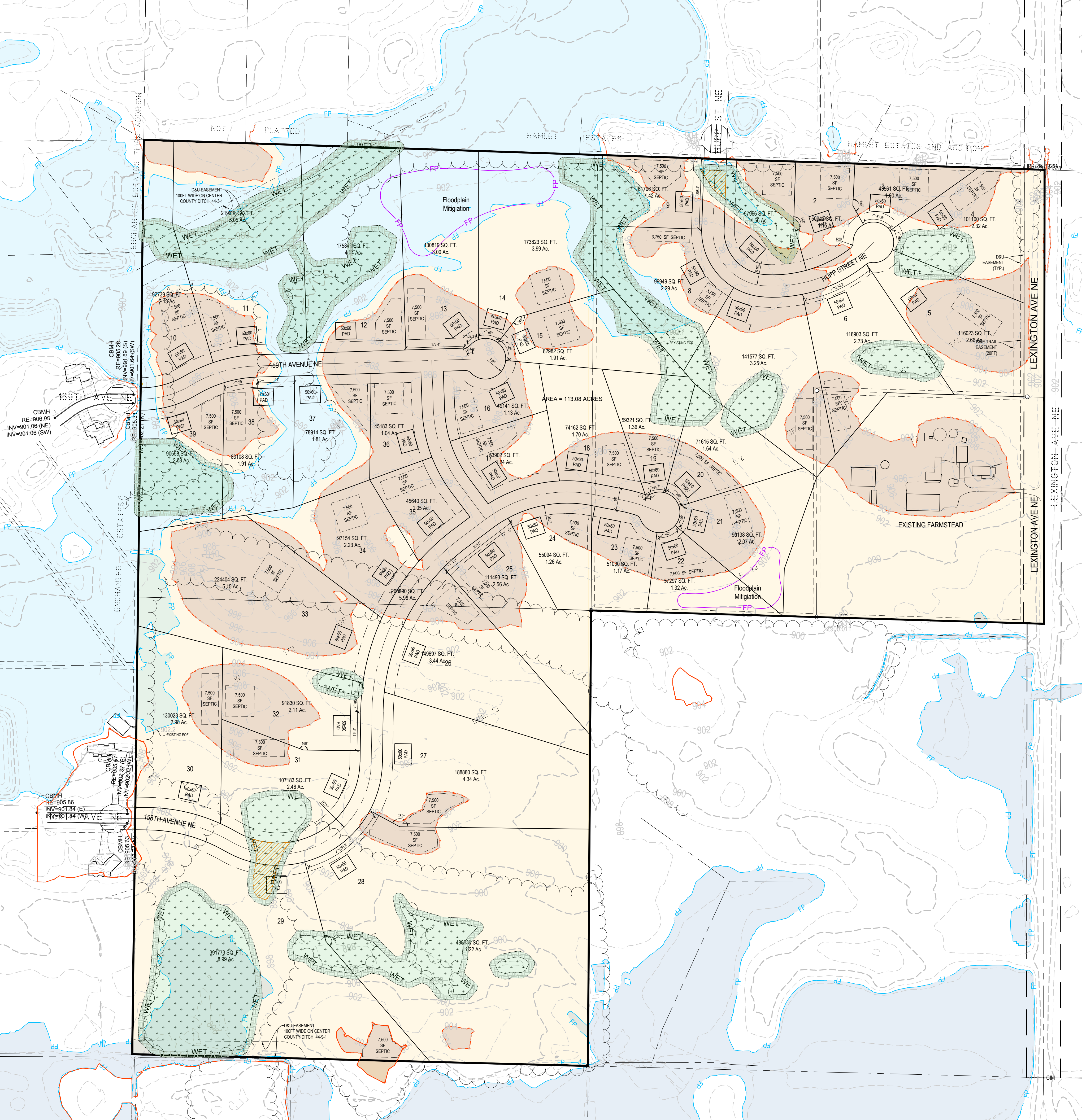
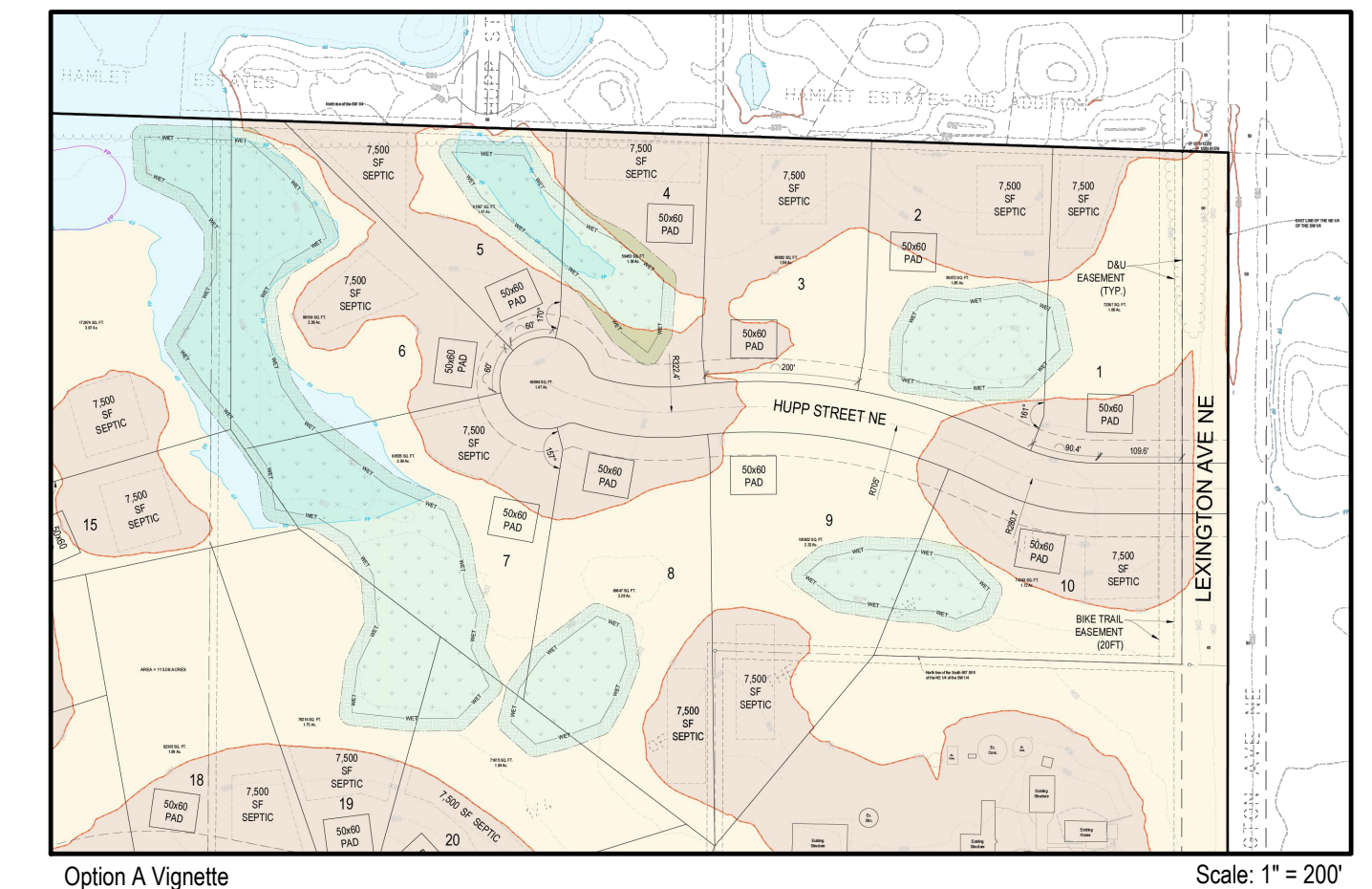


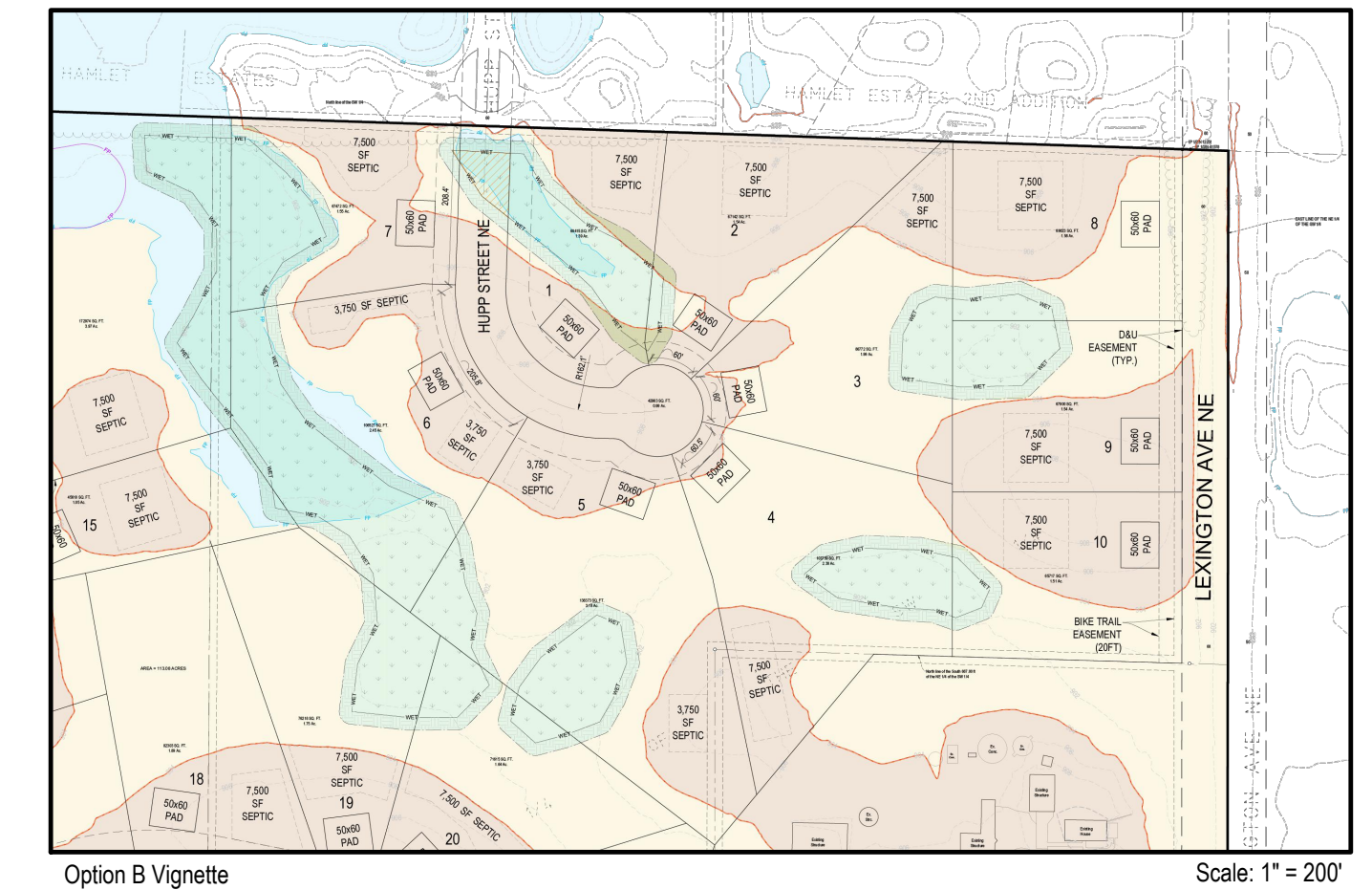
Wetland Impacts: 14,796 SF, 0.34 Ac.

LEGEND

- House Pad
- Septic Field
- Floodplain, Elev.: 902.8 (CCWD Map TA24-052)
- Floodplain, Elev.: 896.8 (CCWD Map TA24-052)
- Wetland (Subject to Final Approval)
- Wetland Buffer
- Potential Wetland Impacts
- 904 Contour
- Developable but Unsuitable Septic Area
- Upland Suitable Septic Area
- Floodplain Mitigation
- Existing Trees
- County Ditches



Option A Vignette Scale: 1" = 200'



Option B Vignette Scale: 1" = 200'

Concept 8

HAM LAKE RESIDENTIAL • Ham Lake, MN
Residential Lot Layout • 03.03.2025

AREA SUMMARY

Gross Project Area	= 113.08 Ac.
Net Developable Area (Less Wetlands & Floodplain)	= 52.62 Ac.
Net Septic Buildable Area (Above 904.0 Contour)	= 36.14 Ac.

ZONING SUMMARY

Current Zoning (Residential Rural Single Family)	= R-A
Proposed Zoning (Single Family Residential)	= R-1
Front yard setback	= 30 ft
Side yard setback (interior)	= 10 ft
Side yard setback (corner)	= 30 ft
Rear yard setback	= 50 ft
Min. lot area	= 1 Acre
Required Min. lot frontage	= 200 ft
Required Min. lot frontage	= 200 ft
Required Min. cul-de-sac lot frontage	= 60 ft
R.O.W. width (Local Road)	= 66 ft
Wetland buffer setback	= 16.5 ft

YIELD

Total Lots	= 39
------------	------