

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 13, 2022

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: May 23, 2022

PUBLIC HEARING:

6:01 p.m. Gerald and Arlene Mager, Mager Trust, requesting Preliminary Plat and Final Plat Approval and Rezoning from CD-2, Commercial Development II, to R-1, Single Family Residential, for Magers Meadows, a minor plat (3 single family residential lots), located in Section 29.

Jonathan

NEW BUSINESS:

1. None

COMMISSION BUSINESS:

1. City Council Update

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, MAY 23, 2022

The Ham Lake Planning Commission met for its regular meeting on Monday, May 23, 2022 in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Chair Brian Pogalz and Commissioners Scott Heaton, Jeff Entsminger, Jonathan Fisher, Kyle Lejonvarn and Erin Dixon

MEMBERS ABSENT: Commissioner Dave Ringler

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 Lejonvarn, seconded by Entsminger, to approve the minutes of the May 9, 2022 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING: None

Commissioner Fisher arrived at 6:02 p.m.

NEW BUSINESS:

Schoenrock Holdings, LLC requesting Commercial Site Plan approval to construct an 11,800 square foot office/warehouse building at 13319 Aberdeen Street NE (PID# 32-32-23-43-0001).

Mr. Troy Schoenrock and Mrs. Laura Schoenrock were present representing Schoenrock Holdings, LLC and Live Wire Electrical Services. Mr. Schoenrock stated they have already purchased trusses and materials for the building due to lead time on materials and impending deadlines with financing. Mr. Schoenrock stated their intent is to construct an energy efficient building that will have solar panels. Mr. Schoenrock stated the City has been good to work with. Commissioner Lejonvarn inquired about the types of deliveries that will be made to the site and the types of trucks making those

deliveries. Chair Pogalz stated that Mr. Schoenrock may have put the “cart before the horse” in ordering materials before any building plans were submitted to the City for review and approval. Commissioner Heaton completed the inspection, a copy which is on file. Commissioner Heaton stated there is currently a pile of dirt and a septic mound on the site; there is residential property to the south in the City of Blaine across 133rd Avenue NE, Jam Hops is located to the east and Woody’s Garage is to the north. Commissioner Heaton stated he felt the location was suitable for this type of business, but, per the notes from Building Official, Mark Jones and City Engineer, Tom Collins, there is some concern with the limited parking area shown on the site plan. Commissioner Heaton stated the applicants stated deliveries will not be made by semi-trucks at this location. Commissioner Lejonvarn asked what standard deliveries would look like; would Viking Electric deliver to the Aberdeen Street NE location. Mr. Schoenrock stated Viking Electric typically delivers materials directly to job sites. Commissioner Lejonvarn asked Mr. Schoenrock what his plan is if something would have to be delivered by semi-truck. Mr. Schoenrock stated semi-truck deliveries, which are normally solar panels, are delivered to a location in Isanti; the panels are put on trailers at that site and delivered to the job site. Mr. Schoenrock stated they are not expecting a lot of deliveries at the Aberdeen Street NE location. Chair Pogalz reviewed the documents submitted by Engineer Collins. Chair Pogalz asked Engineer Collins if the current septic system was adequate for the business. Engineer Collins stated the soil tester determined up to twenty-five people could use the existing septic system. Engineer Collins stated a license agreement with the City will be needed for the septic encroachment into the 10-foot setback from the east property line. Engineer Collins stated a license agreement with the City will also be needed for the fire apparatus road as it encroaches into the 10-foot setback from the north property line; the fire apparatus road must be plowed during the winter. Engineer Collins stated the northerly 33-feet of 133rd Avenue NE right-of-way, of the existing 66-feet of right-of-way, within the City of Ham Lake, which is adjacent to 33-feet of the City of Blaine right-of-way, is proposed to be vacated; a public hearing will be held by the City Council on June 6, 2022. Chair Pogalz asked Building Official Jones, if there are limitations on exterior building finishes for this building. Building Official Jones stated there are some limitations to the exterior finish but no plans have been submitted for review yet. Mr. Schoenrock stated the exterior finish of the building will be steel, lap siding with a five-foot rock wainscot around the entire building. Commissioner Entsminger asked how much of a concern parking is at the location if the Schoenrock’s are going to control tenant parking in their lease agreements; would the City have the ability to apply conditions to parking at the location if or when the building sells. Engineer Collins stated office/warehouse use is now an allowed use in the CD-1 zoning district; when the application was submitted, office/warehouse structures were a Conditional Use but City Code changed in November 2021 making office/warehouse use a permitted use. Commissioner Entsminger asked if the City had any recourse if vehicles were parked along the street, or semi-trucks were blocking traffic. Engineer Collins stated both Aberdeen Street NE and 133rd Avenue NE are Municipal State Aid (MSA) roads; the City can cite or tow vehicles parked within public right-of-way; all parking must be off street and maintained on-site. Chair Pogalz reiterated his concern with the size of the parking area. Chair Pogalz stated trucks as small as UPS delivery trucks may be able to maneuver in the parking lot in the summer but when it snows in the winter, maneuvering may become more difficult. Chair Pogalz

asked if there were overhead doors for deliveries. Engineer Collins stated parking and no parking areas were designed and sized to the overhead doors shown on the plan. Engineer Collins stated a turning movement exhibit for pick-up truck sized vehicles was provided to the City by the design engineer for both units. Chair Pogalz expressed concern on where the trash enclosure is shown on the plans and questioned whether or not garbage trucks could maneuver in and out of the parking lot easily. Mr. Schoenrock stated he would consider purchasing a dumpster with wheels. Chair Pogalz asked Building Official Jones to comment. Building Official Jones stated his biggest concern is delivery truck access to the office/warehouse facility. Building Official Jones stated there are two locations in the City where the sites do not have enough space for semi-trucks to back onto the property; the trucks block traffic during deliveries. Building Official Jones is concerned that traffic could be blocked on Aberdeen Street NE at this location if large trucks deliver to the site. Building Official Jones stated he is also concerned of what may come in the future if the building is used for something other than office/warehouse use and a use that requires more parking than is available on the site. Chair Pogalz concurred with Building Official Jones' concerns and stated he didn't want to disregard the lessons the City has learned from issues that have had to be managed at other locations in the city. **Motion by Heaton, seconded by Fisher, to recommend approval of the commercial site plan to construct a 11,800 square foot office/warehouse building at 13319 Aberdeen St NE subject to obtaining license agreements with the City for septic and fire apparatus lanes within setback areas and meeting all City, State and County requirements. Commissioners Heaton, Fisher, Dixon, Entsminger and Lejonvarn voted yes, Commissioner Pogalz voted no, motion carried.** *This item will be placed on the June 6, 2022 City Council Agenda.*

COMMISSION BUSINESS:

City Council Update

Building and Zoning Clerk Bohr stated the amendment to the Conditional Use Permit for Storage World was approved by the City Council. Commissioner Heaton will be attending the June 6, 2022 City Council meeting.

ADJOURNMENT:

Motion by Heaton, seconded by Fisher, to adjourn the Planning Commission meeting at 6:31 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: 06/13/2022

INSPECTION ISSUED TO: Jonathan Fisher

APPLICANT/CONTACT: Gerald & Arlene Mager

TELEPHONE NUMBER: 763-434-5200 or 763-245-1157

BUSINESS/PLAT NAME: Magers Meadows, Minor Plat

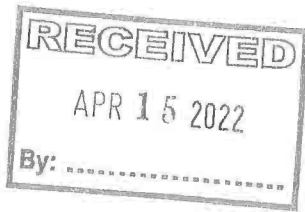
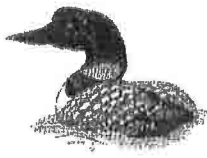
ADDRESS/LOCATION OF INSPECTION: 1157 Andover Blvd NE

APPLICATION FOR: Preliminary Plat Approval

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 April 15, 2022

Date of Receipt _____

Receipt # _____

Meeting Appearance Dates:

Planning Commission 6-13-22

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: Magers Meadows

Address/Location of property: 1157 Andover Boulevard NE, Ham Lake, Minnesota, 55304

Legal Description of property: The NW 1/4 of the NW 1/4, Sec. 29, T 32, R 23

PIN # 29-32-23-22-0001

Current Zoning CD-2

Proposed Zoning R-1

Notes: 3 lot minor plat

Applicant's Name: Gerald and Arlene Mager

Business Name: Mager Trust

Address 1157 Andover Boulevard NE

City Ham Lake

State MN

Zip Code 55304

Phone 763-434-5200

Cell Phone 763-245-1157

Fax n/a

Email address mager95@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.

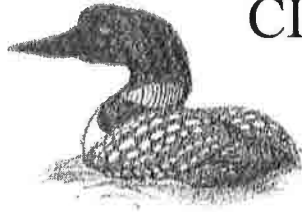
SIGNATURE Gerald Mager

DATE 4-14-2022

- 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 13, 2022 at 6:01 p.m. at the City Hall located at 15544 Central Avenue NE for the purpose of considering the application of Gerald and Arlene Mager, Mager Trust, requesting preliminary plat approval and rezoning from CD-2 (Commercial Development II) to R-1 (Single Family Residential) of a minor plat, Magers Meadows (3 residential lots), in Section 29 a parcel of certain land situated in the City of Ham Lake, Anoka County, Minnesota and which is described as follows to wit:

PID# 29-32-23-22-0001

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29,
TOWNSHIP 32, RANGE 23, ANOKA COUNTY, MINNESOTA.

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

DATED: June 3, 2022

Jennifer Bohr
Building and Zoning Clerk
City of Ham Lake

Memorandum

Date: May 26, 2022
To: Planning Commissioners
From: Tom Collins, City Engineer *TPC*
Subject: Magers Meadows

Introduction:

The Preliminary and Final Plat for Magers Meadows subdivides the 36.3-acre 1157 Andover Boulevard / 29-32-23-22-0001 parcel (<https://gis.anokacountymn.gov/propertysearch/?find=29-32-23-22-0001>) into three lots. The existing house and accessory buildings are located on proposed Lot 2, Block 2. The current zoning is Commercial Development Tier 2 (CD-2) and the proposed zoning is Single Family Residential (R-1). A 500-scale zoning map, 300-scale half-section map and a 300-scale aerial photo are also attached.

Discussion:

The Preliminary Plat and Livability Plan received May 24th, the Title Sheet, Legend & Existing Conditions, Grading, Drainage and Erosion Control Plan, Details & Notes and Stormwater Pollution Prevention Plan and Drainage Report received May 12th and the Final Plat received April 15th address the prior review comments. The proposed subdivision falls under the Minor Plat portion of City Code Section 10-101. The dedication of Pierce Street right-of-way and drainage and utility easements were dedicated in 2009 via the attached City of Ham Lake Highway Right-of-Way Plat No. 1. The plat dedicated the required 10-foot drainage and utility easements around the perimeter of both Block 1 and Block 2, easements over County Ditch 57-2 and easements to contain the 2019 delineated wetland boundary.

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 each of the three lots.

The Soil Boring Test Report confirms that there is adequate area for a primary and secondary septic system for Lot 1, Block 1 and Lot 1, Block 2, and for a secondary septic system for Lot 2, Block 2. 11-450.4c of City Code requires that a septic compliance inspection be performed when a parcel with an existing septic system is subdivided. The attached Tradewell septic inspection found that the existing 1157 Andover Boulevard septic system is non-compliant. The system will need to be replaced within 24 months of the May 4th inspection letter, per section 11-450.7.B of City Code. The replacement septic area is shown on the plans and has been verified with an additional Soil Boring Test Report. Per 10-430E.2 of City Code, the existing 1157 Andover Boulevard driveway will have to be paved prior to consideration of any future building permits.

The April 28th Anoka County Transportation Division review, and the May 24th County email are attached. The additional Andover Boulevard right-of-way dedication is shown on the Final Plat to meet the 60-foot minimum and County review of the plans is not required since there will not be impacts to the County right-of-way.

Coon Creek Watershed District (CCWD) conditionally approved the minor plat at their April 11th Board of Directors meeting. The Notice of Permit Application Status is attached. The CCWD permit will be issued once the \$2,130 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 Magers Meadows be recommended for approval, contingent on the existing septic system being brought into compliance by May 4, 2024.

PRELIMINARY PLAT

~of~ MAGERS MEADOWS
 ~for~ GERALD MAGER
 1157 ANDOVER BOULEVARD NE
 HAM LAKE, MN 55304

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES EXISTING ELEVATION
- DENOTES AIR CONDITIONING UNIT
- DENOTES BOLLARD
- DENOTES CATCH BASIN
- DENOTES ELECTRICAL BOX
- DENOTES GAS METER
- DENOTES SIGN
- DENOTES GUY WIRE
- DENOTES MAILBOX
- DENOTES POWER POLE
- DENOTES SOIL BORING. (BY MARK TRADEWELL)
- DENOTES STORM SEWER APRON
- DENOTES TELEPHONE PEDESTAL
- DENOTES WELL
- DENOTES WET LAND
- DENOTES FENCE
- DENOTES RESTRICTED ACCESS DEDICATED TO ANOKA COUNTY
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING CONTOURS
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

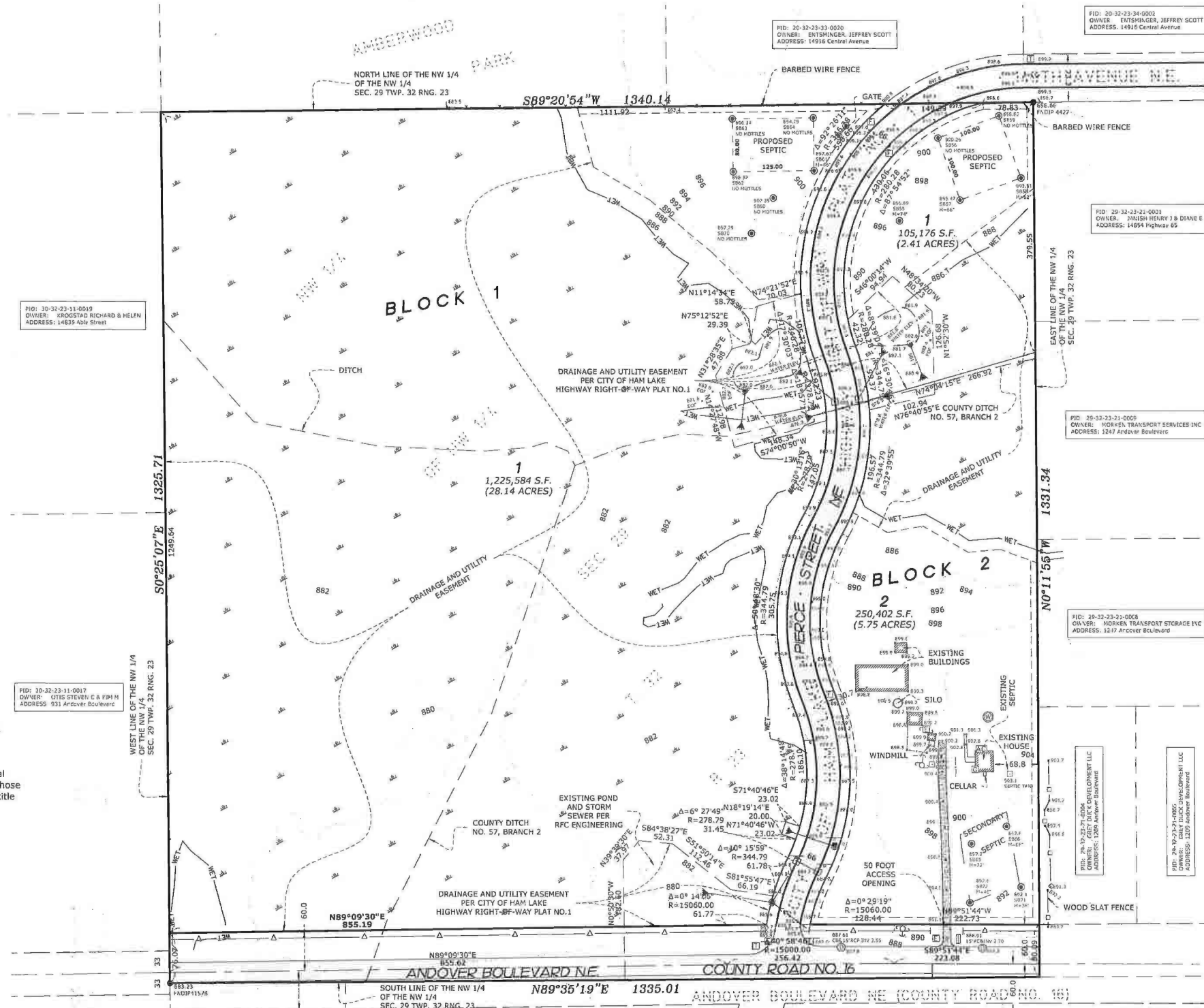
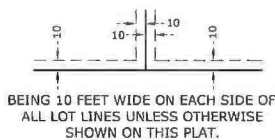
ZONING INFORMATION

- EXISTING = CD-2 (COMMERCIAL DEVELOPMENT TIER 2)
- PROPOSED = R-1 (SINGLE FAMILY RESIDENTIAL)

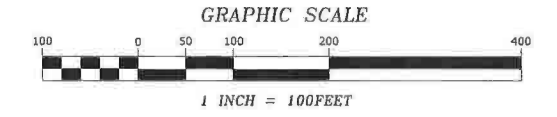
NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 02-24-22.
- Bearings shown are on Anoka County datum.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Wetland delineation completed by Jacobson Environmental.
- Parcel ID Number: 29-32-23-22-0001.
- Curb shots are taken at the top and back of curb.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



NORTH



LEGAL DESCRIPTION:

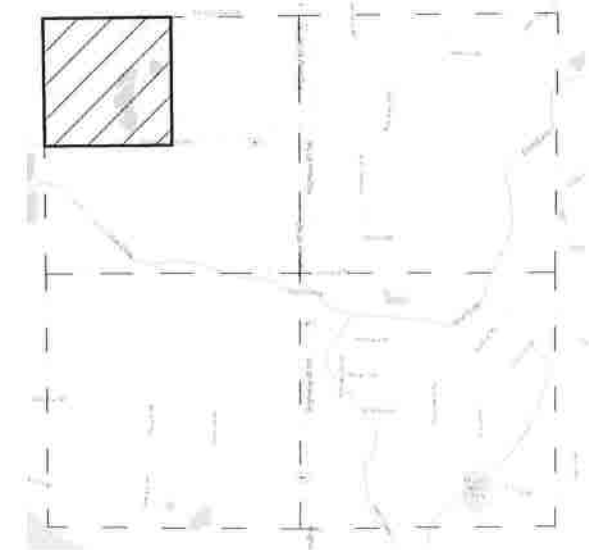
The Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 23, Anoka County, Minnesota.

BENCHMARK

BENCHMARK: MNDOT 0208 N
 ELEVATION: 890.297 (NAVD88)

VICINITY MAP

PART OF SEC. 29, TWP. 32, RNG. 23



ANOKA COUNTY, MINNESOTA
 (1" = 1000')

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

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

Jason E. Rud
 JASON E. RUD
 Date: 05-24-22 License No. 41578

NO.	DATE	DESCRIPTION	BY
1	03-11-22	ADDED FIELD INFO.	RAF
2	04-14-22	UPDATE EASEMENTS	BCD
3	05-24-22	ADDED FIELD INFO.	BCD

DRAWN BY: RAF JOB NO: 220102PP DATE: 02-04-22
 CHECK BY: JER FIELD CREW: RWJ/MR

LIVABILITY PLAN

~of~ **MAGERS MEADOWS**
 ~for~ **GERALD MAGER**
1157 ANDOVER BOULEVARD NE
HAM LAKE, MN 55304

LIVABILITY STANDARDS

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

- 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 linear perimeter of the Eligible Building Area. Yard Areas may encroach into the dedicated easement area which lies at a distance of ten feet from the perimeter of the lot, and may encroach into areas reserved by easement or otherwise for other public utility purposes, but may not encroach into any other area reserved by dedication or otherwise for road or drainage purposes, any may not encroach into any areas within the 100 year flood contour or into designated wetlands. Yard Areas may be irregular in shape except within thirty feet of the locations where the Yard Area is contiguous to the Eligible Building Area, at which locations the Yard Areas shall be a logical extension or expansion of the generally rectangular or ovoid shape of the Eligible Building Area. Fill may be used to create Yard Area.
- 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.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 02-24-22.
- Bearings shown are on Anoka County datum.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Wetland delineation completed by Jacobson Environmental.
- Parcel ID Number: 29-32-23-22-0001.
- Curb shots are taken at the top and back of curb.
- Proposed building pads, grading, and civil design provided by Plowe Engineering.

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES EXISTING ELEVATION
- DENOTES AIR CONDITIONING UNIT
- ⊙ DENOTES BOLLARD
- DENOTES CATCH BASIN
- DENOTES ELECTRICAL BOX
- DENOTES GAS METER
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- DENOTES EXISTING CONTOURS
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)
- DENOTES PROPOSED BUILDING PAD AREA
- DENOTES PROPOSED YARD AREA
- DENOTES PROPOSED SEPTIC AREA

NOTES: * INDICATES DROPPED GARAGE ELEVATIONS BASED UPON 12 COURSE BASEMENT

Lot #	Block #	Total Lot Area (sf)	Yard Area (sf)	Septic Area (sf)	Building Pad Area (sf)	Building Pad Area 4' Above Motting (sf)	Garage Floor Elevation	Proposed Low Opening Elevation	Proposed Low Floor Elevation	Lowest Opening Elevation	Lowest Floor Elevation	Boring #	Boring Elevation	Mottles Elevation	Building Type
1	1	1,225,584	51,848	10,000	14,552	10,497	898.7	893.1	893.1	893.1	893.1	60	902.35	NONE	W/O*
												61	897.63	892.1	DROP 3 COURSES
												62	898.32	NONE	
												63	898.34	NONE	
												64	894.79	NONE	
												70	897.29	NONE	
1	2	105,176	29,969	10,000	13,059	8,318	899.4	891.7	891.7	891.7	891.1	55	896.89	890.7	W/O
												56	900.26	NONE	
												57	895.47	890.0	
												58	895.51	890.3	
												59	898.82	NONE	
2	2	250,402	175,917	8,429	N/A	N/A	N/A	N/A	N/A	N/A	N/A	65	897.20	891.2	N/A
												66	897.80	892.1	
												71	892.12	889.0	
												72	892.64	888.8	

FIG. 20-32-23-11-0019
 OWNER: KRIGSTAD RICHARD & HELEN
 ADDRESS: 14935 Ave. Street

FIG. 29-32-23-11-0017
 OWNER: OTIS STEVEN C & KIM M
 ADDRESS: 931 Andover Boulevard

FIG. 20-32-23-34-0020
 OWNER: BITSMINGER, JEFFREY SCOTT
 ADDRESS: 14916 Central Avenue

FIG. 20-32-23-34-0022
 OWNER: ENTSMINGER, JEFFREY SCOTT
 ADDRESS: 14916 Central Avenue

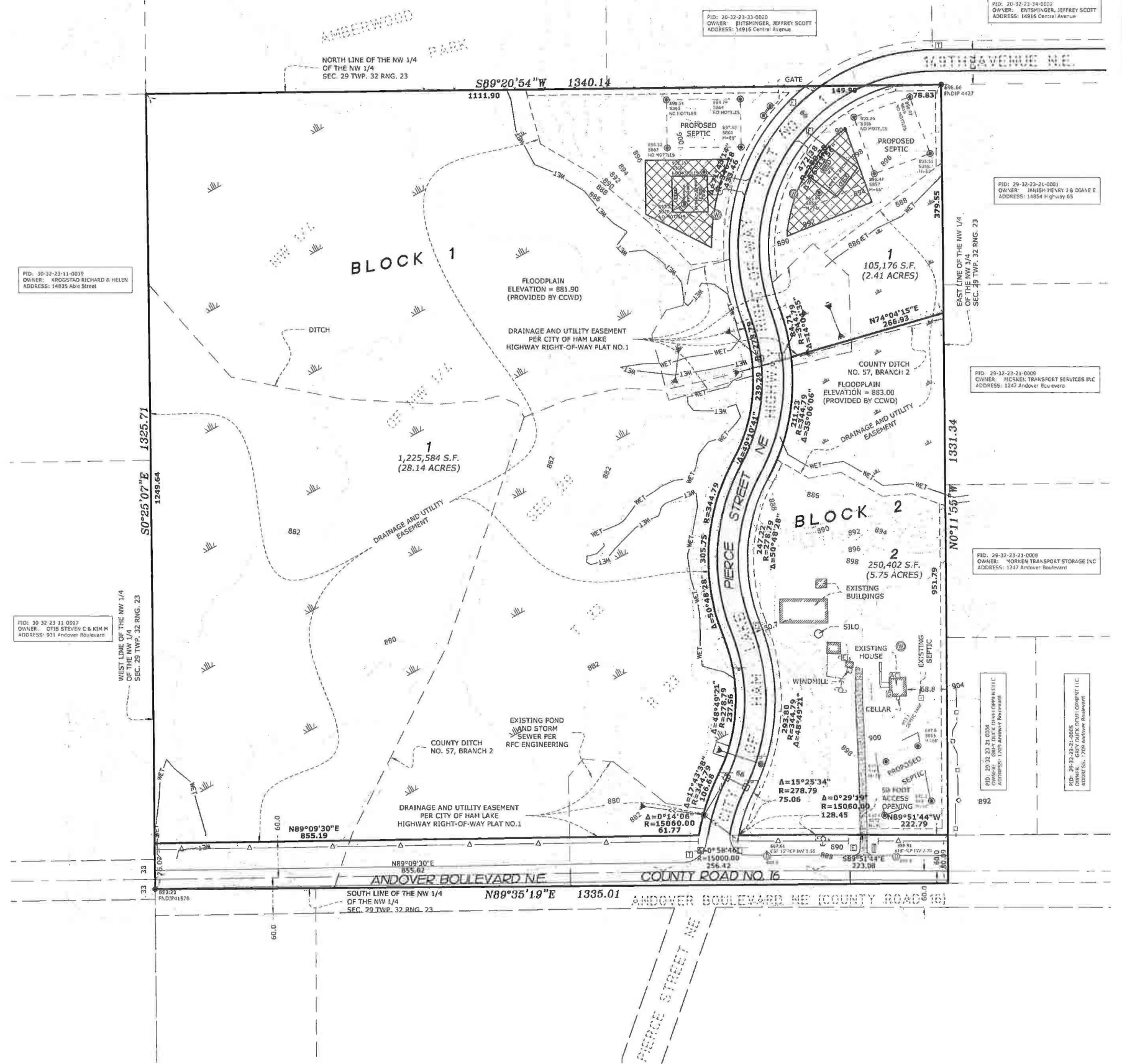
FIG. 29-32-23-21-0001
 OWNER: JAUSH HEVLEY I & DAIA E
 ADDRESS: 14854 H Street SE

FIG. 29-32-23-21-0002
 OWNER: HENNER TRANSPORT SERVICES INC
 ADDRESS: 1247 Andover Boulevard

FIG. 29-32-23-21-0008
 OWNER: WORNEN TRANSPORT STORAGE INC
 ADDRESS: 1247 Andover Boulevard

FIG. 29-32-23-21-0004
 OWNER: GARY TRAK (DPA) CORP/RET I LLC
 ADDRESS: 1250 Andover Boulevard

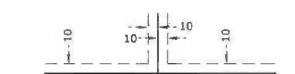
FIG. 29-32-23-21-0005
 OWNER: GARY TRAK (DPA) CORP/RET I LLC
 ADDRESS: 1250 Andover Boulevard



BENCHMARK

BENCHMARK: MNDOT 0208 N
 ELEVATION: 890.297 (NAVD88)

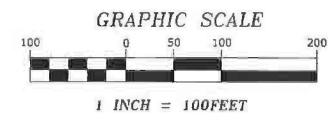
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

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

JASON E. RUD
 Date: 05-24-22 License No. 41578



NO.	DATE	DESCRIPTION	BY
1	05-03-22	CITY COMMENTS	BCD
2	05-24-22	ADDED FIELD INFO.	BCD

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

LEGAL DESCRIPTION:

The Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 23, Anoka County, Minnesota.

MAGERS MEADOWS

TITLE SHEET, LEGEND, & EXISTING CONDITIONS

HAM LAKE, MINNESOTA

LEGEND *

—OHV—	EXISTING OVERHEAD ELECTRIC	— —	PROPOSED WATER PIPE
—TEL—	EXISTING UNDERGROUND TELEPHONE	— —	PROPOSED SANITARY SEWER PIPE
—CBL—	EXISTING UNDERGROUND CABLE	— —	PROPOSED STORM SEWER PIPE
—TEL—	EXISTING TELEPHONE PEDESTAL	— —	PROPOSED DRAIN TILE AND CLEAN-OUT
—ELEC—	EXISTING ELECTRICAL PEDESTAL	— —	PROPOSED ELECTRIC SERVICE *
—CBL—	EXISTING CABLE PEDESTAL	— —	PROPOSED GAS SERVICE *
—TEL—	EXISTING TELEPHONE POLE	— —	PROPOSED TELEPHONE SERVICE *
—L.P.—	EXISTING LIGHT POLE	— —	PROPOSED STORM MANHOLE
—SS—	EXISTING STORM SEWER	— —	PROPOSED CATCH BASIN
—WM—	EXISTING WATER MAIN	— —	PROPOSED FLARED-END SECTION
—SS—	EXISTING SANITARY SEWER	— —	PROPOSED GATE VALVE
—FM—	EXISTING FORCEMAIN	— —	PROPOSED HYDRANT
—SM—	EXISTING STORM MANHOLE	— —	PROPOSED SANITARY SEWER MANHOLE
—CB—	EXISTING CATCH BASIN	— —	PROPOSED CONTOUR
—FES—	EXISTING FLARED-END SECTION	— —	PROPOSED SPOT ELEVATION (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
—GV—	EXISTING GATE VALVE	— —	PROPOSED SILT FENCE
—H—	EXISTING HYDRANT	— —	PROPOSED DIRECTION OF DRAINAGE
—W—	EXISTING WELL	— —	PROPOSED BITUMINOUS
—SSM—	EXISTING SANITARY SEWER MANHOLE	— —	PROPOSED INLET PROTECTION
—928—	EXISTING CONTOUR	— —	PROPOSED HEAVY-DUTY PAVEMENT
—930—	EXISTING CONTOUR	— —	PROPOSED ENKAMAT
—928.60—	EXISTING SPOT ELEVATION	— —	PROPOSED RETAINING WALL
—928.42—	EXISTING SPOT ELEVATION (MATCH INTO ELEVATION)	— —	BITUMINOUS PAVEMENT REMOVAL
—B—	EXISTING BITUMINOUS	— —	CONCRETE SIDEWALK REMOVAL
—T—	EXISTING TREES	— —	PROPOSED CONCRETE SIDEWALK
—X—	EXISTING TREE TO BE REMOVED	— —	SEPTIC BORING LOCATIONS
—SD—	SURFACE DRAINAGE DIRECTION	— —	
—F—	EXISTING FENCE	— —	
—RW—	EXISTING RETAINING WALL	— —	
—W—	EXISTING WETLAND	— —	

* NOT ALL SYMBOLS ARE APPLICABLE.

GENERAL NOTES

THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.

CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.

THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING SANITARY SEWER, STORM SEWER, AND WATER MAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.

INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.

ALL UTILITIES THAT WILL BE OWNED AND MAINTAINED BY THE CITY AFTER CONSTRUCTION SHALL BE BUILT TO CITY STANDARDS.

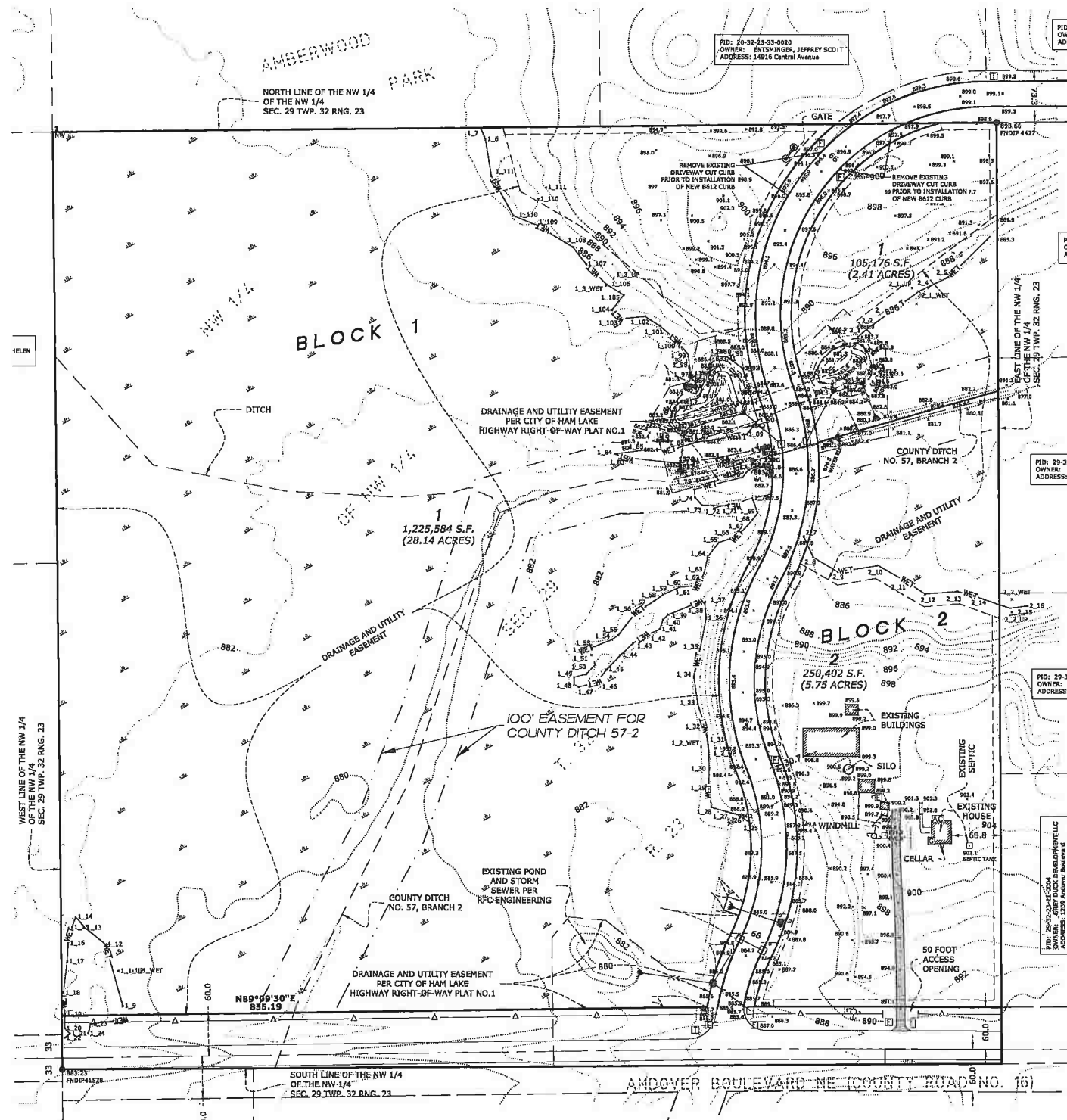
THE CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO THE INTERRUPTION OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESSES.

THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FROM THE CITY PRIOR TO ANY WORK.

STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.

NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.



VICINITY MAP



LEGAL DESCRIPTION:

The Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 23, Anoka County, Minnesota.

SHEET INDEX

- C0 TITLE SHEET, LEGEND, & EXISTING CONDITIONS
- C1.1 GRADING, DRAINAGE & EROSION CONTROL PLAN
- C1.2 GRADING, DRAINAGE & EROSION CONTROL PLAN (80-SCALE)
- C2 DETAILS & NOTES
- C3.1 STORM WATER POLLUTION PREVENTION PLAN
- C3.2 STORM WATER POLLUTION PREVENTION PLAN

NOTE: THIS PLAN SET IS INTENDED TO ACCOMPANY THE PRELIMINARY PLAT SHEET(S), PROVIDED BY OTHERS.

DRAWN BY: M.Q.A. DESIGN BY: C.W.P.
 CHECK BY: M.Q.A. PROJ. NO. 2017
 ORIGINAL DATE: FEBRUARY 9, 2022

DATE	REVISION DESCRIPTION
05/04/22	REMOVE CURB AT EXISTING DRIVEWAY CURB CUTS

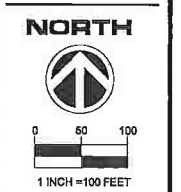
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
PRELIMINARY
 CHARLES W. FLOW
 LIC. NO. 16927
 DATE: 05.12.2022

MAGERS MEADOWS
 HAM LAKE, MINNESOTA
 TITLE SHEET, LEGEND, & EXISTING CONDITIONS

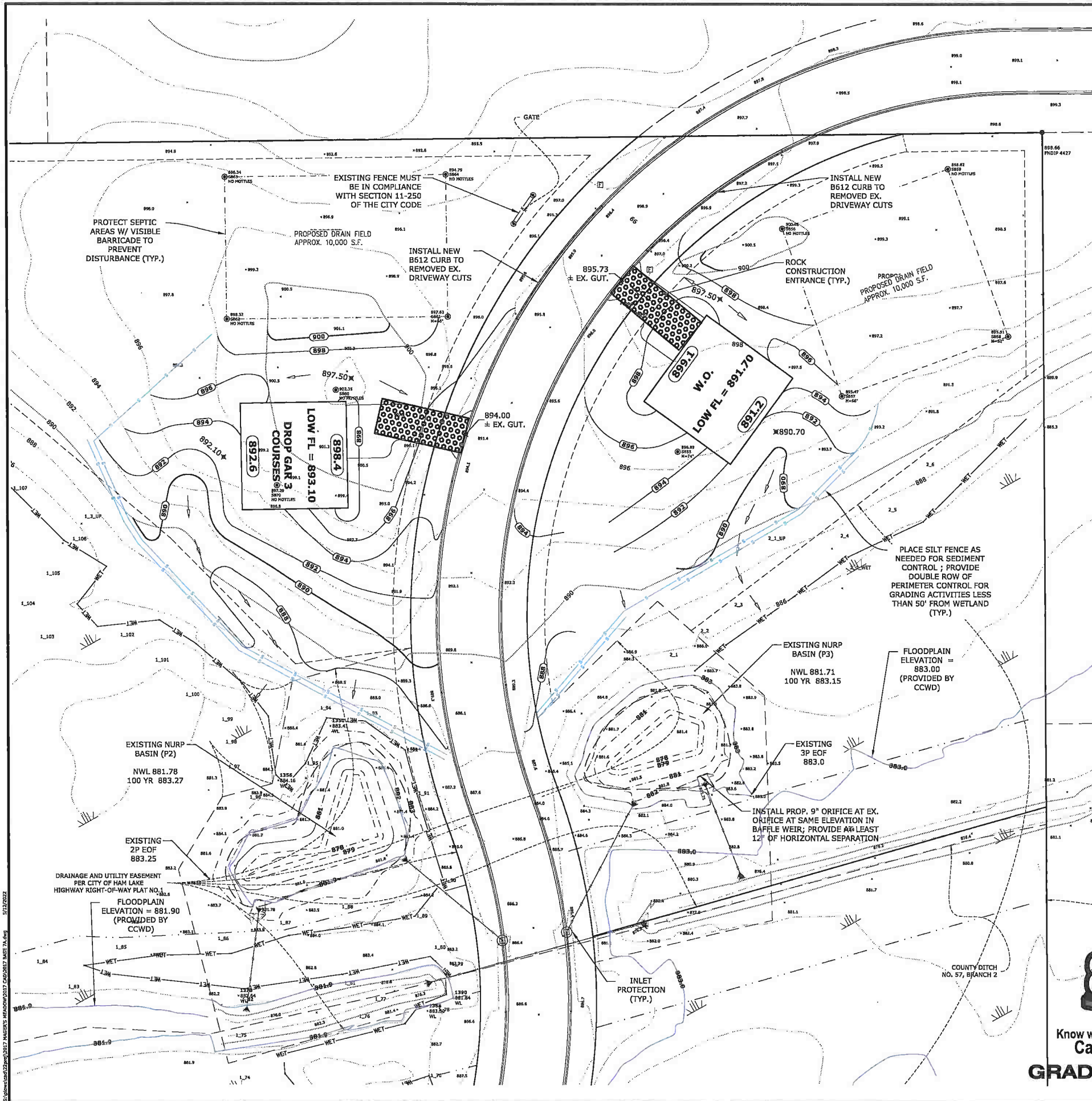
PREPARED FOR:
 GERALD MAGER



SITE PLANNING & ENGINEERING
POLOWE ENGINEERING, INC.
 6778 LAKE DRIVE
 SUITE 110
 LIND LAKES, MN 55014
 PHONE: (851) 351-8210
 FAX: (851) 351-8701



C0



SITE SEQUENCING

- PRIOR TO ANY GRADING OPERATIONS, THE CONTRACTOR SHALL INSTALL ROCK CONSTRUCTION ENTRANCE (LOCATIONS TO BE DETERMINED - COORDINATE WITH OWNER) AND PERIMETER SILT FENCE AS SHOWN ON PLAN. (CONTACT CITY TO INSPECT EROSION CONTROL MEASURES PRIOR TO GRADING OPERATIONS, IF NECESSARY.) ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
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- UPON GRADING COMPLETION THE CONTRACTOR SHALL PROVIDE NATIVE TOPSOIL WITH SOD OR SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN 48 HOURS OF FINAL GRADING.
- EXCESS SOIL SHOULD BE TREATED LIKE OTHER EXPOSED SOIL AND STABILIZED WITHIN 72 HOURS. ANY SOIL STOCKPILES ARE TO HAVE SILT FENCE PLACED ON DOWNSTREAM SIDES.
- IF A STREET, ALLEY, SIDEWALK OR OTHER PUBLIC PLACE SHOULD BECOME SOILED OR LITTERED, THE CONTRACTOR SHALL CAUSE SUCH SOILING OR LITTERING TO BE CLEANED UP BY SWEEPING NOT LATER THAN THE END OF THE WORKING DAY IN WHICH SUCH SOILING OR LITTERING SHALL HAVE OCCURRED OR BEEN OBSERVED.

OTHER POLLUTION CONTROL MEASURES

CONSTRUCTION WASTE MATERIALS - ALL WASTE MATERIALS GENERATED AS A RESULT OF SITE CONSTRUCTION SHALL BE COLLECTED AND REMOVED ACCORDING TO ALL LOCAL AND/OR STATE WASTE MANAGEMENT REGULATIONS BY A LICENSED SOLID WASTE MANAGEMENT COMPANY. THE CONTRACTOR WILL ENSURE THAT ALL SITE PERSONNEL ARE INSTRUCTED IN THESE PRACTICES.

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Know what's below.
 Call before you dig.
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
MAGERS MEADOWS

DRAWN BY: M.Q.A. DESIGN BY: C.W.P.
 CHCKD BY: M.Q.A. PROJ. NO. 2017
 ORIGINAL DATE: FEBRUARY 9, 2022

DATE	REVISION DESCRIPTION
04/14/22	REVISED HOUSE GRADES & ELEVATIONS
05/04/22	ADDRESS CITY COMMENTS DATED 4/18/22
05/17/22	MODIFIED BAFFLE WEIR TO ADD ORIFICE

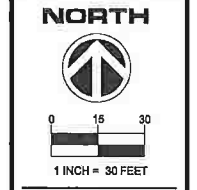
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
PRELIMINARY
 CHARLES W. FLOWIN
 L.C. NO. 16227
 DATE: 05.12.2022

MAGERS MEADOWS
 GRADING, DRAINAGE, AND EROSION CONTROL PLAN

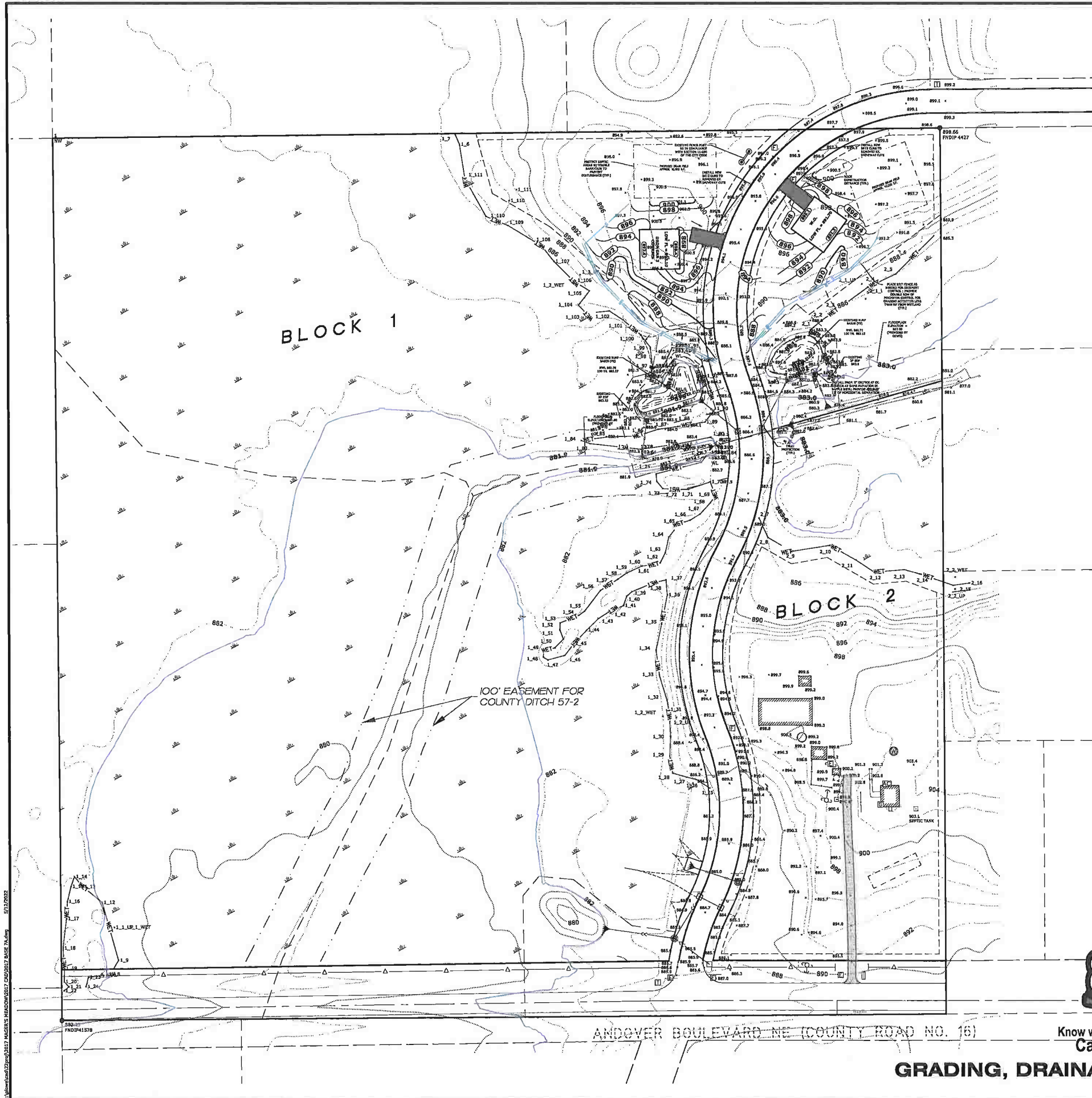
PREPARED FOR:
GERALD MAGER



PLOWE ENGINEERING, INC.
 8776 LAKE DRIVE
 SUITE 110
 LIND LAKE, MN 55014
 PHONE: (651) 381-8210
 FAX: (651) 381-8701



C1.1



SITE SEQUENCING

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MAGERS MEADOWS**

DRAWN BY: M.Q.A. DESIGN BY: C.W.P.
 CHCKD BY: M.Q.A. PROJ. NO. 2017
 ORIGINAL DATE: FEBRUARY 9, 2022

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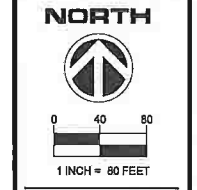
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
PRELIMINARY
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 DATE: 05.12.2022

MAGERS MEADOWS
 HAN LAKE, MINNESOTA
 GRADING, DRAINAGE AND EROSION CONTROL PLAN (80-SCALE)

PREPARED FOR:
GERALD MAGER



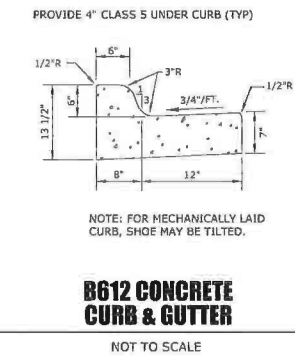
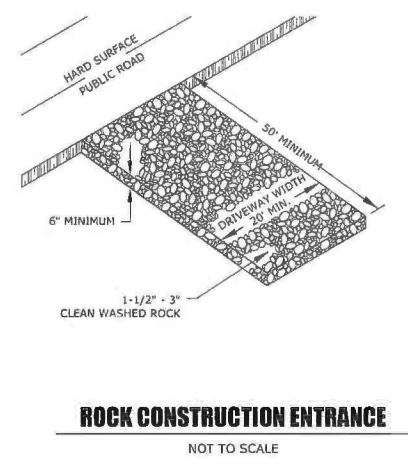
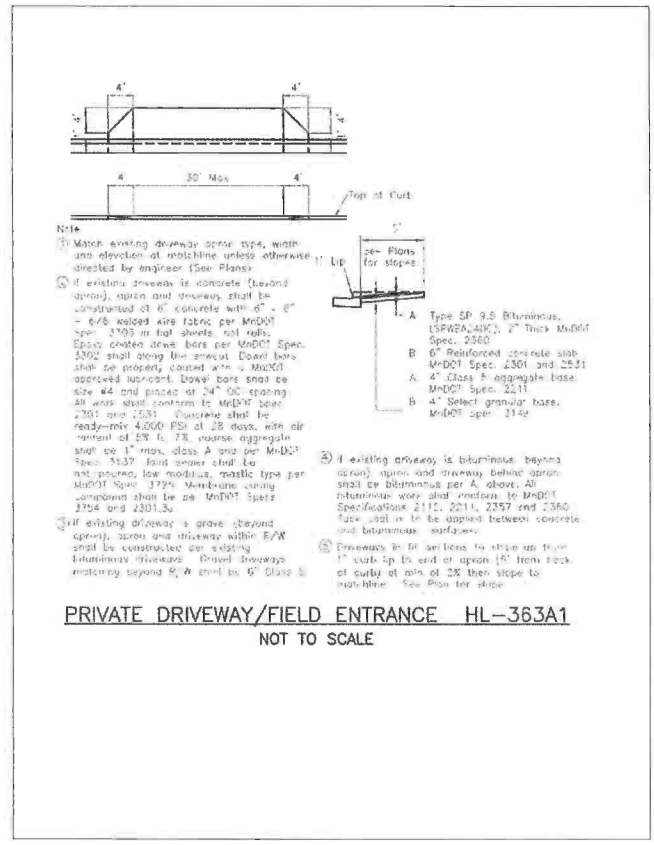
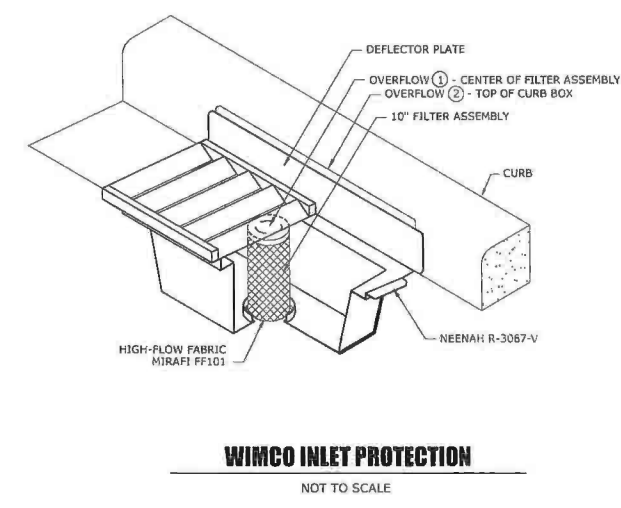
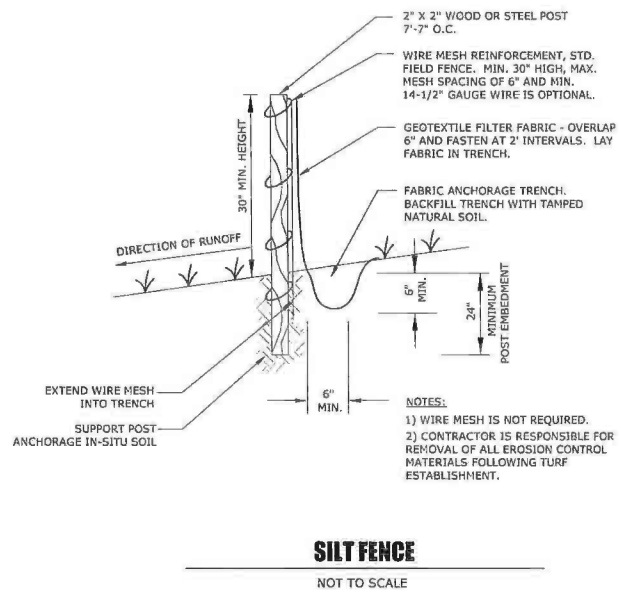
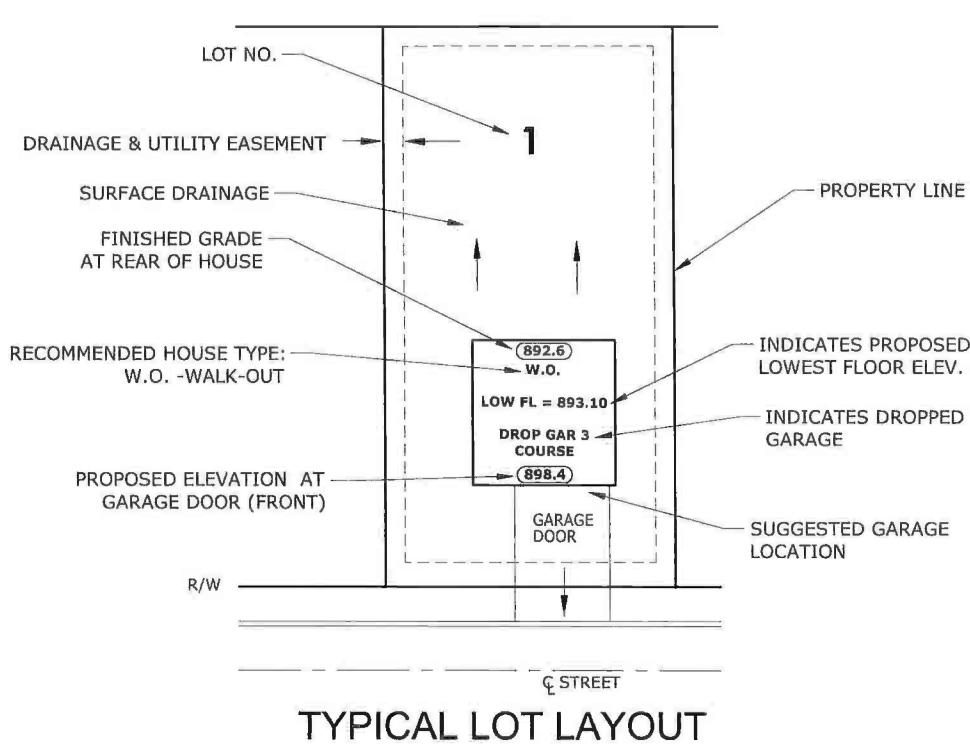
PLOWE ENGINEERING, INC.
 6778 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014
 PHONE: (651) 361-8210
 FAX: (651) 361-8701



C1.2

DATE	REVISION DESCRIPTION
05/04/22	ADDED B612 CURB

I have prepared this plan with supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Charles W. Plowe
 CHARLES W. PLOWE
 DATE: 05.12.2022 LIC. NO. 19227



MAGERS MEADOWS
 HAW LAKE, MINNESOTA
 DETAILS & NOTES

PREPARED FOR:
 GERALD MAGER



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

MAGERS MEADOWS

City of Ham Lake
County of Anoka
Sec. 29, T32, R23

KNOW ALL PERSONS BY THESE PRESENTS: That Gerald A. Mager and Arlene H. Mager as Trustees of the Mager Trust, dated August, 2008, owner of the following described property:

The Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 23, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as MAGER MEADOWS and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown by this plat. Also dedicated to the County of Anoka the right of access onto County Road No. 16 as shown on this plat.

In witness whereof said Gerald A. Mager and Arlene H. Mager as Trustees of the Mager Trust, dated August, 2008, have hereunto set their hands this ____ day of _____, 20____.

Gerald A. Mager, Trustee of the Mager Trust, dated August, 2008.

Arlene H. Mager, Trustee of the Mager Trust, dated August, 2008.

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____ by Gerald A. Mager and Arlene H. Mager as Trustees of the Mager Trust, dated August, 2008.

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.

Notary Public, _____ County, Minnesota
My Commission Expires _____

City Council, City of Ham Lake, Minnesota

This plat of MAGER MEADOWS 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. Ziegler
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

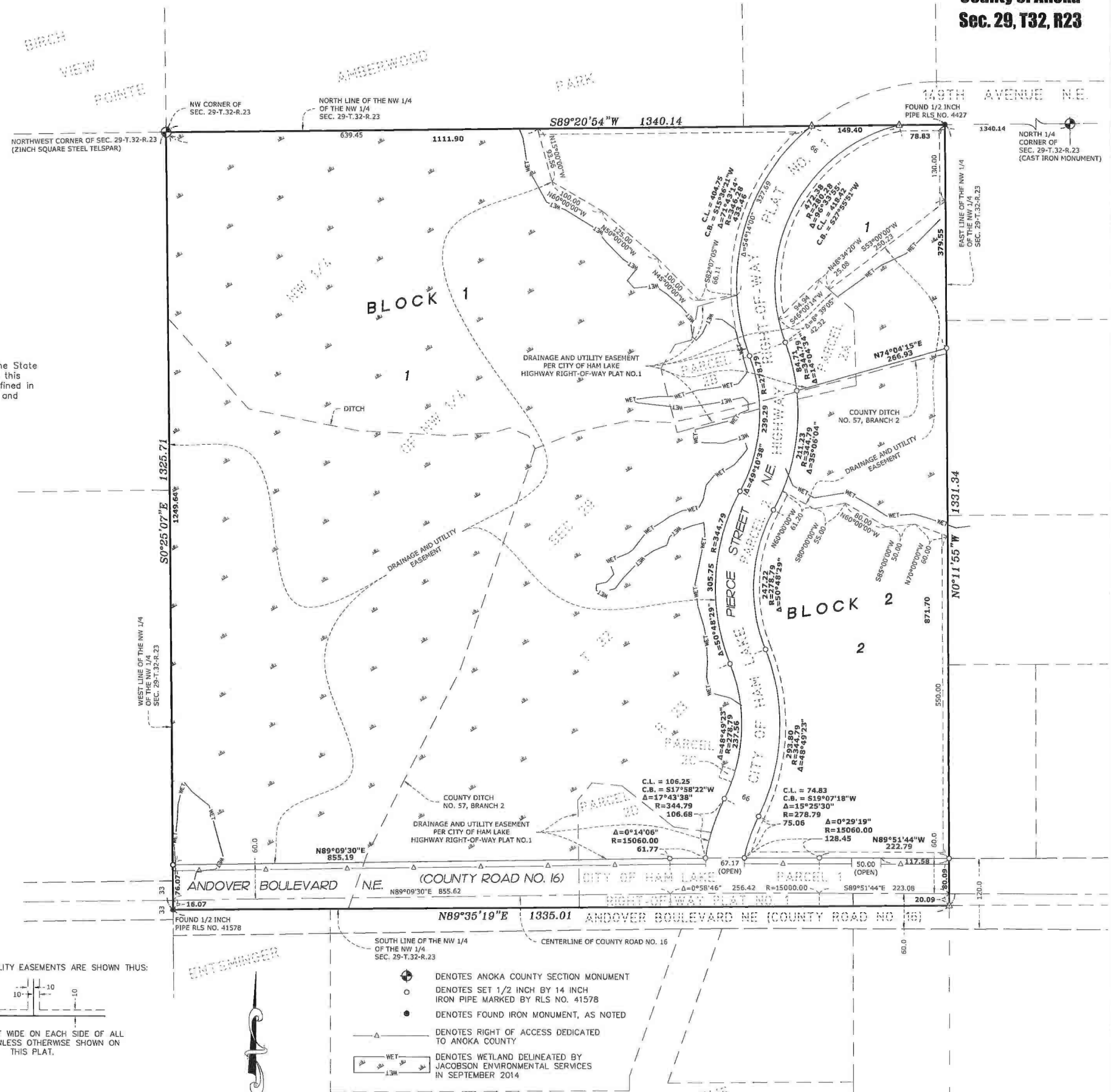
By _____ Deputy

County Recorder/Registrar of Titles
County of Anoka, State of Minnesota

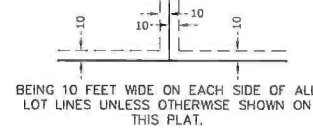
I hereby certify that this plat of MAGER MEADOWS was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20____, at ____ o'clock ____M. and was duly recorded as Document Number _____.

County Recorder/Registrar of Titles

By _____ Deputy



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

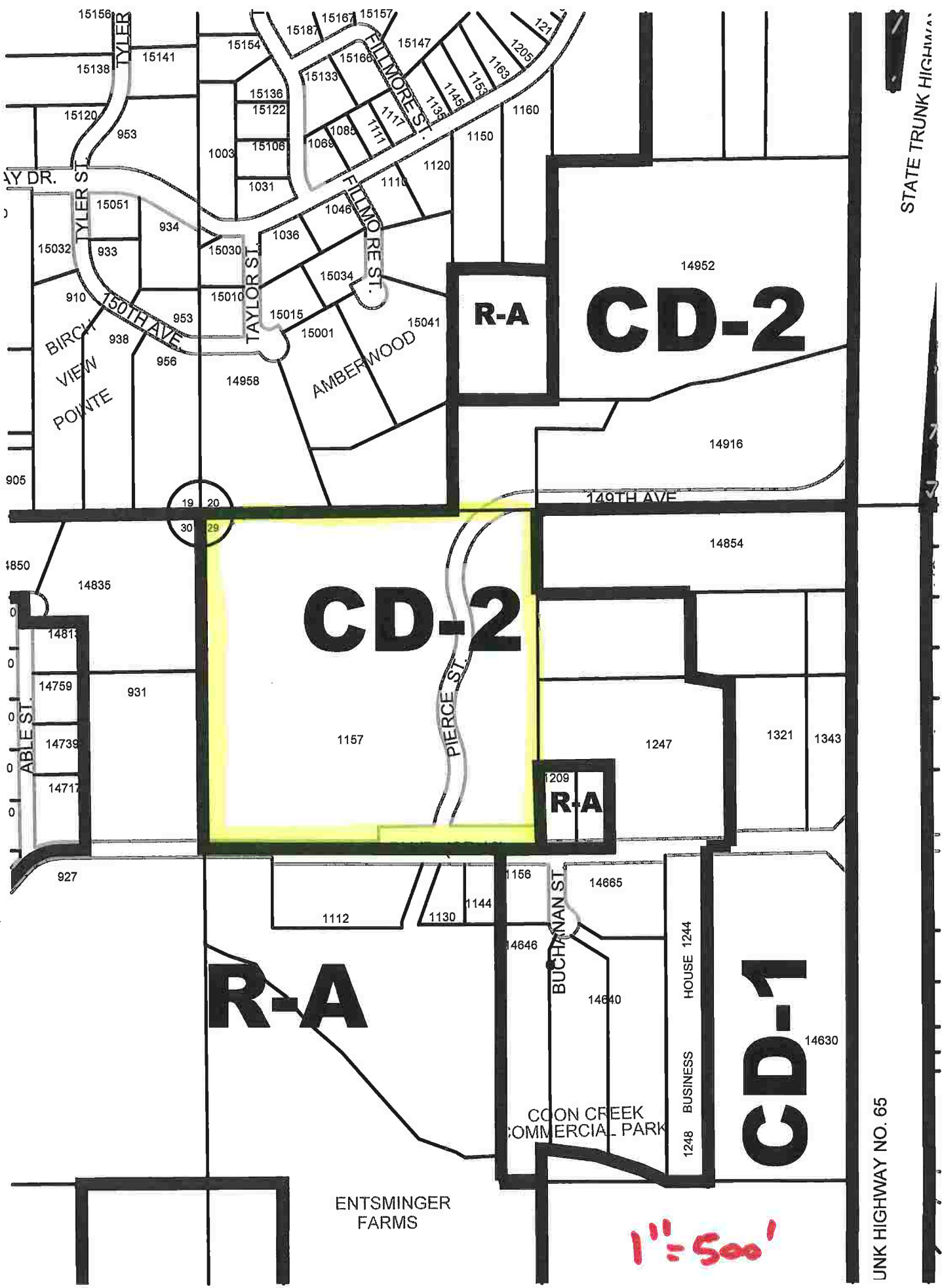
GRAPHIC SCALE



1 INCH = 100 FEET

- DENOTES ANOKA COUNTY SECTION MONUMENT
- DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MARKED BY RLS NO. 41578
- DENOTES FOUND IRON MONUMENT, AS NOTED
- DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY
- WET DENOTES WETLAND DELINEATED BY JACOBSON ENVIRONMENTAL SERVICES IN SEPTEMBER 2014

FOR THE PURPOSES OF THIS PLAT THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 25, RANGE 23 ASSUMED TO HAVE A BEARING OF SOUTH 00 DEGREES 25 MINUTES 07 SECONDS EAST.



STATE TRUNK HIGHWAY

R-A

CD-2

CD-2

R-A

R-A

CD-1

COON CREEK COMMERCIAL PARK

ENTSMINGER FARMS

1" = 500'

UNK HIGHWAY NO. 65

19 20
30 29

14952

14916

149TH AVE

14854

14835

1157

1247

1321

1343

1209

927

1112

1130

1144

1156

14665

14646

14640

HOUSE 1244

14630

15156

15138

15120

15141

15154

15187

15167

15157

15147

15166

1205

1163

1153

1145

1135

1125

1115

1105

1095

1085

1075

1065

953

1003

15136

15122

15106

1031

1036

1046

1110

1120

1150

1160

15051

934

15030

1036

15034

15015

15001

15041

15032

933

910

15010

953

15015

15001

15041

BIRCH VIEW

POINTE

150TH AVE

956

14958

AMBERWOOD

15001

15041

905

1850

14811

14759

14739

14717

931

1209

1247

1321

1343

R-A

R-A

CD-1

COON CREEK COMMERCIAL PARK

ENTSMINGER FARMS

1" = 500'

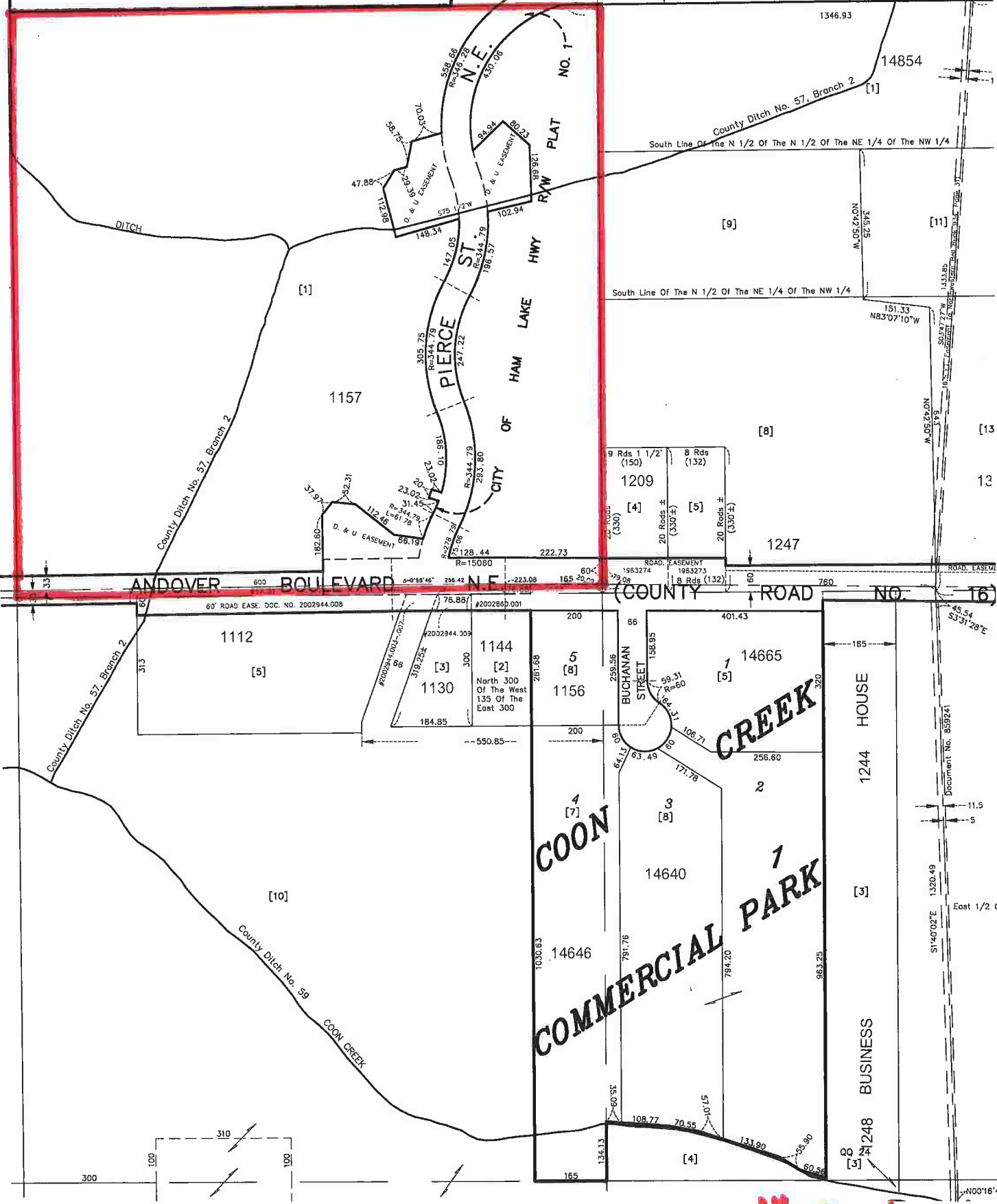
UNK HIGHWAY NO. 65

CORNER
EC. 29

22

21

CITY OF HAM LAKE AVE HWY R/W PLAT



ANDOVER BOULEVARD (COUNTY ROAD NO. 16)

PIERCE ST.
CITY OF HAM LAKE HWY

BUCHANAN STREET
COON CREEK
COMMERCIAL PARK
1244 HOUSE
248 BUSINESS

1" = 300'



15010

15015

15001

15041

14958

149TH AVE.

31

1157

PIERCE ST.

1209

ANDOVER BLVD. (CR 16)

1112

1130

1144

1156'

14665

BUCHANAN ST.

14646

14640

HOUSE 1244

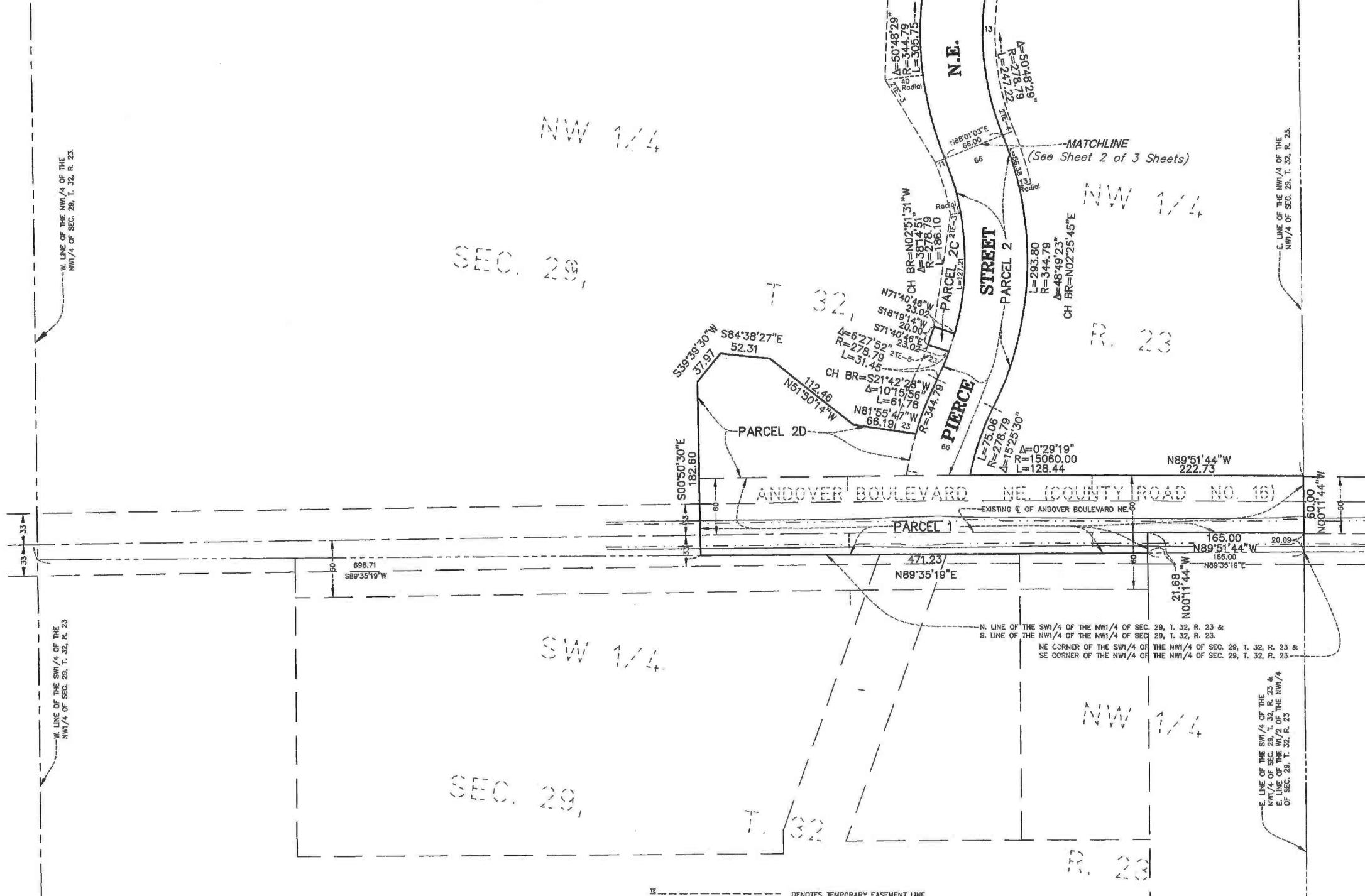
1" = 300'

SS

CITY OF HAM LAKE HIGHWAY RIGHT-OF-WAY PLAT NO. 1

Bk 17 Misc. Pg. 12

City of Ham Lake
County of Anoka
Sec. 20 & 29, T.32, R.23



2008080.001
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the 12th June A.D., 2009 at 9:38 o'clock A.M., and was duly recorded in book 1 Misc. page 12
Maurice A. Decker
County Recorder
By M.E.W.

DATA CONTAINED WITHIN THIS BOX FOR INSTRUCTIVE AND INFORMAL PURPOSES ONLY
RIGHT-OF-WAY IN SECTION 29, TOWNSHIP 32, RANGE 23

PARCEL	OWNER	LOCATION: BY PARCEL IDENTIFICATION NUMBER (P.I.N.)	DEED RECORD DOCUMENT NUMBER	TORRENS CERTIFICATE NUMBER	ENTIRE TRACT ACRES	EXISTING RIGHT OF WAY OUTSIDE OF PLAT ACRES	EXISTING RIGHT OF WAY WITHIN PLAT ACRES	ADDITIONAL RIGHT OF WAY ACRES	DRAINAGE AND UTILITY EASEMENT ACRES	TEMPORARY EASEMENT ACRES	TEMP. EASE. EXPIRES ON DATE	BALANCE OF TRACT REMAINING ACRES
1	Gerald and Ariane Mager	293223220001	386682			0.829	0.724	0.395				

NOTE: SEE SHEET 2 OF 3 SHEETS FOR TOTAL OF PARCELS 1 AND 2

- DENOTES TEMPORARY EASEMENT LINE
- DENOTES EXISTING GRAVEL EDGE
- DENOTES PROPERTY LINE
- DENOTES SECTION LINE
- DENOTES QUARTER SECTION LINE
- DENOTES SIXTEENTH SECTION LINE
- DENOTES R/W BOUNDARY LINE
- DENOTES POSSIBLE EXISTING ROAD R/W LINE
- DENOTES EXISTING CENTER LINE AS TRAVELLED
- DENOTES EXISTING EDGE OF BITUMINOUS

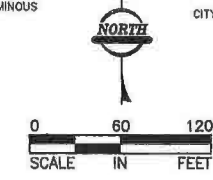
I hereby certify that this is a true and correct representation of a survey of the boundaries as shown and that said survey was made under my direct supervision; that all distances are correctly shown in feet and decimals of a foot; that the Right of Way boundary lines are delineated on this plat and it was prepared pursuant to Chapter 505.1793, Minnesota Statutes.

Kurt M. Kisch
Kurt M. Kisch, Land Surveyor
Minnesota Registration No. 23968
This 17th day of April, 2009

That portion of 149th Avenue N.E., Pierce Street N.E. and Andover Boulevard N.E. located in Sections 20 & 29, Township 32, Range 23, as shown on this plat effected by the City of Ham Lake is certified to be the official plat of that portion of said streets within said sections pursuant to Minnesota Statutes Chapter 505.1793. The foregoing plat was accepted and approved by the City Council of Ham Lake, Minnesota at a regular meeting thereof held this 18th day of June, 2009.

CITY OF HAM LAKE, MINNESOTA
By *Tom* Mayor
By *Walter A. Heide* Clerk
Checked and approved this 12th day of June, 2009

By *Larry O. Heium*
Anoka County Surveyor
by *Charles F. Reizen*



NOTE: FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF THE S1/2 OF THE SW1/4 OF SEC. 20, T. 32, R. 23 IS ASSUMED TO HAVE A BEARING OF N89°20'54"E.

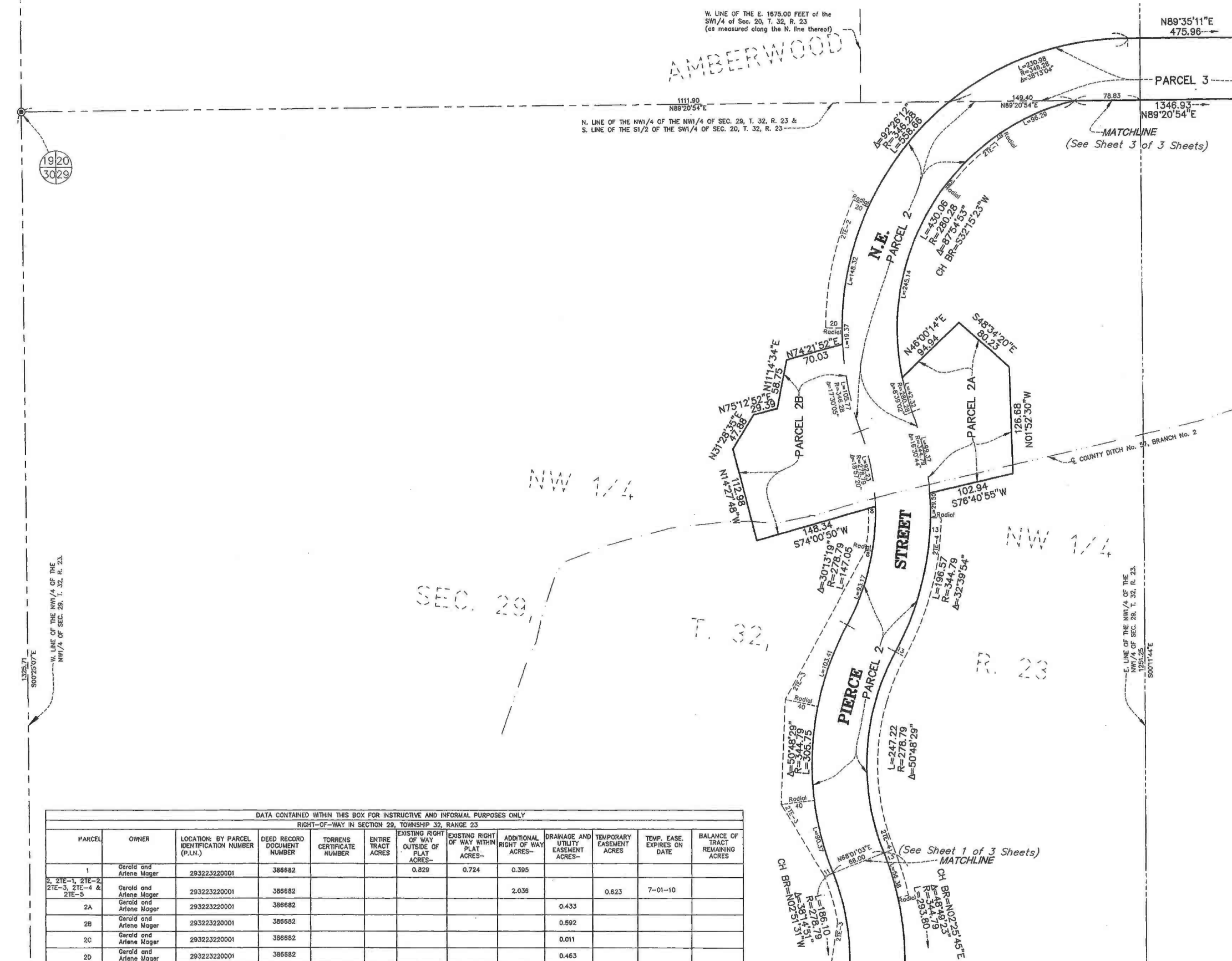
\$54.00



CITY OF HAM LAKE HIGHWAY RIGHT-OF-WAY PLAT NO. 1

Bk 1 of Misc Pg 12

City of Ham Lake
County of Anoka
Sec. 20 & 29, T.32, R.23



1920
3029

1392.71
8002307E
W. LINE OF THE NW/4 OF THE
NW/4 OF SEC. 29, T. 32, R. 23.

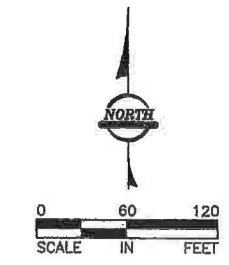
E. LINE OF THE NW/4 OF THE
NW/4 OF SEC. 29, T. 32, R. 23.
1251.25
8001144E

- DENOTES TEMPORARY EASEMENT LINE
- DENOTES PROPERTY LINE
- DENOTES SECTION LINE
- DENOTES QUARTER SECTION LINE
- DENOTES SIXTEENTH SECTION LINE
- DENOTES R/W BOUNDARY LINE
- DENOTES EXISTING ROAD R/W LINE
- DENOTES EXISTING CENTER LINE AS TRAVELLED

NOTE: FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF THE S1/2 OF THE SW1/4 OF SEC. 20, T. 32, R. 23 IS ASSUMED TO HAVE A BEARING OF N89°20'54"E.

DATA CONTAINED WITHIN THIS BOX FOR INSTRUCTIVE AND INFORMAL PURPOSES ONLY
RIGHT-OF-WAY IN SECTION 29, TOWNSHIP 32, RANGE 23

PARCEL	OWNER	LOCATION: BY PARCEL IDENTIFICATION NUMBER (P.I.N.)	DEED RECORD DOCUMENT NUMBER	TORRENS CERTIFICATE NUMBER	ENTIRE TRACT ACRES	EXISTING RIGHT OF WAY OUTSIDE OF PLAT ACRES--	EXISTING RIGHT OF WAY WITHIN PLAT ACRES--	ADDITIONAL RIGHT OF WAY ACRES--	DRAINAGE AND UTILITY EASEMENT ACRES--	TEMPORARY EASEMENT ACRES	TEMP. EASE. EXPIRES ON DATE	BALANCE OF TRACT REMAINING ACRES
1	Gerald and Arlene Mager	293223220001	386682			0.829	0.724	0.395				
2, 2TE-1, 2TE-2, 2TE-3, 2TE-4 & 2TE-5	Gerald and Arlene Mager	293223220001	386682					2.036		0.823	7-01-10	
2A	Gerald and Arlene Mager	293223220001	386682						0.433			
2B	Gerald and Arlene Mager	293223220001	386682						0.592			
2C	Gerald and Arlene Mager	293223220001	386682						0.011			
2D	Gerald and Arlene Mager	293223220001	386682						0.463			
1, 2, 2TE-1, 2TE-2, 2TE-3, 2TE-4, 2TE-5, 2A, 2B, 2C & 2D	Gerald and Arlene Mager	293223220001	386682		40.714	0.829	0.724	2.431	1.499			35.231

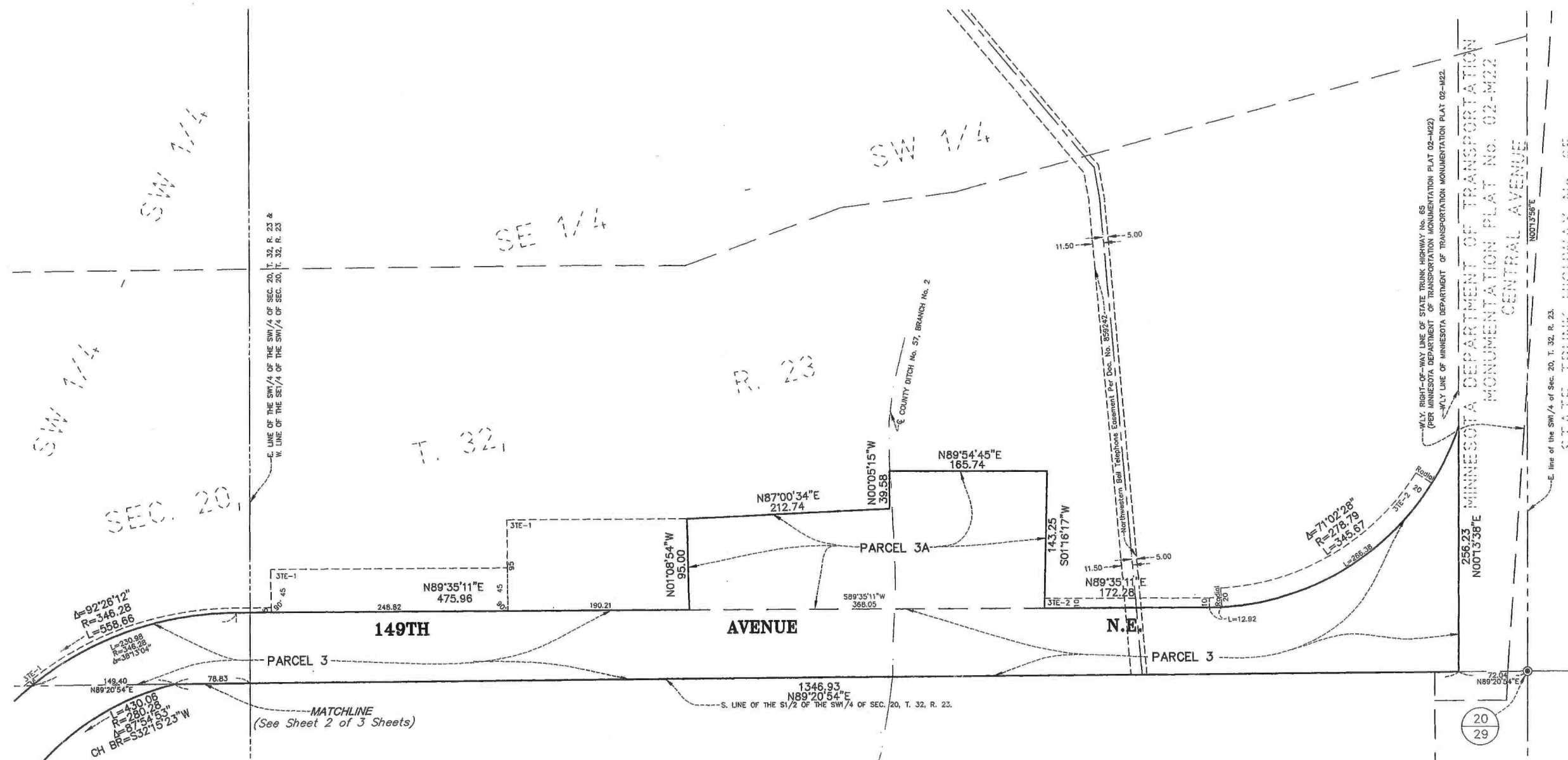


RLK
INCORPORATED
RLK INCORPORATED

CITY OF HAM LAKE HIGHWAY RIGHT-OF-WAY PLAT NO. 1

Bk 1 of Misc Pg 12

City of Ham Lake
County of Anoka
Sec. 20 & 29, T.32, R.23



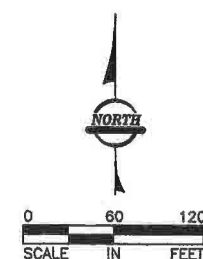
MATCHLINE
(See Sheet 2 of 3 Sheets)

DATA CONTAINED WITHIN THIS BOX FOR INSTRUCTIVE AND INFORMAL PURPOSES ONLY
RIGHT-OF-WAY IN SECTION 20, TOWNSHIP 32, RANGE 23

PARCEL	OWNER	LOCATION: BY PARCEL IDENTIFICATION NUMBER (P.I.N.)	DEED RECORD DOCUMENT NUMBER	TORRENS CERTIFICATE NUMBER	ENTIRE TRACT ACRES	EXISTING RIGHT OF WAY OUTSIDE OF PLAT ACRES--	EXISTING RIGHT OF WAY WITHIN PLAT ACRES--	ADDITIONAL RIGHT OF WAY ACRES--	DRAINAGE AND UTILITY EASEMENT ACRES--	TEMPORARY EASEMENT ACRES	TEMP. EASE. EXPIRES ON DATE	BALANCE OF TRACT REMAINING ACRES
3, 3TE-1 & 3TE-2	Jeffrey and Carol Entsminger	203223330020 & 203223340002	1689507			1.077		2.630		0.861	7-01-10	
3A	Jeffrey and Carol Entsminger	203223330020 & 203223340002	1689507						1.026			
3, 3TE-1, 3TE-2 & 3A	Jeffrey and Carol Entsminger	203223330020 & 203223340002	1689507		18.976	1.077		2.630	1.026			14.243

- DENOTES TEMPORARY EASEMENT LINE
- DENOTES PROPERTY LINE
- DENOTES SECTION LINE
- DENOTES QUARTER SECTION LINE
- DENOTES SIXTEENTH SECTION LINE
- DENOTES R/W BOUNDARY LINE
- DENOTES EXISTING ROAD R/W LINE
- DENOTES EXISTING CENTER LINE AS TRAVELLED

NOTE: FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF THE S1/2 OF THE SW1/4 OF SEC. 20, T. 32, R. 23 IS ASSUMED TO HAVE A BEARING OF N89°20'54"E.



RLK INCORPORATED

**Tradewell Soil Testing
18330 Dahlia Street NW
Cedar, MN 55011
(763) 286-9095**

May 4th, 2022

Re: 1157 Andover Blvd. NE, Ham Lake, MN 55304

A compliance Inspection Report was requested by RFC Engineering for the property above for platting of the property. After interviewing the homeowner, I found out that the system is very old and has a block cesspool type tank. As far as compliance goes, this an automatic fail.

The system is functioning fine and is not discharging effluent to the surface or backing up in the home. Therefore it is not an imminent threat to public safety, however it is not protecting groundwater.

Based on this information, the system will need to be replaced within 24 months of this notice as per City of Ham Lakes ordinance. This will be on file with the City of Ham Lake as notification of such. I do not believe that we need to do a formal compliance inspection report to identify these items.

Sincerely,



Mark Tradewell
MPCA #307



Anoka County
TRANSPORTATION DIVISION

Highway

Jennifer Bohr
City of Ham Lake
15544 Central Avenue NE
Ham Lake, MN 55304

April 28, 2022

RE: Preliminary Plat – Magers Meadows

Dear Jennifer,

We have reviewed the Preliminary Plat for Magers Meadows, to be located north of CR 16 (Andover Boulevard NE) and at Pierce Street NE within the city of Ham Lake, and I offer the following comments:

The existing right of way along CR 16 varies from 33 feet to 60 feet north of centerline. An additional 27 feet of right of way along CR 16 will be required where needed for future reconstruction purposes (60 feet total right of way width north of CR 16). As proposed, the plat will not introduce any new residential access points onto CR 16 and all lots will gain access via City streets. No new access points onto CR 16 will be permitted for this plat and the right of access along CR 16 should be dedicated to Anoka County with exception for existing Pierce Street NE which has a WB CR 16 right turn lane and EB CR 16 bypass lane already in place. Internal site grading shall not commence until the required ACHD Engineering plan approvals are received and the applicable permits can be issued. If there will be any utility relocation on CR 16, it will be required to be completed by the City/developer as a part of the ACHD Engineering Plan Review process. County Ditch #57, Branch 2 runs through the middle of the property, and this ditch may not be altered without first submitting detailed plans to the appropriate agencies and obtaining their permission as well as permission from the County Engineer. Please note that no plantings or private signs will be permitted within the county right of way and care must be exercised when locating private signs, buildings, structures, plantings, berms, etc. outside of the county right of way, so as not to create any new sight obstructions for this section of CR 16.

ACHD would like to work with local governments in promoting compatibility between land use and the county highway system. It should be recognized that residential land uses located adjacent to County highways often results in complaints about traffic noise. Existing and/or future traffic noise from CR 16 could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where establishment of the land use would result in violations of established noise standards. It is advised that the City and the Developer assess the noise situation for this development as it is proposed to be located directly adjacent to CR 16, and take the level of action deemed necessary to minimize the impact of any highway noise by incorporating the appropriate noise mitigation elements into the design and phasing of this plat as applicable.

Our Passion Is Your Safe Way Home

1440 Bunker Lake Boulevard N.W. ▲ Andover, MN 55304-4005
Office: 763-324-3100 ▲ Fax: 763-324-3020 ▲ www.anokacounty.us/highway

Affirmative Action / Equal Opportunity Employer

If there will be any grading within or affecting the county right of way, the ACHD Engineering Plan Review process will apply to this site. Calculations must be submitted along with a grading and erosion control plan that delineates the drainage areas for this development. The post-developed rate/volume of runoff must not exceed the pre-developed rate/volume of runoff for the 10-year critical design storm. Contact Brandon Ulvenes, Engineer I, via phone at 763.324.3159 or via email at Brandon.Ulvenes@co.anoka.mn.us for further information and to coordinate the ACHD Engineering Plan Review Process. Please submit the drainage calculations, grading and erosion control plans, ACHD Design Requirements Checklist for County Highway Modifications (copy available via our website), and the applicable engineering plan review fee (estimated at \$150.00 if applicable) to Mr. Ulvenes for his review and approval.

If any work will be performed in the County Right of Way, a Permit for Work within the County Right of Way (\$150.00) must be obtained prior to the commencement of any construction. License permit bonding, methods of construction, design details, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact Sue Burgmeier of the ACHD Permit Office at 763.324.3142 or via email at Susan.Burgmeier@co.anoka.mn.us for further information and to coordinate the ACHD Permit process.

Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,



Logan Keehr
Traffic Engineering Technician

xc: CR 16/Plats+Developments/2022
Jerry Auge, Assistant County Engineer
Jane Rose, Traffic Engineering Manager
David Ziegmeier, County Surveyor
Sean Thiel, Graduate Engineer
Sue Burgmeier, Traffic Engineering Technician
Brandon Ulvenes, Engineer I

Tom Collins

From: Charles Plowe Sr <chuck@plowe.com>
Sent: Tuesday, May 24, 2022 3:28 PM
To: Tom Collins; David Krugler
Subject: FW: Magers Meadows (Ham Lake) Plans & Document Submission - To City & CCWD (4.14.22)

From: Brandon T. Ulvenes <Brandon.Ulvenes@co.anoka.mn.us>
Sent: Tuesday, May 24, 2022 2:53 PM
To: Mohammad Abughazleh <moe@PLOWE.COM>
Cc: Charles Plowe Sr <chuck@plowe.com>; Marty Fisher (mfisher@premiercommercialproperties.com) <mfisher@premiercommercialproperties.com>; JERRY & ARLENE MAGER <mager95@aol.com>
Subject: RE: Magers Meadows (Ham Lake) Plans & Document Submission - To City & CCWD (4.14.22)

Hi Mohammad –

* After having some internal conversations, we do not feel like the County needs to review these plans, as the work/drainage will not impact the County right-of-way nor are there any improvements planned for the County system.

Have a good afternoon,
Brandon

From: Mohammad Abughazleh <moe@PLOWE.COM>
Sent: Tuesday, May 10, 2022 10:50 AM
To: Brandon T. Ulvenes <Brandon.Ulvenes@co.anoka.mn.us>
Cc: Charles Plowe Sr <chuck@plowe.com>; Marty Fisher (mfisher@premiercommercialproperties.com) <mfisher@premiercommercialproperties.com>; JERRY & ARLENE MAGER <mager95@aol.com>
Subject: RE: Magers Meadows (Ham Lake) Plans & Document Submission - To City & CCWD (4.14.22)

Good morning,

I have like 3 more review comments to take care of per the latest review I received last Friday. If you would like/need to review this job, please feel free to review the documents in the Dropbox link below. Discharge has increased to the Ditches (no issue with CCWD and the City barring a CFS item related to the EOF) but no discharge or changes have occurred to the actual street. Everything is going to the existing BMPs on site. Let me know if you need anything else. Thanks, Brandon.

Sincerely,

Mohammad Abughazleh, P.E.
PLOWE ENGINEERING, INC.
(651) 361-8210 (Office)
(651) 361-8237 (Direct)
moe@plowe.com

From: Brandon T. Ulvenes <Brandon.Ulvenes@co.anoka.mn.us>
Sent: Monday, May 9, 2022 3:52 PM

NOTICE OF PERMIT APPLICATION STATUS

Project: Magers Meadows
Date: April 20, 2022
Applicant: Gerald Mager
1157 Andover Blvd NE
Ham Lake, MN 55304
Permit Application#: P22-041
Purpose: Construction of 2 single family residences
Location: 1157 Andover Blvd NE, Ham Lake

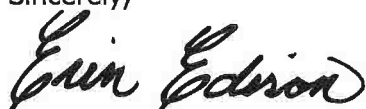
At their meeting on April 11, 2022, the Board of Managers of the Coon Creek Watershed District **conditionally approved** the above referenced project with 3 conditions and no stipulations. **This is NOT a permit.**

Since your last submittal on 4/15/2022, the following 2 conditions remain which must be addressed before permit issuance (please see note below on how to address conditions).

1. Receipt of escrows.
2. Provide confirmation that the City has reviewed the proposed project and that no significant changes are anticipated to the plans as a result of their review. If significant changes are required, additional board review and approval may be required.

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 Rule 5.1. If you have any questions, please call 763-755-0975.

Sincerely,



Erin Edison
Watershed Development Coordinator

cc: File P22-041
Eileen Weigel, Stantec
Danielle Tourtillott, Stantec
Tom Collins, City of 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 so shall be deemed a withdrawal of the permit application.