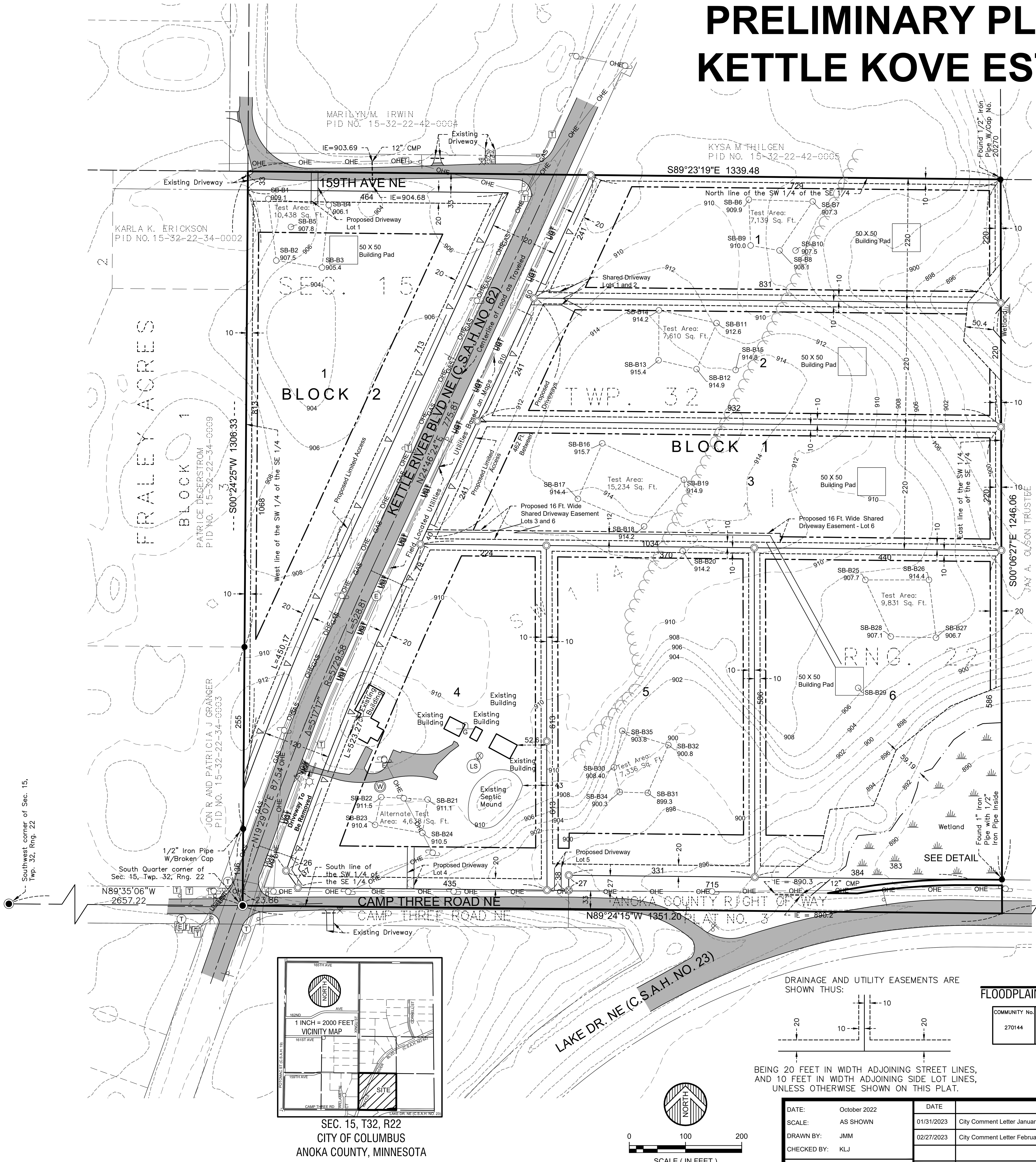
ENCLOSURE B

PRELIMINARY PLAT OF KETTLE KOVE ESTATES



PROPERTY DESCRIPTION:

Quit Claim Deed No. 2121914.005

The Southwest Quarter of the Southeast Quarter of Section 15, Township 32, Range 22, Anoka County, Minnesota. EXCEPT Parcel 17 as shown on Anoka County Highway Right of Way Plat No. 3, as conveyed to the County of Anoka in Document No. 465275, office of County Recorder, Anoka County, Minnesota.

SURVEY NOTES:

1. Orientation of this bearing system is based on the Anoka County Coordinate System NAD83 (1996 adj.)
2. The property address is 15741 Kettle River Blvd NE, Columbus, MN 55025. PID NO. 15-32-22-43-0001
   The gross area of the subject property : 1,754,349 Sq. Ft. or 40.27 Acres
   The net gross area of the subject property : 1,616,745 Sq. Ft. or 37.12 Acres (less EXISTING Right-of-Way)
3. Contours shown are from MNDNR MNTOPO site on NAVD 88.
4. Centerline of Kettle River Blvd is based on traveled centerline and the north and south centerline ends tying into the plats of STAGECOACH to the north and BOEHMS CORNER to the south. The curve is based on the two tangent lines and the traveled centerline points to create a best fit tangential curve.
5. The wetland delineation has been approved by Rice Creek Watershed District. See Notice of Decision LGU Project No. 22-221R. Additional wetland buffers will be applied as part of the subdivision process.

SOIL BORING	ELEV. AT MOTTLED SOIL
SOIL BORING 1	907.9
SOIL BORING 2	906.4
SOIL BORING 3	904.4
SOIL BORING 4	905.1
SOIL BORING 5	906.6
SOIL BORING 6	NA
SOIL BORING 7	906.0
SOIL BORING 8	906.7
SOIL BORING 9	908.8
SOIL BORING 10	905.1
SOIL BORING 11	911.2
SOIL BORING 12	913.7
SOIL BORING 13	914.1
SOIL BORING 14	913.2
SOIL BORING 15	913.7
SOIL BORING 16	NA
SOIL BORING 17	NA

SOIL BORING 18	912.8
SOIL BORING 19	913.8
SOIL BORING 20	912.3
SOIL BORING 21	909.8
SOIL BORING 22	910.0
SOIL BORING 23	909.2
SOIL BORING 24	909.3
SOIL BORING 25	906.4
SOIL BORING 26	913.3
SOIL BORING 27	NA
SOIL BORING 28	905.8
SOIL BORING 29	-
SOIL BORING 30	907.2
SOIL BORING 31	898.3
SOIL BORING 32	899.6
SOIL BORING 34	899.3
SOIL BORING 35	902.6
SOIL BORING 36	

NA = NO MOTTLES IN BORING

BUILDING SETBACKS / MINIMUM LOT AREAS:

Proposed Zoning: Planned Unit Development - Lot Averaging (Less than 5 Acres)

Existing Zoning

RR-RURAL RESIDENTIAL - per Columbus Zoning Map dated December 2021

Building Setbacks (Per Columbus Zoning Ordinance dated December 8, 2021):

Front Yard	75 Feet
Side	20 Feet
Rear	20 Feet

Minimum Buildable Area	1 Acre
Minimum Area	5 Acres
Minimum Lot Width	220 Feet

Minimum Low Floor Elevations: (3 feet above the High Water Table measured to the top of the lowest floor) or 2 feet above the designated 100-year flood elevation, whichever is higher.

FLOOR ELEVATIONS TO BE DETERMINED DURING THE BUILDING PERMIT APPLICATION

EXISTING LOT SUMMARY TO PROPOSED ROW

(Proposed ROW is 120 foot Right-of-Way on Kettle River Blvd and 33 feet on 159th Ave and Camp 3 Rd)

Number of Lots : 7
Number of Blocks : 2

Lot 1, Block 1 : 171,621 Sq. Ft. or 3.94 Acres
Lot 2, Block 1 : 193,942 Sq. Ft. or 4.45 Acres
Lot 3, Block 1 : 216,262 Sq. Ft. or 4.96 Acres
Lot 4, Block 1 : 217,800 Sq. Ft. or 5.00 Acres
Lot 5, Block 1 : 217,800 Sq. Ft. or 5.00 Acres
Lot 6, Block 1 : 257,704 Sq. Ft. or 5.92 Acres

Block 1, Block 2 : 239,999 Sq. Ft. or 5.51 Acres

BUILDABLE AREAS: (AREA EXCLUSIVE OF SETBACKS)

Lot 1, Block 1 : 2.79 Acres
Lot 2, Block 1 : 3.15 Acres
Lot 3, Block 1 : 3.56 Acres
Lot 4, Block 1 : 2.91 Acres
Lot 5, Block 1 : 3.73 Acres
Lot 6, Block 1 : 3.48 Acres

Block 1, Block 2 : 2.72 Acres

LOT SUMMARY TO EXISTING ROW

(Existing ROW is the current 66 Foot Right-of-Way on Kettle River Blvd and 33 Feet on 159th Ave and Camp 3 Rd.)

Block 1	Sq. Ft.	Acres
Lot 1	178,132	4.09
Lot 2	200,452	4.60
Lot 3	222,772	5.11
Lot 4	236,083	5.42
Lot 5	226,743	5.21
Lot 6	263,488	6.05
Block 2		
Lot 1	289,075	6.64
Total	1,616,745	37.12

DEVELOPER

GREG NEWVILLE
TRIPLE N CONSTRUCTION
6843 141ST AVE
COLUMBUS, MN 55025
(651) 784-7000

OWNER

CHRISTINE AND BRUCE LIND
15741 KETTLE RIVER BLVD.
COLUMBUS MN 55025

WETLAND SPECIALIST

JACOBSON ENVIRONMENTAL CONSULTANT
5821 HUMBOLDT AVE. N.
BROOKLYN CENTER, MN 55430
(612) 802-6619

LAND SURVEYOR

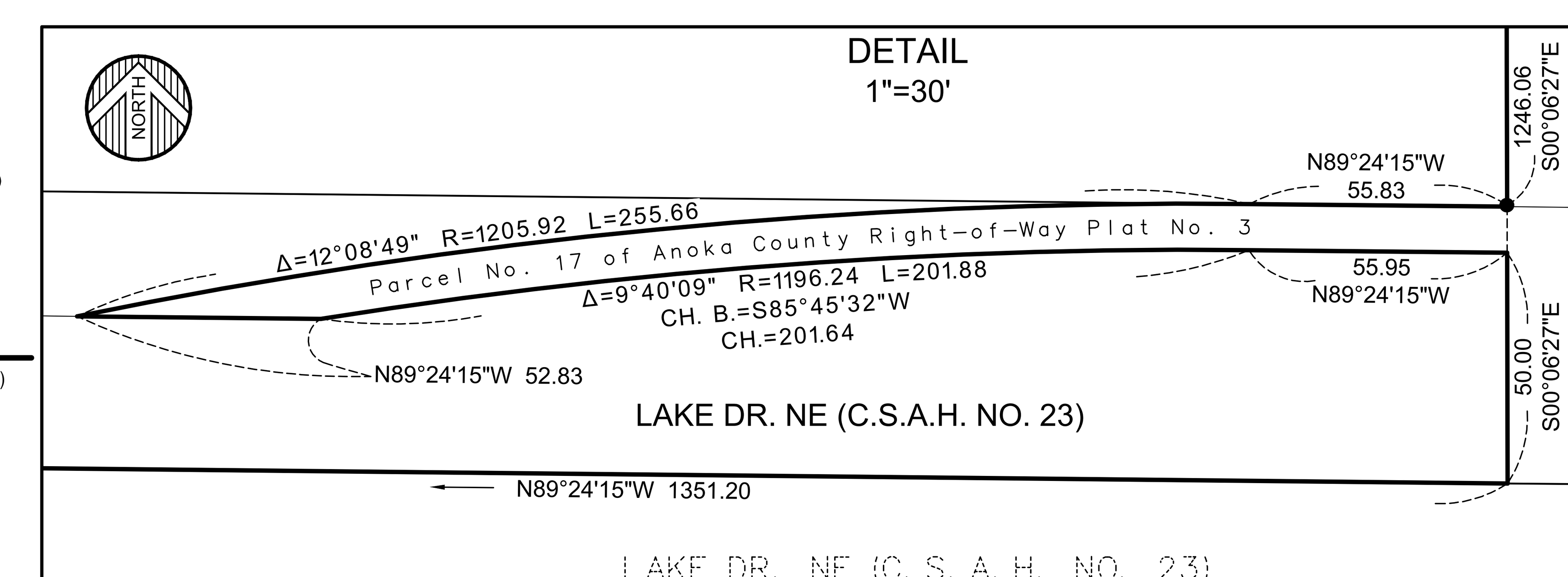
WIDSETH
Kelly Jordan
5368 266TH STREET
WYOMING, MN 55092
PHONE (651) 358-2343

SOIL TESTING

JOSH PUTT LIC NO. L4063
P.O. BOX 45
SHAFER, MN 55074
(651) 900-1567

LEGEND

ANOKA COUNTY MONUMENT
IRON MONUMENT
SET 4 FT LATH
GUY ANCHOR
MAILBOX
SIGN SINGLE POST
LIFT STATION
SANITARY CLEANOUT
WATER WELL
ELEC LIGHT POLE
ELEC MANHOLE
ELEC METER
ELEC POLE
GAS METER
TELE MANHOLE
TELE PEDESTAL
OHE — OVERHEAD ELECTRIC
GAS — UNDERGROUND GAS
UGT — UNDERGROUND TELE
BUILDING WALL HATCH
BITUMINOUS SURFACE
CONCRETE SURFACE
GRAVEL SURFACE



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 20 FEET IN WIDTH ADJOINING STREET LINES, AND 10 FEET IN WIDTH ADJOINING SIDE LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

FLOODPLAIN NOTES: FLOOD INSURANCE RATE MAP (FIRM)

COMMUNITY No.	PANEL No.	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE
270144	0240	E	12/16/2015	X

DATE:	October 2022
SCALE:	AS SHOWN
DRAWN BY:	JMM
CHECKED BY:	KLJ
FILE NUMBER:	2022-11650

DATE	AMENDMENTS	BY
01/31/2023	City Comment Letter January 13, 2023	JMM
02/27/2023	City Comment Letter February 13, 2023	JMM

PREPARED FOR: **TRIPLE N CONSTRUCTION**

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Kelly L. Jordan DATE: 12/30/2022 LIC. NO. 42648

WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

ENCLOSURE B

PRELIMINARY PLAT OF KETTLE KOVE ESTATES

SEC. 15, T32, R22
CITY OF COLUMBUS
ANOKA COUNTY, MINNESOTA

Stormwater Management Plan
Kettle Kove Estates

This stormwater management plan is applied to Lot 1 Block 2 and Lots 1-6 Block 1 of the Kettle Kove Estates Preliminary Plat. As there are no surface improvements proposed as a part of this plat and that each of the 7 proposed lots are to be custom designed and built, a permanent stormwater management plan cannot be prepared for the project.

In accordance with the City of Columbus ordinance section 7D, a stormwater management plan (SWMP) must be prepared and approved for each building or grading permit. The SWMP much also comply with the applicable Rice Creek Watershed District (RCWD) regulations. The SWMP must comply with the ordinance including Section 7D-706 (Erosion Control); 7D-707 (Stormwater Management Criteria for Permanent Facilities); 7D-708 (Design Standards); and 7D-709 (Wetlands). Stormwater management facilities must be constructed to attenuate the 2, 10-, and 100-year rainfall events and to retain (where possible) the runoff of a 1.1" rainfall event over new impervious surfaces.

The stormwater management plans will be based on soil and groundwater conditions; building, driveway, and septic system location and design; total impervious surface area; and overall lot grading. Assuming that each lot will be individually improved, each will need to provide a stormwater management plan to obtain a building permit. The stormwater management plans will provide:

- Erosion and sediment control plan
- Stormwater retention practice evaluation, calculations, and design

As this preliminary plat does not include any site design, a project-wide stormwater management practice cannot be designed and a comprehensive and accurate stormwater management plan cannot be prepared.

SOIL BORING	ELEV. AT MOTTLED SOIL
SOIL BORING 1	907.9
SOIL BORING 2	906.4
SOIL BORING 3	904.4
SOIL BORING 4	905.1
SOIL BORING 5	906.6
SOIL BORING 6	NA
SOIL BORING 7	906.0
SOIL BORING 8	906.7
SOIL BORING 9	908.8
SOIL BORING 10	905.1
SOIL BORING 11	911.2
SOIL BORING 12	913.7
SOIL BORING 13	914.1
SOIL BORING 14	913.2
SOIL BORING 15	913.7
SOIL BORING 16	NA
SOIL BORING 17	NA

SOIL BORING 18	912.8
SOIL BORING 19	913.8
SOIL BORING 20	912.3
SOIL BORING 21	909.8
SOIL BORING 22	910.0
SOIL BORING 23	909.2
SOIL BORING 24	909.3
SOIL BORING 25	906.4
SOIL BORING 26	913.3
SOIL BORING 27	NA
SOIL BORING 28	905.8
SOIL BORING 29	-
SOIL BORING 30	907.2
SOIL BORING 31	898.3
SOIL BORING 32	899.6
SOIL BORING 34	899.3
SOIL BORING 35	902.6
SOIL BORING 36	

NA = NO MOTTLES IN BORING

a. EXCEPT
ocument

ats of
raveled

. 22-221R.

IMARY

Lots : 7
Blocks : 2

1 : 171,621 Sq. Ft. or 3.94 Acres
1 : 193,942 Sq. Ft. or 4.45 Acres
1 : 216,262 Sq. Ft. or 4.96 Acres
1 : 217,800 Sq. Ft. or 5.00 Acres
1 : 217,800 Sq. Ft. or 5.00 Acres
1 : 257,704 Sq. Ft. or 5.92 Acres

ck 2 : 239,999 Sq. Ft. or 5.51 Acres

E AREAS: (AREA EXCLUSIVE OF SETBACKS)

1 : 2.79 Acres
1 : 3.15 Acres
1 : 3.56 Acres
1 : 2.91 Acres
1 : 3.73 Acres
1 : 3.48 Acres

ck 2 : 2.72 Acres

FLOODPLAIN NOTES: FLOOD INSURANCE RATE MAP (FIRM)

COMMUNITY No.	PANEL No.	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE
270144	0240	E	12/16/2015	X

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 20 FEET IN WIDTH ADJOINING STREET LINES, AND 10 FEET IN WIDTH ADJOINING SIDE LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

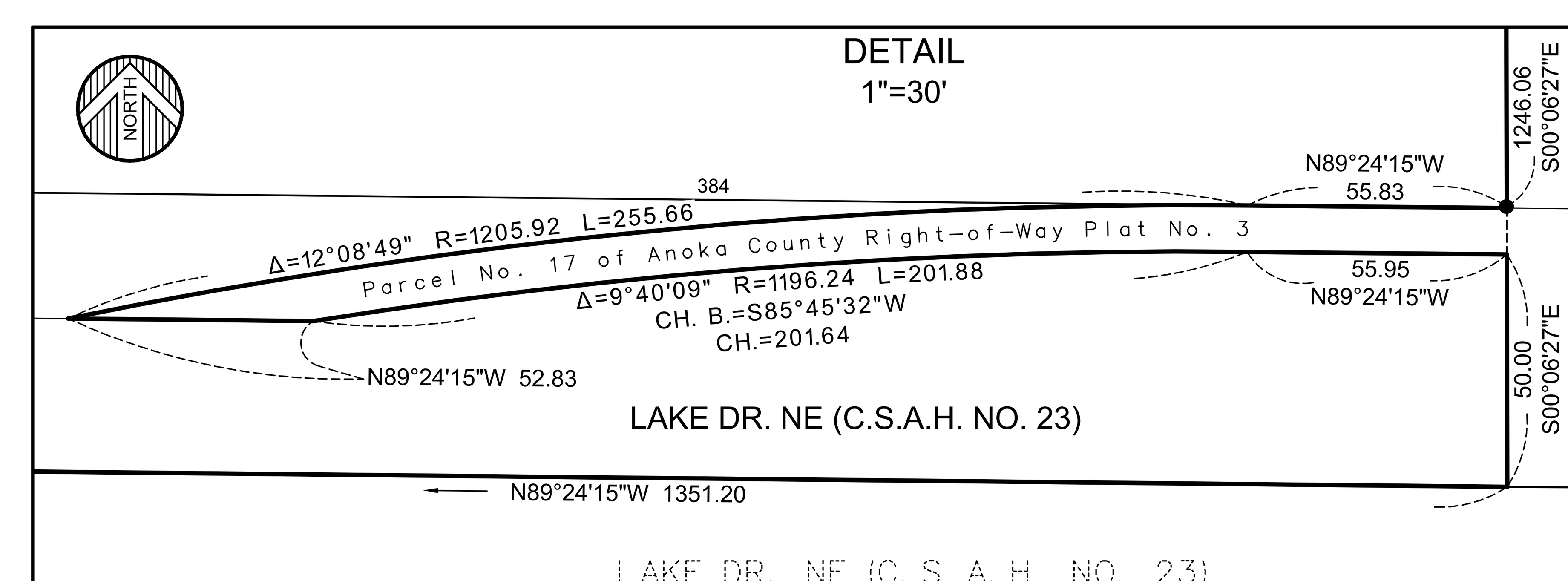
JACOBSON ENVIRONMENTAL CONSULTANT
5821 HUMBOLDT AVE. N.
BROOKLYN CENTER, MN 55430
(612) 802-6619

LAND SURVEYOR
WIDSETH
Kelly Jordan
5368 266TH STREET
WYOMING, MN 55092
PHONE (651) 358-2343

SOIL TESTING
JOSH PUTT LIC NO. L4063
P.O. BOX 45
SHAFER, MN 55074
(651) 900-1567

ANOKA COUNTY MONUMENT
IRON MONUMENT
SET 4 FT LATH
GUY ANCHOR
MAILBOX
SIGN SINGLE POST
LIFT STATION
SANITARY CLEANOUT
WATER WELL
ELEC LIGHT POLE
ELEC MANHOLE
ELEC METER
ELEC POLE
GAS METER
TELE MANHOLE
TELE PEDESTAL
OHE OVERHEAD ELECTRIC
GAS UNDERGROUND GAS
UGT UNDERGROUND TELE
BUILDING WALL HATCH
BITUMINOUS SURFACE
CONCRETE SURFACE
GRAVEL SURFACE

DETAIL
1"=30'



SCALE (IN FEET) 0 100 200

		DATE	AMENDMENTS	BY
DATE:	October 2022			
SCALE:	AS SHOWN			
DRAWN BY:	JMM			
CHECKED BY:	KLJ			
FILE NUMBER:	2022-11650			

PREPARED FOR: **TRIPLE N CONSTRUCTION**

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

WIDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS