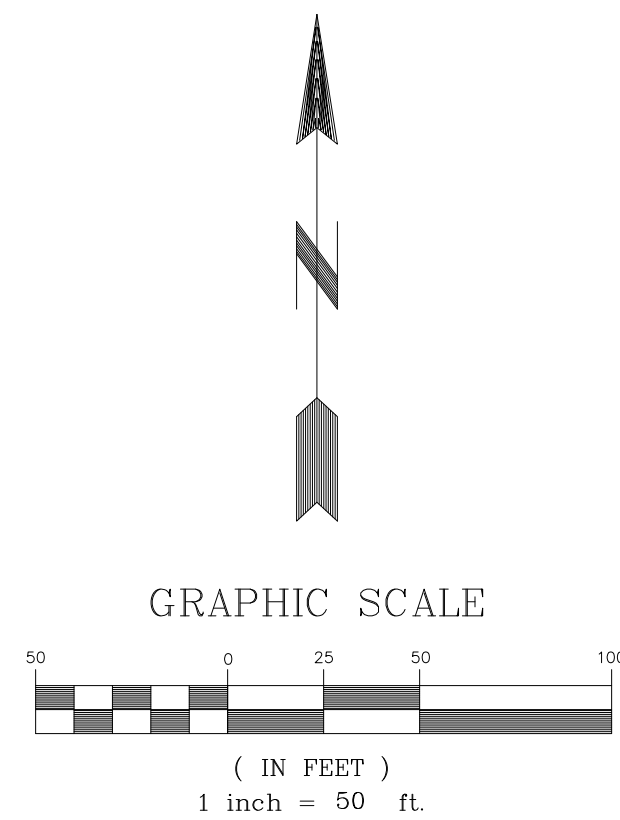
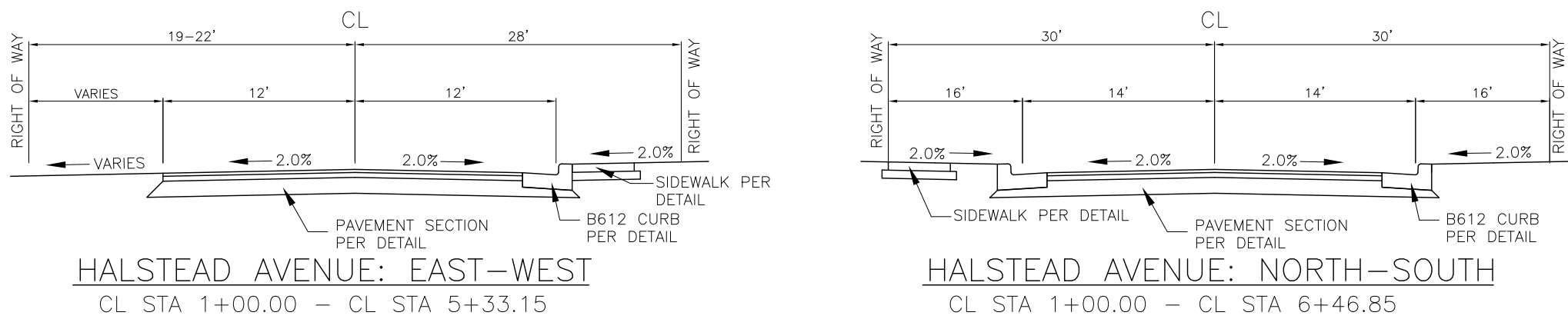




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4. SUBDIVIDER: ROBERT BAUMAN, ANGEL M CONSULTING
5310 WEST 16TH STREET #409, MINNEAPOLIS, MN
PHONE: 952-200-8148

Minnetrista Lots					
Blocks 1-3	Lot Area (SF)	Impervious Area (SF)			
		Building	Conc/Bit	Pavers*	Percent
Total	368,721	107,441	18,279	27,127	34.1%

* Area of pavers at 100% impervious

Block 1	Lot Area (SF)	Impervious Area (SF)			
		Building	Conc/Bit	Pavers*	Percent
Lot 1	74,092	20,236	4,500	2,252	33.4%
Lot 2	10,264	4,401	260	0	45.4%
Lot 3	7,670	4,000	260	0	55.5%
Lot 4	7,670	4,000	260	0	55.5%
Lot 5	7,670	4,000	260	0	55.5%
Lot 6	7,670	4,000	260	0	55.5%
Lot 7	9,160	4,000	260	0	46.5%
Total	124,196	44,637	6,060	2,252	40.8%

Block 2	Lot Area (SF)	Impervious Area (SF)			
		Building	Conc/Bit	Pavers*	Percent
Lot 1	10,612	4,000	260	0	40.1%
Lot 2	7,670	4,000	260	0	55.5%
Lot 3	7,670	4,000	260	0	55.5%
Lot 4	7,670	4,000	260	0	55.5%
Lot 5	7,670	4,000	260	0	55.5%
Lot 6	7,670	4,000	260	0	55.5%
Outlot A	7,666	0	0	0	0.0%
Outlot C	24,126	0	2,890	10,596	12.0%
Total	80,754	24,000	4,450	10,596	35.2%

Block 3	Lot Area (SF)	Impervious Area (SF)			
		Building	Conc/Bit	Pavers*	Percent
Lot 1	106,334	26,804	5,981	14,279	30.8%
Lot 2	16,150	4,000	705	0	29.1%
Lot 3	16,150	4,000	783	0	29.6%
Lot 4	16,264	4,000	300	0	26.4%
Outlot B	8,873	0	0	0	0.0%
Total	163,771	38,804	7,769	14,279	28.4%

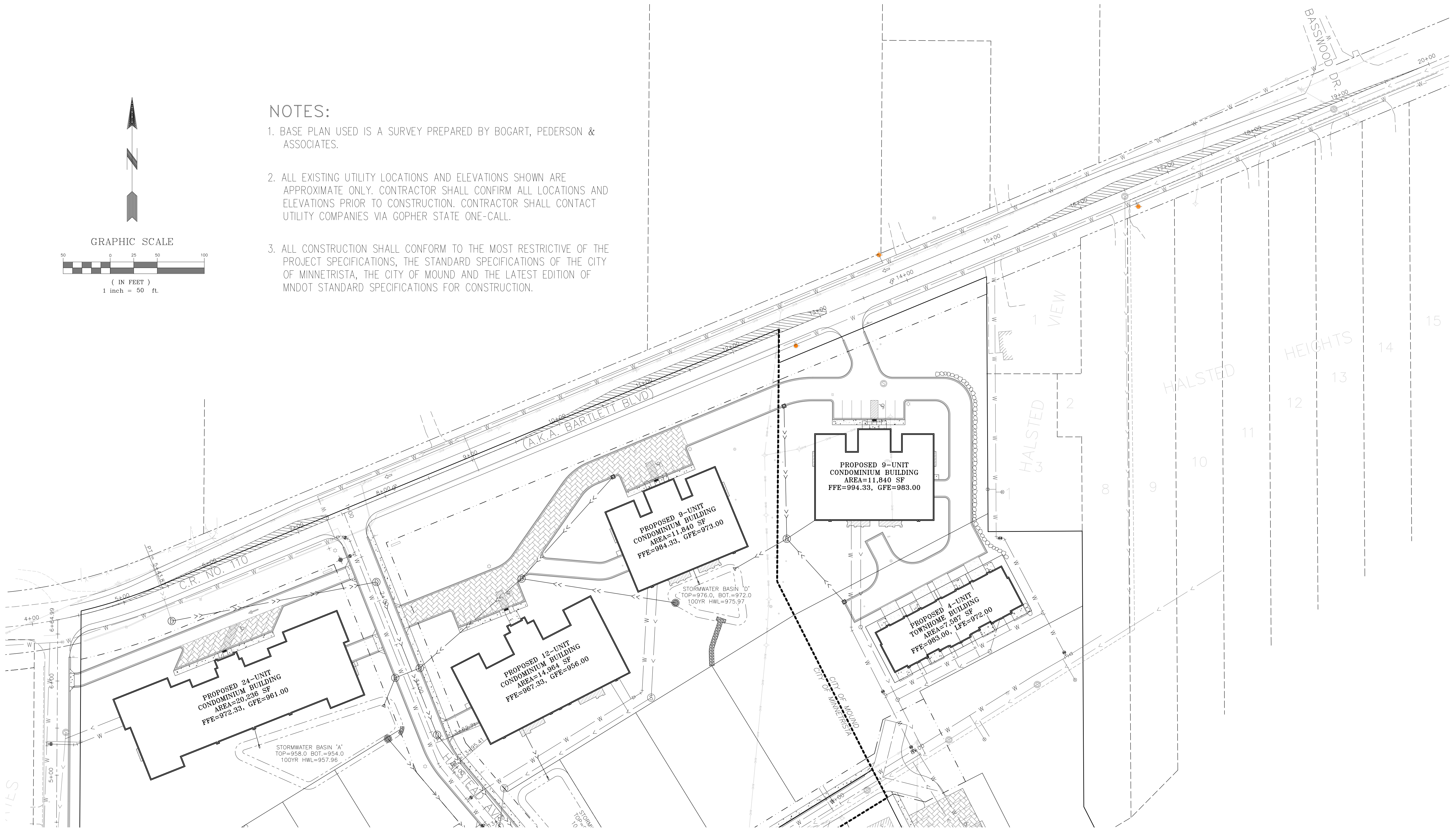
Mound Lots					
Block 4	Lot Area (SF)	Impervious Area (SF)			
		Building	Conc/Bit	Pavers	Percent
Lot 1	54,410	11,840	11,183	0	42.3%
Lot 2	38,426	7,587	6,706	0	37.2%
Lot 3	32,013	3,343	2,394	0	17.9%
Lot 4	18,253	2,478	1,457	1,600	30.3%
Total	143,102	25,248	21,740	1,600	34.0%

* Area of pavers at 50% impervious

MINNETRISTA LANDOWNERS:

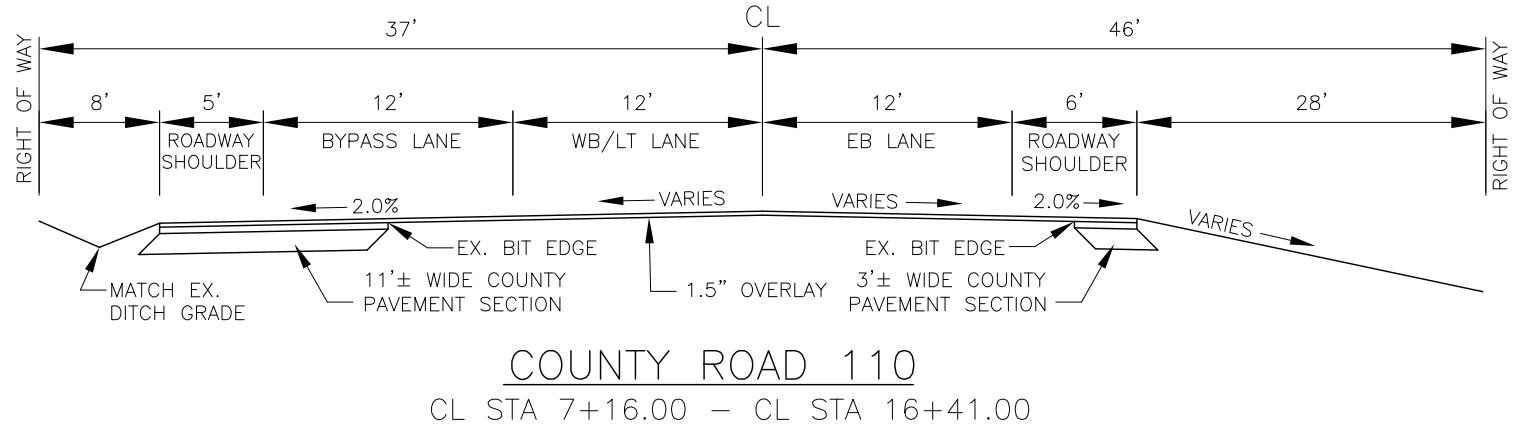
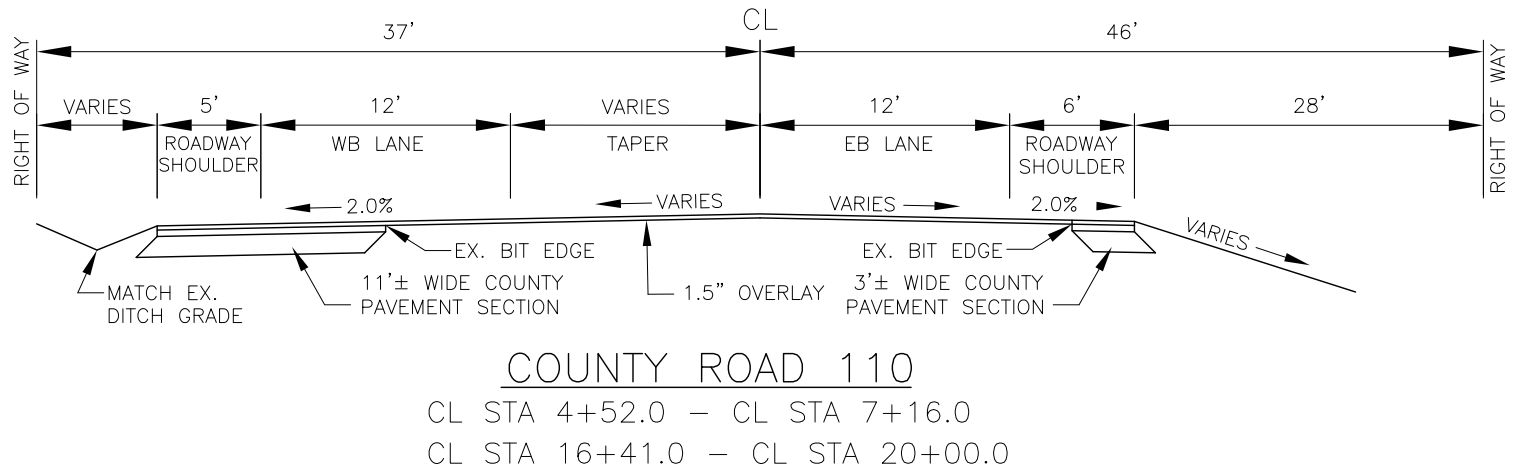
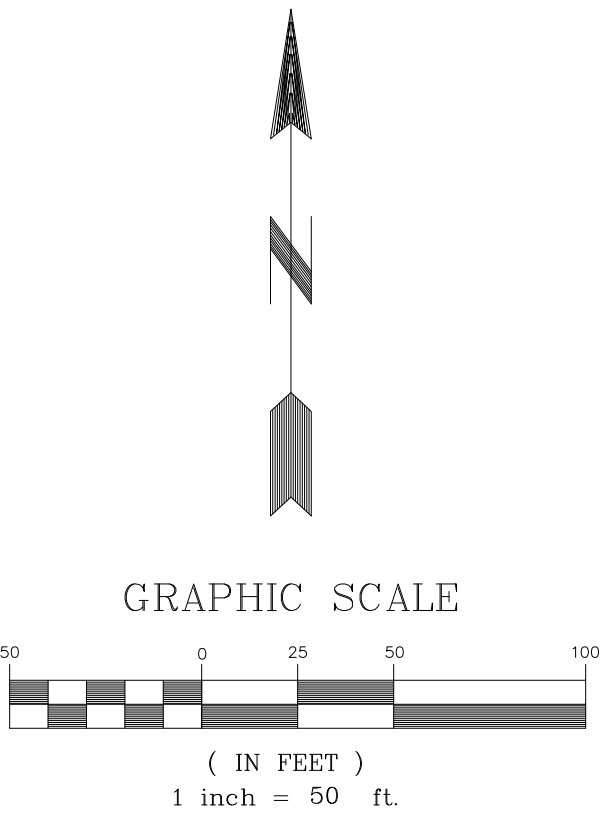
PID #2211724430042 & #2211724430004
BERG RESIDENTIAL DEVELOPMENT, LLC
15250 LAWNDALE LANE NORTH, DAYTON, MN
PHONE: 612-308-5895
PID #2211724430003
D. & L.A. REINHART
6750 HALSTEAD AVENUE, MINNETRISTA, MN
PID #2211724430002
PINE FINANCIAL GROUP
6990 W. 38TH AVENUE #308
WHEAT RIDGE, CO

PRELIMINARY
NOT FOR CONSTRUCTION



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www.starkengineer.com
320-249-2811
Sauk Rapids, Minnesota

STARK
ENGINEERING

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

11/24/25 26093
Wayne C.B. Stark Date Registration No.

REVISIONS	10/2/25	MOUND SET
11/3/25	CITY REVIEW	
11/24/25	CITY REVIEW	

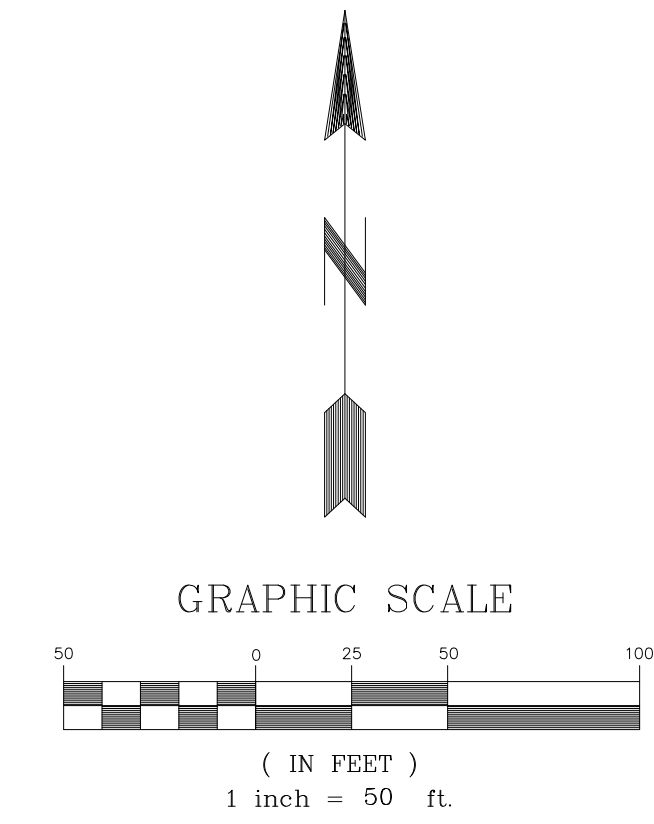
NORTH POINTE AT HALSTED BAY
MINNETRISTA/MOUND, MINNESOTA

for:
ANGEL M CONSULTING

COUNTY ROAD 110
IMPROVEMENT PLAN

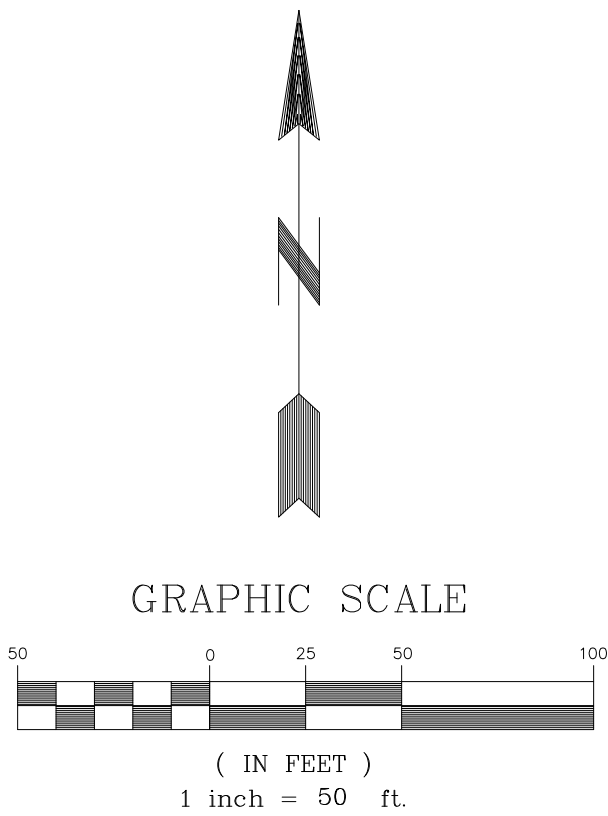
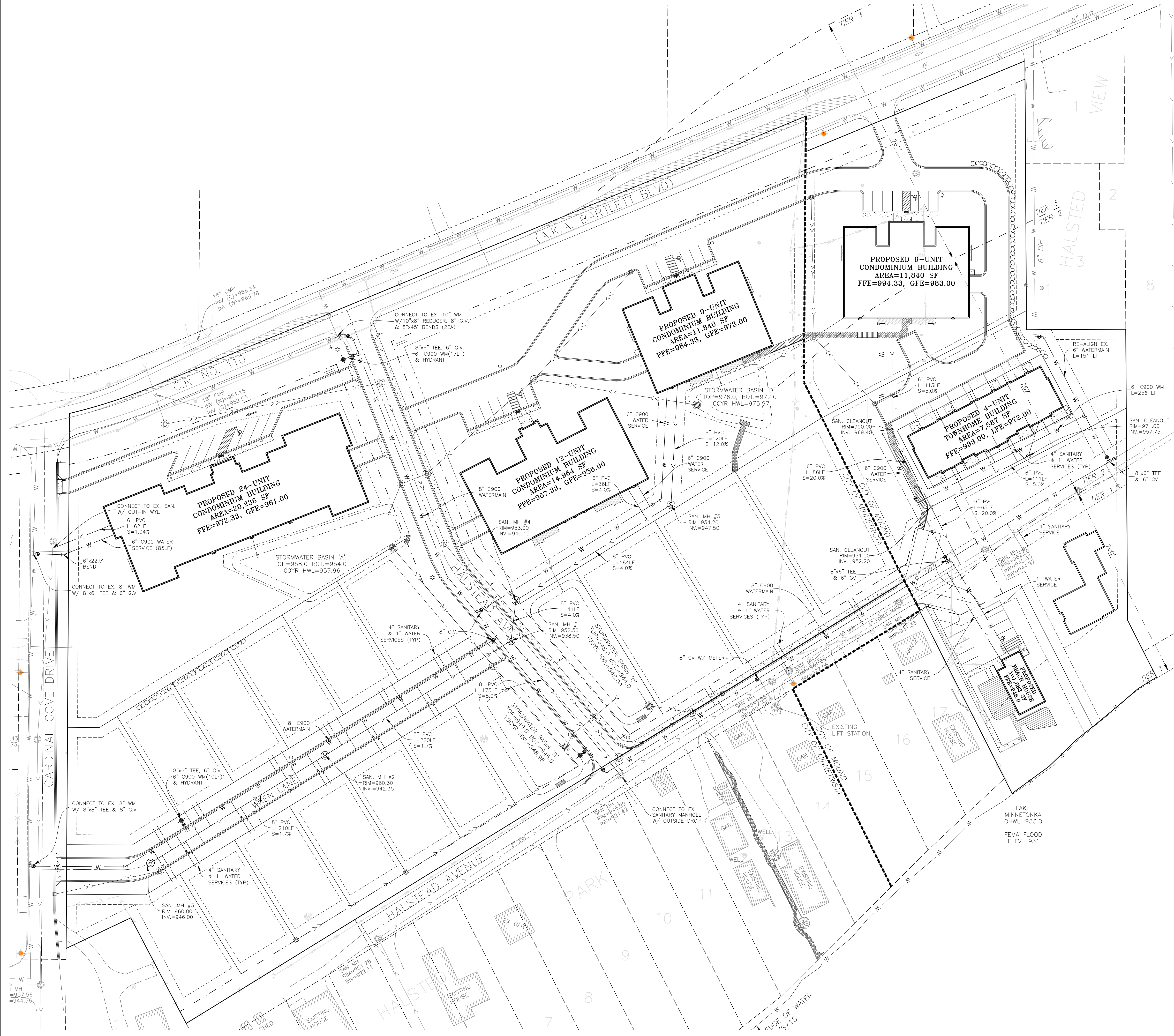
PRELIMINARY
NOT FOR CONSTRUCTION

C-1.1
OF 6 SHEETS



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5310 WEST 16TH STREET #409, MINNEAPOLIS, MN
PHONE: 952-200-8148

Mound Tier Areas - Density				
Tier	Total Area (SF)	Base Density	Base Density +/- Transfer Units	Proposed Units
1	41,873	4.2	2.2	2.0
2	72,149	7.2	9.2	5.5
3	40,172	4.0	7.7	7.5

Mound Tier Areas - Impervious			
Tier	Total Area (SF)	Impervious Area (SF)	Percent
1	41,873	12,525	29.9%
2	72,149	23,185	32.1%
3	40,172	15,900	39.6%

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320-249-2811
Sauk Rapids, Minnesota

STARKEENGINEERING

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Wayne C.B. Stark Date Registration No.

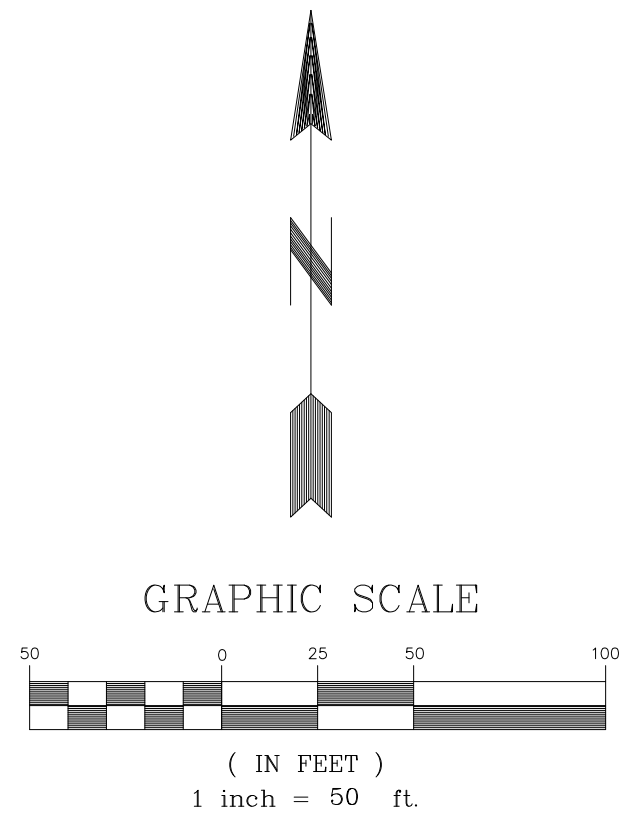
REVISIONS
6/27/25 CITY REVIEW
7/18/25 CITY REVIEW
10/2/25 MOUND SET
11/3/25 CITY REVIEW
11/24/25 CITY REVIEW

UTILITY PLAN

NORTH POINTE AT HALSTED BAY
MINNETRISTA/MOUND, MINNESOTA
for:
ANGEL M CONSULTING

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET
C-2
OF 6 SHEETS



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4. SINGLE FAMILY LOT LABELS:
LO-A = SPLIT-ENTRY WITH GARAGE BELOW & LOOKOUT ABOVE
LO-B = SPLIT-ENTRY WITH GARAGE ABOVE & LOOKOUT BELOW
TUG = UPPER LEVEL WALKOUT WITH TUCK-UNDER GARAGE
WALKOUT = GARAGE ABOVE WITH LOWER LEVEL WALKOUT
PATIO = MAIN FLOOR & GARAGE @ SAME ELEVATION WITH CRAWL SPACE BELOW
GF = GARAGE FLOOR ELEVATION
FF = FINISHED FLOOR ELEVATION
LF = LOWEST FLOOR ELEVATION
RO = REAR OPENING ELEVATION

PRELIMINARY
NOT FOR CONSTRUCTION

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320-249-2811
Sault Rapids, Minnesota

STARK
ENGINEERING

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Wayne C.B. Stark 11/24/25 26093 Date Registration No.

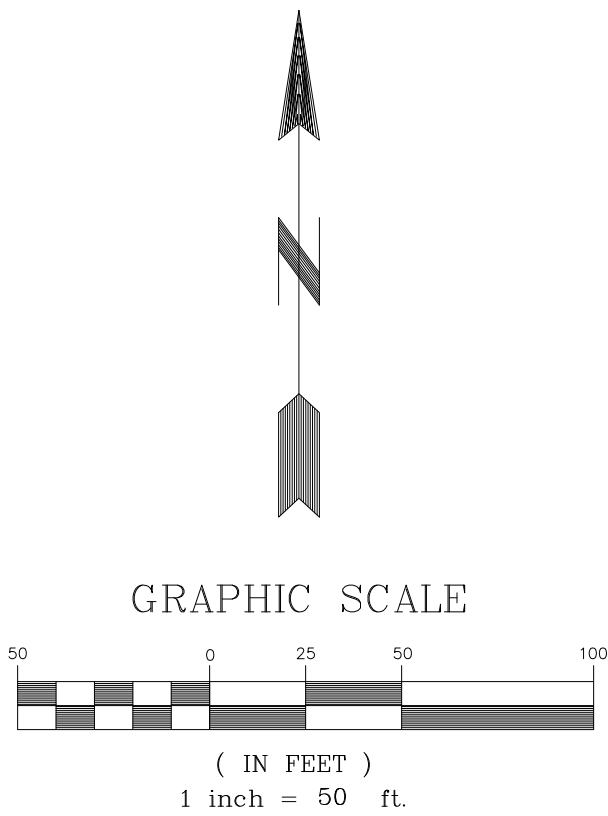
REVISIONS

6/27/25	CITY REVIEW
7/18/25	CITY REVIEW
10/2/25	MOUND SET
11/3/25	CITY REVIEW
11/24/25	CITY REVIEW

NORTH POINTE AT HALSTED BAY
MINNETRISTA/MOUND, MINNESOTA
for:
ANGEL M CONSULTING

**GRADING &
DRAINAGE PLAN**

SHEET
C-3
OF 6 SHEETS



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SIGN SCHEDULE

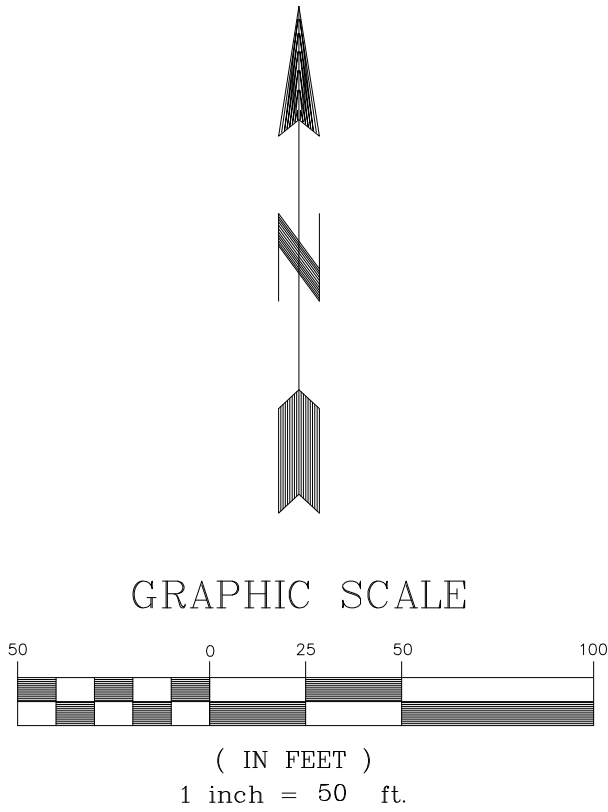
TYPE	QUANTITY
STOP SIGN	4 EACH
NO PARKING	2 EACH
STREET SIGN	2 EACH

PRELIMINARY
NOT FOR CONSTRUCTION



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PRELIMINARY
NOT FOR CONSTRUCTION

NORTH POINTE AT HALSTED BAY
MINNETRISTA/MOUND, MINNESOTA
for:
ANGEL M CONSULTING

REMOVALS PLAN

REVISIONS			
6/27/25	PER OWNER		
7/18/25	PER REVIEW		
10/2/25	MOUND SET		
11/3/25	PER REVIEW		
11/24/25	CITY REVIEW		

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Wayne C.B. Stark	Date	11/24/25	26093
			Registration No.



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4. GREEN TREES TO REMAIN, RED TREES TO BE REMOVED. TREE SYMBOL SIZE SHOWN REPRESENTATIVE OF DIAMETER AT BREAST HEIGHT (DBH).

PRELIMINARY
NOT FOR CONSTRUCTION

NORTH POINTE AT HALSTED BAY
MINNETRISTA/MOUND, MINNESOTA
for:
ANGEL M CONSULTING

TREE REMOVAL PLAN

REVISIONS

DATE	REVISION
6/27/25	CITY REVIEW
7/18/25	CITY REVIEW
10/2/25	MOUND SET
11/3/25	CITY REVIEW
11/24/25	CITY REVIEW

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Wayne C.B. Stark Date 11/24/25 Registration No. 26093