

CITY OF HAM LAKE

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

CITY OF HAM LAKE PLANNING COMMISSION AGENDA MONDAY, JUNE 12, 2023

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: May 22, 2023

PUBLIC HEARINGS:

6:01 p.m. Kevin Hentges, Hentges Turf Farm, Inc., requesting Preliminary and Final Plat approval for the Hentges Addition a Minor Plat (2 lots) in Sections 15 and 22 and rezoning of Lot 2, Block 1, Hentges Addition, from Rural Single Family Residential (R-A) to Single Family Residential (R-1)
Dave

NEW BUSINESS:

1. None

COMMISSION BUSINESS:

1. City Council Update

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, MAY 22, 2023

The Ham Lake Planning Commission met for its regular meeting on Monday, May 22, 2023 in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Commissioners Brian Pogalz, Jeff Entsminger, Dave Ringler, Scott Heaton, Jonathan Fisher and Erin Dixon

MEMBERS ABSENT: Commissioner Kyle Lejonvarn

OTHERS PRESENT: City Engineer Tom Collins, Building and Zoning Official Mark Jones and Building and Zoning Clerk Jennifer Bohr

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

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was recited by all in attendance.

APPROVAL OF MINUTES:

Motion by Entsminger, seconded by Fisher, to approve the minutes of the May 8, 2023 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:

Seng Vang requesting a Temporary Conditional Use Permit to raise pigeons at 142 154th Avenue NE.

Mr. Vang was present. Mr. Vang stated he has raced pigeons on and off over the past fifteen years and would like to start raising pigeons for racing again. Mr. Vang stated the pigeons are expensive and bred specifically to race; the sport is similar to horse racing. Commissioner Dixon completed the inspection; a copy which is on file. Commissioner Dixon stated the area the loft will be located in is screened by trees on three sides; it is unlikely it will be seen from the street. Chair Pogalz stated Building and Zoning Official Jones has submitted his recommendation for approval of this request per his staff report dated May 22, 2023.

Chair Pogalz opened the public hearing at 6:04 p.m. and asked for public comment; with there being none, he closed the public hearing at 6:05 p.m.

Chair Pogalz asked if the building requirements for the loft are similar to those for a chicken coop. Commissioner Dixon stated building requirements for the loft can be found in the City Code. Commissioner Dixon stated she feels the City should consider

modifying the City Code as it relates to pigeons. Commissioner Dixson stated she felt the requirements the City has related to raising pigeons is excessive (applying for a Temporary Conditional Use Permit, paying a \$400 fee, going through the planning process, etc.) when compared to the requirements for raising other birds, such as chickens, in the city. Chair Pogalz stated there may be some differences in the raising of each type of bird that necessitate different requirements. **Motion by Dixson, seconded by Fisher, to recommend approval of the request of Seng Vang for a Temporary Conditional Use Permit to raise pigeons at 142 154th Avenue NE subject to raising no more than 30 pigeons at one time, releasing no more than fifty-percent of the pigeons at one time for exercise and meeting all City, State and County requirements. All present in favor, motion carried. *This application will be placed on the City Council's June 5, 2023 agenda.***

PUBLIC HEARING:

Akil Ibrahim requesting a Conditional Use Permit to operate Fleet Star Truck and Trailer, LLC (a full-service trucking terminal business) at 16522 Buchanan Street NE

Mr. Steve Plienis and Ms. Kristin Erickson of Classic Construction and Mr. Ali Giarushi, real estate agent, were present on behalf of the applicant. Mr. Plienis stated the business will be located on Lots 1-4, Block 3 of the Creekside Farms Commercial Development (Commercial Development II zoning); the applicant intends to combine the lots. Mr. Plienis stated the truck terminal building will include two stories of office space on one end, two bays with docks for shipping and receiving, two bays for trailer storage or parking when moving product from one trailer to another and one service bay; the parking lot area to the northwest of the building is primarily for trailer parking but there will also be trucks and trucks with trailers parking there. Mr. Plienis stated traffic flow will be light as most of the drivers provide over the road service; the owner anticipates traffic to be four or five trucks per day. Mr. Plienis stated Mr. Ibrahim plans to employ fifteen office staff, five shop employees, twenty drivers and contract with 60-70 independent truck drivers. Chair Pogalz completed the inspection; a copy which is on file. Chair Pogalz asked if any refrigerated trailers will be parked at the location. Mr. Plienis stated there will be some refrigerated trucks at the location, however they will come into the terminal, transfer product and leave. Chair Pogalz stated truck idling has created issues at other trucking locations adjacent to residential neighborhoods in the city; the hours of operation are to be strictly 7:00 a.m. to 5:00 p.m. Chair Pogalz stated having an indoor maintenance area should allow the business to comply with no outdoor storage requirements. Chair Pogalz asked Mr. Plienis if screening requirements have been discussed. Mr. Plienis stated they have; Mr. Ibrahim is familiar with outdoor storage requirements as he has another business location in Ham Lake. Chair Pogalz asked Building and Zoning Official Jones if he had any further comment. Building and Zoning Official Jones stated consideration may be given to posting a no truck traffic sign on 167th Avenue NE. Chair Pogalz stated a resident submitted a letter asking that a speed limit sign be posted on Buchanan Street NE. Engineer Collins stated a condition of approval for the Creekside Farms Development was that the developer post no truck signage on 167th Avenue NE; a speed limit sign can also be posted on Buchanan Street NE at 30 MPH; MnDOT approved the speed limit of 30 MPH in 2001.

Chair Pogalz opened the public hearing at 6:17 p.m. and asked for public comment; with there being none, he closed the public hearing at 6:18 p.m.

Motion by Pogalz, seconded by Fisher, to recommend approval of the request of Akil Ibrahim requesting a Conditional Use Permit to operate Fleet Star Truck and Trailer, LLC (a full-service trucking terminal business) at 16522 Buchanan Street NE (Lots 1-4, Block 3, Creekside Farms) subject to:

1. All semi-truck traffic using Constance Boulevard NE and Buchanan Street NE to access the terminal. Use of 167th Avenue NE is strictly prohibited.
2. All parking of semis and trailers is to be per the approved plans and the approved signage.
3. All semi-truck and trailer parking is to be associated with the truck terminal business use only. Leasing of parking spaces, under any circumstance, is strictly prohibited.
4. All truck repair is to be a secondary use to the truck terminal and is to be for trucks and trailers associated with the business only.
5. All repairs are to be done inside of the building.
6. All fluids are to be contained and disposed of according to State and County requirements.
7. No outside storage such as freight, liquids, tires, parts, etc.
8. Proper screening must be provided between commercial and residential property per Article 9-220.1.e.
9. No sleeping in trucks on the site.
10. Any refrigerated trailers are only allowed to run from 7:00 a.m. to 5:00 p.m.
11. Hours of operation will be limited to 7:00 a.m. to 5:00 p.m. Monday through Friday. No weekend hours.
12. No truck idling before or after stated hours of operation.
13. Semi-truck traffic limited to five trucks per day.
14. Meeting all City, State and County requirements.

All present in favor, motion carried. *This application will be placed on the City Council's June 5, 2023 agenda.*

NEW BUSINESS:

Akil Ibrahim requesting Commercial Site Plan approval to construct a 12,613 square foot office/warehouse building for a truck terminal to be located at 16522 Buchanan Street NE.

Chair Pogalz completed the inspection; a copy which is on file. Chair Pogalz stated he has listed the same conditions for the Commercial Site Plan as for the Conditional Use Permit with the addition of some items mentioned in Engineer Collin's memo. Chair Pogalz stated he has reviewed the turning movements shown on the plans; though the plans indicate turning maneuvers will work, they seem very tight. Engineer Collins stated the applicant's engineer has verified, through their software, that the turning movements can be made but agrees the drivers will need to maneuver carefully around the building. Chair Pogalz asked if there were concerns about the proposed screening. Engineer

Collins stated the original site plan submitted to the City included screening on the east, north and west sides from the north corner of the property to the northwest corner of the building; what is shown now is conifers and shrubs directly west of the building only. Engineer Collins stated the developer of Creekside Farms believes there is adequate natural screening provided by the existing pine trees. Engineer Collins stated the remaining trees are sparse and do not provide adequate screening; Chair Pogalz agreed. Engineer Collins stated he asked the applicant to modify the plans to include screening as was shown on the original plans; the applicant wanted the opportunity to discuss the proposed, limited screening with the Commission. Mr. Plienis stated the slope of the land is steep beyond the curb; constructing a fence on the slope will cause it to be lower than intended and there is concern the fence will be damaged when the back of trailers extend past the curb when backed into parking spaces. Chair Pogalz asked if the applicant was proposing planting trees instead of constructing a fence. Engineer Collins stated the only screening proposed is what is shown directly west of the building on the landscape plan; there is no proposed screening along the western border of the parking lot. Engineer Collins stated City Code requires screening along property lines that are adjacent to residential property in Sections 9-220.1.e and 11-1800. Engineer Collins said there is opportunity to have a flat boulevard behind the curb and/or have a retaining wall beyond the fence; there are opportunities to meet the requirements of the City Code. Mr. Plienis presented the landscape plan. Mr. Plienis said a fence is proposed along Buchanan Street NE currently; initially fencing was shown around all of the parking area for the trucks and trailers. Mr. Plienis stated the grading is very steep on the west side of the property; if a fence is constructed on the west side of the property, especially on the southern part of the west side, it will be two to three feet lower than the parking lot level due to the grade so the fence was removed from the landscape plan. Mr. Plienis stated the original plans had under-lot storage with storm water retention; the plans have been modified to include a larger retention pond and a smaller parking lot. Mr. Plienis stated extra trees are shown on the plan to the west of the building around the dumpster area. Chair Pogalz asked Engineer Collins to comment on screening options for the west side of the property. Engineer Collins stated a County Ditch runs along the west side of the property and a 50-foot easement must be maintained on each side of the ditch. Engineer Collins stated that the catch points of the proposed slopes to the west of the proposed parking lot are well outside of the County Ditch easement, and that the slope adjacent to the curb could be flattened out and the proposed slopes could be extended to the County Ditch easement which would create a bench for fencing but that retaining wall construction may also be required. Building and Zoning Official Jones stated the applicant created the hardship related to the steep grade on the west side of the property because he wants a larger parking lot. Building and Zoning Official Jones stated he has had discussions with the applicant on the impact a larger parking lot has on the site. Building and Zoning Official Jones stated a taller fence could be constructed to create an adequate amount of screening on the steep slope. Chair Pogalz stated City Code indicates screening is required and that it can be a fence, trees, vegetation or a combination of those things. Building and Zoning Official Jones stated planting trees would produce the same result as constructing a six- or eight-foot fence; the trees would be just as low as a fence would be on the proposed grade on the west side of the property. Chair Pogalz stated trees could grow up to twenty-five feet. Building and Zoning Official Jones stated that would happen over time; he is currently dealing with complaints about inadequate

screening from residents living west of Richland Refrigerated Solutions at 1305 159th Avenue NE, where trees planted for screening several years ago were removed to be replaced by a six-foot fence that doesn't adequately screen the residential area from lighting at Richland Refrigerated Solutions. Building and Zoning Official Jones stated natural screening could be provided by trees, but the trees could be removed just like they were at Mr. Ibrahim's other location. There was discussion about the type of screening that should be required and the minimum size of trees that could be planted. Engineer Collins stated there is a lot of room between the County Ditch easement and the contour; adding some fill and putting in a retaining wall could provide adequate area for a fence to be constructed. Chair Pogalz asked Building and Zoning Official Jones if he would like the screening to be a fence. Building and Zoning Official Jones stated he would like screening to be a fence. There was discussion about how requiring fence on the western side of the property would impact the project. Mr. Plienis stated the fence would add significant cost to the project. Mr. Plienis stated it was his opinion that trees would provide better screening; consideration also has to be given to a space to push snow to in the winter. Building and Zoning Official Jones asked why a fence is being proposed on the eastern side of the property that borders other commercial lots. Mr. Plienis stated they thought a fence was required on that side of the property. Engineer Collins stated screening was not required on the east side of the property. Mr. Plienis stated the fence on the east side of the property could be removed and fencing could then be constructed on the west side from the northwest corner of the building to the northern corner of the property; Mr. Ibrahim's approval would be needed before the plans could be modified. Mr. Plienis asked what type of fence would be acceptable. Building and Zoning Official Jones stated chain link fence with slats would be acceptable. Building and Zoning Official Jones stated the fence must be constructed so it is at least six-feet above the curb. Mr. Plienis stated he will need to work with a civil engineer to determine what a reasonable fence height would be. Engineer Collins stated per code, the minimum height of the fence needs to be six-feet at grade or eight-feet if it drops two-feet below grade. Mr. Plienis asked if trees could be planted for screening. Building and Zoning Official Jones stated trees could be used for screening; the applicant will be required to sign an agreement that states what type of trees will be planted, the minimum size tree that will be planted (The grade the trees will be planted at will be a factor in determining tree size.), that planting will be staggered so that trees provide an intermingled screen within five years. Chair Pogalz stated the City Code indicates screening can consist of a combination of trees and fencing; the applicant is to work with Building and Zoning Official Jones on a mutually acceptable screening plan for the west side of the property. Engineer Collins stated the City Council will consider scheduling a public hearing to vacate a portion of the drainage and utility easements for Lots 1-4 in Block 3 of Creekside Farms due to the proposed combination of the lots at the June 5, 2023 meeting. Engineer Collins stated Coon Creek Watershed District has approved a permit for the site, but will need to execute an operations and maintenance agreement (O & M Agreement) with the applicant for maintenance of the private stormwater treatment. **Motion by Pogalz, seconded by Entsminger, to recommend approval of the Commercial Site Plan requested by Akil Ibrahim to construct a 12,613 square foot office/warehouse building for a truck terminal (Fleet Star Truck and Trailer, LLC) at 16522 Buchanan Street NE (Lots 1-4, Block 3, Creekside Farms) subject to the following conditions:**

1. All semi-truck traffic using Constance Boulevard NE and Buchanan Street NE to access the terminal. Use of 167th Avenue NE is strictly prohibited.
2. All parking of semis and trailers is to be per the approved plans and the approved signage.
3. All semi-truck and trailer parking is to be associated with the truck terminal business use only. Leasing of parking spaces, under any circumstance, is strictly prohibited.
4. All truck repair is to be a secondary use to the truck terminal and is to be for trucks and trailers associated with the business only.
5. All repairs are to be done inside of the building.
6. All fluids are to be contained and disposed of according to State and County requirements.
7. No outside storage such as freight, liquids, tires, parts, etc.
8. Proper screening must be provided between commercial and residential property per Articles 9-220.1.e. and 11-1800.
9. No sleeping in trucks on the site.
10. Any refrigerated trailers are only allowed to run from 7:00 a.m. to 5:00 p.m.
11. Hours of operation will be limited to 7:00 a.m. to 5:00 p.m. Monday through Friday. No weekend hours.
12. No truck idling before or after stated hours of operation.
13. Semi-truck traffic limited to five trucks per day.
14. Meeting the requirements of the City Engineer as noted in his May 17, 2023 memo.
15. Acceptance of possible 100-year flood impacts to a portion of the site as noted in the City Engineer's memo.
16. Signing an agreement outlining requirements for screening if trees are selected for screening on the west side of the property.
17. Meeting all City, State and County requirements.

All present in favor, motion carried. *This application will be placed on the City Council's June 5, 2023 agenda.*

COMMISSION BUSINESS:

City Council Update

Commissioner Entsminger stated he did not attend the May 15, 2023 City Council meeting but informed the Commissioners that the City Council did concur with their recommendation to approve the Conditional Use Permit for GT Auto Sales. Chair Pogalz will attend the June 5, 2023 City Council meeting.

Chair Pogalz stated he has been reading several articles related to legalizing the recreational use of marijuana and the challenges it has been creating for some cities. Chair Pogalz stated the City should be proactive on determining what zoning districts dispensaries can be located in and create regulations related to marijuana sales in the City.

ADJOURNMENT:

Motion by Heaton, seconded by Fisher, to adjourn the Planning Commission meeting at 7:03 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk

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

MTG DATE: June 12, 2023

INSPECTION ISSUED TO: Dave Ringler

APPLICANT/CONTACT: Kevin Hentges

TELEPHONE NUMBER: 612-369-6371, hentgesturf@aol.com

BUSINESS/PLAT NAME: Hentges Addition

ADDRESS/LOCATION OF INSPECTION: 15610 Naples St NE

APPLICATION FOR: Preliminary Plat & Rezoning

RECOMMENDATION: _____

DATE: _____

PLANNING COMMISSIONER SIGNATURE: _____



CITY OF HAM LAKE

15544 Central Avenue NE

Ham Lake, MN 55304

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

PLANNING REQUEST

Date of Application MARCH 8, 2023

Date of Receipt _____

Receipt # _____

Meeting Appearance Dates:

Planning Commission 6-12-23

City Council _____

Please check request(s):

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

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

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

Development/Business Name: HENTGES ADDITION

Address/Location of property: 15610 NAPLES STREET NE

Legal Description of property: PT. NE1/4 OF NE1/4, SEC. 22; SE1/4 OF SE1/4 SEC. 15

15-32-23-44-0003

PIN # 22-32-23-11-0004 Current Zoning RA Proposed Zoning R1-LOT 2

Notes: REQUESTING A 2 LOT PLAT.

Applicant's Name: HENTGES TURF FARMS, INC. - KEVIN HENTGES

Business Name: HENTGES TURF FARMS, INC.

Address 15421 RENDONA STREET NE

City HAM LAKE State MN Zip Code 55304

Phone _____ Cell Phone 612-369-6371 Fax _____

Email address hentgesturf@aol.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.

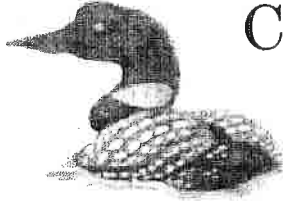
SIGNATURE [Signature] DATE 3-8-23

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____

City Council _____

PROPERTY TAXES CURRENT YES NO



CITY OF HAM LAKE

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

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

TAKE NOTICE, that pursuant to the requirements of Minnesota Law, a public hearing shall be held before the Ham Lake Planning Commission on Monday, June 12, 2023 at 6:01 p.m. at the City Hall located at 15544 Central Avenue NE for the purpose of considering the application of Kevin Hentges of Hentges Turf Farms, Inc., requesting preliminary plat approval of Hentges Addition, a 2 lot minor plat in Sections 15 and 22, and rezoning of Lot 2, Block 1, Hentges Addition from R-A (Rural Single Family Residential) to R-1 (Single Family Residential), a parcel of certain land situated in the City of Ham Lake, Anoka County, Minnesota and which is described as follows to wit:

PID# 15-32-23-44-0003

SE1/4 OF SE1/4 SEC 15 32 23 EX THAT PRT DESC AS FOL: COM AT SE COR OF SD 1/4, 1/4 TH N ALG E LINE THEREOF 60 FT TO POB, TH W PRL/W S LINE OF SD 1/4, 1/4, 400 FT, TH N PRL/W SD E LINE 350 FT, TH E PRL/W SD S LINE 400 FT +OR- TO SD E LINE TH SLY ALG SD E LINE 350 FT +OR- TO POB; ALSO EX RD; SUBJ TO EASE OF REC

AND

PID# 22-32-23-11-0004

NE1/4 OF NE1/4 SEC 22 32 23 EX THAT PRT DESC AS FOL: COM AT SE COR OF SD 1/4, 1/4 TH W ALG S LINE OF SD 1/4, 1/4, 680 FT TO POB, TH N AT RT ANG 396 FT, TH W AT RT ANG 600 FT, TH S AT RT ANG 396 FT TO S D S LINE, TH E ALG SD S LINE 600 FT TO POB ALSO EX RD; SUBJ TO EASE OF REC

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

DATED: June 2, 2023

Jennifer Bohr
Building and Zoning Clerk
City of Ham Lake

Memorandum

Date: May 31, 2023
To: Planning Commissioners
From: Tom Collins, City Engineer *TPC*
Subject: Hentges Addition

Introduction:

The Preliminary and Final Plat for Hentges Addition subdivides the 71.10-acre (excluding 0.55 acres of right-of-way) 15610 Naples Street (22-32-23-11-0004 and 15-32-23-44-0003 parcels) into two parcels. The parcels are zoned Rural Single Family Residential (R-A). The 65.67-acre Lot 1 will remain R-A, and the 5.43-acre Lot 2 will be rezoned to Single Family Residential (R-1). A 300-scale zoning map, 300-scale aerial photo and 400-scale half-section maps are attached.

Discussion:

The Final Plat and Grading and Livability Plan received May 23rd and the Preliminary Plat received May 1st address the prior review comments. The proposed subdivision falls under the Minor Plat portion of City Code Section 10-101, which does not require that the existing driveway access a paved road. Because the minor plat is utilizing the existing infrastructure, and no construction is required other than individual lot development, a Development Agreement will not be required. The developer will need to pay a \$200 drainage fund contribution along with a \$2,500 parkland dedication fee for both lots.

The existing house is located on proposed Lot 2, and will remain. An existing accessory building that encroaches into the westerly 10-foot wide drainage and utility easement of Lot 2 will be removed. A demolition permit will need to be approved by the Building Official. The existing septic system, including tanks, for the existing house is located on proposed Lot 1, and will be abandoned per MPCA requirements.

The Plans show that portion of the existing Lot 1 driveway, that encroaches into Lot 2, that will be removed. The Naples Street driveway to access the Lot 1 accessory/farm buildings is proposed to the north of Lot 2. The easterly 30-feet will be paved. Per 10-430E.2 of City Code, the existing Lot 2 gravel driveway will have to be paved prior to consideration of any future building permits.

Code requires that the front of the house provides the primary means of egress. There is egress on the south side of the existing house, so that will be considered the primary means of egress. This will allow 155th Avenue to be the front yard, so that the side yard setback will be on the east and west sides of proposed Lot 2, to meet setback requirements. The primary means of egress must be unobstructed, so a garage cannot be added on to the south that obstructs the primary access. The City will assign an address to 155th Avenue, and it is anticipated that the postmaster will require that the mailbox be relocated to 155th Avenue. The Building Official memo is attached.

The Soil Boring Test Report confirms that there is adequate area for a primary and secondary septic system for all three lots. The attached May 24th Tradewell septic certification certifies that the lots will support two standard septic systems in accordance with Minnesota Rules 7080. The existing shallow well within proposed Lot 2 will be sealed, which is required before the septic system being installed.

The Coon Creek Watershed District (CCWD) conditionally approved the minor plat at their May 22nd Board of Directors meeting. The Notice of Permit Application Status is attached. The CCWD permit will be issued once the \$2,215 escrow is paid. The CCWD did not require a Natural Heritage Information System data review by the DNR to determine whether any state-protected species may be located within the property.

Recommendations:

It is recommended that the Preliminary Plat and Final Plat for Hentges Addition be recommended for approval.

217

NAPLES ST.

15720



R-A

15610

15565

NAPLES ST.

3225

3247

1" = 300'

L1
3217
B3

COUNTY DITCH #11

NAPLES ST.

NAPLES ST.

15720

15610

15565

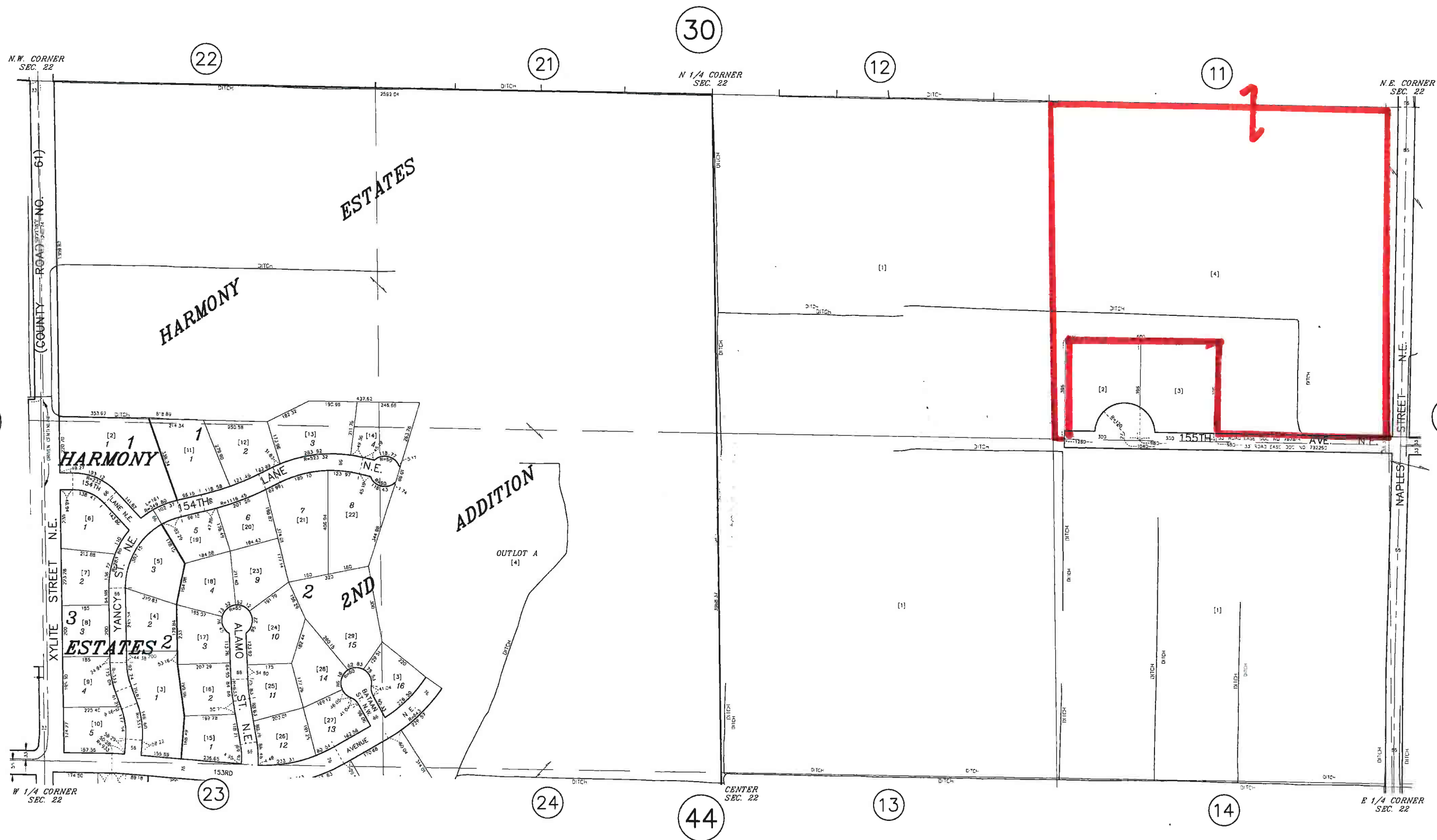
3225

3247

111 = 300'

N 1/2 SECTION 22, T. 32, R. 23

CITY OF HAM LAKE



41

45

22

21

30

12

11

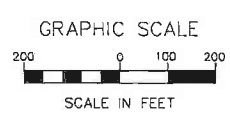
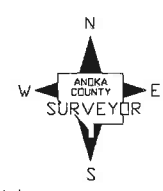
23

24

44

13

14



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

Q'ARTER Q'ARTER INDEX

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

PROPERTY IDENTIFICATION NUMBER

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

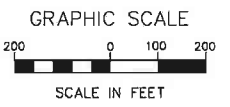
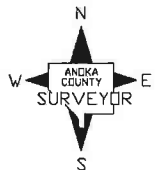
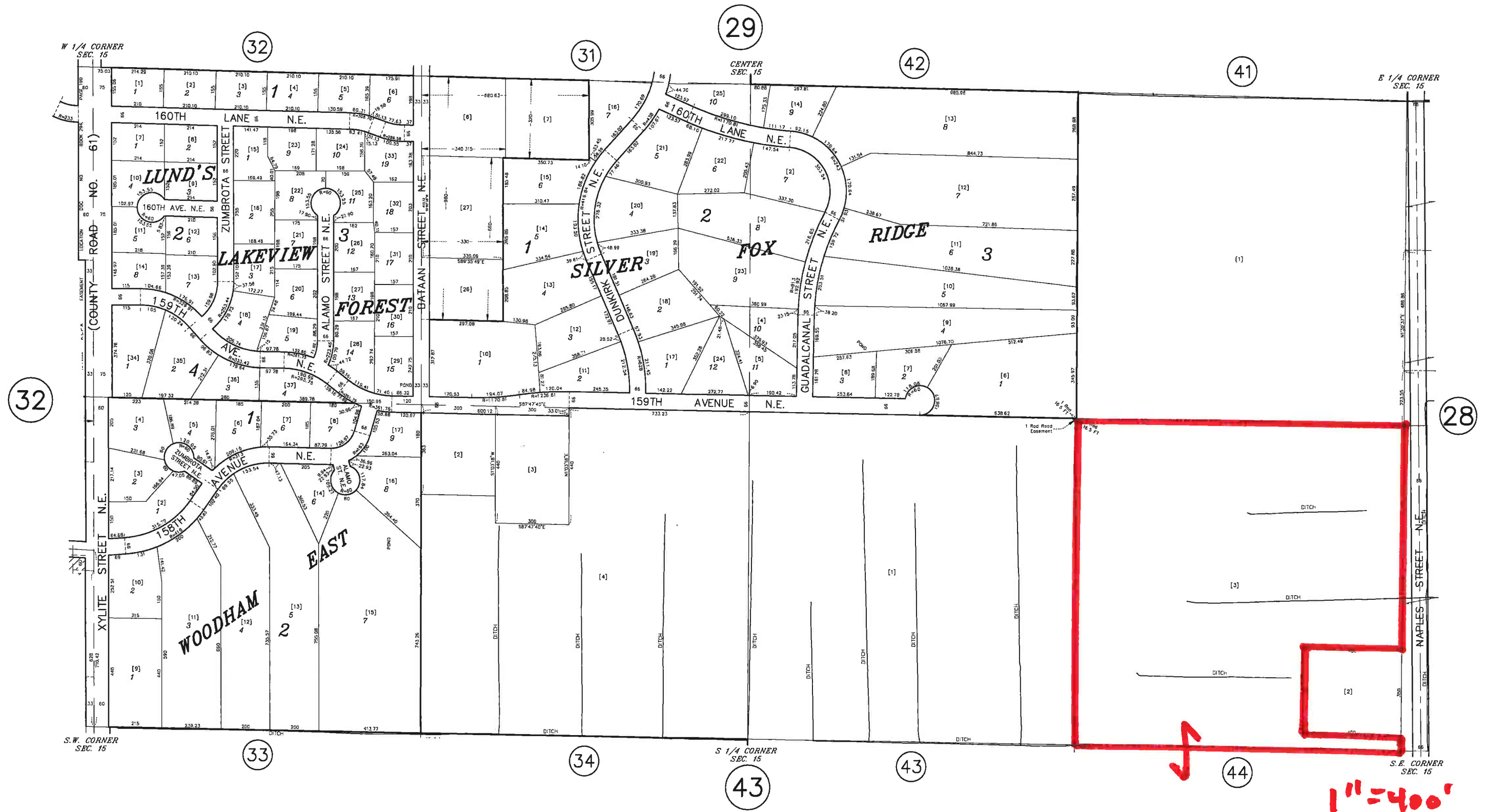
SPECIFIC PARCEL NUMBERS ARE IN BRACKETS []
EXAMPLE OF PIN NUMBER 22-32-23-13-0001

1" = 400'

THIS IS A COMPILATION OF RECORDS AS THEY APPEAR IN THE ANOKA COUNTY OFFICES AFFECTING THE AREA SHOWN THIS DRAWING IS TO BE USED ONLY FOR REFERENCE PURPOSES AND THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED

S 1/2 SECTION 15, T. 32, R. 23

CITY OF HAM LAKE



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

QUARTER QUARTER INDEX

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

PROPERTY IDENTIFICATION NUMBER

Section	Township	Range	Quarter	Specific
XX	XX	XX	XX	XXXX

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]
EXAMPLE OF PIN NUMBER: 15-32-23-33-0012

THIS IS A COMPILATION OF RECORDS AS THEY APPEAR IN THE ANOKA COUNTY OFFICES AFFECTING THE AREA SHOWN. THIS DRAWING IS TO BE USED ONLY FOR REFERENCE PURPOSES AND THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.

HENTGES ADDITION

CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 15 AND 22, T32, R23

KNOW ALL PERSONS BY THESE PRESENTS: That Kevin Hentges, as trustee of the Eldon Hentges Revocable Trust, owner of the following described property:

The Southeast Quarter of the Southeast Quarter of Section 15, Township 32, Range 23, Anoka County, Minnesota.

EXCEPT

That part of the Southeast Quarter of the Southeast Quarter of Section 15, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the Southeast corner of said Southeast Quarter of the Southeast Quarter; thence North along the East line thereof on a distance of 60 feet to the point of commencement; thence West, on a line parallel to the South line of the Southeast Quarter of the Southeast Quarter, a distance of 400 feet; thence North, on a line parallel to the East line of the Southeast Quarter of the Southeast Quarter, a distance of 350 feet; thence East, and parallel to the South line of the Southeast Quarter of the Southeast Quarter, a distance of 400 feet, more or less, to the East line of the Southeast Quarter of the Southeast Quarter; thence Southerly along the East line of the Southeast Quarter of the Southeast Quarter, a distance of 350 feet, more or less to the point of commencement.

AND

The Northeast Quarter of the Northeast Quarter of Section 22, Township 32, Range 23, Anoka County, Minnesota.

EXCEPT

That part of the Northeast Quarter of the Northeast Quarter of Section 22, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the intersection of the South line of said Northeast Quarter of the Northeast Quarter with the east section line of Section 22; thence west along said south line a distance of 680 feet, to the point of beginning; thence north at right angles a distance of 396 feet; thence west at right angles a distance of 600 feet; thence south at right angles a distance of 396 feet, to the south line of said Northeast Quarter of the Northeast Quarter; thence east along said south line a distance of 600 feet, to the point of beginning.

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

In witness whereof said Kevin Hentges, as trustee of the Eldon Hentges Revocable Trust, has hereunto set his hand this ____ day of _____, 20__.

Kevin Hentges, trustee of the Eldon Hentges Revocable Trust

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20__ by Kevin Hentges, as trustee of the Eldon Hentges Revocable Trust.

(Signature)

(Print Name)

Notary Public, _____ County, Minnesota
My Commission Expires _____

I Jason E. Rud 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__.

Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20__ by Jason E. Rud.

(Signature)

(Print Name)

Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF HAM LAKE, MINNESOTA

This plat of HENTGES 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 plat 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 plat 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 HENTGES 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 _____.

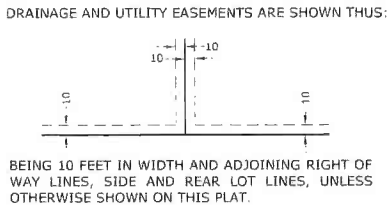
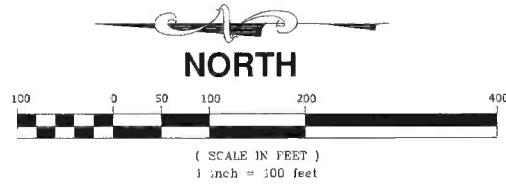
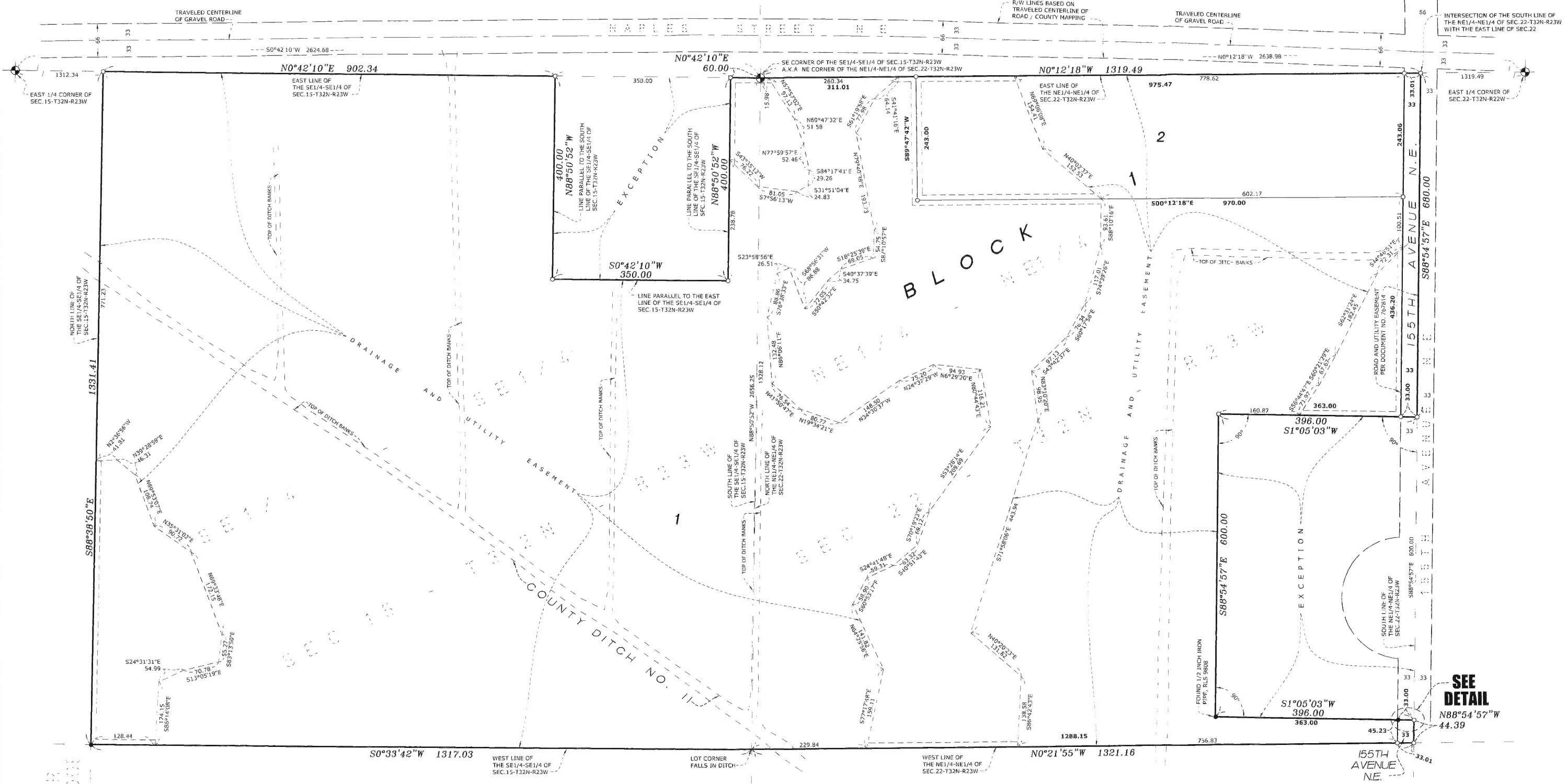
County Recorder/Registrar of Titles

By _____, Deputy

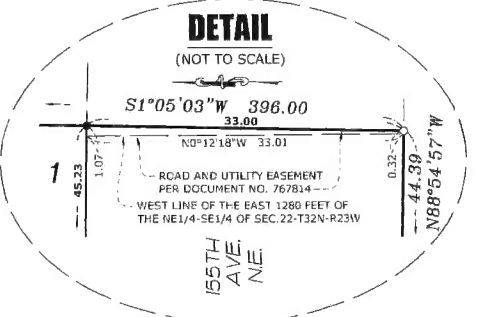
PRELIMINARY COPY
AS OF 4-18-2023

HENTGES ADDITION

CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 15 AND 22, T32, R23



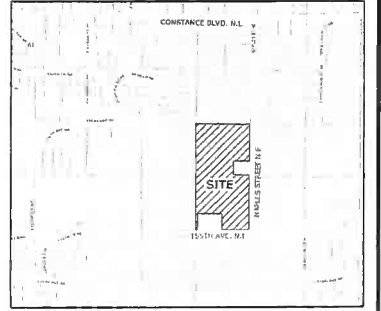
- LEGEND**
- ◆ DENOTES ANOKA COUNTY CAST IRON MONUMENT
 - DENOTES 1/2 INCH IRON PIPE FOUND, UNLESS OTHERWISE SHOWN.
 - DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED RLS NO. 41578
- FOR THE PURPOSES OF THIS PLAT, THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 32, RANGE 23, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF NORTH 00 DEGREES 12 MINUTES 18 SECONDS WEST.



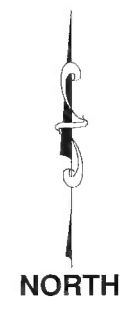
PRELIMINARY PLAT

~for~ HENTGES TURF FARMS, INC.
~of~ HENTGES ADDITION

VICINITY MAP
PART OF SEC. 15 E 22, TWP. 32, RNG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)



NORTH

GRAPHIC SCALE

1 INCH = 100 FEET

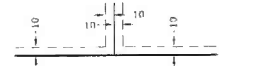
LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ⊙ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES EXISTING SPOT ELEVATION
- ⊙ DENOTES SOIL BORING (BY TRADEWALL SOIL TESTING)
- ⊙ DENOTES LIDAR CONTOURS
- ▭ DENOTES GRAVEL SURFACE
- ▭ DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

BENCHMARK

BENCHMARK: ANOKA COUNTY BENCHMARK NO. 3097
ELEVATION: 898.42 FT (NAVD 88 DATUM)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET WIDE ON EACH SIDE OF ALL LOT LINES UNLESS OTHERWISE SHOWN ON THIS PLAT.

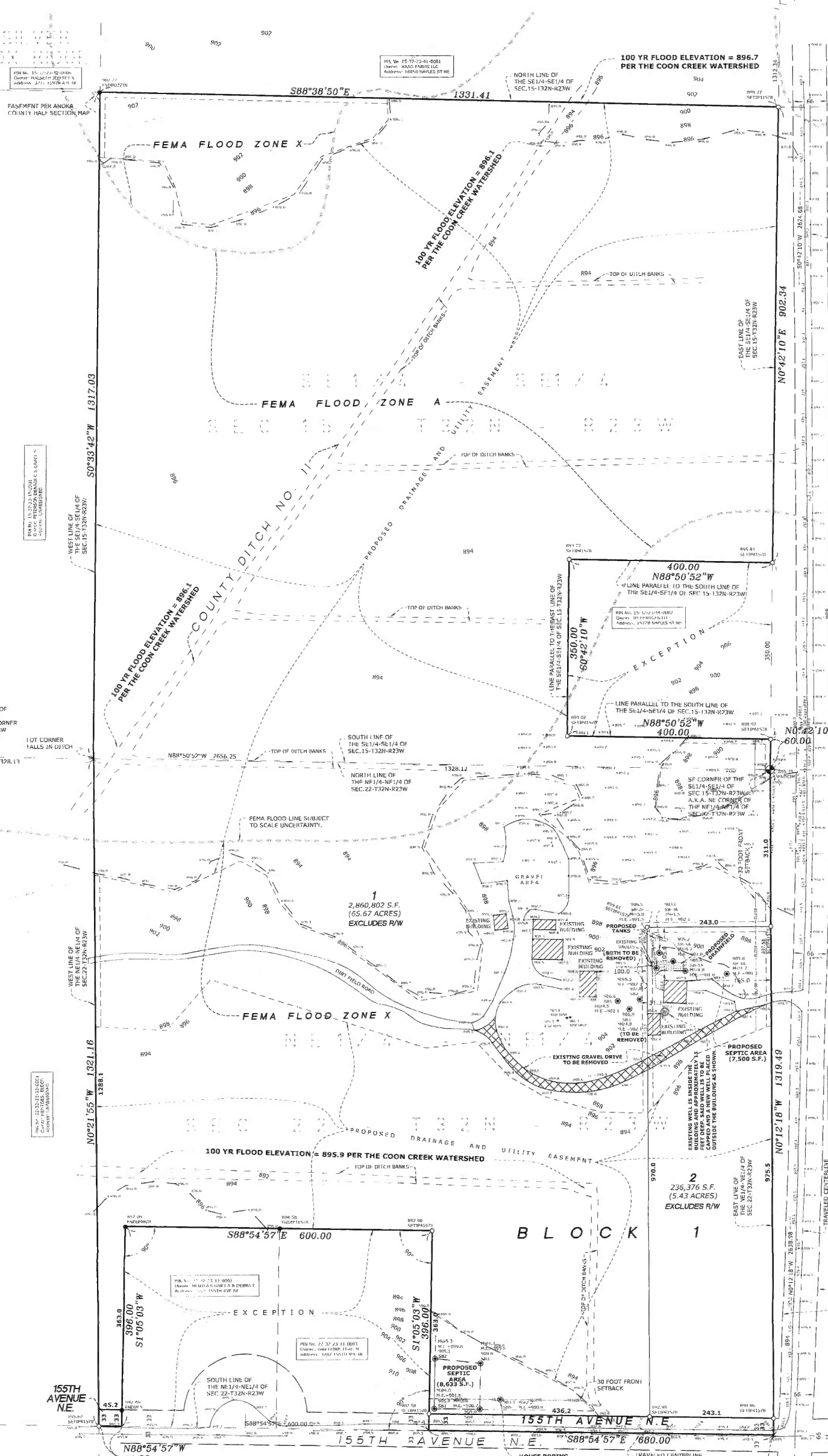
NOTE

SEE SHEET 2 OF 3 SHEETS FOR PROPERTY DESCRIPTION AND NOTES.

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

JASON E. BUD
Date: 5/01/2023 License No. 41578

DRAWN BY:	JEN	JOB NO.:	221238PP	DATE:	3/06/23
CHECK BY:	JER	FIELD CRW:	DT-CT		
1	3/23/23	PER CITY COMMENTS		JEN	
2	4/18/23	ADDITIONAL TOPO & ADD BASL		JEN	
1	5/01/23	REV. PROPOSED DRIVE LOCATION		JEN	
NO.	DATE	DESCRIPTION			



PERM. NO. 15-17-23-41-001
OWNER: HENTGES TURF FARMS, INC.
ADDRESS: 155TH AVENUE N.E.

PERM. NO. 15-17-23-41-001
OWNER: HENTGES TURF FARMS, INC.
ADDRESS: 155TH AVENUE N.E.

PERM. NO. 15-17-23-41-001
OWNER: HENTGES TURF FARMS, INC.
ADDRESS: 155TH AVENUE N.E.

PERM. NO. 15-17-23-41-001
OWNER: HENTGES TURF FARMS, INC.
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PERM. NO. 15-17-23-41-001
OWNER: HENTGES TURF FARMS, INC.
ADDRESS: 155TH AVENUE N.E.

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

PRELIMINARY PLAT

~for~ HENTGES TURF FARMS, INC.
~of~ HENTGES ADDITION

PROPERTY DESCRIPTION

[PER ANOKA COUNTY WARRANTY DEED DOCUMENT NO. 2213379.001]

The Northeast Quarter of the Northeast Quarter of Section 22, Township 32, Range 23, Anoka County, Minnesota.

EXCEPT:

That part of the Northeast Quarter of the Northeast Quarter of Section 22, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the intersection of the South line of said Northeast Quarter of the Northeast Quarter with the east section line of Section 22; thence west along said south line a distance of 680 feet, to the point of beginning; thence north at right angles a distance of 396 feet; thence west at right angles a distance of 600 feet; thence south at right angles a distance of 396 feet, to the south line of said Northeast Quarter of the Northeast Quarter; thence east along said south line a distance of 600 feet, to the point of beginning.

AND

The Southeast Quarter of the Southeast Quarter of Section 15, Township 32, Range 23, Anoka County, Minnesota. Subject to town road over the Easterly boundary thereof, the drainage ditches thereon, and any other rights of any parties in said drainage ditches, and also subject to any other existing easements.

LESS

That part of the Southeast Quarter of the Southeast Quarter of Section 15, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the Southeast corner of said Southeast Quarter of the Southeast Quarter; thence North, along the East line thereof, a distance of 60 feet to the point of commencement; thence West, on a line parallel to the South line of the Southeast Quarter of the Southeast Quarter, a distance of 400 feet; thence North, on a line parallel to the East line of the Southeast Quarter of the Southeast Quarter, a distance of 350 feet; thence East, and parallel to the South line of the Southeast Quarter of the Southeast Quarter, a distance of 400 feet, more or less, to the East line of the Southeast Quarter of the Southeast Quarter; thence Southerly along the East line of the Southeast Quarter of the Southeast Quarter, a distance of 350 feet, more or less to the point of commencement. Subject to easements of record.

DEVELOPMENT DATA

TOTAL AREA = 71.65± ACRES
PROPOSED NUMBER OF LOTS = 2 LOTS
RIGHT-OF-WAY DEDICATION = 0.55 ± ACRES
AVERAGE LOT SIZE = 35.55 ± ACRES EXCLUDING R/W

EXISTING ZONING

R-A - RURAL SINGLE FAMILY RESIDENTIAL

ZONING INFORMATION

R-A - RURAL SINGLE FAMILY RESIDENTIAL FOR LOT 1, BLOCK 1.
R-1 - SINGLE FAMILY RESIDENTIAL FOR LOT 2, BLOCK 1. (PROPOSED)
MINIMUM LOT AREA = 1.0 ACRES (INCLUDING HALF OF STREET R/W)
MINIMUM STREET FRONTAGE = 200 FEET

SETBACKS

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

NOTES

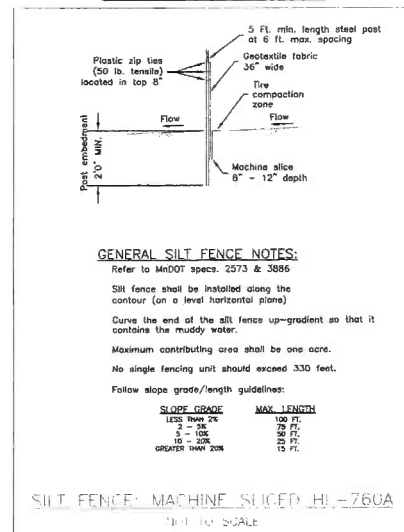
- Field survey was completed by E.G. Rud and Sons, Inc. on 12/01/22. Located additional soil borings 1/19/23. Additional topo on 04/14/23.
- Bearings shown are on Anoka County Coordinate System.
- Property Address: 15610 Naples Street N.E., Ham Lake, MN 55304
- Parcel ID Numbers: 15-32-23-44-0003 and 22-32-23-11-0004
- This survey is based upon information found in the commitment for title insurance prepared by Registered Abstractors, as issuing agents for First American Title Insurance Company, File No. T23-02009, dated effective February 7, 2023.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.) and Flood Zone A (No base flood elevation determined) according to Flood Insurance Rate Map No. 27003C0215E Community No. 270674 Panel No. 0215 Suffix E by the Federal Emergency Management Agency, effective date December 16th, 2015 and Flood Insurance Rate Map No. 27003C0220E Community No. 270674 Panel No. 0220 Suffix E by the Federal Emergency Management Agency, effective date December 16th, 2015
- Contours shown are from MNGEO Lidar Topography.
- See Sheet 1 of 3 Sheets for graphics and certification.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.
- Septic Design by Tradewell Soil Testing.
- Existing septic systems are to be abandoned per MPCA requirements.
- Per City Code 10-430E, that portion of the existing Lot 2 driveway, along with the proposed Lot 1 Naples Street driveway will need to be paved prior to the consideration of any future building permits. The minimum paving distance for the driveways is 30 feet.

LIVABILITY STANDARDS REQUIREMENT

All residential lots shall contain at least 29,500 square feet of land which lies above the 100 year flood contour. Of this 29,500 square feet, the following additional requirements must be present.

- ISTS Area Each lot must contain at least 7,500 square feet of contiguous area which is reserved for both the ISTS originally constructed and a future ISTS. The ISTS Area need not be contiguous to the Eligible Building Area or the Yard Area, but the entire ISTS Area must exist at an elevation at least one foot above Unsuitable Soils, and must contain Undisturbed Soils or soils which meet the requirements of Rule 7080 of the Minnesota Pollution Control Agency for ISTS construction standards. The ISTS Area may be irregular in shape, provided they do not encroach into areas reserved by easement or otherwise for roadway, drainage or utility purposes, and provided that all of the area can be reasonably used for ISTS construction without the need for variances.
- Eligible Building Area Each lot shall contain at least 10,000 square feet of contiguous land which lies at an elevation at least four feet above Unsuitable Soils. The Eligible Building Area may not be irregular in shape, and should be generally rectangular or ovoid, with no panhandles, narrow necks or peninsulas. Eligible Building Areas may not encroach into any areas reserved by easement or otherwise for roadway, drainage or utility purposes. Fill may be used to create Eligible Building Area.
- Yard Area Each lot shall contain at least 12,000 contiguous square feet which:
 - Lies above the 100 year flood contour, and
 - Lies at least one foot above soils unsuitable for the intended usage of the Yard area, and
 - Is contiguous to the Eligible Building Area for a distance of at least fifty percent of the lineal perimeter of the Eligible Building Area. Yard Areas may encroach into the dedicated easement area which lies at a distance of ten feet from the perimeter of the lot, and may encroach into areas reserved by easement or otherwise for other public utility purposes, but may not encroach into any other area reserved by dedication or otherwise for road or drainage purposes, any may not encroach into any areas within the 100 year flood contour or into designated wetlands. Yard Areas may be irregular in shape except within thirty feet of the locations where the Yard Area is contiguous to the Eligible Building Area, at which locations the Yard Areas shall be a logical extension or expansion of the generally rectangular or ovoid shape of the Eligible Building Area. Fill may be used to create Yard Area.
- Building Pad Areas The entire Building Pad must lie within the Eligible Building Area, and shall meet the separation requirements for the Eligible Building Area.
- Low Floor Elevations
 - For walkout designs, the low floor elevation shall be at least one foot above the 100 year flood contour, but, notwithstanding the 100 year flood contour, not less than one foot above unsuitable soils, as determined by the City's engineer.
 - For other designs, the low floor elevation shall be at least one foot above the 100 year flood contour, but, notwithstanding the 100 year flood contour, not less than one foot above unsuitable soils, as determined by the City's engineer.

SILT FENCE DETAIL



LIVABILITY CHART

LOT	BLOCK	TOTAL LOT AREA (S.F.)	YARD AREA (S.F.)	SEPTIC AREA (S.F.)	BUILDING PAD AREA (S.F.)	PROPOSED BUILDING PAD 4 FT ABOVE UNSUITABLE (S.F.)	GARAGE FLOOR ELEVATION	PROPOSED LOW FLOOR ELEVATION	PROPOSED LOW OPENING ELEV.	LOWEST FLOOR ELEVATION	LOW FLOOR DETERMINING FACTOR	BORING #	BORING ELEVATION	MOTTLES ELEVATION	BUILDING TYPE	CUSTOM GRADED
1	1	2,860,802	17,452	8,633	10,000	0	901.9	901.9	901.9	901.9	MOTTLED SOILS PER S85	S81	905.8	901.8	SLAB	NO
											BY EXISTING RUTH FRINGS	S82	905.1	899.8		
												S83	900.9	899.8		
												S84	904.0	900.2		
												S85	903.1	900.9		
												S81	906.6	902.1		
												S82	907.8	902.3		
												S83	906.9	902.1		
2	1	236,376	N/A	7,500	N/A	N/A	N/A	N/A	N/A	N/A	N/A	S8-1A	905.8	901.0	EXISTING HOUSE	EXISTING HOUSE
												S8-2A	905.5	901.5		
												S8-3A	903.6	902.1		
												S8-4A	903.0	901.3		
												S8-5A	905.2	901.0		

E. G. RUD & SONS, INC.
EST. 1977 Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

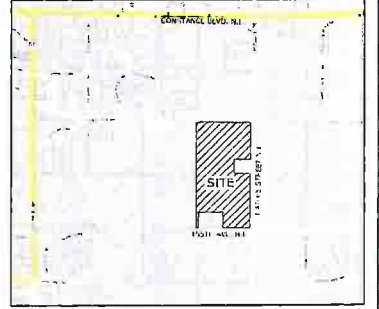
NO.	DATE	DESCRIPTION	BY
1	3/23/23	PER CITY COMMENTS	JEN
2	4/18/23	ADDITIONAL TOPO & ADJ. EASE	JEN
3	5/01/23	REV. PROPOSED DRIVE LOCATION	JEN

GRADING AND LIVABILITY PLAN

~for~ HENTGES TURF FARMS, INC.
~of~ HENTGES ADDITION

VICINITY MAP

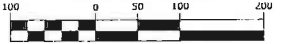
PART OF SEC. 15 & 22, TWP. 32, RING. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)

NORTH

GRAPHIC SCALE



1 INCH = 100 FEET

BENCHMARK

BENCHMARK: ANOKA COUNTY BENCHMARK NO. 309 / ELEVATION: 898.42 FT (NAVD 88 DATUM)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS # 41576
- ⊕ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES EXISTING SPOT ELEVATION
- DENOTES SOIL BORING (BY TRADEWALL SOIL TESTING)
- DENOTES LIDAR CONTOURS
- DENOTES GRAVEL SURFACE
- DENOTES PROPOSED CONTOURS
- DENOTES SILT FENCE
- DENOTES PROPOSED BUILDING PAD AREA
- DENOTES PROPOSED YARD AREA
- DENOTES PROPOSED SEPTIC AREA
- DENOTES AREA 1' ABOVE MOTTLES

EROSION CONTROL / REVEGETATION SPECS.

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

LOT GRADING NOTES

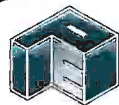
- PAD CONTOURS SHOWN ARE FOR DEMONSTRATION PURPOSES.
- HOUSE TYPES AND GRADING THAT VARY FROM WHAT IS PROPOSED ON THE GRADING PLAN REQUIRE A PLAN REVIEW BY THE CITY OF HAM LAKE.
- SILT FENCE TO BE INSTALLED BY BUILDER PRIOR TO HOUSE CONSTRUCTION.
- THERE IS TO BE NO GRADING WITHIN 15' AREAS IF DEWATERING IS REQUIRED, PROVIDE DRN DEWATERING PERMIT PRIOR TO CONSTRUCTION. IF A DRN PERMIT IS REQUIRED, PROVIDE WELL-FIELD LOCATION, RAILES, DISCHARGE LOCATION, SCHEDULE, AND QUANTITIES PRIOR TO CONSTRUCTION.

TREE PROTECTION NOTES

- TREE PROTECTION LIMITS TO BE MARKED IN FIELD PRIOR TO ANY TREE CLEARING ACTIVITY.
- SILT / TREE PROTECTION FENCE TO BE INSTALLED AT CONSTRUCTION LIMIT LINE.
- CARE IS TO BE TAKEN TO AVOID CONSTRUCTION ACTIVITY OR CONSTRUCTION VEHICLE TRAFFIC WITHIN THE DRIP LINE OF TREES IN THE TREE PROTECTION ZONE.
- FIELD DECISIONS WILL BE MADE ON LOCATION OF TREE PROTECTION LIMITS TO PRESERVE SIGNIFICANT TREES, SOME TREES AND DEAD FALL ARE TO BE CLEARED. THIS MAY BE DONE PRIOR TO INSTALLATION OF SILT / TREE PROTECTION FENCE. GRUBBING OF STUMPS WILL OCCUR AFTER EROSION CONTROL MEASURE ARE INSTALLED.

NOTE

SEE SHEET 2 OF 3 SHEETS FOR PROPERTY DESCRIPTION, LIVABILITY INFORMATION, NOTES AND SILT FENCE DETAIL



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

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

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

Charles Plowe
CHARLES PLOWE
DATE: 05.23.2023 LIC. NO. 18227

NO.	DATE	DESCRIPTION	BY
1	5/23/23	PER CITY COMMENTS	JEN
2	4/18/23	ADDITIONAL TOPO & ADD EASE	JEN
3	5/03/23	REV PROPOSED DRIVE LOCATION	JEN
4	5/23/23	REV PER CITY & WATERSHED COM	JEN
NO.	DATE	DESCRIPTION	BY

SHEET 3 OF 3 SHEETS - 221238PP

SILVER FOX RIDGE

EASEMENT PER ANOKA COUNTY HALF SECTION MAP

FEMA FLOOD ZONE X

FEMA FLOOD ZONE A

100 YR FLOOD ELEVATION = 896.1 PER THE COON CREEK WATERSHED

100 YR FLOOD ELEVATION = 895.9 PER THE COON CREEK WATERSHED

FEMA FLOOD ZONE X

100 YR FLOOD ELEVATION = 895.9 PER THE COON CREEK WATERSHED

155TH AVENUE NE

155TH AVENUE NE

155TH AVENUE NE

155TH AVENUE NE

155TH AVENUE NE

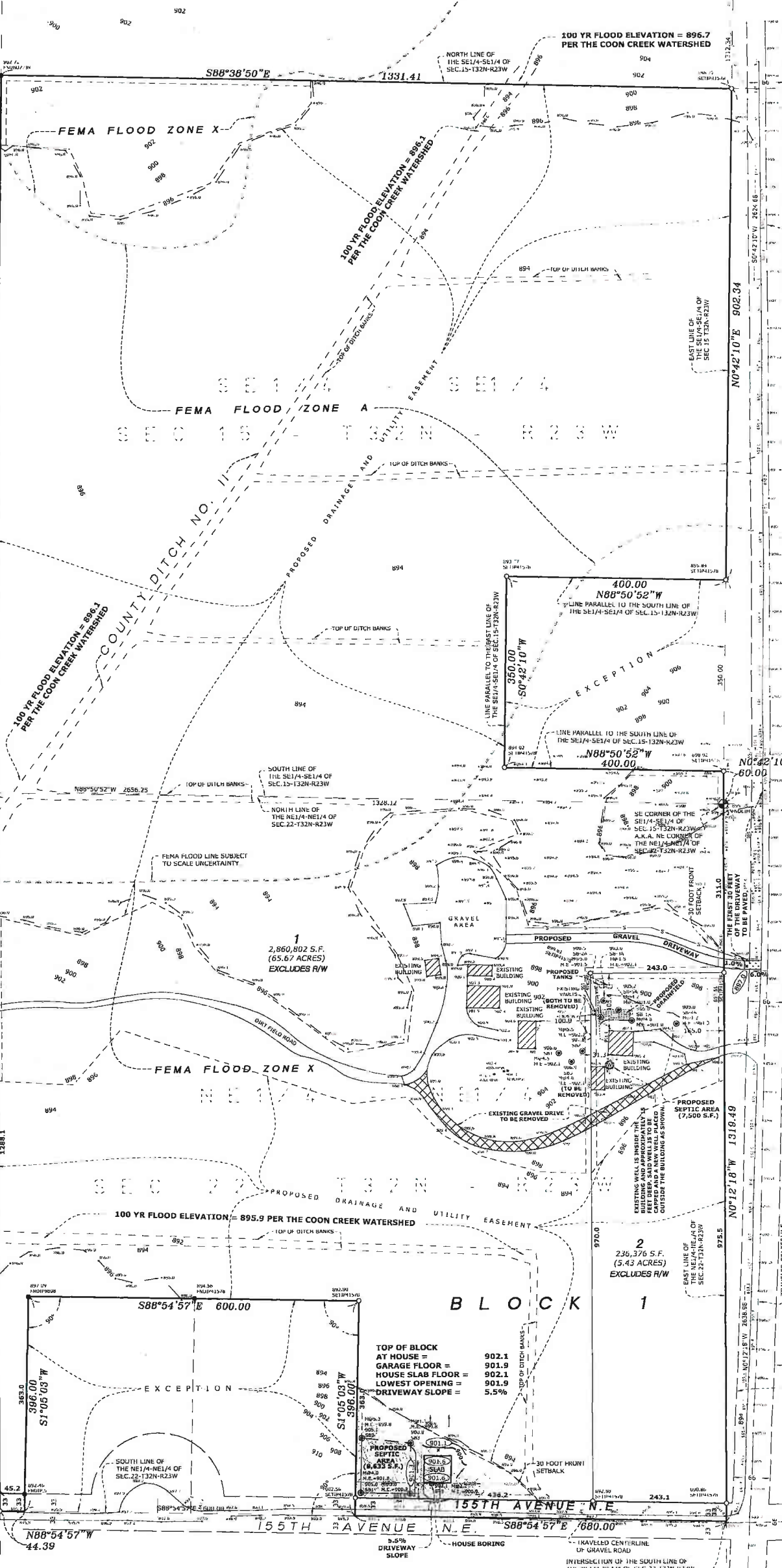
155TH AVENUE NE

155TH AVENUE NE

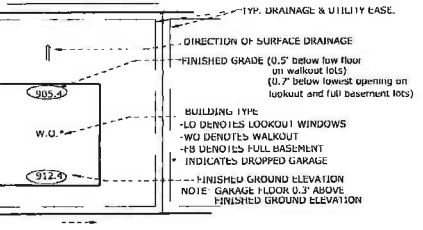
155TH AVENUE NE

155TH AVENUE NE

155TH AVENUE NE



TYPICAL LOT



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

JASON E. RUD
Date: 5/23/2023 License No. 41578

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

CITY OF HAM LAKE
ARTICLE 10 - SUBDIVISION REGULATIONS

The following regulations apply to the subdivision of lands, whether by the platting process or by individual lot splits. No lands shall be subdivided unless in conformance with this code, *provided*, that upon compliance with Article 10-600 of this Code, the City Council may grant reasonable variances to the strict application of this code.

The regulations are intended to cover the sequencing of events, general procedures and general rules. The City Council shall, by resolution, adopt specific procedures, submittal requirements and policies from time to time as deemed necessary. Actions by the City Council which constitute a denial of an application or request shall be in the form of written findings of fact stating the reasons for denial.

For the purpose of computing the 120 day review time as contemplated by Minnesota Statutes Chapter 462.358, Subd. 3b, the Sketch Plan phase shall not be deemed to be a part of the plat application process, and the 120-day review period shall not begin to run until the applicant shall have submitted all items necessary for the City to be able to make a decision on Preliminary Plat approval, including all other agency reviews and comments.

10-100 Subdivision by means other than traditional platting

*** 10-101 Minor Plats**

Where the proposed subdivision of land results in three lots or fewer, the City Council may expedite the plat approval process outlined in this Code and reduce the number of stages of the traditional platting process. Minor plats shall be reviewed by the Planning Commission and approved by the City Council, which may attach conditions to such lot splits, including, without limitation, the acquisition of drainage, utility and road easements as needed, parkland dedication, and drainage fund contributions. Land parcels which were created by platting may not be further subdivided, except as follows:

a) The parcel was originally platted as an outlot, and there is documentation that the purpose of the creation of the outlot was to permit subsequent replatting; or

b) All new lots meet the frontage, setback and lot size standards that were in effect for the lots contained in the original plat of the subdivision. If the original subdivision was a PUD or other subdivision category that did not have specific lot sizes, frontages or setback requirements at the time of original platting, then all new lots must be configured and dimensioned in a manner that is not materially different from the lots contained in the

original subdivision, and the overall density per acre which existed at the time of original platting may not be exceeded for the area encompassed by the original plat.¹

Notwithstanding the foregoing, lot splits of any type which are intended merely to adjust existing lot lines, and for combination with adjoining parcels, and which do not create any new buildable parcels or lots of record, may be approved by the City Council. All parcels involved must continue to meet all applicable frontage, setback, lot size, and other requirements and shall not create any new nonconformity. For lot line adjustments, the City Council may impose reasonable conditions of approval upon the lot line adjustment request, including, without limitation, the dedication of drainage, utility, and road easements as needed and compliance with the Subsurface Sewage Treatment Systems (SSTS) requirements outlined in Article 11-450 of this code.

¹ For the legislative history (Findings of Fact) which preceded this Code section, see the text of original Ordinance Number 2002-27 (effective 1/5/03).

10-102 Estate Related Divisions

A. Qualifying Property

Persons acquiring real estate parcels via inheritance (“Inherited Property”) may be allowed to divide inherited lands as outlined in this section without traditional platting. In order to qualify for the provisions related to Inherited Property, the property must meet all of the following conditions:

- 1) The property size before the event that triggered the inheritance must have been at least five acres;
- 2) The Inherited Property must be divided into parcels that are approximately equal in value for each heir inheriting or otherwise obtaining title;
- 3) No subdivided parcel may be less than 2.5 acres in size;
- 4) Each subdivided parcel must have at least 200 feet of frontage on a public road, meet current livability standards for SSTS installation, and be capable of meeting all setback requirements for residential lots;
- 5) Prior to the event that triggered the inheritance, the Inherited Property was owned by a single individual or an entity set up specifically to serve as an estate-planning tool. Business corporations do not qualify as such entities.

City's Building Official, after conferring with the City's engineer, to a length of 30 feet from the paved portion of the abutting public street if there is a showing of a special circumstance, such as inordinately long driveway length, which makes literal compliance with this provision unfair or unreasonable.

10-430.E

* **2) Existing Dwellings or Structures**

For any remodeling or other project that requires a building permit, a condition of issuance of the building permit shall be the paving of any existing unpaved or inadequately paved driveway serving garages or accessory buildings on the parcel. If the parcel contains an existing driveway having adequate pavement, and the property owner agrees to abandon any other unpaved driveways and take access solely from the paved driveway, then no additional paving shall be required. Notwithstanding the foregoing, the Building Official, after conferring with the City's engineer, may shorten the paving requirement to a length of 30 feet from the paved portion of the abutting public street if there is a showing of a special circumstance, such as inordinately long driveway length, which makes literal compliance with this provision unfair or unreasonable. The Building Official may also eliminate paving needs under the following circumstances:

- a) Because of particular topographic conditions, the existence of the driveway poses no immediate threat of erosion that could affect the public road, and poses no immediate threat of siltation flowing onto the public road; or
- b) The driveway is not intended to be used more often than once monthly, and topographic and vegetative conditions are present that are likely to inhibit or preclude erosion or siltation from developing if the limited usage is observed; and
- c) The property owner consents in writing to a license, in recordable form, as follows:

Driveway License Agreement

Agreement, made this ___ day of _____, _____,
between the City of Ham Lake, Minnesota ("City") and
_____ ("Owner");

Recitals

Meeting Date: February 7, 2023

CITY OF HAM LAKE
STAFF REPORT

To: Members of the Planning Commission

From: Mark Jones, Building Official

Subject: Hentges Addition, Minor Plat Sketch Plan

Introduction/Discussion:

Mr. Kevin Hentges has submitted a request proposing subdivision of land into two lots, a Minor Plat per 10-101 of City Code. The property has five existing farm buildings (agricultural buildings) and a dwelling unit which currently have an address off Naples Street NE. The existing septic for the dwelling unit is located on prosed Lot 1, and will need to be abandoned and relocated on Lot 2 for the existing dwelling. Per Article 9-370.7, farm buildings need to meet a 100-foot setback from any property line. In order to meet the setback requirement, the Hentges' are proposing that the south side of the dwelling unit be considered the front yard and the removal of one farm building. This would require an address change. Per city code, Article 11-411.2.C, all single-family dwellings shall be placed so that the apparent entrance, or front of the home, faces or parallels the principal street frontage. Also, per Article 11-820, all properties or parcels of land within the City of Ham Lake shall hereafter be identified by reference to the Uniform Numbering System adopted herein. Each principal building shall bear the number assigned to the frontage on which the front entrance is located. The existing dwellings has a Means of Egress that would meet both state building and city code requirements for frontage and egress. Per Table 10-1, for corner lots, the lot owner, at the time of application for the first building permit on the lot, may choose which of the non-road frontage lot lines shall be considered the side yard and which shall be the rear yard, regardless of which road provides the driveway access. Once this selection is made, this choice shall apply to all future building permits on this lot. For corner lots abutting two streets, both street lines shall be considered front yard, not side yard, lot lines for purposes of applying the setback requirements. Even though it was determined that the front of the dwelling unit would face Naples, and be addressed off of Naples, when the dwelling unit was built (the first building permit), the request to subdivide the property, and meet code requirements, are prompting the need to re-designate the front yard in this case. The address for Lot 2 would change to 3379 155th Avenue NE to be in compliance with city code.

Recommendation:

I recommend approval of the two-lot Hentges Addition sketch plan with the following conditions: that the south side of the dwelling unit be designated as the front yard, the address change be made to meet Article 11-820 of city code, the dwelling unit septic be brought into compliance within ninety days from the date the final plat is recorded and bring all buildings, well and septic system into compliance with city and state code requirements.

21. 7670, 7672, 7674, 7676 and 7678, Minnesota Energy Code

B. This municipality may adopt by reference any or all of the following optional chapters of Minnesota Rules: Chapter 1306, Special Fire Protection Systems; and Chapter 1335,

Floodproofing Regulations, parts 1335.0600 to 1335.1200.

C. This municipality may adopt by reference appendix chapter K (Grading), of the 2001

Supplements to the International Building Code.

The following optional provisions identified in Section 4, Subp. B and C are hereby adopted and incorporated as part of the building code for this municipality.

Section 5 The adoption of Article 11-410 is intended to include all future amendments and revisions to the Minnesota State Building Code

Section 6 All references in Article 11 referring to "Minnesota State Building Code" are amended and refer to the "2006 International Building Code" (IBC) and the "International Residential Code" (IRC).

11-411 Architectural Standards for Residential Structures.

11-411.1 General Provisions


No building permit for structures in the City of Ham Lake shall be issued where the materials, scale, bulk, or character of a structure, house, or building, is so dissimilar to other structures, houses or buildings in the vicinity as to result in the depreciation of property values or the degradation of the environment in the immediate area. The Zoning Officer shall, in his discretion, make a determination as to whether or not any proposed structure fails to meet the above criteria, and in the event of such an opinion, said opinion shall be confirmed by the City Council, which may, in its discretion, refer the proposed plans to the Planning Commission for comment prior to acting upon such a request.

11-411.2 Residential and Agricultural Districts.

In districts RA, R1, R2, R3, RS1 and RS2, the following standards shall apply for single family detached dwellings.

A. Minimum Width. The minimum width of the main portion of the structure shall be not less than 24 feet, as measured across the narrowest portion.

B. Minimum Roofage. The pitch of the main roof shall be in compliance with the Minnesota Residential Building Code as adopted by the City of Ham Lake.

 **C. Placement.** All single family dwellings shall be placed so that the apparent entrance or front of the home faces or parallels the principal street frontage.

- J. An easement for said roadway right-of-way as a public right-of-way shall be granted to the City by proper conveyance or dedication and accepted by the City Council, if the roadway is otherwise in compliance with requirements of this Code.
- K. Street signs shall be erected at all intersections and elsewhere as required by the City Council and such signs and the poles to which same are attached shall meet the construction and design requirements of the City Council.
- L. Table 11-4 shall, subject to the design standards filed in the office of the City Engineer and review by the City Engineer, govern other physical standards for roadways:
- M. A 2% minimum cross slope shall be required on all cul-de-sacs.
- N. Vertical curves are required if the algebraic difference of the curves is greater than 1%. The Rate of Vertical Curvature, K, is to meet MnDOT Design Policy and Criteria for sag and crest vertical curves. Sag curves required to have a minimum K of 37 and crest curves required to have a minimum K of 30 for a 30 mph design speed.

11-720 Special Standards for MSA and CSAH Roads

- A. Excluding main arterial highway service roads, all roads and streets designated or hereafter designated as Municipal State Aid roads, the minimum right-of-way required shall be 66 feet, for County State Aid Highway roads 120 feet.

11-730 Residential Driveway Widths (also see Article 10-430)

- A. Maximum width of a driveway at the curb to the right-of-way line to be 30 feet.
- B. Driveways on cul-de-sacs to be a maximum width of 24 feet from the curb to the right-of-way line. All properties on cul-de-sacs will be allowed only one driveway from the street.
- C. For parcels not on a cul-de-sac, a secondary driveway may be constructed with a maximum width of 24 feet at the curb to the right-of-way line.

11-800 Building Numbering System

11-810 Uniform Numbering System

A uniform system of numbering properties and principal buildings is hereby adopted for use in the City of Ham Lake, as indicated on the certain map or maps identified as the City of Ham Lake Number index on file in the office of the City Clerk. Said index and all explanatory matter thereon is hereby made a part of this Code.



11-820 Assignment of Numbers

All properties or parcels of land within the City of Ham Lake shall hereafter be identified by reference to the Uniform Numbering System adopted herein. Each principal building shall bear the number assigned to the frontage on

which the front entrance is located. In case a principal building is occupied by more than one business or family dwelling unit, each separate front entrance of such building shall bear a separate number.

11-830 Display of Numbers

It shall be the duty of the owner, lessor or occupant of every house, industrial, commercial or other building, to have proper house or building numbers either by affixing such number assigned in metal, glass, plastic or other curable material. The number shall **be not less than 12 inches in height on all commercial/industrial buildings and a minimum of 4 inches in height on residential buildings**, and in a contrasting color to the building. Said numbers are to be placed on structures, not garage doors, and to be easily seen from the street fronting the building. Said numbers are also to be placed on both sides of mailboxes, except where mailboxes are in a group, the numbers shall be placed on the front and on the side of each end mailbox. All auxiliary buildings within a unit having an assigned number, such as a garage, barn and buildings of the like nature, are not affected by the code.

11-840 Administration

The Building Inspector shall be responsible for maintaining the numbering system and shall keep a record of all numbers assigned under this Code. The Building Inspector shall issue to any property owner upon request and without charge a number for each principal building or separate front entrance to such building. The Building Inspector shall issue only the number assigned to such building under the provisions of the Code, provided, however, that the Building Inspector may issue additional numerals in accordance with the official numbering system whenever a property has been subdivided, a new front entrance opened, or undue hardship has resulted to any property owner. The property owner shall be responsible for obtaining suitable numbers for property identification.

11-900 Demolition and Moving-In of Buildings

11-910 Definitions

11-911 Building

Building shall mean a structure supported by three or more walls, covered by a roof supported by said walls. This definition shall exclude any metal or wooden shed which contains less than 120 square feet of available floor space, and shall exclude manufactured mobile homes as that term is governed and defined in Article 9-340.2 of this Code.

11-912 Moving-In

Moving-In means the transporting of any building to any designation in the City, regardless of the point of origin.

11-913 Demolition

“Demolition” – means the razing or other destruction or partial destruction of any structure which, if being constructed anew, would require the

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

10-600 Variances

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

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

Table 10-1: Lot Standards

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

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

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

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

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

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

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

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

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

* 50 Ft. when abutting any State or County Highway

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

*** As approved by the City Council

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

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

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

Updated through Ord 21-02, 22-04

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

May 24th, 2023

RFC Engineering
13635 Johnson Street NE
Ham Lake, MN 55304
Attention: Tom Collins

Dear Mr. Collins:

As a licensed site evaluator who conducted the soil borings in Hentges Addition, for Kevin Hentges, I found the following: Each boring has at least 12" of natural, undisturbed and unmottled 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 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 written in a cursive, flowing style.

Mark Tradewell
MPCA #307

NOTICE OF PERMIT APPLICATION STATUS

Project: Hentges Addition

Date: May 24, 2023

Applicant: Hentges Turf Farm
Attn: Kevin Hentges
15421 Rendova Street NE
Ham Lake, MN 55304

Permit Application#: P23-044

Purpose: Construction of a new driveway and removal of an existing driveway

Location: NW corner of 155th Avenue NE and Naples Street NE, 15610 Naples Street NE, Ham Lake

At their meeting on May 22, 2023, the Board of Managers of the Coon Creek Watershed District **conditionally approved** the above referenced project with 2 conditions and 0 stipulations. **This is NOT a permit.**

Since your last submittal on 5/23/2023, the following condition remains which must be addressed before permit issuance (please see note below on how to address conditions).

1. Submittal of a performance escrow in the amount of \$2,215.00

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

Sincerely,



Erin Edison
Watershed Development Coordinator

cc: File P23-044
Brady Schmitz, Stantec
Danielle Tourtillott, Stantec
Tom Collins, Ham Lake

Note: Please respond to each of these items in writing when resubmitting the revised plans to the District. Resubmittals can be sent via email to permitsubmittals@cooncreekwd.org. ***Please submit written responses below the original typed comments, using extra sheets as necessary, addressing comments from the District.*** If you have any questions, feel free to contact Erin

Edison at (763) 755-0975. Pursuant to Coon Creek rule 7.3 deficiencies must be addressed and resubmitted within 60 days. Failure to do so shall be deemed a withdrawal of the permit application.

PERMIT NAME

PAN #

DATE



Responsive partner.
Exceptional outcomes.

PLACE CURSER ON THIS PAGE

INSERT -> OBJECT -> TEXT FROM FILE -> SELECT CORRECT WENCK UPDATE MEMO

To: Matt Danzi, Tim Kelly
Coon Creek Watershed District

From: Brady Schmitz, Wenck Associates, Inc.

Copy: Ed Matthiesen, P.E., Wenck Associates, Inc.

Date: February 5, 2021

Subject: Foley Blvd Grade Separation

PAN: 19-080

EXHIBITS:

- 1. Final Drainage Design Report; by TKDA, dated 12/10/2020, received 12/17/2020.
- 2. Response Letter; by TKDA, dated 12/17/2020, received 12/17/2020.

In Response to the Coon Creek Watershed District "Notice of Permit Application Status" dated November 10, 2020:

- 1. Receipt of escrows. **NO**
- 2. Update the Rate and Volume Comparison Table for discharge point F to be consistent with the HydroCAD models. Clarify impacts to the existing pond on the north side of Coon Rapids Blvd due to the increase of rates and volumes at discharge point F. **YES**
- 3. Provide an O&M Agreement that meets District requirements. **NO**
- 4. Provide proof of purchase for wetland credits. **NO**

FINDINGS: The Rate and Volume Comparison Table for discharge point F has been updated and is consistent with the HydroCAD model. No adverse impacts are expected due to the increase in rates at discharge point F.

RECOMMENDATION: Approval with 3 Conditions and 2 Stipulations:

Conditions:

- 1. Receipt of escrows.
- 2. Provide an O&M Agreement that meets District requirements.
- 3. Provide proof of purchase for wetland credits.

Stipulations:

- 1. Submittal of as-builts for the following stormwater management practices, including volume and proof of installation for hydrodynamic separators:

Stormwater Treatment Practices	Number
--------------------------------	--------

Infiltration Basin	1
Lined Filtration Basin	1
Wet Sedimentation Pond	2
Catch Basin Sump with Hydrodynamic Device	8
Outlet Control Structure	4

2. Completion of post construction infiltration tests on the West Infiltration Basin and the Norway Street Filtration Basin by filling the basin to a minimum depth of 6 inches with water and monitoring the time necessary to drain, or multiple double ring infiltration tests to ASTM standards. The Coon Creek Watershed District shall be notified prior to the test to witness the results.