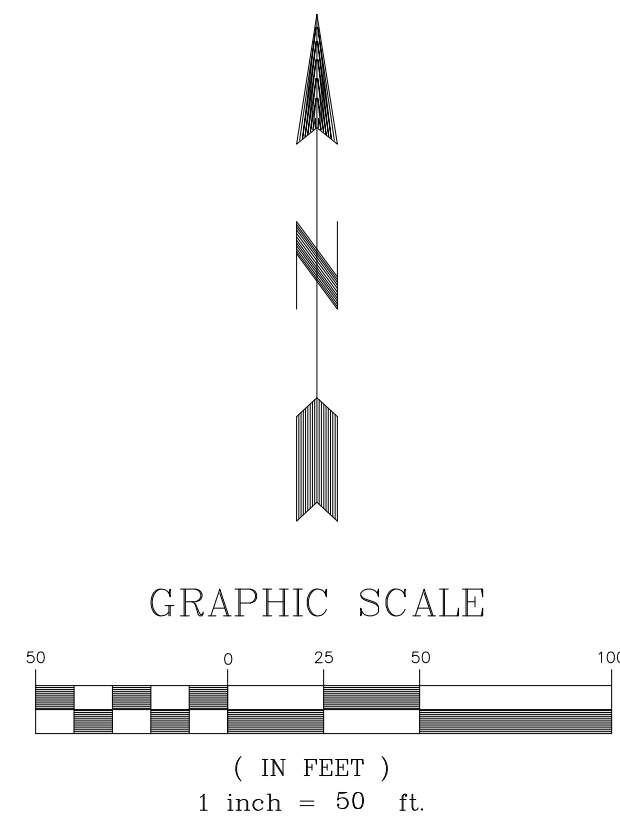
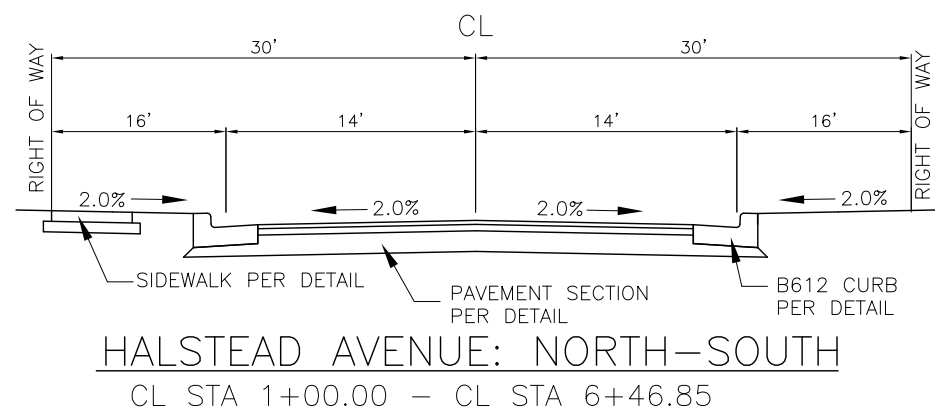
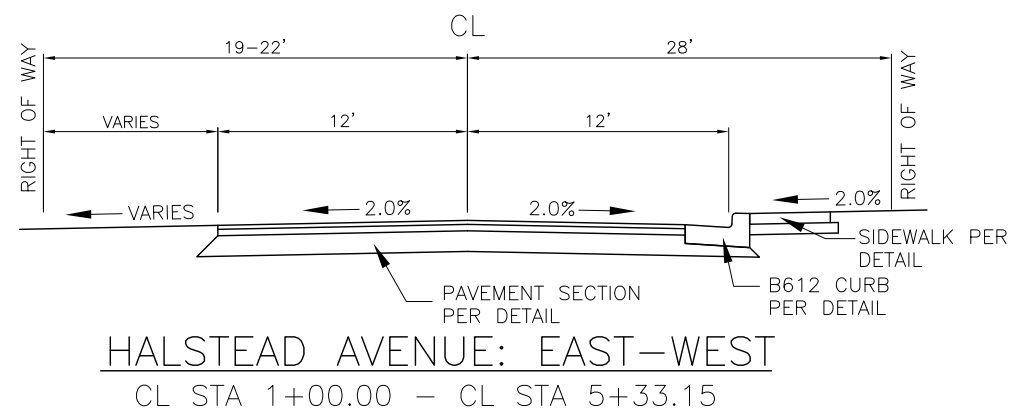




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- 4. SUBDIVIDER: ROBERT BAUMAN, ANGEL M CONSULTING  
5310 WEST 16TH STREET #409, MINNEAPOLIS, MN  
PHONE: 952-200-8148

| Minnetrista Lots |               |          |          |         |         |         |
|------------------|---------------|----------|----------|---------|---------|---------|
| Blocks 1-3       | Lot Area (SF) | Building | Conc/Bit | Pavers* | Total   | Percent |
| Total            | 368,721       | 107,441  | 21,357   | 25,920  | 128,798 | 34.9%   |

\* Area of pavers at 100% impervious

| Block 1 | Lot Area (SF) | Building | Conc/Bit | Pavers* | Total  | Percent |
|---------|---------------|----------|----------|---------|--------|---------|
| Lot 1   | 74,092        | 20,236   | 3,295    | 5,359   | 23,531 | 31.8%   |
| Lot 2   | 10,264        | 4,401    | 260      | 0       | 4,661  | 45.4%   |
| Lot 3   | 7,670         | 4,000    | 260      | 0       | 4,260  | 55.5%   |
| Lot 4   | 7,670         | 4,000    | 260      | 0       | 4,260  | 55.5%   |
| Lot 5   | 7,670         | 4,000    | 260      | 0       | 4,260  | 55.5%   |
| Lot 6   | 7,670         | 4,000    | 260      | 0       | 4,260  | 55.5%   |
| Lot 7   | 9,160         | 4,000    | 260      | 0       | 4,260  | 46.5%   |
| Total   | 124,196       | 44,637   | 4,855    | 5,359   | 49,492 | 39.8%   |

| Block 2  | Lot Area (SF) | Building | Conc/Bit | Pavers* | Total  | Percent |
|----------|---------------|----------|----------|---------|--------|---------|
| Lot 1    | 10,612        | 4,000    | 260      | 0       | 4,260  | 40.1%   |
| Lot 2    | 7,670         | 4,000    | 260      | 0       | 4,260  | 55.5%   |
| Lot 3    | 7,670         | 4,000    | 260      | 0       | 4,260  | 55.5%   |
| Lot 4    | 7,670         | 4,000    | 260      | 0       | 4,260  | 55.5%   |
| Lot 5    | 7,670         | 4,000    | 260      | 0       | 4,260  | 55.5%   |
| Lot 6    | 7,670         | 4,000    | 260      | 0       | 4,260  | 55.5%   |
| Outlot A | 7,666         | 0        | 0        | 0       | 0      | 0.0%    |
| Outlot C | 24,126        | 0        | 2,890    | 10,596  | 2,890  | 12.0%   |
| Total    | 80,754        | 24,000   | 4,450    | 10,596  | 28,450 | 35.2%   |

| Block 3  | Lot Area (SF) | Building | Conc/Bit | Pavers* | Total  | Percent |
|----------|---------------|----------|----------|---------|--------|---------|
| Lot 1    | 106,334       | 26,804   | 10,264   | 9,965   | 37,068 | 34.9%   |
| Lot 2    | 16,150        | 4,000    | 705      | 0       | 4,705  | 29.1%   |
| Lot 3    | 16,150        | 4,000    | 783      | 0       | 4,783  | 29.6%   |
| Lot 4    | 16,264        | 4,000    | 300      | 0       | 4,300  | 26.4%   |
| Outlot B | 8,873         | 0        | 0        | 0       | 0      | 0.0%    |
| Total    | 163,771       | 38,804   | 12,052   | 9,965   | 50,856 | 31.1%   |

| Block 4 | Lot Area (SF) | Building | Conc/Bit | Pavers* | Total  | Percent |
|---------|---------------|----------|----------|---------|--------|---------|
| Lot 1   | 54,410        | 11,840   | 8,461    | 1,665   | 21,966 | 40.4%   |
| Lot 2   | 38,426        | 7,587    | 927      | 3,039   | 11,553 | 30.1%   |
| Lot 4   | 18,253        | 2,452    | 1,297    | 1,972   | 5,720  | 31.3%   |
| Total   | 111,089       | 21,879   | 10,685   | 6,675   | 39,239 | 35.3%   |

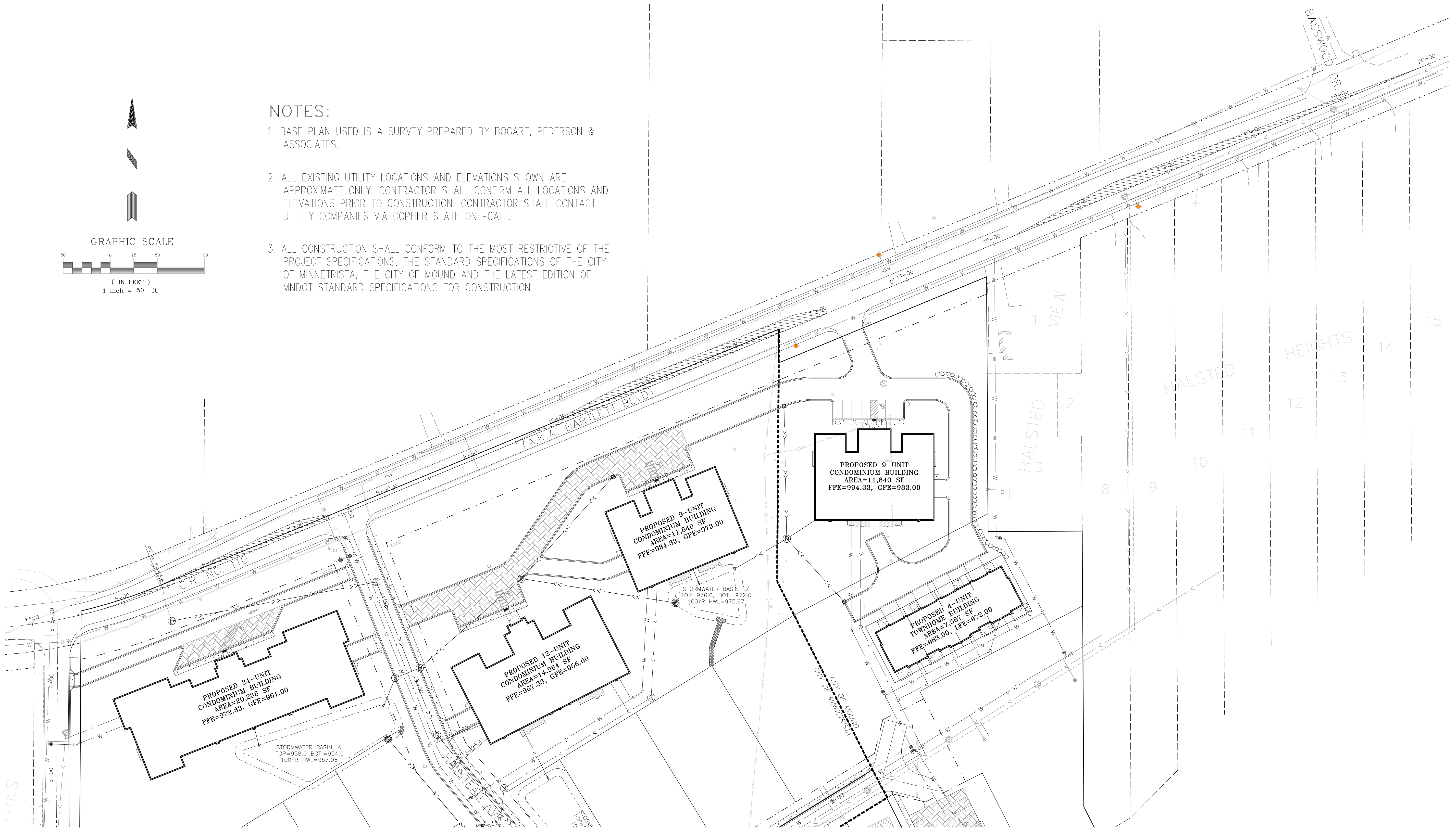
\* Area of pavers at 50% impervious

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

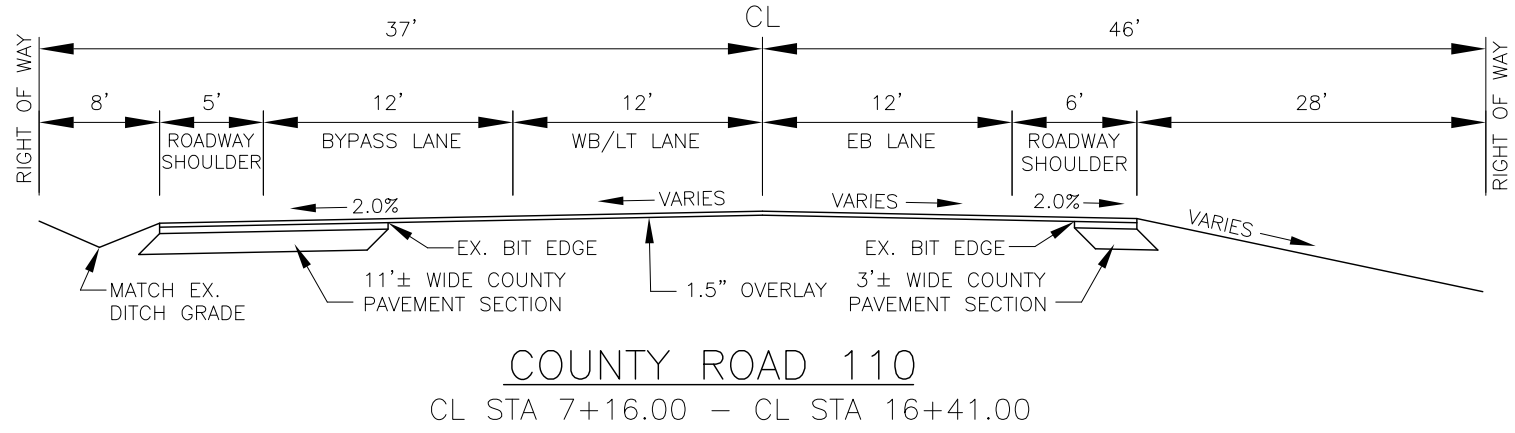
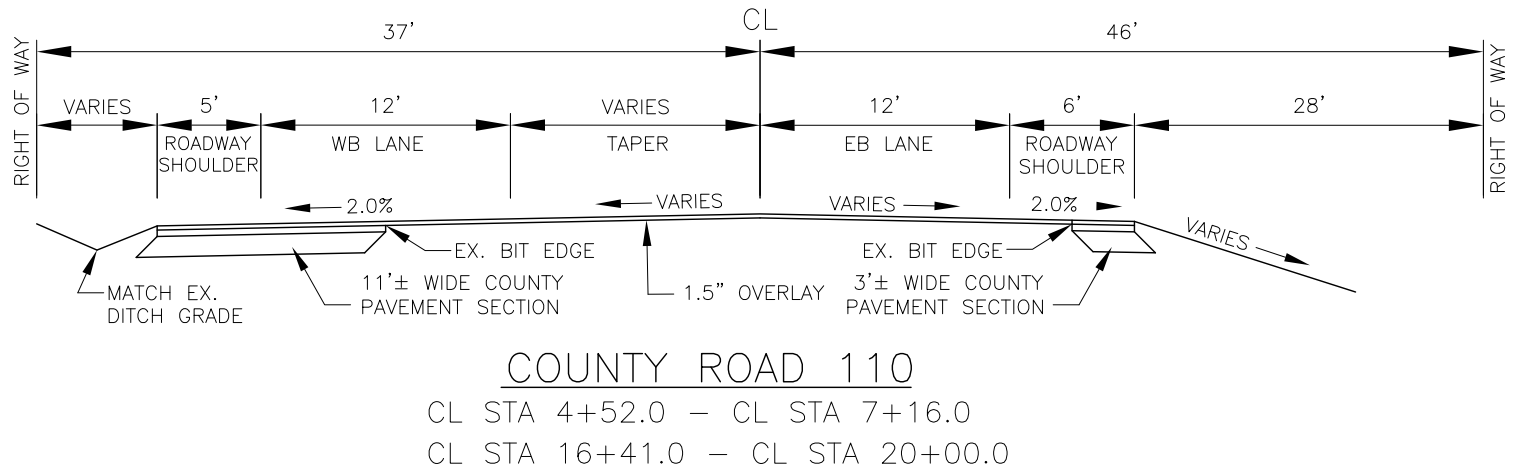
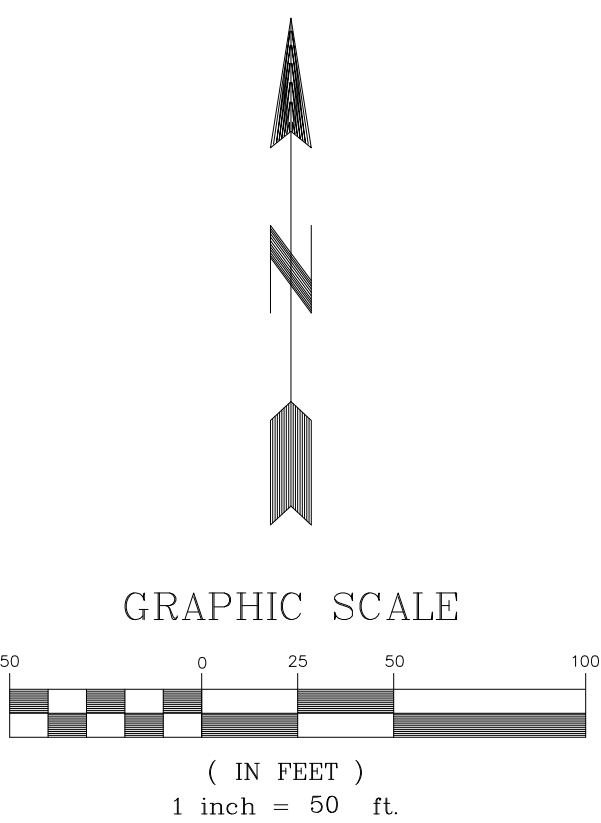
PRELIMINARY  
NOT FOR CONSTRUCTION





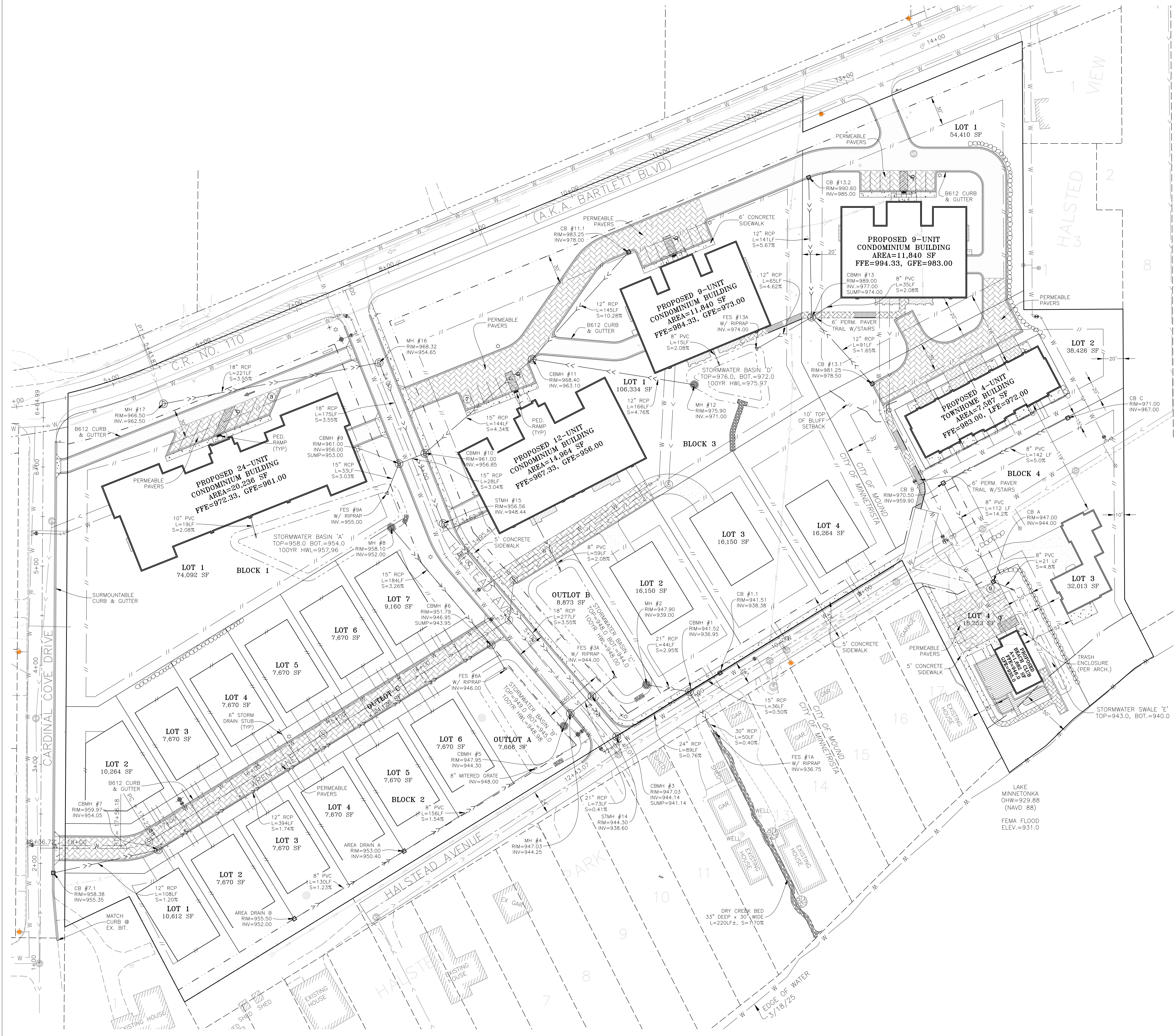
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**PRELIMINARY**  
**NOT FOR CONSTRUCTION**





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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          | 12,345               | 29.5%   |
| 2                             | 72,149          | 19,658               | 27.2%   |
| 3                             | 36,097          | 16,790               | 46.5%   |

PRELIMINARY  
NOT FOR CONSTRUCTION

I hereby certify that this plan, specification or report 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

12/19/25 26093 Date Registration No.

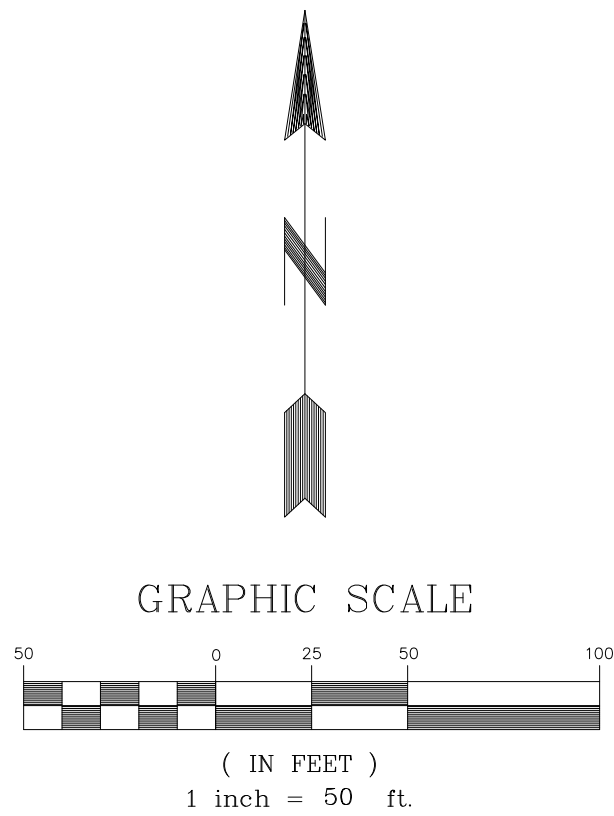
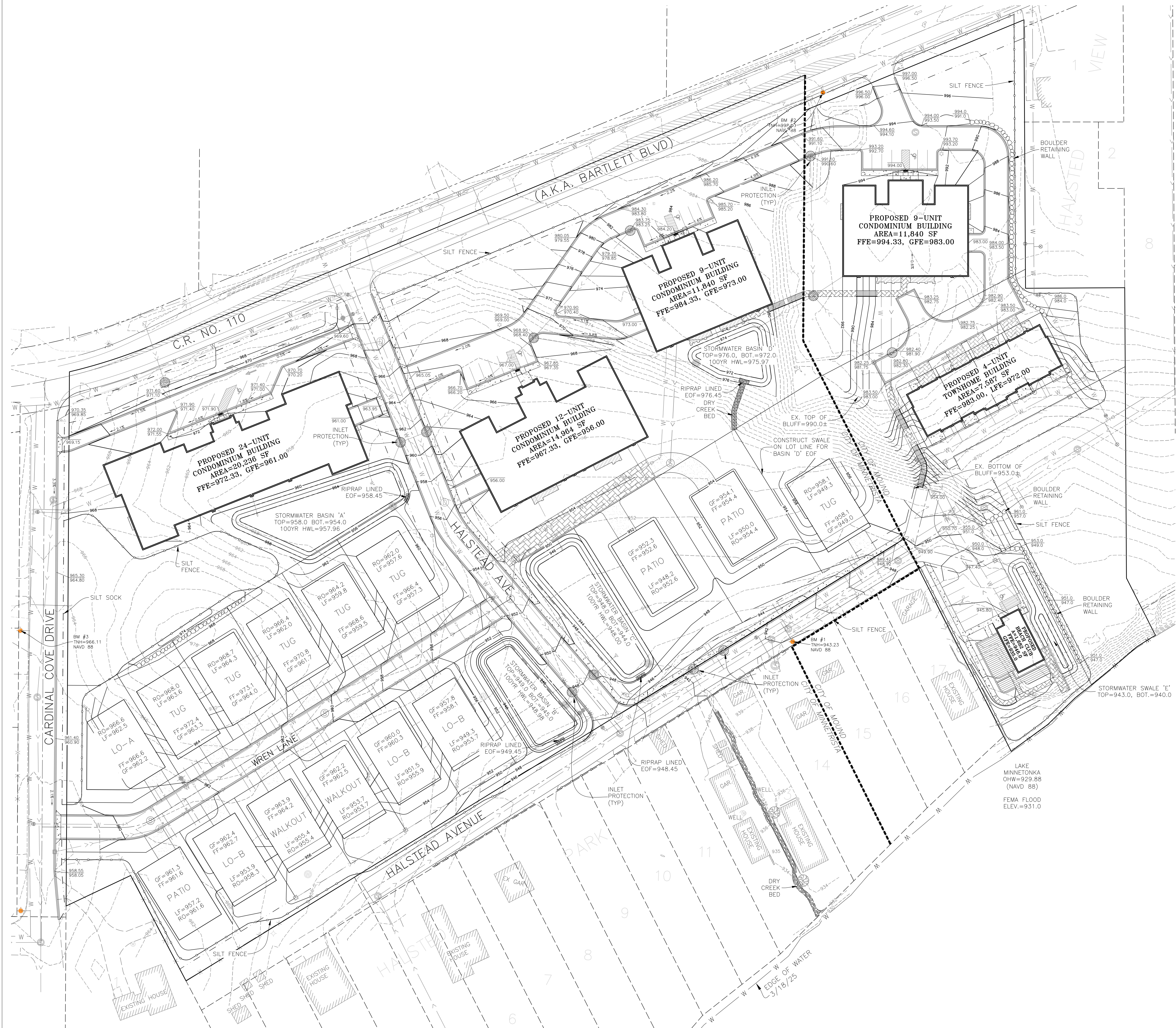
Wayne C.B. Stark

| REVISIONS |             |
|-----------|-------------|
| 7/18/25   | CITY REVIEW |
| 10/2/25   | MOUND SET   |
| 11/3/25   | CITY REVIEW |
| 11/24/25  | CITY REVIEW |
| 12/19/25  | CITY REVIEW |

UTILITY PLAN

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





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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**

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

GRADING &  
DRAINAGE PLAN

SHEET  
C-3  
OF 6 SHEETS

|          |             |
|----------|-------------|
| 7/18/25  | CITY REVIEW |
| 10/2/25  | MOUND SET   |
| 11/3/25  | CITY REVIEW |
| 11/24/25 | CITY REVIEW |
| 12/19/25 | CITY REVIEW |

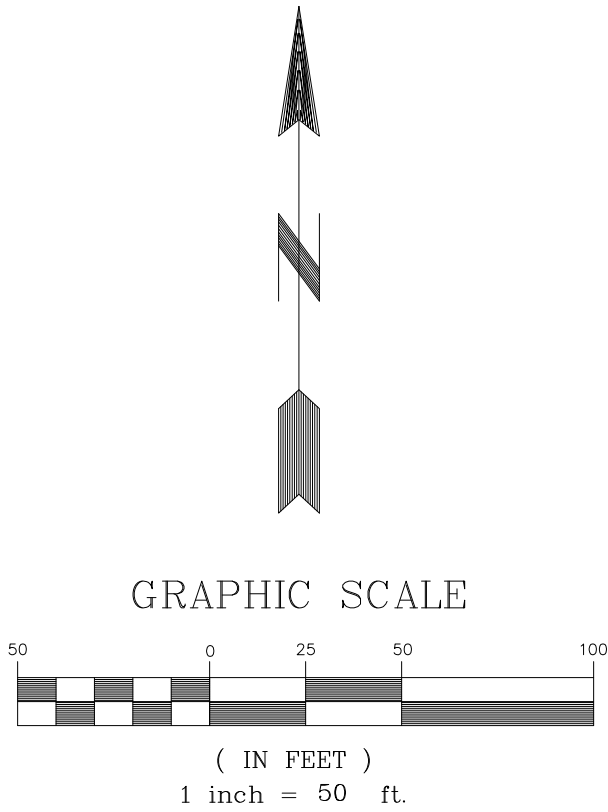
I hereby certify that this plan, specification or report was prepared by me or under my supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Wayne C.B. Stark      Date      12/19/25      26093      Registration No.

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

**STARK**  
ENGINEERING





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**SIGN SCHEDULE**

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

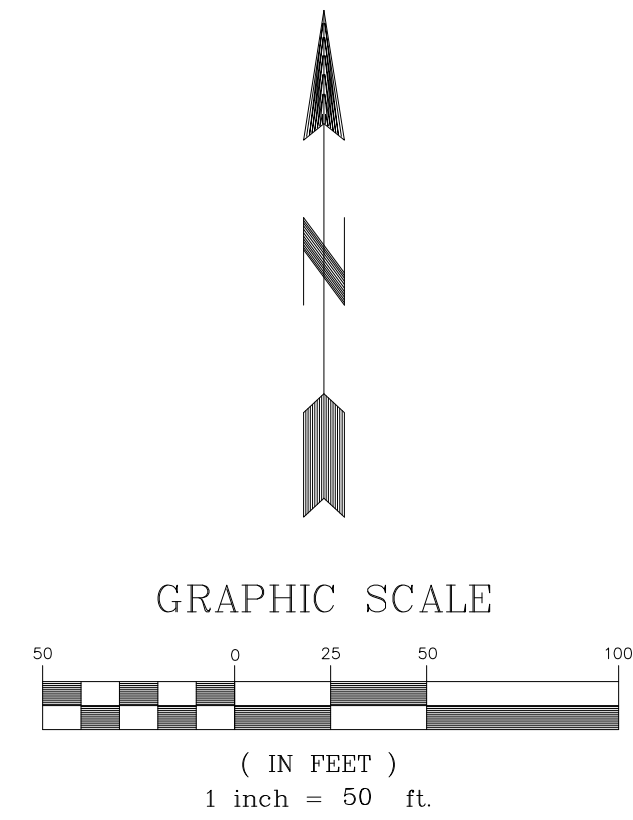
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**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

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        | REVIEW |
|-----------|-------------|--------|
| 7/18/25   | CITY REVIEW |        |
| 10/2/25   | MOUND SET   |        |
| 11/3/25   | CITY REVIEW |        |
| 11/24/25  | CITY REVIEW |        |
| 12/19/25  | CITY REVIEW |        |

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Wayne C.B. Stark Date 12/19/25 Registration No. 26093