |
| WELL                         | WELL                         |
| LIGHT POLE                   | LIGHT POLE                   |
| FLAG POLE                    | FLAG POLE                    |
| ELECTRIC BOX                 | ELECTRIC BOX                 |
| TELEPHONE BOX                | TELEPHONE BOX                |
| TELEVISION BOX               | TELEVISION BOX               |
| SIGN                         | SIGN                         |
| GEOTECH SOIL BORING          | GEOTECH SOIL BORING          |
| SEPTIC SOIL BORING           | SEPTIC SOIL BORING           |

- 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**

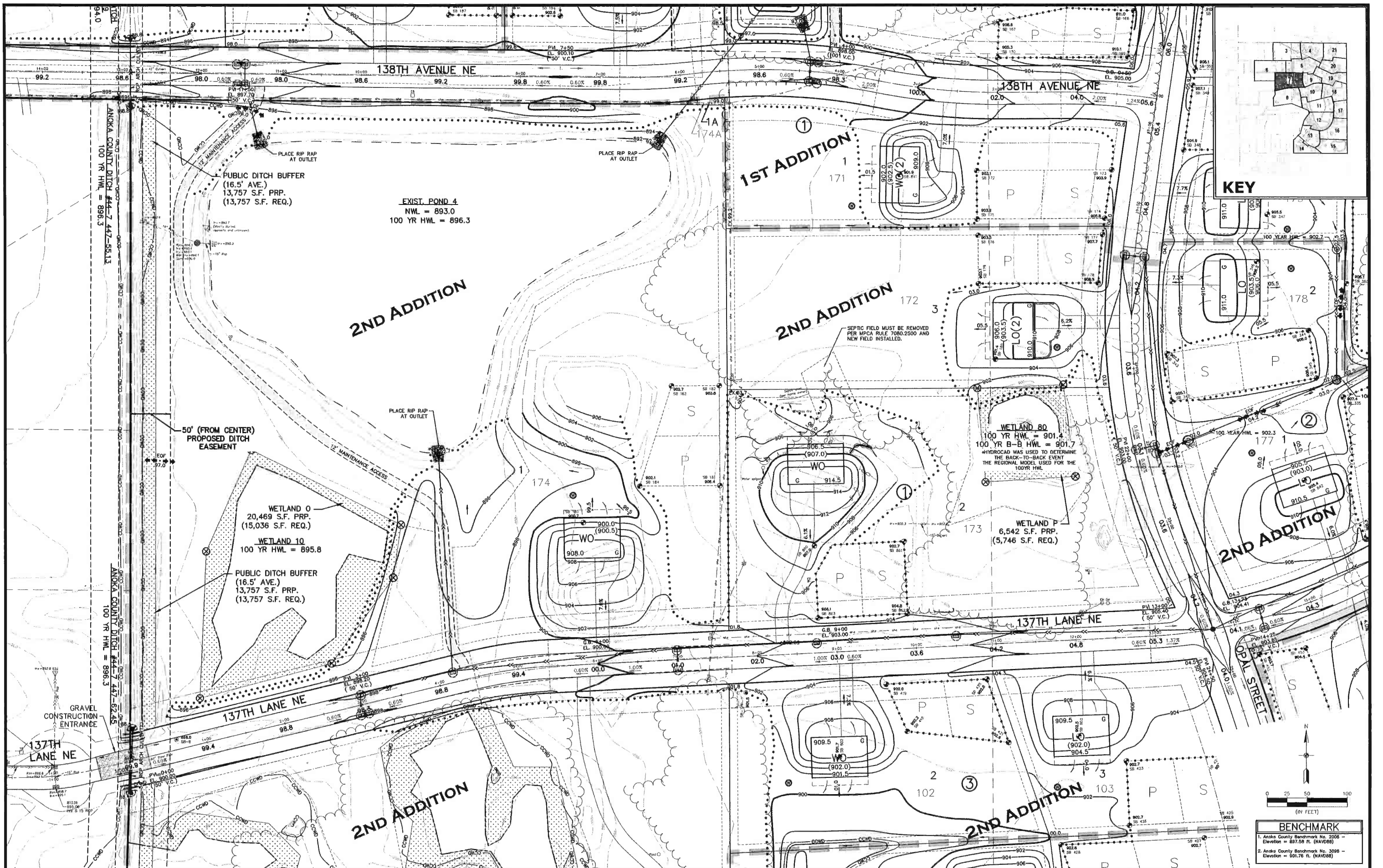
|                              |            |
|------------------------------|------------|
| TOTAL WETLAND FILL           | 15,434 SF  |
| WETLAND BUFFER AREA          | 892,669 SF |
| REQUIRED WETLAND BUFFER AREA | 820,707 SF |



**GRADING PLAN LOT KEY**

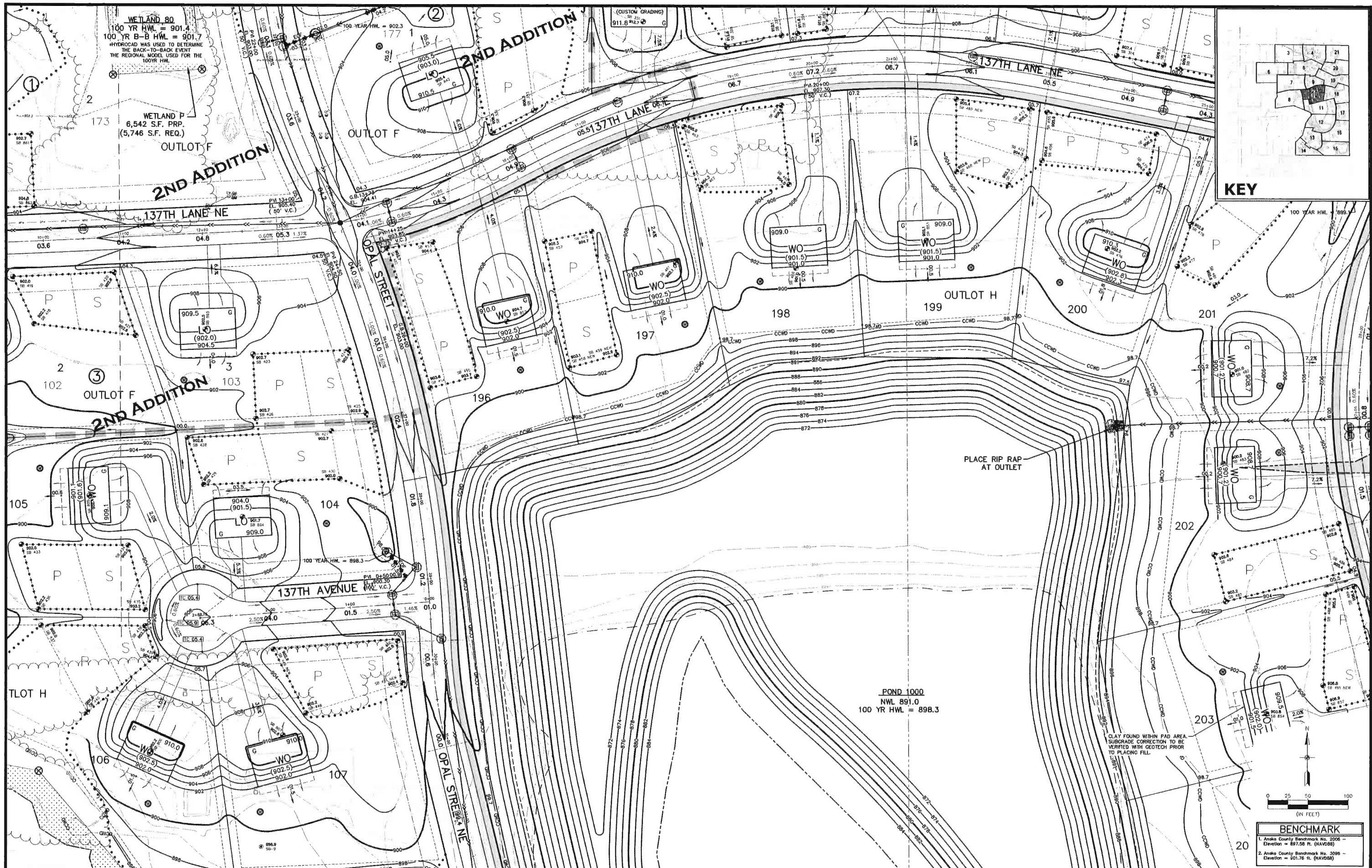
| SYMBOL        | DESCRIPTION                                                                                                   |
|---------------|---------------------------------------------------------------------------------------------------------------|
| ②             | BLOCK NUMBER                                                                                                  |
| 3             | LOT NUMBER                                                                                                    |
| 101           | GRADING REFERENCE NUMBER                                                                                      |
| 961.0 (961.5) | LOWEST FLOOR ELEVATION                                                                                        |
| WO(1)         | HOUSE TYPES                                                                                                   |
| C 968.0       | LO - RAMBLER<br>WO - RAMBLER WALKOUT<br>SE - SPLIT ENTRY<br>SEWO - SPLIT ENTRY WALKOUT<br>CC - CUSTOM GRADING |
| 965.5         | FINISHED ELEVATION @ LOT CORNER                                                                               |
| 64.4          | DENOTES STEP CONDITION (IN # OF 8" BLOCKS)                                                                    |

SEE INSET A









3800 PHEASANT RIDGE DR NE  
SUITE 100  
BLAINE, MN 55448  
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: Justin J Olson P.E.  
Signature: *Justin J Olson*  
Date: 7/11/25 License #: 54231

Drawn: CRM  
Designed: JJO  
Date: 7/11/25

Revisions:  
1. 10/2/25 Rev. Per 2nd Addition  
2. 11/26/25 Rev. Rockney St. Sta. 22+00-27+00

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

ELWELL FARMS  
Ham Lake, MN

GRADING, DEVELOPMENT  
& EROSION CONTROL PLAN

10  
of  
38

LIVABILITY CHART - (ELWELL FARMS 2ND ADDITION)

| LOT NUMBER                     |     |       | AREAS                                     |                                                      |                     |                                             |                                    |                                   |                                   | SOIL BORINGS     |                                 |                     |                      | WATER LEVELS                         |                                                  | BUILDING PAD |                                       |                                       |                                         |                                    |
|--------------------------------|-----|-------|-------------------------------------------|------------------------------------------------------|---------------------|---------------------------------------------|------------------------------------|-----------------------------------|-----------------------------------|------------------|---------------------------------|---------------------|----------------------|--------------------------------------|--------------------------------------------------|--------------|---------------------------------------|---------------------------------------|-----------------------------------------|------------------------------------|
| GRADING<br>REFERENCE<br>NUMBER | LOT | BLOCK | TOTAL LOT<br>AREA (AC) *<br>(1.0 AC Min.) | GROSS<br>LIVABILITY<br>AREA (SF)<br>(29,500 SF Min.) | 1/4"<br>ELEVATIONS  | BUILDING AREA<br>(SF)**<br>(10,000 SF Min.) | SUGGESTED<br>SEPTIC SYSTEM<br>TYPE | ISTS AREA (SF)<br>(7,500 SF Min.) | YARD AREA (SF)<br>(12,00 SF Min.) | BORING<br>NUMBER | DEPTH TO<br>MOTTING<br>(INCHES) | BORING<br>ELEVATION | MOTTING<br>ELEVATION | ANTICIPATED<br>GROUND<br>WATER (AGW) | 100 YEAR HIGH<br>SURFACE<br>WATER LEVEL<br>(HWL) | HOUSE TYPE   | PROPOSED<br>GARAGE FLOOR<br>ELEVATION | PROPOSED<br>LOWEST FLOOR<br>ELEVATION | PROPOSED<br>LOWEST<br>ADJACENT<br>GRADE | LOW FLOOR<br>DETERMINING<br>FACTOR |
| 174                            | 1   | 1     | 12.09                                     | 146,700                                              | 898.5<br>/<br>901.5 | 10,000<br>**4,023                           | MOUND /<br>AT-GRADE                | 10,041                            | 126,659                           | 181              | 48                              | 906.4               | 902.4                | 897.5                                | 896.3                                            | WO           | 908.0                                 | 900.5                                 | 900.0                                   | 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                |                                      |                                                  |              |                                       |                                       |                                         |                                    |
| 173                            | 2   | 1     | 3.39                                      | 125,330                                              | 902.4<br>/<br>905.4 | 10,000                                      |                                    | 9,741                             | 105,589                           | 860              | 64                              | 907.9               | 902.6                | 897.5                                | 901.4                                            | WO           | 914.5                                 | 907.0                                 | 906.5                                   | YARD                               |
|                                |     |       |                                           |                                                      |                     |                                             |                                    |                                   |                                   | 861              | 14                              | 902.7               | 901.5                |                                      |                                                  |              |                                       |                                       |                                         |                                    |
|                                |     |       |                                           |                                                      |                     |                                             |                                    |                                   |                                   | 862              | 28                              | 904.8               | 902.5                |                                      |                                                  |              |                                       |                                       |                                         |                                    |
|                                |     |       |                                           |                                                      |                     |                                             |                                    |                                   |                                   | 863              | 44                              | 906.1               | 902.4                |                                      |                                                  |              |                                       |                                       |                                         |                                    |
| 172                            | 3   | 1     | 2.19                                      | 93,190                                               | 902.4<br>/<br>905.4 | 10,000                                      | MOUND /<br>PRESSURIZED<br>BED      | 9,157                             | 74,033                            | 176              | 14                              | 903.3               | 902.1                | 897.5                                | 901.4                                            | LO(2)        | 910.0                                 | 903.5                                 | 906.0                                   | 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                |                                      |                                                  |              |                                       |                                       |                                         |                                    |
| 177                            | 1   | 2     | 1.71                                      | 74,289                                               | 898.5<br>/<br>901.5 | 10,000                                      | MOUND                              | 10,207                            | 54,082                            | 333              | 26                              | 906.3               | 904.1                | 897.5                                | -                                                | LO           | 910.5                                 | 903.0                                 | 905.5                                   | 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                            | 2   | 2     | 1.13                                      | 49,157                                               | 898.5<br>/<br>901.5 | 10,000                                      | MOUND /<br>AT-GRADE                | 10,928                            | 28,229                            | 342              | 34                              | 905.1               | 902.3                | 897.5                                | -                                                | LO           | 911.0                                 | 903.5                                 | 906.0                                   | 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                |                                      |                                                  |              |                                       |                                       |                                         |                                    |
| 101                            | 1   | 3     | 18.41                                     | 145,004                                              | 898.5<br>/<br>901.5 | 10,000<br>**4,313                           | MOUND                              | 7,576                             | 127,428                           | 644              | 13                              | 900.9               | 899.8                | 897.5                                | 896.3                                            | WO           | 907.5                                 | 900.0                                 | 899.5                                   | 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   | 3     | 1.76                                      | 75,147                                               | 898.5<br>/<br>901.5 | 10,000<br>**4,317                           | MOUND                              | 8,568                             | 56,579                            | 418              | 13                              | 902.2               | 901.1                | 897.5                                | 896.3                                            | WO           | 909.5                                 | 902.0                                 | 901.5                                   | 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   | 3     | 1.24                                      | 53,868                                               | 898.5<br>/<br>901.5 | 10,000                                      | MOUND                              | 10,336                            | 33,532                            | 423              | 12                              | 902.7               | 901.7                | 897.5                                | -                                                | LO           | 909.5                                 | 902.0                                 | 904.5                                   | 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                |                                      |                                                  |              |                                       |                                       |                                         |                                    |

\*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 GEO TECHNICAL BORINGS IN LIEU OF SEPTIC BORINGS.