AGENDA
BIG LAKE CITY COUNCIL MEETING
COUNCIL CHAMBERS

JULY 15, 2026
6:30 p.m.

1) CALL TO ORDER

2) PLEDGE OF ALLEGIANCE

3) ROLL CALL

4) OPEN FORUM

5) PROPOSED AGENDA

6) CONSENT AGENDA

Items on the Consent Agenda page are reviewed in total by the City Council and may be approved through one motion. Any item may be removed by any Council Member, staff member or person from the public for separate consideration. When removing any item from the Consent Agenda, the item number and description of the item should be clearly stated.

7) BUSINESS

7A. Presentation – Lucas Volna Eagle Scout Project

7B. PUBLIC HEARING for a Development Stage PUD Amendment for the Prairie Rose Development, and a Final Plat and Final Stage PUD Development Application for the Prairie Rose Development

7C. Setback Variance for a Replacement Septic System at 760 Shady Lane

7D. Development Application for Preusse Lake Preserves Addition - Comprehensive Plan Amendment, Preliminary Plat and Development Stage PUD

7E. Call for a Public Hearing on September 16, 2026 for Modification of Municipal Development District No. 1 and Establishment of Tax Increment Financing District No. 1-8

7F. Proclamation Commemorating the 250th Anniversary of the Founding of the United States of America

8) ADMINISTRATOR'S REPORT

9) MAYOR & COUNCIL REPORTS AND COMMENTS/QUESTIONS

10) OTHER

11) CLOSED SESSION – Labor Negotiation Strategy (M.S. 13D.03)

11A. Law Enforcement Labor Service Contract

11B. International Union of Operating Engineers, Local 49 AFL-CIO Contract

12) ADJOURN

Disclaimer: This agenda has been prepared to provide information regarding an upcoming meeting of the Big Lake City Council. This document does not claim to be complete and is subject to change.

BIG LAKE CITY COUNCIL
CONSENT AGENDA
JULY 15, 2026

6A. Approve List of Claims

6B. Approve Council Workshop Minutes of June 17, 2026

6C. Approve Regular Council Meeting Minutes of June 17, 2026

6D. Approve Resolution Appointing Election Judges for 2026 Elections

6E. Approve Appointment of Mark Lieberman to the Big Lake Parks Advisory Committee

6F. Authorize Distribution of Project Woods Environmental Assessment Workshop

6G. Accept Resignation of Streets/Parks Operator Troy Enebak

6H. Approve Revised Joint Powers Agreement for the Sherburne County Multi Jurisdiction Emergency Response Unit

6I. Approve 2026 Music in the Park Updated Sound Technician Contract

6J. Accept Resignation of Police Reserve Aaron Lee

AGENDA ITEM

Big Lake City Council

Prepared By: *Deb Wegeleben, Finance Director*	***Meeting Date:*** *7/15/2026*	☐ ***Regular Agenda Item*** ☒ ***Consent Agenda Item***	***Item No.*** **6A**
Item Description: *List of Claims*	***Reviewed By:*** *Hanna Klimmek, City Administrator*		
	Reviewed By: *N/A*		

ACTION REQUESTED

By approving this item on the Consent Agenda, Council would approve the List of Claims paid from June 14, 2026, through July 08, 2026, and approve Payrolls 12 and 13 for 2026.

BACKGROUND/DISCUSSION

Claims and Payroll Report – Through July 08, 2026, for a total amount of $1,529,184.64

Claims Total: $1,044,337.96
Water Refund total: $2,017.10
Payroll Total: $482,829.58

The claims listing has been provided to City Council as a separate document and is available for public view at City Hall upon request

Please contact me if you have any questions or need further information.

Any elected official who contracts or submits an invoice to the City for payment of services is required to abstain from the vote of said payment, and execute an "Affidavit of City Official Interested in Claim" form prior to receiving payment pursuant to MN Statute 471.87:

471.87 PUBLIC OFFICERS, INTEREST IN CONTRACT; PENALTY.
Except as authorized in section 123B.195 or 471.88, a public officer who is authorized to take part in any manner in making any sale, lease, or contract in official capacity shall not voluntarily have a personal financial interest in that sale, lease, or contract or personally benefit financially therefrom. Every public officer who violates this provision is guilty of a gross misdemeanor.

471.88 EXCEPTIONS.
Subdivision 1.**Coverage.**
The governing body of any port authority, seaway port authority, economic development authority, watershed district, soil and water conservation district, town, school district, hospital district, county, or city, by unanimous vote, may contract for goods or services with an interested officer of the governmental unit in any of the following cases.
Subd. 5.**Contract with no bids required.**
A contract for which competitive bids are not required by law.

ATTACHMENTS

N/A

AGENDA ITEM

Big Lake City Council

Prepared By: *Gina Wolbeck, City Clerk*	***Meeting Date:*** *7/15/2026*	☐ ***Regular Agenda Item*** ☒ ***Consent Agenda Item***	***Item No.*** **6B**
Item Description: *June 17, 2026 City Council Workshop Minutes*		***Reviewed By:*** *Hanna Klimmek, City Administrator*	
		Reviewed By: *N/A*	

ACTION REQUESTED

By approving this item on the Consent Agenda, Council would be approving the June 17, 2026 City Council Workshop Minutes as presented.

BACKGROUND/DISCUSSION

The June 17, 2026 City Council Workshop Minutes are attached for Council's review.

FINANCIAL IMPACT

N/A

STAFF RECOMMENDATION

N/A

ATTACHMENTS

Workshop Minutes

BIG LAKE CITY COUNCIL
WORKSHOP MINUTES

JUNE 17, 2026

1. CALL TO ORDER

Mayor Knier called the meeting to order at 5:00 p.m.

2. ROLL CALL

Council Members present: Ken Geroux, Ken Halverson, Paul Knier, Kim Noding, and Paul Seefeld. Also present: City Administrator Hanna Klimmek, City Clerk Gina Wolbeck, Finance Director Deb Wegeleben, Community Development Director Marie Popp, City Engineer Layne Otteson, Police Chief Sam Olson, Streets/Parks/Fleet Superintendent Norm Michels, Water/Wastewater Superintendent Dan Childs, and Big Lake Student Liaison Adelyn Gosewisch.

3. PROPOSED AGENDA

Council Member Noding motioned to adopt the proposed Agenda as presented. Seconded by Council Member Seefeld, unanimous ayes, Agenda adopted.

4. BUSINESS

4A. 2026 Work Plan Update

Hanna Klimmek provided an update on the 2026 Work Plan which is based on the city's strategic plan. Klimmek explained the Work Plan consists of projects that are above and beyond the everyday services the city provides, noting most projects within the Work Plan begin with one member of the Management Team, but can affect multiple departments and will take the time of several positions within the organization.

Council Member Noding asked how long it will take to complete the cyber security plan. Deb Wegeleben responded part of the plan was completed through Marco, and we will continue working with the League of MN Cities on the remainder, noting it will take a couple of years to complete. Council Member Halverson asked how much this is going to cost us. Wegeleben discussed the work with Marco is through our monthly contract and the League of MN Cities provides this service as part of our membership.

Mayor Knier suggested the work plan also identify projects in process. Knier also expressed the need for the city to remain proactive on its cybersecurity efforts as municipalities are a target for hackers. Knier asked if the Public Safety Facility team is already established, and Klimmek confirmed it is.

4B. Big Lake Strategic Plan Discussion

Hanna Klimmek discussed the City's current 2024-2026 Strategic Plan, which expires on December 31, 2026. Staff provided background on the strategic planning process completed on February 23, 2024, which included participation by the City Council and Staff Management Team and was facilitated by an outside consultant. The Council reviewed options for the next strategic planning process including updating the existing plan, hiring a professional facilitator, holding a Council-led planning session with staff leadership, or appointing a strategic planning task force. Council direction was requested regarding whether to update the existing Strategic Plan or develop a new plan, the preferred planning process, the desired level of staff participation, and the timeline for completion.

Council Member Geroux discussed the importance for the city to have a current strategic plan, and noted he feels we can do it in-house. Mayor Knier asked what Council Member Geroux considers a finished strategic plan. Geroux responded it needs to be much more descriptive than what we have now, noting several things currently can't be measured. He discussed he would like us to get to the point where we don't need separate strategic and work plans. Council Member Noding discussed she feels the work plan is for staff and the strategic plan is for Council. Council Member Geroux discussed actionable steps can be identified at the strategic planning session.

Klimmek asked for Council feedback on how they would like the setting to be for a strategic planning session. Council discussion centered on having an in-house strategic planning session on an evening separate from a regular meeting, possibly with management team members in attendance.

Council directed Staff to move forward with updating the existing Strategic Plan, with a planning session occurring during an evening separate from a council meeting, prior to the end of the year.

4C. Emergency Siren Discussion

Sam Olson reviewed the transition away from Xcel's outdoor early warning sirens following FEMA's approval of Xcel's move to an all-digital early warning system. Sherburne County has temporarily accepted the sirens into its inventory to allow local jurisdictions time to decide whether to accept responsibility for sirens located within their boundaries. The County will operate and maintain the sirens through 2026 and has requested local decisions by July 1, 2026. Olson reviewed actions taken by surrounding townships, noting Orrock Township declined transfer of its sirens, Becker Township requested resident feedback, and Big Lake Township decided to decommission its sirens. The City of Big Lake has one siren within its corporate boundary and may either accept responsibility for its operation and maintenance or decline the transfer and rely on alternative early warning methods. Staff reviewed alternative early warning options, including IPAWS, Hyper-Reach, and NOAA Weather Radio, and noted the estimated annual cost to operate and maintain the City's one siren would be approximately $8,180, with a potential additional head/horn replacement cost estimated at $33,000 to $37,000. Staff requested Council direction on whether to accept the transfer of the City's outdoor warning siren for City operation and maintenance or decline the transfer and proceed with an alternative early warning option.

Mayor Knier stated he prefers decommissioning the current siren.

Council Member Geroux reviewed when the one siren was put in, our population and boundary was much smaller.

Council Member Halverson noted we used to have two sires before the old fire station was torn down.

Council Member Seefeld discussed he has talked to a County Commissioner on this topic, and expressed some residents don't have cell phones.

Olson reviewed options for alternative early warning options, noting we will need to educate people on service options available.

Council directed Staff to decline the offer and allow the early warning system to be decommissioned. Council also directed staff to move forward with educating citizens on alternative early warning options.

4D. List of Claims Formatting Update

Deb Wegeleben reviewed proposed changes to the List of Claims process based on cybersecurity and fraud risk concerns discussed at a recent networking meeting. Staff also contacted the League of Minnesota Cities regarding council packet posting requirements and best practices. Staff noted cities are not required to post full council packets online, but must make meeting materials available for public inspection as required by the Minnesota Open Meeting Law. To reduce risk, staff will revise the public packet to include only the total amount of claims paid and note the complete List of Claims is available for public inspection at City Hall upon request. Wegeleben noted Council will continue to receive the full claims listing separately prior to meetings for review and approval purposes, and staff anticipates implementing the revised procedure beginning with the July council packet.

4E. Discus City Hall Fleet Expansion Request

Deb Wegeleben reviewed the need for an additional City Hall fleet vehicle due to increased staff use for inspections, site visits, meetings, training, and other City business. The City Hall fleet currently includes three vehicles, and staff noted an additional vehicle would help reduce scheduling conflicts and support operational needs. If approved, staff would pursue cost-effective options through Minnesota State Surplus Services or quotes for a reliable used vehicle, with a purchase price not to exceed $10,000. Funding would come from proceeds from the recent sale of former city fleet vehicles, with any additional amount funded through the CIP Fund. Staff recommended Council authorize the purchase of one additional City Hall fleet vehicle. Norm Michels reviewed issues we were having with Police Department vehicles recently sold at auction, noting City Hall is currently one vehicle short.

Council Member Halverson discussed the Big Lake Fire Department will be selling a truck and it currently has less than 20,000 miles on it, so we should check into purchasing it from the Fire Department.

Council directed Staff to move forward with looking into purchasing a Fire Department vehicle they will be selling.

4F. Discuss Letters of Support Request from Sand Development LLC

Marie Popp reviewed Sand Development LLC's request for City Council letters of support to accompany its Minnesota Housing financing application for a proposed 48-unit income-restricted apartment building near Goldenrod Glen. Popp noted the units would generally be restricted to households at 60% of area median income, with some units potentially subject to additional restrictions depending on the final application. Popp noted similar letters were previously provided for the Goldenrod Glen project. Popp also discussed the BLEDA reviewed the same request at their June 8, 2026 meeting, and recommended denial. Staff requested Council direction on whether to approve or deny issuing letters of support for Sand Development LLC's pursuit of state assistance.

Council Member Halverson asked what the difference is between this project and past projects we have previously approved. Popp responded the main differences are the size and use.

Mayor Knier stated he voted no as a member of the BLEDA and will say no at the council level also. Knier noted we have said yes to this type of housing in the city, and he feels we have an amount of affordable housing here in Big Lake. Knier also discussed when you have an affordable housing building, as a city we only get a quarter of the tax revenue compared to tax revenue market value properties provide. Knier also discussed we already have a wastewater treatment facility that is near capacity.

Council Member Halverson asked if denial of this request could open us up to an issue because we have supported past projects. Mayor Knier stated he feels we are in a different position now than before. Council Member Geroux stated past action shouldn't set a precedence, noting this is based on individual applications. Geroux also stated that from an EDA standpoint, recouping 25% of tax doesn't make sense when we already have considerable income-based housing available. To him, it is more of a balance thing, noting if we were a community that had no access to affordable housing, he would be looking at this a different way as communities do need balance. However, we do have what he feels is a suitable amount of housing styles, noting 48% of our multi-family housing is income based.

Council directed Staff to deny issuing letters of support to Sand Development, LLC for their pursuit of state assistance.

4E. 2027 Street Project Update

Layne Otteson reviewed the preliminary 2027 street project for Lakeshore Drive and Hiawatha Avenue, which includes approximately 2.2 miles of resurfacing, concrete curb repairs, and related pavement improvements due to deteriorating curb and pavement conditions. Otteson noted estimated project costs are expected to range from $800,000 to $950,000, with funding anticipated from the City's State Aid Account and special assessments to benefiting properties in accordance with the City's Special Assessment Policy. Staff requested Council concurrence to prepare project information and schedule resident open houses in mid-July, with resident feedback to be brought back to Council in August.

Council Member Halverson asked how this project would be funded. Otteson responded it would be

advanced through our State Aid account.

Council Member Seefeld asked if there are grants that could fund these improvements, and Otteson responded currently there are no grant programs available.

Council Member Geroux asked what the process would be for the open houses. Otteson discussed the importance of getting public feedback prior to designing the project, noting the open houses provide an avenue for open communication.

Council Member Halverson asked if we would offer the driveway option again. Deb Wegeleben responded we will no longer offer driveway options on our street projects, noting we really should not have offered this option in the past as we statutorily don't have authority to offer this.

Council directed Staff to move forward with preparing 2027 street project information and schedule resident open houses.

5. OTHER

Council Member Seefeld asked how we can keep our parks from being vandalized, noting the new Shores of Lake Mitchell playground equipment wasn't even open yet before vandalism occurred. Council Member Halverson asked if we could offer a reward, and Seefeld suggested we place signage encouraging a pro-active approach to keeping our park system in good condition. Council Member Noding suggested signage geared toward kids. Discussion was held that if we go after the parents civilly, the word will get around the schools. Sam Olson discussed new laws scheduled to take effect on August 1, 2026, that youth aged 12 and under cannot be prosecuted for a crime. Halverson discussed if we do nothing, the vandalism will continue. Mayor Knier discussed we should address known vandalism cases with parents. Seefeld suggested hosting neighborhood meetings to encourage citizens to keep an eye out for their neighborhood park. Council Member Geroux discussed it is the cost of doing business if we are going to have parks, noting it is almost impossible to prove fault. Geroux discussed most of the time threatening prosecution isn't a viable deterrent, and feels criminalizing and offering rewards isn't going to work. Halverson noted the problem with continuing to do nothing, is nothing will change. Seefeld discussed there is also the embarrassment factor by having neighbors watch out for their park system. Geroux stated we need to be realistic on what can actually be done, noting there is always going to be the element of bad choices. Council Member Noding discussed you can't criminalize the behavior due to age restrictions. Olson discussed having a chat with a person can have a positive effect, so we do want to catch them and provide educational guidance to parents and kids. Klimmek discussed focusing on the need to care for our parks at ribbon cuttings and at Night to Unite events, and Geroux suggested we have a standardized message that can be included in city media platforms and water bills.

Sam Olson provided an update on issues with electronic motorized vehicles, scooters, bikes etc. He has reached out to surrounding communities to obtain information on how they are enforcing the operation of this type of equipment. Olson noted Elk River allows everything on their sidewalks, Becker is a little more restrictive on what they allow and have been providing educational stops. Olson noted the Police Department is looking for guidance from Council on how they would like officers to address these issues,

noting in Big Lake, it is not legal to be riding on the sidewalk. Mayor Knier stated he would like the department to keep educating users on what the regulations are. Council Member Geroux agreed he would like officers to continue to educate and to follow state statute. Council directed staff to start advertising a date we will start to ticket, with a goal of ticketing starting in 2027, and to hand out educational literature. Knier discussed still allowing non-motorized bikes to operate on the sidewalk, just restricting motorized vehicles from operating on sidewalks.

6. ADJOURN

Council Member Seefeld motioned to adjourn at 6:09 p.m. Seconded by Council Member Noding unanimous ayes, motion carried.

City Clerk

Date Approved by Council

AGENDA ITEM

Big Lake City Council

Prepared By: *Gina Wolbeck, City Clerk*	***Meeting Date:*** *7/15/2026*	☐ ***Regular Agenda Item*** ☒ ***Consent Agenda Item***	***Item No.*** **6C**
Item Description: *June 17, 2026 City Council Regular Meeting Minutes*		***Reviewed By:*** *Hanna Klimmek, City Administrator*	
		Reviewed By: *N/A*	

ACTION REQUESTED

By approving this item on the Consent Agenda, Council would be approving the June 17, 2026 City Council Regular Meeting Minutes as presented.

BACKGROUND/DISCUSSION

The June 17, 2026 City Council Regular Meeting Minutes are attached for Council's review.

FINANCIAL IMPACT

N/A

STAFF RECOMMENDATION

N/A

ATTACHMENTS

Regular Meeting Minutes

BIG LAKE CITY COUNCIL
REGULAR MEETING MINUTES

JUNE 17, 2026

1. CALL TO ORDER

Mayor Paul Knier called the meeting to order at 6:30 p.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

Pastor Ian Peters from City Lights Global Ministry provided an invocation.

3. ROLL CALL

Council Members present: Ken Geroux, Ken Halverson, Paul Knier, Kim Noding, and Paul Seefeld. Also present: City Administrator Hanna Klimmek, City Clerk Gina Wolbeck, Finance Director Deb Wegeleben, City Engineer Layne Otteson, Community Development Director Marie Popp, Police Chief Sam Olson, Streets/Parks/Fleet Superintendent Norm Michels, Water/Wastewater Superintendent Dan Childs, Consultant Planner Kendra Lindahl from Landform, and Big Lake Student Liaison Adelyn Gosewisch.

4. OPEN FORUM

Mayor Knier opened the Open Forum at 6:31 p.m. No one came forward. Noding motioned to adopt the proposed Agenda as presented. Seconded by Council Member Seefeld, unanimous ayes, Agenda adopted.

5. CONSENT AGENDA

Council Member Seefeld motioned to approve the Consent agenda with the removal of item no. 6C for separate consideration. Seconded by Council Member Noding, unanimous ayes, Consent Agenda approved. The Consent Agenda consisted of: 6A. Approve Council Workshop Minutes of May 20, 2026, 6B. Approve Regular Council Meeting Minutes of May 20, 2026, ~~6C. Approve Permanent Easement Agreement with the Smith Family Trust~~, 6D. Approve Contract Amendment with SEH, Inc. for the Wastewater Treatment Facility Expansion Project to include CMAR Selection

Assistance, Completion of Final Design, Bid Support, and Construction Administration Services, 6E. Approve Resolution No. 2026-28 for the Decertification of Tax Increment Financing (TIF) Redevelopment District 1-4, 6F. Approve 2026-2027 Liability Coverage Waiver Form, 6G. Approve Cooperative Agreement for Environmental Review Worksheet with Sherburne County and Dellwood Land Development, LLP, and 6H. Approve Land Alteration Permit with Big Lake 648-1 Land LLC for the Prairie Rose Development.

6C. Permanent Easement Agreement with the Smith Family Trust

Council Member Halverson discussed he feels the City Hall project already costs way more than it should and we had an extra $4.4M in finance charges and now we are spending $40,000 for a want, not a need. Halverson referenced we would like to control the water in the development, but we don't need to control the water in the development. We would like to have more land, but we don't need to have more land. Halverson discussed we are going to have to maintain the holding pond, and it will take the 2-acre pond area off the taxbase. Halverson stated he has heard it is an incentive for the developer and it is an incentive for people to build, which he feels isn't ours or the taxpayers problem. This holding pond should have been left to the developer to buy for the rest of the property to trench in, instead of the taxpayer. Halverson stated he knows we can sell some of the product, but this is still an expense on the taxpayers back, and it benefits the whole development. He stated he can't vote for something that is on the taxpayers back again that should not even be there, it is the developers problem not ours. Mayor Knier stated he feels there is a lot of misinformation in Halverson's statement.

Motion by Council Member Geroux to approve a Permanent Easement Agreement with the Smith Family Trust. Seconded by Council Member Seefeld. Motion passed with a vote of 4:1 with Council Members Geroux, Knier, Noding, and Seefeld voting aye, and Council Member Halverson voting against. Motion carried.

6. BUSINESS

7A. Receive Bids and Award Contract for the 2026 Street and Utility Improvement Project No. ST2026-1

Layne Otteson reviewed the June 10, 2026 bid opening for the 2026 Street and Utility Project No. ST2026-1. Nine bids were received, with the low bid from Kuechle Underground, Inc. of Kimball, MN in the amount of $621,614.70. The project includes construction of Minnesota Avenue, a regional pond, and improvements to 172nd Street. Otteson noted that following award, contracts will be executed, a preconstruction meeting will be scheduled, property owners will be notified, and project updates will be provided to affected property owners. Minnesota Avenue is expected to be substantially complete by mid-October, with the final asphalt layer placed next summer after Spud Fest. Otteson noted the project scope had been reduced in April, with the length of

Minnesota Avenue being shortened, but the pond size increased. The cost for the reduced work was estimated to be $960,000 and thereby recognized to the project budget. Otteson reviewed special assessments will be calculated based on actual completed quantities, and assessments may be paid over 10 years unless paid in full sooner. Otteson found the low bid acceptable and recommended Council award the contract to Kuechle Underground, Inc.

Council Member Noding motioned to approve Resolution No. 2026-29 receiving bids and awarding the Contract for the 2026 Street and Utility Project No. ST2026-1 to Kuechle Underground, Inc. of Kimball, MN in the amount of $621,614.70. Seconded by Council Member Seefeld, unanimous ayes, motion carried.

7B. Receive Bids and Award Contract for the 2026 Street Maintenance Project No. ST2026-2

Layne Otteson reviewed the 2026 Street Maintenance Project No. ST2026-2, noting Council had directed staff to advertise for sealcoating, street patching, and localized repairs and curb replacement. The project includes approximately 10 miles of roadway on the south side of the City, with selected streets generally in fair condition and expected to last another 8 to 15 years before resurfacing is needed. A public bid opening was held on June 11, 2026, and three bids were received. The low base bid was submitted by Allied Blacktop Company of Maple Grove in the amount of $338,823.00, with the high bid totaling $389,575.00. Otteson noted the project is within the $600,000 CIP budget, contracts will be executed following award, and staff will coordinate scheduling with the contractor around City activities, including Spud Fest. Otteson found the low bid acceptable and recommended awarding the contract to Allied Blacktop Company.

Mayor Knier asked why the low bid came in $211,000 under the engineers estimate. Otteson responded his estimate was based on costs from the last three years, and was bumped up due to anticipated oil price increases. Otteson also noted contractors are hungry for jobs right now.

Council Member Seefeld motioned to approve Resolution No. 2026-30 receiving bids and awarding the Contract for the 2026 Street Maintenance Project No. ST2026-2 to Allied Blacktop Company of Maple Grove, MN in the amount of $338,823.00. Seconded by Council Member Noding, unanimous ayes, motion carried.

7C. Timber Trails Development Concept Plan Review

Kendra Lindahl reviewed the JPB Land LLC concept plan for the proposed Timber Trails residential development, consisting of approximately 73 acres east of Highway 10 and south of 201st Avenue within the Hudson Woods development area. The concept includes 211 single-family lots with 42-foot, 52-foot, and 62-foot lot widths, a gross density of 2.8 units per acre, and open space and ponding associated with wetlands and natural site features. Lindahl noted the Planning Commission

reviewed the concept on June 1, 2026 and was generally supportive, while providing comments on block length, 42-foot lots, trail connections, and sidewalks. Lindahl reviewed the site history, noting prior Hudson Woods approvals had expired and a new preliminary and final plat would be required. Lindahl stated the current proposal falls below the threshold for an Environmental Assessment Worksheet, but future expansion into the remaining outlot could trigger environmental review, and the prior AUAR for the broader Hudson Woods area has expired. Lindahl noted On September 2, 2025, the Planning Commission reviewed a concept plan from Centra Homes, LLC for a development containing 175 single-family home lots on this property. The Planning Commission was generally in favor of the plan and provided feedback on tree preservation, parks and trails, setbacks, and the overall site layout. The City Council reviewed the previous concept plan on September 24, 2025, and provided similar feedback, but the applicant did not move forward with the project.

Lindahl also reviewed park dedication requirements, the potential future expansion of Hudson Woods Park, and the proposed trail connection to the existing City park. Engineering and Public Works comments included concerns regarding lot width, driveway spacing, boulevard area, parking, hydrants, mailboxes, snow storage, vehicle overhang, street and utility extensions, sanitary sewer grades, and tree preservation. Staff requested informal Council feedback regarding the proposed PUD, including land use changes, rezoning, requested PUD flexibility for 42-foot lots, overall layout, tree preservation, and park space.

Council Member Halverson stated he is not in favor of the 42-foot-wide lots being proposed, noting the fewest number of lots they are proposing is the only size that meets the width required by city code. Halverson noted this is a beautiful area and is against putting houses on top of each other. Halverson asked what will be in the 17.5-acre open space area. Lindahl noted the applicant is proposing some of that open space area to be wetland, some ponds, and about half of it remaining upland. Halverson reiterated he would have a hard time with this project as proposed, noting we need to take current neighborhoods in the area into consideration. Halverson also asked why we have the 60-foot lot width regulation if we don't enforce it, noting he is strongly against a 45-foot-wide lot.

Council Member Seefeld reviewed the Planning Commission received the concept pretty glowingly, noting Commissioner Heidemann had expressed there is a market for this type of housing. Seefeld also discussed JP Brooks builds great homes and beautiful products, and noted if the developer adds an extension to the path to the one cul-de-sac, and he would be good with the concept.

Council Member Geroux agreed with statements made by Council Member Seefeld.

Council Member Noding stated JP Brooks builds a nice product, but agreed with Halverson in that some of the lots are small, so she doesn't know how that will lay out.

Mayor Knier noted he is happy to see single-family homes coming into Big Lake, and he agreed with the Planning Commissioners comments.

7D. Ordinance Amending the Zoning Map to reflect changes to the Shoreland Overlay District

Kendra Lindahl reviewed proposed amendments to the Big Lake Zoning Map related to the Shoreland Overlay District. Lindahl noted the updates align the Zoning Map with the recently approved amendments to City Code Subsection 1004.03, and reflect the Minnesota Department of Natural Resources (MnDNR) lake classification updates and overlay boundary information. The map also includes the PUD – Planned Unit Development zoning district, reflecting prior zoning approvals from the 2023 Zoning Ordinance update. Lindahl noted the Planning Commission held a public hearing on June 1, 2026. There were no public comments received, and the commission unanimously recommended approval. Lindahl stated the proposed amendments will update lake names and classifications, remove one lake no longer classified by the MnDNR, and will not change the underlying zoning districts or overlay district boundaries within the city.

Council Member Geroux motioned to approve Ordinance No. 2026-05 amending Chapter 10 (Zoning) of the Big Lake City Code to amend the Big Lake Zoning Map for updates to Subsection 1004.03 (Shoreland Overlay District). Seconded by Council Member Noding, unanimous ayes, motion carried.

Council Member Noding motioned to approve Resolution No. 2026-31 approving Summary Publication of Ordinance No. 2026-05 amending the Big Lake Zoning Map for updates to Subsection 1004.03 (Shoreland Overlay District). Seconded by Council Member Seefeld, unanimous ayes, motion carried.

7E. List of Claims

Deb Wegeleben reviewed the List of Claims paid through June 13, 2026, along with Payroll No. 10 paid on May 20, 2026, and Payroll 11 paid on June 3, 2026. Wegeleben noted Ken Geroux Construction Corporation completed work on the entrances at City Hall, and because Council Member Geroux has a financial interest in the company, payment of this invoice should be removed from the List of Claims and separately considered to ensure transparency and compliance with applicable conflict-of-interest requirements. Wegeleben reviewed MN Statute 471.87 requires that Council Member Geroux abstain from participating in the discussion and voting on this payment, and noted Council Member Geroux has executed the required Affidavit of City Official Interested in Claim form.

Council Member Seefeld motioned to approve the List of Claims paid dated May 14, 2026 through June 13, 2026, with the removal of Check No. 99741 for separate consideration, and Payroll No's. 10 and 11 for 2026. Seconded by Council Member Noding, unanimous ayes, motion carried.

Council Member Seefeld motioned to approve Check No. 99741 payable to Ken Geroux Construction Corporation in the amount of $632 for services provided to the City of Big Lake. Seconded by Council Member Noding. Motion passed with a vote of 4:0:1 with Council Members Halverson, Knier, Noding and Seefeld voting aye, and Council Member Geroux abstaining. Motion carried.

7F. Student Liaison Update

Student Liaison Adelyn Gosewisch provided an update on Big Lake Schools. Gosewisch provided an update on enrollment statistics, activities of the Student Council, and reviewed events happening district wide including the Senior Breakfast event, graduation, and the Summer Kick-off event held on June 4 at the Middle School. Gosewisch also reviewed spring sports accomplishments.

7. ADMINISTRATOR'S REPORT

City Administrator Hanna Klimmek thanked Council Member Noding and the RSVP volunteer group for planting flowers in Browns Square Park. Their efforts help keep our community looking its best. Klimmek also thanked George Quinn and the volunteers who continue to care for Veterans Memorial Park, including recent improvements to signage within the park. Klimmek recognized city employees for their years of service, including Troy Enebak (25 years), Sophie Cruze (5 years), and Eric Moening (5 years). Klimmek also noted staff will be attending the annual League of Minnesota Cities Conference in Rochester next week, and they look forward to bringing back information and resources that will benefit the city and our residents. Staff is gearing up for the Big Lake Spud Fest event and working behind the scenes to prepare for another successful community celebration.

8. MAYOR & COUNCIL REPORTS and QUESTIONS/COMMENTS

Mayor Knier: reviewed the June 8, 2026 Big Lake Economic Development Authority Meeting, the Fire Board Finance Committee Meeting, and numerous committee meetings he has attended. Knier also acknowledged we have received a lot of positive feedback on the newly constructed park at Lakeside Park. Council Member Halverson asked what the status is on the park that didn't get replaced. Norm Michels provided an update on the status of the park, noting Council had directed it be looked into for a 2027 project. The Parks Advisory Commission will be looking at this mid-summer, and their recommendation will be brought to Council closer to the end of summer. Mayor Knier also provided an update on grant funding for the Big Lake Skate Park improvements.

Council Member Geroux: discussed the June Big Lake Economic Development Authority Meeting, as well as committee meetings he has attended.

Council Member Halverson: discussed there is a piece of property on Highway 25 the City owns, noting he had someone ask about purchasing the property, and would like this brought to the BLEDA for further discussion.

Council Member Noding: reviewed the June 8, 2026 Big Lake Community Lakes Association.

Council Member Seefeld: discussed the June 1, 2026 Big Lake Planning Commission Meeting.

9. OTHER

Mayor Knier thanked everyone who came out to the Memorial Day observances which honored those that gave all for our freedoms. Knier also discussed the Big Lake Spud Fest event is coming up, and encouraged people to attend and have fun at this community event.

10. ADJOURN

Council Member Seefeld motioned to adjourn at 7:13 p.m. Seconded by Council Member Noding, unanimous ayes, motion carried.

_____
Clerk

Date Approved by Council _____

AGENDA ITEM

Big Lake City Council

Prepared By:	**Meeting Date:**	☐ **Regular Agenda Item** ☒ **Consent Agenda Item**	**Item No.**
Gina Wolbeck, City Clerk	*07/15/2026*		**6D**

Item Description:	**Reviewed By:** *Hanna Klimmek, City Administrator*
2026 Primary and General Elections - Judge Appointments	**Reviewed By:** *N/A*

ACTION REQUESTED

By approving this item on the Consent Agenda, Council would be approving a RESOLUTION appointing election judges for the 2026 Primary and General Elections.

BACKGROUND/DISCUSSION

Election judge appointments are made by the City Council at least 25 days before the election. Staff is seeking Council approval on the attached Resolution approving the appointment of election judges for the August 11, 2026 Primary Election and the November 3, 2026 General Election. Additional judges may be necessary for the General Election. A Resolution will be presented to Council at a later date for appointment of any additional judges.

All judges are required to complete a 2-hour online or in-person training session and receive certification from the Sherburne County Auditor's Office prior to serving. Head judges are required to complete an additional 1-hour Head Judge training as well. Required training will also be completed by city staff who are assisting with the upcoming elections and these staff members are listed as appointed judges on the attached resolution, but will only be assisting at polling sites as directed by the Head Judges at each Precinct.

FINANCIAL IMPACT

Regular election judges are paid $13/hour; head judges are paid $16/hour. Judges are also paid for their training, and receive mileage reimbursement.

STAFF RECOMMENDATION

Staff recommends appointment of election judges as presented.

ATTACHMENTS

Resolution approving appointment of judges serving at the August 11, 2026 Primary Election and the November 3, 2026 General Election.

CITY OF BIG LAKE
MINNESOTA

A general meeting of the Big Lake City Council, Big Lake, Minnesota was called to order by Mayor Paul Knier at 6:30 p.m. at Big Lake City Hall, Big Lake, Minnesota, on Wednesday, July 15, 2026. The following City Council Members were present: Ken Geroux, Ken Halverson, Paul Knier, Kim Noding, and Paul Seefeld. A motion to adopt the following resolution was made by Council Member and seconded by Council Member .

BIG LAKE CITY COUNCIL
RESOLUTION NO. 2026-XX

A RESOLUTION APPOINTING ELECTION JUDGES FOR THE AUGUST 11, 2026 PRIMARY ELECTION AND THE NOVEMBER 3, 2026 GENERAL ELECTION

WHEREAS, a State Primary Election will be held in the City of Big Lake on August 11, 2026; and

WHEREAS, a State General Election will be held in the City of Big Lake on November 3, 2026; and

WHEREAS, Minnesota Election Law 204B.21 requires that election judges in a municipality be appointed by the governing body; and

WHEREAS, the individuals listed on attached "Exhibit A" have agreed to perform the duties of election judge on August 11, 2026 and/or November 3, 2026.

NOW THEREFORE, BE IT RESOLVED by the Big Lake City Council to appoint the individuals listed on attached "Exhibit A" to be election judges at the August 11, 2026 Primary Election and/or the November 3, 2026 General Election.

BE IT FURTHER RESOLVED that, based upon the inability of a judge(s) to serve on Election day or upon need for additional assistance, the City Clerk shall be authorized to appoint/hire required number of persons. Only those persons duly qualified and duly trained to serve as an election judge may be selected to serve in this capacity.

Adopted by the Big Lake City Council this 15th day of July 2026.

_____

Mayor Paul Knier

Attest:

_____

Gina Wolbeck, City Clerk

Drafted By:
City of Big Lake
160 North Lake Street
Big Lake, MN 55309

The following Council Members voted in favor:
The following Council Members voted against or abstained:

Whereupon the motion was duly passed and executed.

STATE OF MINNESOTA)
) SS.
COUNTY OF SHERBURNE)

The foregoing instrument was acknowledged before me this 15th day of July 2025, by Paul Knier and Gina Wolbeck, the Mayor and City Clerk respectively of the City of Big Lake, a Minnesota municipal corporation, on behalf of the corporation.

_____

Notary Public

EXHIBIT A

Election Judges appointed to serve at the August 11, 2026 Primary Election and/or the November 3, 2026 General Election

Judge Name
Shelly Alger-Peyton
George Anderson
Jan Anderson
Ken Auer
Paula Bieniek
Gretchen Bradley
Lynda Burton
Donna Clarksean
Lori Cleland
William Corrigan
Allie Cross
Bradley Cross – HEAD JUDGE
Kristi DeCamillis – ASS'T HEAD JUDGE
Linda DeLorenzo
Lonnie Francis
Ketti Green – ASS'T HEAD JUDGE
Tom Hanson – HEAD JUDGE
Brad Johnson
Deb Johnson
Su Johnson – ASS'T HEAD JUDGE
Lori Kasel – HEAD JUDGE TRAINEE
Heather Kuikka
Donald Landry
Deborah Lindboe
Jean McQuay
Kurtis Manning

Judge Name
Nathan Marks
Therese Marszalek
Lisa Miller – Election Assistant
Holly Neuman
Diane Newberry
Dayna O'Brien – ASS'T HEAD JUDGE
Valerie Petersen
Gretchen Peterson
Peter 'Jon' Peterson
Peyton Provost
Tyler Richards – ASS'T HEAD JUDGE
Rebecca Sharpley
Sue Stang
Anna Thompson
Bastian 'Chris' VanHofwegen – ASS'T HEAD JUDGE
Necole Vongphakdy – HEAD JUDGE
Deb Wegeleben – Election Assistant
Merlin Williams
Nikole Williams
Gina Wolbeck – Election Administrator
Sandra Wold
Kristin Wood

AGENDA ITEM

Big Lake City Council

Prepared By: *Norm Michels, Streets/Parks/Fleet Superintendent*	***Meeting Date:*** *7/15/2026*	☐ ***Regular Agenda Item*** ☒ ***Consent Agenda Item***	***Item No.*** **6E**
Item Description: *Parks Advisory Committee Appointment – Mark Lieberman*		***Reviewed By:*** *Hanna Klimmek, City Administrator*	
		Reviewed By: *Deb Wegeleben, Finance Director*	

ACTION REQUESTED

By approving this item on the Consent Agenda, Council would be appointing Mark Lieberman to the Big Lake Parks Advisory Committee with a term expiring December 31, 2027.

BACKGROUND/DISCUSSION

Previous Parks Member Jeff Webster notified staff that he would be moving out of City limits in May of 2026. He was originally appointed to a term through December 31, 2027. Staff advertised to fill the seat and hosted one interview in June. Staff recommends Council approve the appointment of Mark Lieberman to the PAC to fulfill the remainder of the term through December 31, 2027.

FINANCIAL IMPACT

N/A

STAFF RECOMMENDATION

Staff recommends Council approve the appointment of Mark Lieberman to the PAC.

ATTACHMENTS

PAC Status of Terms

Parks Advisory Committee (PAC) Status of Terms

(Appointment Term: 3 years)

Doug Peterson Seat “A”	Original Appointment: Current Term Expires: Current Title:	02/2016 12/31/2026 Chair
VACANT Seat “B”	Original Appointment: Current Term Expires: Current Title:	01/2025 12/31/2027 PAC Member
Scott Creighton Seat “C”	Original Appointment: Current Term Expires: Current Title:	09/2020 12/31/2027 Vice-Chair
Kameron Hanson Seat ‘D”	Original Appointment: Current Term Expires: Current Title:	02/2023 12/31/2028 PAC Member
Megan Weber Seat “E”	Original Appointment: Current Term Expires: Current Title:	02/2023 12/31/2028 PAC Member
Kim Noding Seat “F” (City Council Member)	Original Appointment: Current Term Expires: Current Title:	01/2025 (Appointed Annually) PAC Member
Lisa Odens Seat “G” (Planning Commissioner)	Original Appointment: Current Term Expires: Current Title:	02/2024 (Appointed Annually) PAC Member

AGENDA ITEM

Big Lake City Council

Prepared By: *Kendra Lindahl, AICP Consulting Planner*	***Meeting Date:*** *7/15/2026*	☐ ***Regular Agenda Item*** ☒ ***Consent Agenda Item***	***Item No.*** **6F**

Item Description: *Environmental Assessment Worksheet (EAW) for "Project Woods" on property identified as PID #10-00325-1101, 10-00325-1410, and 10-00324-4400*	***Reviewed By:*** *Hanna Klimmek, City Administrator*
	Reviewed By: *Marie Popp, Community Development Director/EDA Executive Director*

60-DAY REVIEW DEADLINE: October 28, 2025

ACTION REQUESTED

By approving this item on the Consent Agenda, Council would be authorizing staff to distribute the draft EAW for review and comment and publication in the EAW.

BACKGROUND/DISCUSSION

The City Council approved an annexation request for this property at the April 15, 2026 meeting.

On June 17, 2026, the Council approved a Cooperative Agreement between City of Big Lake, Sherburne County, and Dellwood Land Development, LLP related to Annexation and Environmental Review of the property. The Cooperative Agreement acknowledges the project's land use approvals would be from the City of Big Lake and allows for the City of Big Lake to be the responsible government unit for the environmental review process.

Upon execution of the Cooperative Agreement, the annexation request was sent to the state for review and approval of the annexation. The review is in process.

ANALYSIS OF REQUEST

Dellwood Land Development, LLP has submitted a request to initiate a mandatory EAW for the "Project Woods" project park to construct a 550,000 sq. ft. single story factory and warehouse building with an office and parking area. The building will be built on the south end of the 115.3- acre property on agricultural land. The building will be served with public utilities and will utilize infiltration with stormwater ponding. The Minnesota Environmental Review Program rules require a mandatory EAW for new warehousing or light industrial facilities greater than 200,000 gross square feet in Big Lake.

Under Minnesota Environmental Review Program rules, the City is the responsible governmental unit (RGU) tasked with preparing the EAW and determining whether the project has the potential for significant environmental effects.

The purpose of the environmental review process is to provide usable information to the project proposer, government decision-makers and the public concerning the primary environmental effects of a proposed project. The EAW should identify measures to protect the environment that can later be imposed as conditions of approval in future development applications.

If the EAW identifies significant environmental effects that cannot be mitigated or minimized, the City Council would order the preparation of an EIS. An EIS does not necessarily disclose more information about potential impacts; but rather, its main purpose is to examine project alternatives and additional mitigative measures to lessen significant impacts identified in the EAW. Furthermore, an EIS is not a means to approve or deny a project but is an additional source of information to guide decisions. Very few projects move to the EIS stage because, in most cases, the EAW does an adequate job of describing the potential impacts and identifying mitigative measures.

The statutory standard for requiring and EIS is whether the project has the potential for significant environmental effects – it is not whether the EAW has adequately disclosed information about potential impacts. Accordingly, if Council determines that the EAW does not disclose sufficient information about potential impacts, the Council could request additional information before making a decision on the need for an EIS.

The item for Council to consider is approving the draft Environmental Assessment Worksheet (EAW) for distribution for the "Project Woods" project. This draft EAW document is required under the Minnesota Environmental Review rules for industrial, commercial and institutional developments.

When the Council approves the EAW for distribution, the 30-day period for comments begins. Staff distribute the EAW for review and comment. All comments received by the City during that comment period will be reviewed and incorporated into the final EAW that will be brought back to the Council for Notice of Decision in February. Key dates under the tentative schedule developed by staff are:

EAW Schedule	**Key Dates**
RGU approves for distribution	07/15/26
Draft document distributed for comments	07/21/26
Deadline for submission to EQB	07/21/26
EQB Publication date	07/28/26
30-day Comment Deadline	08/27/26
Notice of Decision - Council	09/16/26

No project approvals can be granted until the EAW process is completed.

FINANCIAL IMPACT

The applicant shall be responsible for all costs for the EAW.

STAFF RECOMMENDATION

Authorize distribution of the EAW for review and comment.

ATTACHMENTS

Attachment A: DRAFT EAW

Attachment A
DRAFT EAW

Environmental Assessment Worksheet
For the Proposed Project Woods Project
In Big Lake Township/City of Big Lake
Sherburne County, Minnesota

This most recent Environmental Assessment Worksheet (EAW) form and guidance documents are available at the Environmental Quality Board's website at**:** https://www.eqb.state.mn.us**/** The EAW form provides information about a project that may have the potential for significant environmental effects. Guidance documents provide additional detail and links to resources for completing the EAW form.

Cumulative potential effects can either be addressed under each applicable EAW Item or can be addressed collectively under EAW Item 21.

Note to reviewers: Comments must be submitted to the RGU during the 30-day comment period following notice of the EAW in the *EQB Monitor*. Comments should address the accuracy and completeness of information, potential impacts that warrant further investigation and the need for anEIS.

1. **Project title:** **Project Woods**

2. **Proposer:** **Fisher Construction Group**

Contact:	Rebecca Cassidy
Title:	Associate Principal Architect
Address:	4024 S Grove Road
City, State, ZIP:	Spokane, WA 99224
Phone:	720-593-8212
Email:	rdc@fishercgi.com

3. **RGU: City of Big Lake**

Contact person:	Marie Popp
Title:	Community Development Director
Address:	160 Lake Street N
City, State, ZIP:	Big Lake, MN 55309
Phone:	763-463-9638
Email:	mpopp@biglakemn.org

4. Reason for EAW Preparation: (check one)

☒ Required ☐ Discretionary

☐ EIS Scoping ☐Citizen petition

☐ Mandatory EAW ☐ RGU discretion

☐ Proposer initiated

If EAW or EIS is mandatory give EQB rule category subpart number(s) and name(s):

M.R. 4410.4300 Subpart 14. B. Industrial, Commercial, and Institutional facilities

5. Project Location:

County:	Sherburne
City/Township:	Big Lake
PLS Location:	(¼, ¼, Section, Township, Range): Sections 24,25, T33N, R28W
Watershed:	Mississippi River-St. Cloud #17
GPS Coordinates:	45.327408, -93.761009
Tax Parcel Numbers:	10-00324-4400, 10-00325-1101, 10-00325-1410

At a minimum attach each of the following to the EAW:

- County map showing the general location of the project;
- U.S. Geological Survey 7.5 minute, 1:24,000 scale map indicating project boundaries (photocopyacceptable); and
- Site plans showing all significant project and natural features. Pre-construction site plan andpost-construction site plan.
- List of data sources, models, and other resources (from the Item-by-Item Guidance: *Climate Adaptation and Resilience* or other) used for information about current Minnesota climate trends and how climate change is anticipated to affect the general location of the project duringthe life of the project (as detailed below in item 7. Climate Adaptation and Resilience).

Figures

Figure 1 USGS Site Location Map
Figure 2 General Project Location
Figure 3 Pre-Construction Site Plan
Figure 4 Post-Construction Site Plan
Figure 5 Building Plan
Figure 6 Farmland Classification Map
Figure 7 Soils Map
Figure 8 Wetland Delineation Map
Figure 9 Minesota Well Index Map
Figure 10 Radius Map around the Site
Figure 11 FEMA Flood Map
Figure 12 Waste Treatment System Flow Diagram

Appendices

Appendix A Mean Temperature and Precipitation and Palmer Drought Index 1895-2026
Appendix B Zoning Map and Future Land Use Map
Appendix C Beacon Property Information
Appendix D DNR NHIS Letter
Appendix E Phase 1 Environmental Site Assessment Survey
Appendix F State Historic Public Map
Appendix G Wetland Delineation Report
Appendix H Transportation Study Report

6. Project Description:

a. Provide the brief project summary to be published in the *EQB Monitor*, (approximately 50 words).

Fisher Construction Group proposes a 550,000 sq. ft. single story factory and warehouse building with an office and parking area. The building will be built on the south end of the 115.3- acre property on agricultural land. The building will be served with public utilities and will utilize infiltration with stormwater ponding. The building site is located in Big Lake, Sherburne County, Minnesota on the north side of Highway 25 as shown on Figure 4.

b. Give a complete description of the proposed project and related new construction, including infrastructure needs. If the project is an expansion include a description of the existing facility. Emphasize: 1) construction, operation methods and features that will cause physical manipulation of the environment or will produce wastes, 2) modifications to existing equipment or industrial processes, 3) significant demolition, removal or remodeling of existing structures, and 4) timing and duration of construction activities

Fisher Construction Group proposes a 550,000 sq. ft. single story factory and warehouse building with an office and parking area. The building will be built on the south end of the 115.3-acre property on agricultural land. The majority of the property is in the shoreland overlay district for Keller Lake. The building site is located in Big Lake, Sherburne County, Minnesota on the north side of Highway 25 as shown on Figure 4. Figure 1 is a USGS Site Location Map of the Property. Figure 2 is a Sherburne County Location Map.

The building will have an office area on the east side of the building. East of the office will be the employee and visitor parking area which has 170 spaces. On the south side of the building is a loading dock along with a semitrailer movement and trailer parking area with 160 total trailer storage spaces. On the north side of the building are 60 trailer storage areas.

Three stormwater retention ponds will be constructed on the north, east and south areas of the building area. Municipal water, sanitary sewer, and stormwater utilities will be brought in from Highway 25 on the southeast corner of the building area. Electrical utilities will also be brought in from this area. A fire access road will be constructed around the entire building with fire protection features.

The access to the property will be off Highway 25 on the south and will be coordinated with MNDOT. A rail spur of 4,600 feet will be constructed from the north side off US Highway 10 and will enter the building on the northwest side.

Construction activities include installation of erosion control measures and site grading to achieve approximate finish grade. The proposed finish grade will be designed to minimize the need to haul material into or away from the site which minimizes impacts to the adjacent roadways and properties. Once approximate finish grade is achieved, temporary and permanent storm water treatment basins will be constructed and utilities will be installed. Figure 3 is the Pre-Construction Site Plan, and Figure 4 is the Post Construction Site Plan. Figure 5 is the General Building Plan.

Soil stabilization will be installed as construction commences throughout the property in accordance with the applicable regulations in the storm water pollution prevention program (SWPPP) and the National Pollutant Discharge Elimination System (NPDES)guidelines.

Upon completion of the grading and utility construction, the public entrance road will be constructed, which will be 28’ wide from curb to curb. The proposed road section includes concrete curb and gutter on both edges of the road with a bituminous surface. Permanent stabilization will be installed after the base bituminous course in the road is installed and then construction will begin on the building.

The history of the site included row crop farming, and hay land. There are 2 outlots which are approximately 38.1 acres in size on the north, and a 30-acre area located south of the north outlot. The EAW process should conclude in September of 2026. Grading will begin in the fall of 2026 with construction completed in spring of 2027. Bulldozers, backhoes and bobcats will be utilized to grade and balance approximately 47.22 acres on the south of the site to within approximately 0.5’ of final grade.

No significant trees of 6” dbh or more will be removed by the project. The project will be carried out using an array of best management practices including native grass and shrub plantings as well as storm water collection systems, storm water treatment basins, silt fence, and wildlife sensitive erosion control blanket to maximize erosion control in accordance with DNR guidelines in shoreland overlay districts.

Solid waste will be collected on a weekly basis and mail will be distributed from an office within the building.

c. Project magnitude:

Description	Number
Total Project Acreage	115.3
Linear project length	4600’ rail spur
Number and type of residential units	0
Residential building area (in square feet)	0
Commercial building area (in square feet)	0
Industrial building area (in square feet)	550,0000
Institutional building area (in square feet)	0
Agricultural Use	68.1 acres
Structure height(s)	45’ max

d. Explain the project purpose; if the project will be carried out by a governmental unit, explain the need for the project and identify its beneficiaries.

The project will be built by Fisher Construction Group and the purpose is to design a factory, warehouse, and storage facility to produce needed commercial products to the surrounding region.

e. Are future stages of this development including development on any other property planned or likely to happen? ☐Yes ☒No

If yes, briefly describe future stages, relationship to present project, timeline and plans for environmental review.

There are no future stages to this development.

f. Is this project a subsequent stage of an earlier project? ☐Yes ☒No
If yes, briefly describe the past development, timeline and any past environmental review.

This project is unrelated to any earlier project.

7. Climate Adaptation and Resilience:

a. Describe the climate trends in the general location of the project (see guidance: Climate Adaptation and Resilience) and how climate change is anticipated to affect that location during the life of the project.

According to MN DNR website on Climate Change Information and Climate Trends (http://www.dnr.state.mn.us/climate/climate_change_info/climate-trends.html), the following excerpt is on the Climate Trends in Minnesota.

"Minnesota's climate already is changing rapidly and will continue to do so for the foreseeable future. Temperatures are increasing – especially in winter – and larger, more frequent extreme precipitation events are occurring."

"Substantial warming during winter and at night, increased precipitation, and heavier downpours already have affected our natural resources, and how we interact with and use them. The decades ahead will bring even warmer winters and nights, and even larger rainfalls, along with the likelihood of increased summer heat and the potential for longer dry spells."

We have included in Appendix A data from 1895-2026 in Sherburne County displaying average temperature and precipitation, as well as a Palmer Drought Severity Index which appears to show that drought conditions have been more severe in recent years.

Climate trends in Sherburne County seem to parallel the climate trends in Minnesota as suggested in the above statements.

b. For each Resource Category in the table below: Describe how the project's proposed activities and how the project's design will interact with those climate trends. Describe proposed adaptations to address the project effects identified.

The table below summarizes considerations for the project and suggestions for adaptations. See item 18 for greenhouse gas (GHG) emissions and carbon footprint information.

Resource Category	**Climate Considerations (example text provided below isto be replaced with project-specific information)**	**Project Information**	**Adaptations**
Project Design	Increase in heat island affect from increased asphalt from roads, driveways, and rooftops.	The Project will result in increased asphalt for roads as well as driveways and asphalt shingle roofs.	The Builder will be encouraged to use white colored roof materials. However, roads and driveways will be asphalt. To offset increased heat island temperature effects, trees will be planted according to Big Lake's requirements and the site design will incorporate grasses to replace agricultural fields which are often black during the year.
Land Use	Temperature increases or even minor increased rainfall effects on wetlands and habitat.	The site includes several wetlands and most will be avoided.	The project will follow NPDES stormwater management requirements as well as WCA Wetland Protection to ensure preservation and buffers are part of the project. This will include permanent monuments to protect wetlands and habitat into the future.
Water Resources	Address in item 12	Address in item 12	Address in item 12
Contamination/ Hazardous Materials/Wastes	Protection of water resources from soil and water contamination.	The project design will follow best practices to protect wetland water bodies.	Best Management Practices for protection of wetlands and water bodies and NDPES requirements will be designed and followed to protect vulnerable resources.
Fish, wildlife, plant communities, and sensitive ecological resources (rare features)	Address in item 14.	Address in item 14.	Address in item 14.

8. Cover types: Estimate the acreage of the site with each of the following cover types before and after development:

Cover Types	Before (acres)	After (acres)
Wetlands and shallow lakes (<2 meters deep)	8.5	8.0
Deep lakes (>2 meters deep)	0	0
Wooded/forest	3	3
Rivers/streams	0	0
Brush/Grassland	7	7
Cropland	96.8	68.1
Livestock rangeland/pastureland	0	0
Lawn/landscaping	0	5.2
Green infrastructure TOTAL (from table below*)	0	2
Impervious surface	0	19
Stormwater Pond (wet sedimentation basin)	0	3
Other (describe)		
TOTAL	115.3	115.3

Green Infrastructure*	**Before (acres)**	**After (acres)**
Constructed infiltration systems (infiltration basins/infiltration trenches/ rainwater gardens/bioretention areas without underdrains/swales with impermeable check dams)	0	2
Constructed tree trenches and tree boxes	0	0
Constructed wetlands	0	0
Constructed green roofs	0	0
Constructed permeable pavements	0	0
Other (describe)	0	0
TOTAL*	0	2

Trees	**Percent**	**Number**
Percent tree canopy removed or number of mature trees removed during development	0	0
Number of new trees planted	0	100

9. **Permits and approvals required: List all known local, state and federal permits, approvals, certifications and financial assistance for the project. Include modifications of any existing permits, governmental review of plans and all direct and indirect forms of public financial assistance including bond guarantees, Tax Increment Financing and infrastructure. All of these final decisions are prohibited until all appropriate environmental review has been completed. See Minnesota Rules, Chapter 4410.3100.**

Unit of Government	Type of Application	Status
Minnesota Pollution Control Agency	NPDES Construction Wastewater Permit/Storm Water Pollution Prevention Plan Stormwater No Exposure Certification (for operations after startup) Sanitary Sewer Collection System Permit Minor Source Air Operating Permit	To be obtained To be obtained To be obtained To be obtained
Minnesota Department of Health	Water Main Permit	To be obtained
Minnesota Department of Natural Resources	Water Appropriations Permit – Dewatering (if needed) NHIS Review	To be obtained No impact letter
City of Big Lake	Rezoning Preliminary Plat Site Plan Review Conditional Use Permit Variance Final Plat Building Permits	To be obtained To be obtained To be obtained
Minesota Department of Transportation	Rail Spur Design/Review/Approval	To be obtained
Federal Railroad Administration	Rail Spur Design/Review/Approval	To be obtained
State Historic Preservation Office	Archeological Review	No impact letter
Minnesota Department of Natural Resources.	Threatened and Endangered Species List	No Impact letter

Cumulative potential effects may be considered and addressed in response to individual EAW Item Nos. 10-20, or the RGU can address all cumulative potential effects in response to EAW Item No.22. If addressing cumulative effect under individual items, make sure to include information requested in EAW Item No. 21.

10. Land use:

a. Describe:

i. Existing land use of the site as well as areas adjacent to and near the site, including parksand open space, cemeteries, trails, prime or unique farmlands.

Existing land use is 85% agricultural with 8% brush and grassland and 7% wetlands. Figure 6 is the Farmland Classification Map which shows there are no valuable farmland areas on the site.

ii. Plans. Describe planned land use as identified in comprehensive plan (if available) and any other applicable plan for land use, water, or resources management by a local, regional, state, or federal agency.

The project area has been approved to be annexed into the City of Big Lake. The annexation has been submitted to the State of Minnesota for approval. The project area is within a study area for rail-served industrial park according to the City's land use map. The property to the west is agricultural, the property to south and east are residential single family homes.

iii. Zoning, including special districts or overlays such as shoreland, floodplain, wild and scenic rivers, critical area, agricultural preserves, etc.

The area is guided Rail-Served Industrial Park and is proposed to be rezoned to AG – Agricultural when annexed into the City of Big Lake. The development application will include a request to rezone the property from AG to I-1 Industrial park. Appendix B is the Big Lake Zoning Map of the area. The majority of the property is within 1,000 feet of Keller Lake (DNR public water #71008300), which is a general development lake. The large wetland complex on the north, which includes Keller Lake, will be protected by Best Management Practices including silt fence, native grass buffer, grassed swales NURP storm ponds, vegetative infiltration areas in rain gardens, sod, hydroseeding and wildlife friendly biomat. Figure 11 is the FEMA flood map of the site area which is not in a 100-year flood plain area. More detail will be provided in the engineering plans which will show compatibility with the shoreland overlay district standards.

iv. If any critical facilities (i.e. facilities necessary for public health and safety, those storing hazardous materials, or those with housing occupants who may be insufficiently mobile) are proposed in floodplain areas and other areas identified as at risk for localized flooding, describe the risk potential considering changing precipitation and event intensity.

Since there are no areas prone to flooding in the site area, we don't believe that any critical facilities would be affected by any flooding.

b. Discuss the project's compatibility with nearby land uses, zoning, and plans listed in Item 9a above, concentrating on implications for environmental effects.

The site would be rezoned to I-1 Industrial Park. The development is in concert with the growth plans of the City of Big Lake as outlined in the comprehensive plan. The project will comply with all of the shoreland overlay district standards, including setbacks from the ordinary high water level (OHWL), impervious surface limits, stormwater management best management practices, etc.

c. Identify measures incorporated into the proposed project to mitigate any potential incompatibility as discussed in Item 10b above and any risk potential.

Best management practices will be incorporated to mitigate potential impacts to the adjacent residential properties. Shoreland areas will be evaluated as part of a formal development proposal.

11. Geology, soils and topography/land forms:

a. Geology - Describe the geology underlying the project area and identify and map any susceptible geologic features such as sinkholes, shallow limestone formations, unconfined/shallow aquifers, or karst conditions. Discuss any limitations of these features for the project and any effects the project could have on these features. Identify any project designs or mitigation measures to address effects to geologic features.

The Eau Claire formation is the bedrock underneath the site which consists of feldspathic sandstone, siltstone, and shale that is about 65ft below the ground surface. Below the upper 5ft of soil there is sandy glacial outwash sands above the bedrock. There are no karst conditions, sink holds, or susceptible geologic features in the project area.

b. Soils and topography - Describe the soils on the site, giving NRCS (SCS) classifications and descriptions, including limitations of soils. Describe topography, any special site conditions relating to erosion potential, soil stability or other soils limitations, such as steep slopes, highly permeable soils. Provide estimated volume and acreage of soil excavation and/or grading. Discuss impacts from project activities (distinguish between construction and operational activities) related to soils and topography. Identify measures during and after project construction to address soil limitations including stabilization, soil corrections or other measures. Erosion/sedimentation control related to stormwater runoff should be addressed in response to Item 12.b.ii.

Soil #	Soil Name	% of Soil	Erosion Rating	Hydric Soil?
261	Isan sandy loam	4.8	Moderate	Yes
768	Mosford sandy loam	10.5	Moderate	No
1288	Seelyeville-Markey	1.3	Low	Yes
D20A	Isan-Isan frequently ponded	2.6	Moderate	Yes
D62A	Hubbard-Mosford	39.2	Low	No
D67B	Hubbard loamy sand, 1-6% slopes	34.6	Low	No
D67C	Hubbard loamy sand, 2-12% slopes	7.0	Low	No

Figure 7 is the soils map of the site. We don't believe that erosion issues will arise on the site because we will be using proper landscaping, best management practices such silt fencing, hydro seeding, bio mats and vegetated swales in areas which could be prone to erosion. We will provide engineering plans later that will detail how the soil will be graded, moved, and stabilized.

- Since the project will disturb more than 1.0 acres of land, we will apply for coverage under the National Pollutant Discharge Elimination System (NPDES) general permit which will be submitted to the MPCA prior to any earth moving activities on the site. Best Management Practices (BMP's) will be designed and implemented in the project specifications and construction details.

- A stormwater pollution prevention plan (SWPPP) will be provided and adhered to and will describe strategies and construction steps to be taken to prevent non-point source pollution discharging from the construction site. Further erosion and sedimentation control facilities will be addressed in Item 12.B.ii below.

- NOTE: For silica sand projects, the EAW must include a hydrogeologic investigation assessing the potential groundwater and surface water effects and geologic conditions that could create an increased risk of potentially significant effects on groundwater and surface water. Descriptions of water resources and potential effects from the project in EAW Item 12 must be consistent with the geology, soils and topography/land forms and potential effects described in EAW Item 11.

12. Water resources:

a. Describe surface water and groundwater features on or near the site in a.i. and a.ii. below.

i. Surface water - lakes, streams, wetlands, intermittent channels, and county/judicial ditches. Include any special designations such as public waters, shoreland classification and floodway/floodplain, trout stream/lake, wildlife lakes, migratory waterfowl feeding/resting lake, and outstanding resource value water. Include the presence of aquatic invasive species and the water quality impairments or special designations listed on the current MPCA 303d Impaired Waters List that are within 1 mile of the project. Include DNR Public Waters Inventory number(s), if any.

A wetland delineation report was prepared by Interstate Engineering in April 2026. The result of the field delineation is shown in the Table below and includes two farmed wetlands (wetland 03 and wetland 04) and one natural wetland complex (wetland 05). Figure 8 shows the locations of the wetlands on site. Other wetland areas on the site were eliminated by Historical Aerial Analysis and USCOE field delineation procedures. The boundaries and report were reviewed by the wetland conservation act technical evaluation panel (TEP).

Wetland ID	Cowardin Classification	Circular 39 Type/s	Eggers & Reed Plant Community Type	Acres
03	PEMAf	1	Seasonally flooded basin, farmed	0.28
04	PEMAf	1	Seasonally flooded basin, farmed	0.83
05*	PEMC/PABH	3/5	Shallow marsh/open water pond	10.34

*-Part of DNR public water #71008300, Keller Lake, OHW=926.1 ft.

The farmed wetland 03 will be impacted and replaced by bank credit purchase in the same bank service area at a 2:1 ratio per WCA State Wetland Guidelines.

As defined by the Minnesota DNR, the project site area is located within the Mississippi River-St. Cloud (#17) major watershed. The Minnesota DNR public waters dataset was used to identify public waters within 1 mile of the project. The review identified Keller Lake, as a general development lake, to the north (DOW #71008300). There are no other DNR public waters present on site, but Big Lake, Lake Mitchell, Beulah Pond and Blacks Lake are public water bodies within one mile of the site.

There are two MPCA 303d impaired waters within 1 mile of the project area, which are Big Lake and Lake Mitchell. There are no outstanding resource value waters in the area. There are no floodways or flood plains identified on the site by the Federal Emergency Management Agency (FEMA), according to Figure 11.

Groundwater – aquifers, springs, seeps. Include: 1) depth to groundwater; 2) if project is within a MDH wellhead protection area; 3) identification of any onsite and/or nearby wells, including unique numbers and well logs if available. If there are no wells known on site or nearby, explain the methodology used to determine this.

According to the Minnesota Source Water Protection Web Map Viewer, the project does not lie within a wellhead protection area. The project is proposed to connect to the City of Big Lake city water supply and no new water wells are proposed for the project. Figure 9 is the Minnesota Well Index Map which shows four wells which were on or near the site:

Well ID	Well Owner	Unique Well Number	Well Use	Well Depth (feet)
1	Leo Lally	537258	Domestic	72
2	James Dechene	247947	Irrigation	300
3	Leonard Dechene	456981	Irrigation	255
4	James Dechene	831010	Unverified	Unverified

b. Describe effects from project activities on water resources and measures to minimize or mitigate the effects in Item b.i. through Item b.iv. below.

i. Wastewater - For each of the following, describe the sources, quantities and composition of all sanitary, municipal/domestic and industrial wastewater produced or treated at the site.

1) **If the wastewater discharge is to a publicly owned treatment facility, identify any pretreatment measures and the ability of the facility to handle the added water and waste loadings, including any effects on, or required expansion of, municipal wastewater infrastructure.**

Client will work with the City of Big Lake WWTP to obtain a discharge authorization permit for the site. Water use and discharge volume at the plant will be well below the Significant Industrial User (SIU) designation threshold of 25,000 gallons per day. Typical discharge volume consists of an average of 12,000 gallons per day to a maximum of approximately 18,000 gallons per day of combined process and sanitary wastewater. A typical water balance is below based on similarly constructed projects by the client.

- Sanitary Sewer: 150-200 employees at 15-20 gal/person per day = 2,250 – 4,000 gallons/day
- Process Wastewater: 8,000-15,000 gallons/day
- Total: 12,000 - 19,000 gallons/day

Process wastewater is comprised of water, corn starch solids, water softener backwash, boiler blowdown, and residual water-based flexographic ink washup water.

The plant will operate a pre-treatment system that can be comprised of a full batch filter press system with pH control, or a pH neutralization system only, depending on local limits and the required level of pretreatment by the municipal wastewater authority. The expected pH level upon discharge will range from 5-10 and the Biochemical Oxygen Demand (BOD) is expected to be less than 250 lbs. per day. The client has installed both systems in recent years: the full batch filter press system and the pH neutralization system. Pre-treatment equipment will be located indoors and above-ground at the site. A starch solids interceptor (clarifier) will be utilized to remove bulk solids before the pre-treatment system. Final design of the system will be configured to meet the City of Big Lake discharge requirements. The design, monitoring and approval of the wastewater pre-treatment system will reviewed and approved by the City of Big Lake and MPCA.

Final discharged wastewater, following pre-treatment, will be readily treatable in municipal wastewater treatment systems, whether of Activated Sludge (AS) or Aerated Stabilization Basin (ASB) design.

Figure 12 shows typical wastewater pre-treatment system.

2) **If the wastewater discharge is to a subsurface sewage treatment systems (SSTS), describe the system used, the design flow, and suitability of site conditions for such a system. If septic systems are part of the project, describe the availability of septage disposal options within the region to handle the ongoing amounts generated as a result of the project. Consider the effects of current Minnesota climate trends and anticipated changes in rainfall frequency, intensity and amount with this discussion.**

   Septic systems will not be used. The only inground system will be the starch solids interceptor which consists of a totally enclosed concrete tank with lift station that will discharge to the pre-treatment system at the plant. Removing starch solids facilitates the efficient pre-treatment of the plant's process wastewater. The starch solids interceptor will be pumped out regularly. Starch solids are readily treatable and will be disposed of off-site, consistent with best practices for disposal and in compliance with all state and local requirements.

3) **If the wastewater discharge is to surface water, identify the wastewater treatment methods and identify discharge points and proposed effluent limitations to mitigate impacts. Discuss any effects to surface or groundwater from wastewater discharges, taking into consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects.**

   Plant sanitary and process wastewater, following pre-treatment, will not be discharged directly to a surface water or to groundwater. All discharges will be as authorized by the local municipal treatment authority according to the limitations in the discharge authorization permit.

ii. **Stormwater - Describe changes in surface hydrology resulting from change of land cover. Describe the routes and receiving water bodies for runoff from the project site (major downstream water bodies as well as the immediate receiving waters). Discuss environmental effects from stormwater discharges on receiving waters post construction including how the project will affect runoff volume, discharge rate and change in pollutants. Consider the effects of current Minnesota climate trends and anticipated changes in rainfall frequency, intensity and amount with this discussion. For projects requiring NPDES/SDS Construction Stormwater permit coverage, state the total number of acres that will be disturbed by the project and describe the stormwater pollution prevention plan (SWPPP), including specific best management practices to address soil erosion and sedimentation during and after project construction. Discuss permanent stormwater management plans, including methods of achieving volume reduction to restore or maintain the natural hydrology of the site using green infrastructure practices or other stormwater management practices. Identify any receiving waters that have construction-related water impairments or are classified as special as defined in the Construction Stormwater permit. Describe additional requirements for special and/or impaired waters.**

Stormwater will be controlled at the site with the use of engineered detention ponds to maximize infiltration and minimize stormwater runoff and discharge. All processes and chemical storage at the plant will be indoors. The client will apply for a state No Exposure Certification (NEC) stormwater exemption after completion of the construction phase of the project. A stormwater construction permit will be obtained for the construction phase of the project. Stormwater design will account for water quality and volume for rate control, pre-treatment, reduction/infiltration per City of Big Lake and MPCA design standards. ATLAS 14 rainfall data will be utilized to determine baseline rainfall events. The pre-treatment basins and infiltration basins will be designed in accordance with applicable standards prior to discharge into receiving water bodies.

The project will require a National Pollutant Discharge Elimination System (NPDES) construction stormwater general permit from the MPCA. Construction of the project will require the utilization of best management practices (BMPs) to prevent erosion and sedimentation. BMPs proposed for the project will be described in the Stormwater Pollution Prevention Plan (SWPPP), which will be submitted to the MPCA for review. The grading and erosion control plans for the project will be reviewed as part of the City of Big Lake's building permit process.

iii. **Water appropriation - Describe if the project proposes to appropriate surface or groundwater (including dewatering). Describe the source, quantity, duration, use and purpose of the water use and if a DNR water appropriation permit is required. Describe any well abandonment. If connecting to an existing municipal water supply, identify the wells to be used as a water source and any effects on, or required expansion of, municipal water infrastructure. Discuss environmental effects from water appropriation, including an assessment of the water resources available for appropriation. Discuss how the proposed water use is resilient in the event of changes in total precipitation, large precipitation events, drought, increased temperatures, variable surface water flows and elevations, and longer growing seasons. Identify any measures to avoid, minimize, or mitigate environmental effects from the water appropriation. Describe contingency plans should the appropriation volume increase beyond infrastructure capacity or water supply for the project diminish in quantity or quality, such as reuse of water, connections with another water source, or emergency connections.**

The project will use (exclusively) purchased municipal water for all processes and domestic use at the site. The proposed watermain infrastructure will include main extensions for future development. The project system will include an elevated tank and pump house to increase the water pressure to the facility. The watermain will extend around the perimeter of the facility to complete a loop system to ensure redundancy. The draw on the city system must be reviewed and approved by the City of Big Lake Engineer and the Minnesota Department of Health to determine if adequate water supply is available prior to project approval. No surface or groundwater resources will be appropriated by the project. No dewatering of the site will be required.

iv. **Surface Waters**

a) **Wetlands - Describe any anticipated physical effects or alterations to wetland features such as draining, filling, permanent inundation, dredging and vegetative removal. Discuss direct and indirect environmental effects from physical modification of wetlands, including the anticipated effects that any proposed wetland alterations may have to the host watershed, taking into consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. Identify measures to avoid (e.g., available alternatives that were considered), minimize, or mitigate environmental effects to wetlands. Discuss whether any required compensatory wetland mitigation for unavoidable wetland impacts will occur in the same minor or major watershed and identify those probable locations.**

The farmed wetland 03 will be filled and replaced through bank credit replacement at 2:1 ratio within the same bank service area per Minnesota

WCA rules.

The farmed wetland 04 will be avoided by the project.

The natural wetland 05 complex will also be avoided by the project.

There will be no other direct or indirect environmental effects to any other wetlands near the project area.

b) **Other surface waters- Describe any anticipated physical effects or alterations to surface water features (lakes, streams, ponds, intermittent channels, county/judicial ditches) such as draining, filling, permanent inundation, dredging, diking, stream diversion, impoundment, aquatic plant removal and riparian alteration. Discuss direct and indirect environmental effects from physical modification of water features, taking into consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. Identify measures to avoid, minimize, or mitigate environmental effects to surface water features, including in-water Best Management Practices that are proposed to avoid or minimize turbidity/sedimentation while physically altering the water features. Discuss how the project will change the number or type of watercraft on any water body, including current and projected watercraft usage.**

At this time, we do not anticipate any changes to any other water bodies near the project. The site plan avoids direct impacts to aquatic resources. Minimum setback requirements will be met and natural buffers will be provided to mitigate impacts to natural resources and sensitive environmental features.

13. Contamination/Hazardous Materials/Wastes:

a. Pre-project site conditions - Describe existing contamination or potential environmental hazardson or in close proximity to the project site such as soil or ground water contamination, abandoned dumps, closed landfills, existing or abandoned storage tanks, and hazardous liquid or gas pipelines. Discuss any potential environmental effects from pre-project site conditions that would be caused or exacerbated by project construction and operation. Identify measures to avoid, minimize or mitigate adverse effects from existing contamination or potential environmental hazards. Include development of a Contingency Plan or Response Action Plan.

According to a Envirosite Radius Report dated 2-17-2026, there were no contaminated sites on or upgradient of the project site. Figure 10 shows the Envirosite radius map on and around the site. The groundwater appears to flow toward the north-northeast toward Keller Lake. Appendix E is a summary of the Phase 1 Environmental Assessment conducted on the site by ISG dated 2/17/2026.

b. Project related generation/storage of solid wastes - Describe solid wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from solid waste handling, storage and disposal. Identify measures to avoid, minimize or mitigate adverse effects from the generation/storage of solid waste including source reduction and recycling.

Construction wastes are anticipated to be typical of building projects and would be managed as municipal solid waste (MSW) or construction demolition debris. Regulated solid waste generated by construction would be handled and disposed of in a permitted licensed solid waste facility or a similarly regulated facility following applicable local, state, and federal regulations. The contractor would be required to manage and dispose of all construction generated waste in accordance with MPCA requirements and all other applicable regulatory requirements. Construction waste would either be recycled or stored in approved containers and disposed of in the proper facilities. Any excess soil material that is not suitable for use onsite would become the property of the contractor and would be disposed of properly. All solid waste would be managed according to MPCA and other regulatory requirements.

The EPA estimates the total generation of municipal solid waste (MSW) in the United States in 2018 was 4.9 lbs/person/day. The 4.9 lbs/person/day was used as a waste generation rate, for the purposes of estimating waste generation related to the project. The total number of employees at the plant is from 150-200 people. An estimated 134 to 179 tons of municipal solid waste will be generated on an annual basis by employees at the plant. The collection of MSW would be managed by licensed waste hauler. The project would adhere to all MPCA requirements and other regulations pertaining to the use, handling, and disposal of solid waste. Recycling areas would be provided in compliance with the Minnesota State Building code.

c. Project related use/storage of hazardous materials - Describe chemicals/hazardous materials used/stored during construction and/or operation of the project including method of storage. Indicate the number, location and size of any new above or below ground tanks to store petroleum or other materials. Indicate the number, location, size and age of existing tanks on the property that the project will use. Discuss potential environmental effects from accidental spill or release of hazardous materials. Identify measures to avoid, minimize or mitigate adverse effects from the use/storage of chemicals/hazardous materials including source reduction and recycling. Include development of a spill prevention plan.

Fuel and lubricants necessary for construction equipment during construction would be present in the proposed project area. These materials would be used during active construction only, and the contractor would be required to abide by the Pollution Prevention Management Measures (Part IV.F.2) of the NPDES Construction Stormwater Permit. No other toxic or hazardous materials would be present. All toxic or hazardous materials would be removed from the project corridor upon completion of construction. If a spill occurs, appropriate action to remediate would be taken immediately in accordance with the MPCA guidelines and regulations.

For ongoing project operations after completion of construction, chemicals stored and used on site include: food grade corn starch (bulk storage silo w/baghouse control); glue/adhesives (portable totes); caustic soda (double-walled bulk tank with secondary containment, usually 1,000-2,000 gallons); flexographic inks (5 gallon pails); starch resin (totes), borax (totes); miscellaneous maintenance and operating chemicals of minor quantity (cans, drums or totes). All chemicals will be used and stored inside the building. The building will serve as additional secondary containment with all drains directed internal to the building for collection, containment and control.

No permanent above or below ground fuel storage tanks are planned for use in conjunction with this project. Temporary fuel storage tanks would be positioned in the project corridor for construction equipment during construction. Appropriate measures would be taken to avoid leaks and/or spills. If a leak or spill occurs, appropriate action to remediate the leak or spill would be taken immediately in accordance with MPCA guidelines and regulations.

d. Project related generation/storage of hazardous wastes - Describe hazardous wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from hazardous waste handling, storage, and disposal. Identify measures to avoid, minimize or mitigate adverse effects from the generation/storage of hazardous waste including source reduction and recycling.

The Project is not anticipated to generate or require the storage of hazardous waste during construction. During operations, the Project may generate minor quantities or require storage of hazardous waste, typical for this industrial project, including universal wastes such as batteries, fluorescent bulbs and aerosol cans. All wastes will be managed to meet local state and federal storage and disposal requirements.

14. Fish, wildlife, plant communities, and sensitive ecological resources (rare features):

a. Describe fish and wildlife resources as well as habitats and vegetation on or in near the site.

Fish
Big Lake (DNR # 710081010) is located north of the project across US Highway 10. Big Lake is 253.66 acres in surface area and has a maximum depth of 48 feet. The lake is managed for largemouth bass, northern pike and walleye, which are stocked annually.

Lake Mitchell (DNR # 71008100) is located on the north side of Big Lake. Lake Mitchell is 169.5 acres in surface area and has a maximum depth of 33 feet. The lake is managed for largemouth bass, northern pike and walleye, which are stocked annually.

Wildlife
The DNR Ecological subsection of the project area is the Anoka Sand Plain according to DNR. Prior to settlement, the ecological subsection was comprised of oak barrens and openings, upland prairie, and brushland. Presently, much of this ecological subsection has been converted to farmland or urban areas. The project area is primarily comprised of agricultural land and some brushland and grassland.

Upland Forest Species

Red Oak	Bur Oak
Green Ash	Box Elder

Grass Species

Canada Goldenrod	Curly Dock	Crown Vetch
Smooth Brome	Red Clover	Canada Thistle
Kentucky Bluegrass	Quackgrass	Yellow Foxtail
Orchard Grass	Pigweed	Reed Canary Grass
Narrowleaf Cattail	Velvetleaf	Common Ragweed
Alfalfa	Ground Ivy	Bull Thistle

The Wildlife in the area is limited by available cover. Possible wildlife species in the area are as follows:

Mammals

Weasels
Mice
Raccoon
Squirrels
Rabbits
Woodchuck
Chipmunk

Furbearers

Skunk
Red Fox
Muskrat

Waterfowl

Canada Goose
Trumpeter Swan
Mallard
Blue Wing Teal
Wood Duck

Raptors

Owls
Falcons
Hawks
Bald Eagle

Birds

Blue Jay
Bluebird
Finches
Songbirds
Crows
Cardinal

Big Game

White-tailed Deer
Coyote

Game Birds

Ring-necked Pheasant
Wild Turkey
Mourning Dove

Amphibians & Reptiles

Turtles
Snakes
Salamanders
Frogs
Toads

b. Describe rare features such as state-listed (endangered, threatened or special concern) species, native plant communities, Minnesota Biological Survey Sites of Biodiversity Significance, and other sensitive ecological resources on or within close proximity to the site. Provide the correspondence number (MCE 2026-00348) from which the data were obtained and attach the Natural Heritage Review letter from the DNR. Indicate if any additional habitat or species survey work has been conducted within the site and describe the results.

Appendix D contains the DNR NHIS letter.

The NHIS review found that there was possible habitat for Blanding's Turtles and the DNR recommends bio-netting erosion control blanket be deployed. These measures will be taken, if suitable, during the overwintering season between September 14 to April 15. Turtle flyers will be distributed to contractors working on site. Throughout construction, workers will be advised to survey the bare ground, trenches, holes and depressions for turtles before disturbing the area, report sightings, and move the turtles out of harm's way. Based on the disturbed agricultural habitat present in the field near the building site, there does not appear to have existing threatened or endangered species habitat for other plants or animals.

The DNR letter indicated that the proposed project will not negatively affect any known occurrences of rare features. However, we are mentioning the Federally Endangered Northern Long-Eared Bat (Myotis Septentrionalis) which can be found throughout Minnesota. To minimize impacts to bats, the DNR recommends that tree removal be avoided from June 1 to August 15.

There are no known occurrences of Northern Long-Eared Bat roosts or hibernacula within or adjacent to the project, so it is unlikely that these bats are present in the area.

According to a US Fish and Wildlife Service Information Planning and Consultation System (IPac) the project area is within the distribution range of the following federally listed species.

Species	Status	Habitat
The Whooping Crane (Grus americana)	An experimental population	The Whooping Crane breeds, migrates, winters and forages in a variety of wetland habitats.
The Monarch Butterfly (Danaus plexippus)	Candidate	Grassland/Prairie habitat where milkweeds and other forbs are present.
Western Regal Fritillary (Argynnis idalia occidentalis)	Candidate	Grassland/Prairie habitat where milkweeds and other forbs are present.

There are no critical habitats for the above three species on the project area.

c. Discuss how the identified fish, wildlife, plant communities, rare features and ecosystems may be affected by the project including how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. Include a discussion on introduction and spread of invasive species from the project construction and operation. Separately discuss effects to known threatened and endangered species.

The project will convert some of the agricultural cropland to the building area on the south. This could displace some migratory bird populations as well as small animals and deer. However, the project will be preserving some agricultural land and a large wetland complex on the north portion of the project. This project will see an increase in density of general groundcover as well as some growth with new trees planted around the building. This increased growth will help to mitigate the negative effects of the agricultural land removal for climate change considerations. The natural wetland complex on the north is planned to be protected so any wetland habitat should be maintained without disruption.

To reduce the possibility of an introduction of invasive species from project construction, the project developer will coordinate with the contractors to visually inspect equipment before working on the site for any invasive species.

d. Identify measures that will be taken to avoid, minimize, or mitigate the adverse effects to fish, wildlife, plant communities, ecosystems, and sensitive ecological resources.

Proposed measures taken to avoid, minimize, or mitigate any adverse effects may include using effective erosion prevention and sediment control, and proper stormwater handling. Because of the northern long-eared bat, no tree removals would occur between June 1 and August 15.

15. Historic properties:

Describe any historic structures, archeological sites, and/or traditional cultural properties on or inclose proximity to the site. Include: 1) historic designations, 2) known artifact areas, and 3) architectural features. Attach letter received from the State Historic Preservation Office (SHPO). Discuss any anticipated effects to historic properties during project construction and operation. Identify measures that will be taken to avoid, minimize, or mitigate adverse effects to historic properties.

Appendix F SHPO Public Historic Map showing two historic features on the property and one historic property directly to the East as follows:

1) The Leo Lally farm which will be avoided by the project on the SE of the site area.

2) An abandoned farmstead located on the north side of Wetland 05 which will be avoided.

3) An old historic house directly to the East which is off-site and will not be impacted

by the project.

There does not appear to be any archeological features in the project area.

16. **Visual:**

Describe any scenic views or vistas on or near the project site. Describe any project related visual effects such as vapor plumes or glare from intense lights. Discuss the potential visual effects from the project. Identify any measures to avoid, minimize, or mitigate visual effects.

There are no known scenic views or vistas located on or near the project. However, their adjacent property to the east is zoned and utilized for residential homes. A 6 to 8 foot tall earthen berm will be constructed between the residential properties and the proposed facility. In addition, trees will be planted on and along the berm to mitigate potential visual impacts from the proposed facility. The project will not create plumes or glare from intense lights. Landscape plans, buffers, berms and lighting plans will be reviewed by the City of Big Lake to ensure glare, light wash, and adequate buffers are installed between the land uses.

17. **Air:**

a. **Stationary source emissions - Describe the type, sources, quantities and compositions of any emissions from stationary sources such as boilers or exhaust stacks. Include any hazardous air pollutants, criteria pollutants. Discuss effects to air quality including any sensitive receptors, human health or applicable regulatory criteria. Include a discussion of any methods used assess the project's effect on air quality and the results of that assessment. Identify pollution control equipment and other measures that will be taken to avoid, minimize, or mitigate adverse effects from stationary source emissions.**

An air operating permit will be applied for by the source. Emissions will qualify the source as a minor source for both criteria pollutants and HAPs. The source will not be subject to Title V or major source permitting. Maximum Potential to Emit (PTE) emissions will be approximately as provided in the table below based on similar facility operations at comparable facilities operated by the client:

MN Plant - Potential to Emit (PTE) Estimates: Corrugating, Combustion and Printing Equipment						
	Hurst 700 HP Boiler 29.291 mmbtu/hr	**Corrugator + Resin**	**Flexo Print/Convert 2,800 MMSF/Yr**	**Starch Silo**	**Scrap System**	**PTE Summary/Total**
POLLUTANT/CAS#	Lbs/Yr	**Assume 80% single wall, 20% double; Factors from** NCASI 2018 Study	Use 2023 Data, Scale up to 2.8 BSF (4.32x)	Baghouse 99.98% (≥10 micron); Displaced air calculation	Conveyor and Filter System - All Air Returned Inside Bldg.	Tons/Yr
CO	1892	-	-	-	-	<1 ton
NOx (low NOx, 30 ppm)	9303	-	-	-	-	< 5 tons
SO_2	149	-	-	-	-	<0.1 tons
VOC (non-methane)	797	4,170	11823	-	-	8.4
PM_{10}	797	-	-	<200	<200	<0.5 tons
$PM_{2.5}$	negligible	-	-	-	-	<1 ton
HAPS (Total)	negligible	8,287	1000			< 5 tons
Notes:						
All values in lbs/yr, except summary column which is tons/yr.						
Boiler CO, NOx, VOC, PM10 emission rates supplied by vendor: SO2 factor is from EPA AP-42. Assumed worst-case 8760 hours/yr operation at maximum heat input.						
Potential to emit estimates for Corrugator and Flexographic Printing are based on maximum potential throughput of 2.8 Billion Sq. Ft. annual throughput capacity.						

b. Vehicle emissions - Describe the effect of the project's traffic generation on air emissions. Discuss the project's vehicle-related emissions effect on air quality. Identify measures (e.g.) traffic operational improvements, diesel idling minimization plan) that will be taken to minimize or mitigate vehicle-related emissions.

The project is not located in an area where conformity requirements apply. Traffic generated by the project is not anticipated to result in air quality impacts. There will be an increase in vehicle trips associated with the project (as addressed in item 20), however, this is not anticipated to lead to a high concentration of air pollutants.

Construction related vehicle emissions may arise from the use of equipment. These emissions are anticipated to be minor and temporary in nature. Therefore, no further air quality analysis is necessary.

c. Dust and odors - Describe sources, characteristics, duration, quantities, and intensity of dust and odors generated during project construction and operation. (Fugitive dust may be discussed under item 17a). Discuss the effect of dust and odors in the vicinity of the project including nearby sensitive receptors and quality of life. Identify measures that will be taken to minimize or mitigate the effects of dust and odors.

The project would generate odors during construction. These include exhaust from diesel and gasoline engines and fuel storage. Odor generation during construction would be temporary and sporadic in location and duration.

Dust generated during construction would be minimized through standard dust control measures such as applying water to exposed soils and limiting the extent and duration of exposed soil conditions. Construction contractors would be required to control dust and other airborne particulates in accordance with applicable

governmental specifications. Dust would be visually monitored and recorded with NPDES Construction Stormwater Permit inspections. The post-construction dust levels are anticipated to be minimal as all exposed soil surfaces would be paved or re-vegetated.

18. Greenhouse Gas (GHG) Emissions/Carbon Footprint

a. GHG Quantification: For all proposed projects, provide quantification and discussion of project GHG emissions. Include additional rows in the tables as necessary to provide project-specific emission sources. Describe the methods used to quantify emissions. If calculation methods are not readily available to quantify GHG emissions for a source, describe the process used to come to that conclusion and any GHG emission sources not included in the total calculation.

Operational Emissions

A 700 HP Cleaver-Brooks boiler firing natural gas at 100% capacity emits approximately 15,000 tons of CO_2 annually if operated continuously (8,760 hours/year). Actual emissions are estimated to be approximately 7,500 tons of CO2 annually based on actual operating rate and the number of days of operations. Natural gas combustion produces roughly 117 lbs of CO_2 per MMBtu. See calculations for Max Annual and Average Annual CO2 emissions below:

Calculation Methodology (Boiler Operations):

- Heat Input: A 700 HP boiler has a maximum input of approximately 29.3 MMBtu/hr.
- Emission Factor (nat gas) = 0.053 metric tons of CO_2 per MMBtu (or ~117 lbs/MMBtu).
- Max Hourly Emissions: 29.3 MMBtu/hr × 117 lbs CO2/MMBtu ≈ 3,428 lbs/hr.
    1. Max Annual Emissions: 3,428 lbs/hr × 8,760 hours ≈ 30,029,280 lbs = 15,015 tons CO_2 per year.
    2. Average Annual Emissions: A more likely estimate of annual CO2 emission would be for the boiler to run at 70% load for 260 operating per days per year.
- CO2 (ton/yr) = 29.3 MMBTU/hr x (0.7) x 117 lbs CO2/ MMBTU x 24 hours/day x 260 days/yr x 1 ton/2000 lbs = 7,487 tons CO_2 per year

Space Heating

- Similarly, as calculated above for the plant boiler, space heating HVAC units will combust pipeline grade natural gas. CO2 Emissions would be calculated similarly depending on total natural gas combustion during cold weather for heating the interior space of the plant. CO2 annual emissions from HVAC would be expected to be less than the total for the boiler, but will be weather dependent.

Construction Emissions

Type of Emission	**Emission Sub-type**	**Project-related CO_2e Emissions (tons/year)**
Non-Combustion	Materials	21,169 CO_{2e}
Combustion	Transport of Materials	1,169 CO_{2e}
Combustion	Employee Commuting	2,771 CO_{2e}
Combustion	Mobile Equipment	4,199 CO_{2e}
Land Use	Conversion	3 CO_{2e}
Land Use	Carbon Sink	0.5 CO_{2e}
TOTAL: 29,311.5 CO_{2e}		

Calculation Methodology: Emission values for construction were calculated by using Minnesota's Climate Calculator spreadsheet.

b. GHG Assessment

i. Describe any mitigation considered to reduce the project's GHG emissions.

- Selecting and utilizing efficient building systems and equipment
- Planting 100 trees to help offset the building's GHG emissions
- Utilizing an enhanced building thermal envelope to help reduce HVAC loads
- Local sourcing of materials will be preferred and used whenever feasible.
- Sustainable or recycled materials will be used when possible

ii. Describe and quantify reductions from selected mitigation, if proposed to reduce the project's GHG emissions. Explain why the selected mitigation was preferred.

- Materials were the highest emissions, so material mitigation is preferred.
- Planting 100 new trees – a single mature tree can absorb roughly 22 kg CO2 per year. New trees can also enhance the aesthetics of the building.

iii. Quantify the proposed projects predicted net lifetime GHG emissions (total tons/#of years) and how those predicted emissions may affect achievement of the Minnesota Next Generation Energy Act goals and/or other more stringent state or local GHG reduction goals.

- Assuming a 30year building life, it averages 8,487 tons CO2e per year. Throughout the design of this project, we will be looking for ways to make the building systems and equipment more efficient in order to help with Minnesota's Generation Energy Act goals.

19. Noise

Describe sources, characteristics, duration, quantities, and intensity of noise generated during project construction and operation. Discuss the effect of noise in the vicinity of the project including

1) **existing noise levels/sources in the area, 2) nearby sensitive receptors, 3) conformance to statenoise standards, and 4) quality of life. Identify measures that will be taken to minimize or mitigatethe effects of noise.**

The baseline of noise in the area originates from US Hwy 10 and frequently utilized BNSF railroad that extends along the north edge of the property. Highway 25 extends along the southern edge of the property. In addition, noise is generated by seasonal farming practices on the project property as well as the property to the west.

The nearest sensitive receptors include residential neighborhoods located east and southeast project. Project construction noise levels will increase noise levels on site. This increase would be associated with construction equipment and would be temporary during construction. Construction equipment, construction material deliveries and construction practices will be limited to standard work hours, which typically occur between 7 a.m. and 7 p.m. on weekdays. Once the facility is enclosed, interior construction may extend beyond standard work hours but will be contained within the enclosed structure.

Once the facility is functioning, all operations, loading and unloading will be conducted within the enclosed facility. Trucks will typically be maneuvered from the parking areas to loading docks. Rail deliveries will enter the northwest corner of the building for loading and unloading.

Exterior heating, cooling and generator equipment will be located within the structure, on the roof or on the west side of the proposed structure to utilize the proposed facility as a solid noise buffer between the existing neighborhood and the mechanical equipment.

In addition, a 6 to 8 foot high berm will be constructed along the east side of the site between the proposed facility and the existing neighborhoods with an expanded setback to distance the source of noise from the adjacent residents. Trees will be installed on and around the berm to provide additional noise and site mitigation.

Advanced notice would be provided to affected communities of any planned abnormally loud construction activities. High-impact equipment such as pavement sawing or jack-hammering would likely be required. No pile-driving would be required as part of this project.

The project would conform with all applicable MnDOT and Federal Highway Administration (FHWA) noise standards.

During building operation, the most noise will be from the train. We have designed the train spur to come in on the far west side of the site, which is the furthest from residential on the east. A berm (6' to 8' high) will also be built on the east side to help mitigate the noise from the train and truck traffic coming to the site. HVAC, compressors, air releases, etc. will be located on the building's roof. There are no plans for generators. Operational activities such as fork lifts will be confined to enclosed indoor use.

20. Transportation

a. Describe traffic-related aspects of project construction and operation. Include: 1) existing and proposed additional parking spaces, 2) estimated total average daily traffic generated, 3) estimated maximum peak hour traffic generated and time of occurrence, 4) indicate source of trip generation rates used in the estimates, and 5) availability of transit and/or other alternativetransportation modes.

The proposed development is a light industrial development that is proposed to include both rail spur for delivering materials along with a trucking operation to bring manufactured products from the site to clients. The site is expected to have approximately 50 employees on site during a shift and will have 3 shifts per day.

7:00 a.m. to 3:00 p.m.
3:00 p.m. to 11:00 p.m.
11:00 p.m. to 7:00 a.m.

In addition to employee traffic, shipping and delivery trucks are expected to enter and exit the site throughout the day. The project is expected to be fully constructed and operational by 2030. Access to the proposed development is expected to be provided via a connection to the west leg of the Trunk Highway 25 and Harrison Drive intersection.

Currently the site is vacant, however, it is planned for 220 truck parking stalls, 170 standard vehicle stalls, and 9 ADA parking stalls.

From a trip generation perspective, it is expected that the site will generate the following trip estimates during the peak hours and on a daily level:

Proposed Development Trip Generation Estimate

Proposed Development Trips	A.M. Peak Hour		P.M. Peak Hour		Daily Trips
	In	Out	In	Out	
Employees	50	50	50	50	300
Trucks	4	4	4	4	150
Total	54	54	54	54	450

The a.m. peak hour is expected to be between 6:30 a.m. to 7:30 a.m. and the p.m. peak hour is expected to be between 2:30 p.m. and 3:30 p.m. This trip generation information was provided by the project team given the unique generation characteristics not found in the ITE Trip Generation Manual.

The location of the site does not provide for any alternative modes of transportation, with no connection to multimodal facilities. However, as noted previously, there is a rail spur planned for the facility, which will deliver materials.

b. Discuss the effect on traffic congestion on affected roads and describe any traffic improvements necessary. The analysis must discuss the project's impact on the regional transportation system. If the peak hour traffic generated exceeds 250 vehicles or the total daily trips exceeds 2,500, a traffic impact study must be prepared as part of the EAW. Use the format and procedures described in the Minnesota Department of Transportation's Access Management Manual, Chapter 5 (available at: http://www.dot.state.mn.us/accessmanagement/resources.html) or a similar local guidance.

A full traffic impact study was completed by the developer and is attached as Appendix H. Currently, there is a northbound right-turn lane and a southbound bypass lane provided at the Harrison Drive access. As part of the analysis, a review of turn lane warrants was completed and determined that a southbound right and northbound left-turn lane at the proposed development access opposite Harrison Drive were warranted. The current layout reflects the proposed access drive and Highway 25 improvements, however, final design will be submitted with a complete traffic study and reviewed by MnDOT and the City of Big Lake Engineer as part of the formal application for design review.

From an intersection capacity perspective, the study intersection currently operates at an acceptable LOS A during the a.m. and p.m. peak hours, and no significant operational or queueing issues were observed. Under year 2030 build conditions with background growth (assumed to be 1.5% compounding annually) and proposed development traffic, the study intersection is expected to operate at a LOS B or better during the weekday a.m. and p.m. peak hours. The worst side-street movement delays are expected to increase between 2 to 3 seconds during the peak hours however, delays are still within acceptable ranges and no mitigation is necessary to accommodate the proposed development.

Table 3: Existing Intersection Capacity Analysis Summary

Trunk Highway 25 and Harrison Drive*	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay	LOS	Delay
Existing	A	7 sec.	A	8 sec.
Year 2030 Build Conditions	A	9 sec.	B	11 sec.
Change in Delay	+2 sec.		+3 sec.	

*The results in the table represent the worst side-street movement LOS and delay.

c. Identify measures that will be taken to minimize or mitigate project related transportation effects.

We do not anticipate further project related transportation effects.

21. Cumulative potential effects: (Preparers can leave this item blank if cumulative potential effects are addressed under the applicable EAW Items)

a. Describe the geographic scales and timeframes of the project related environmental effects thatcould combine with other environmental effects resulting in cumulative potential effects.

b. Describe any reasonably foreseeable future projects (for which a basis of expectation has been laid) that may interact with environmental effects of the proposed project within the geographic scales and timeframes identified above.

c. Discuss the nature of the cumulative potential effects and summarize any other available information relevant to determining whether there is potential for significant environmental effects due to these cumulative effects.

22. Other potential environmental effects: If the project may cause any additional environmental effects not addressed by items 1 to 19, describe the effects here, discuss how the environment will be affected, and identify measures that will be taken to minimize and mitigate these effects.

Other potential environmental effects are not anticipated.

RGU CERTIFICATION. *(The Environmental Quality Board will only accept **SIGNED** EnvironmentalAssessment Worksheets for public notice in the EQB Monitor.)*

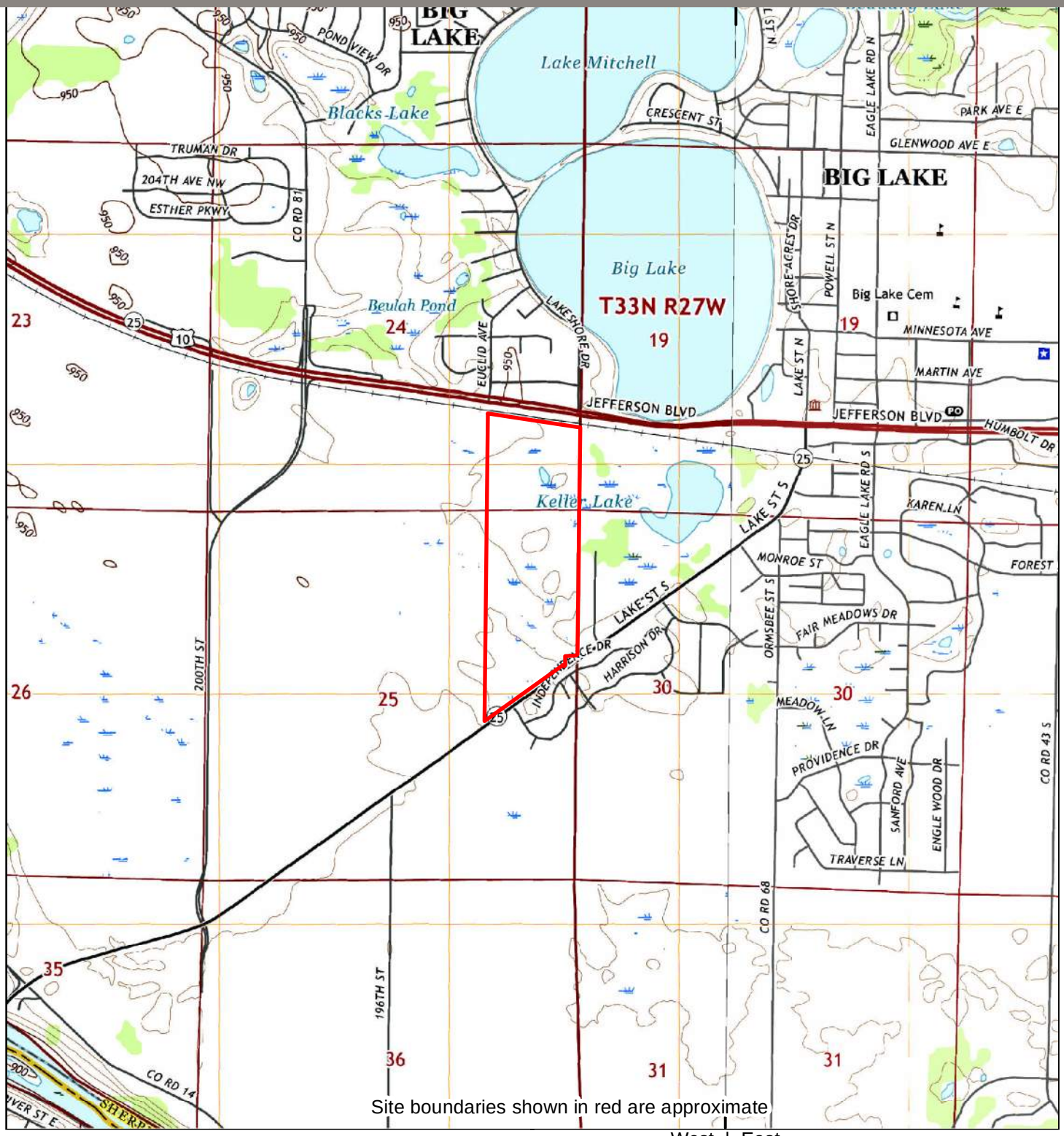
I hereby certify that:

- The information contained in this document is accurate and complete to the best of myknowledge.
- The EAW describes the complete project; there are no other projects, stages or components other than those described in this document, which are related to the project as connected actions or phased actions, as defined at Minnesota Rules, parts 4410.0200, subparts 9c and 60,respectively.
- Copies of this EAW are being sent to the entire EQB distribution list.

Signature: _____ **Date** _____

Title: _____

FIGURE 1: USGS Site Location Map



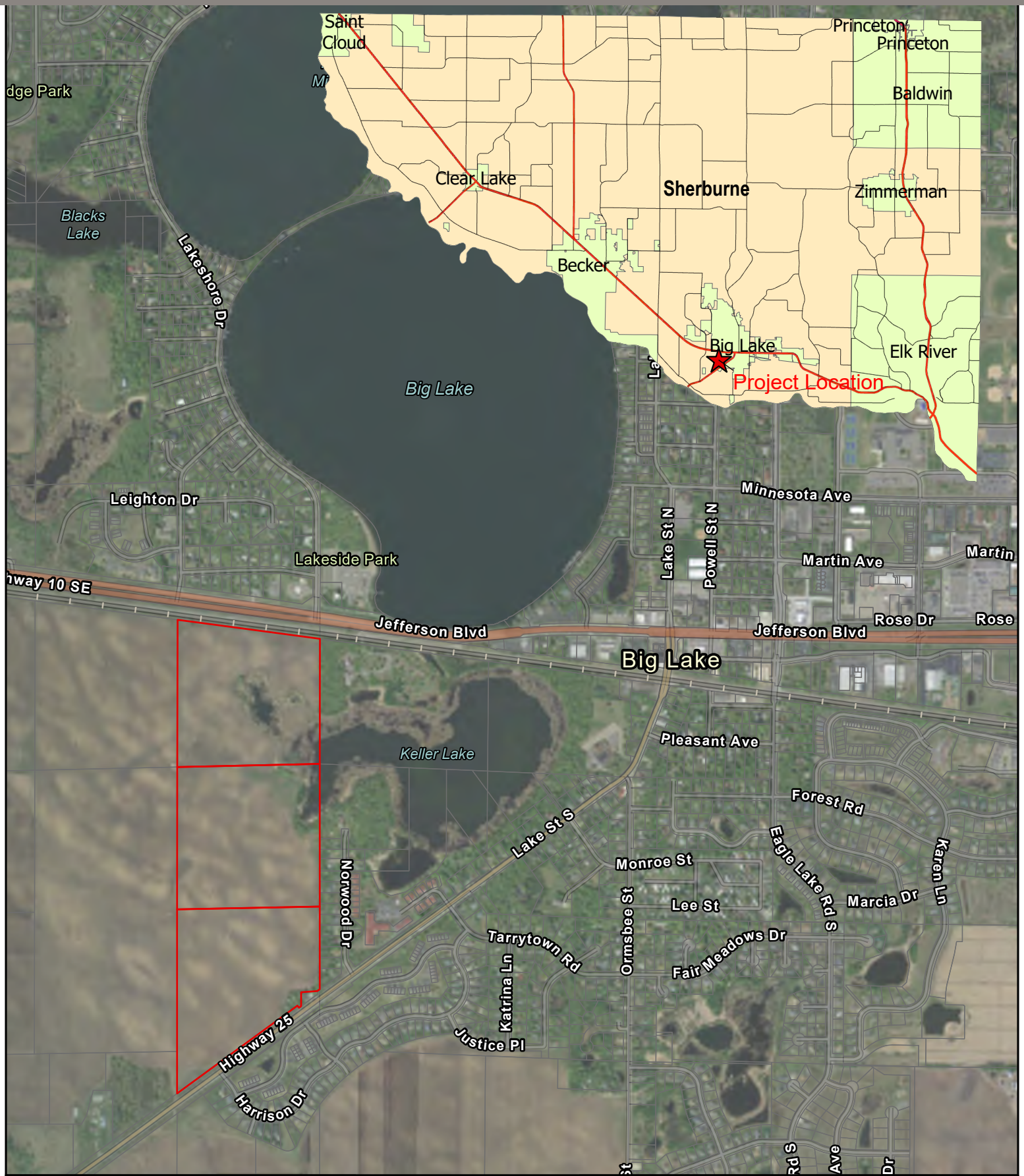
Site boundaries shown in red are approximate

West | East
93°45'W

2022	0 Distance in Miles 1 1: 24,000 (1"=2,000') NAD 1983 UTM Zone 15N	Site information: Project Woods Big Lake, MN 55309	HIG
Unified maps show subdued modern topo features where corresponding maps of the same year were not published.	ISG Group project #33946 HIG #2095727 completed: 01/21/2026		

Zone	Topographic Map Name	Publisher	Map Size	Base Map	Aerial Photo Topo Updates Photo Year	Inspected	Revised
East	Big Lake, MN	USGS	7½' x 7½'	2022	--	--	--
West	Monticello, MN	USGS	7½' x 7½'	2022	--	--	--

FIGURE 2: General Project Location



Fisher Construction Group
Location Map
Sherburne County, Minnesota
Sections 24 & 25 - T 33N - R 028W

User: Alex.Janochoski
Date Saved: 12/16/2025 2:28 PM
PCS: NAD 1983 HARN Adj MN Sherburne Feet
Path: X:\2025\ER\04\ER25-04-246 Big Lake Delineation\40_GIS\BigLakeWetlands.aprx

Project Parcels
Tax Parcels

0 750 1,500 Feet

N

INTERSTATE ENGINEERING

FIGURE 3: Pre-Construction Site Plan



Monday, February 2, 2026

Project Number: 26-33946

S:\Projects\33000 PRO\33900-33999\33946 Project Woods-Big Lake MN\33946 Production Files\GIS\MapDocs\- 33946 Env Editing Map - -.aprx

0 280 550 ft

1 inch = 550 feet

N

Source(s):
Orthophoto (FSA, 2025)
Parcels (MnGeo, 2026)

Project Woods

Big Lake, Sherburne County, Minnesota

ISG

FIGURE 4: Post Construction Plan

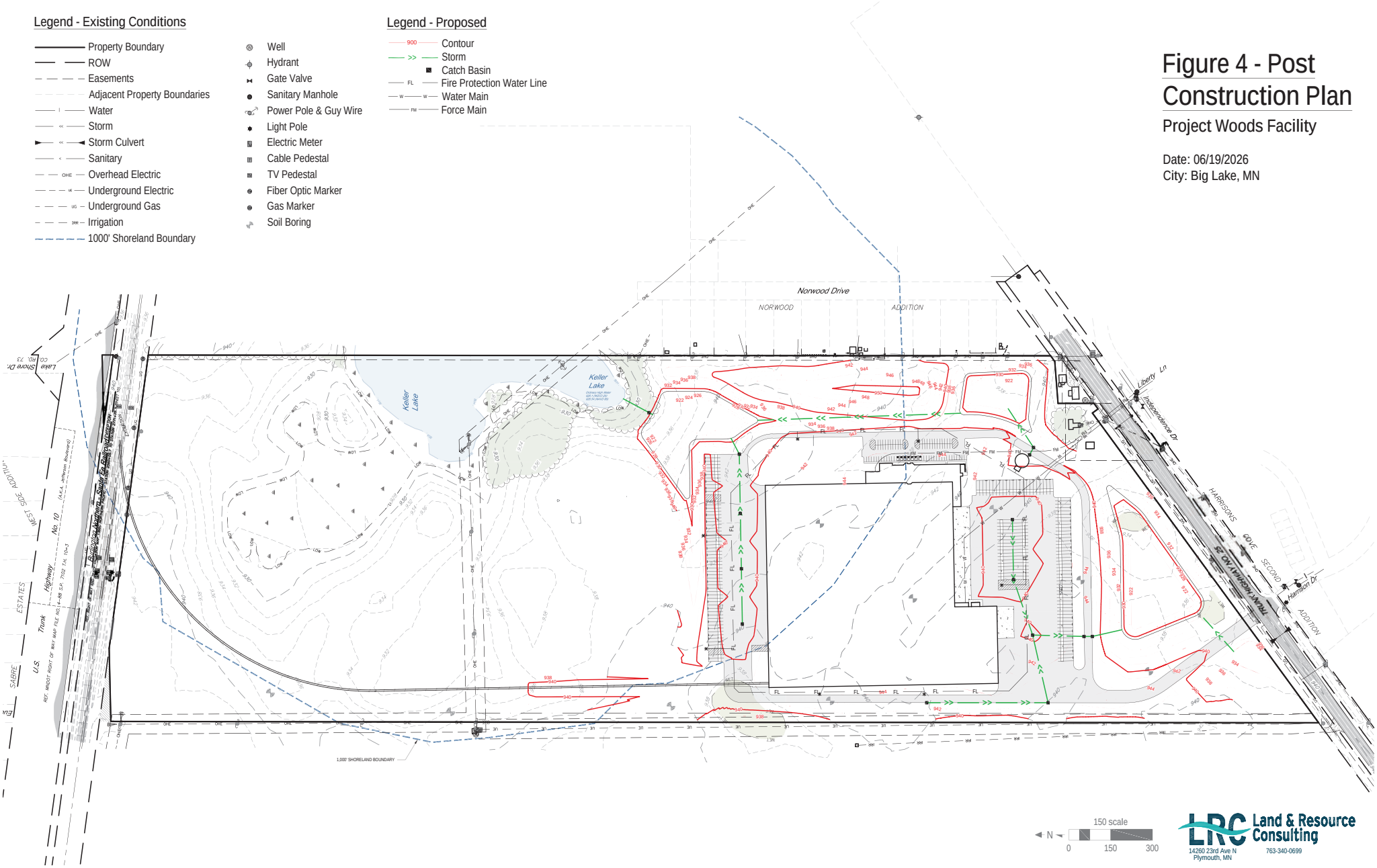


FIGURE 5: Building Plan

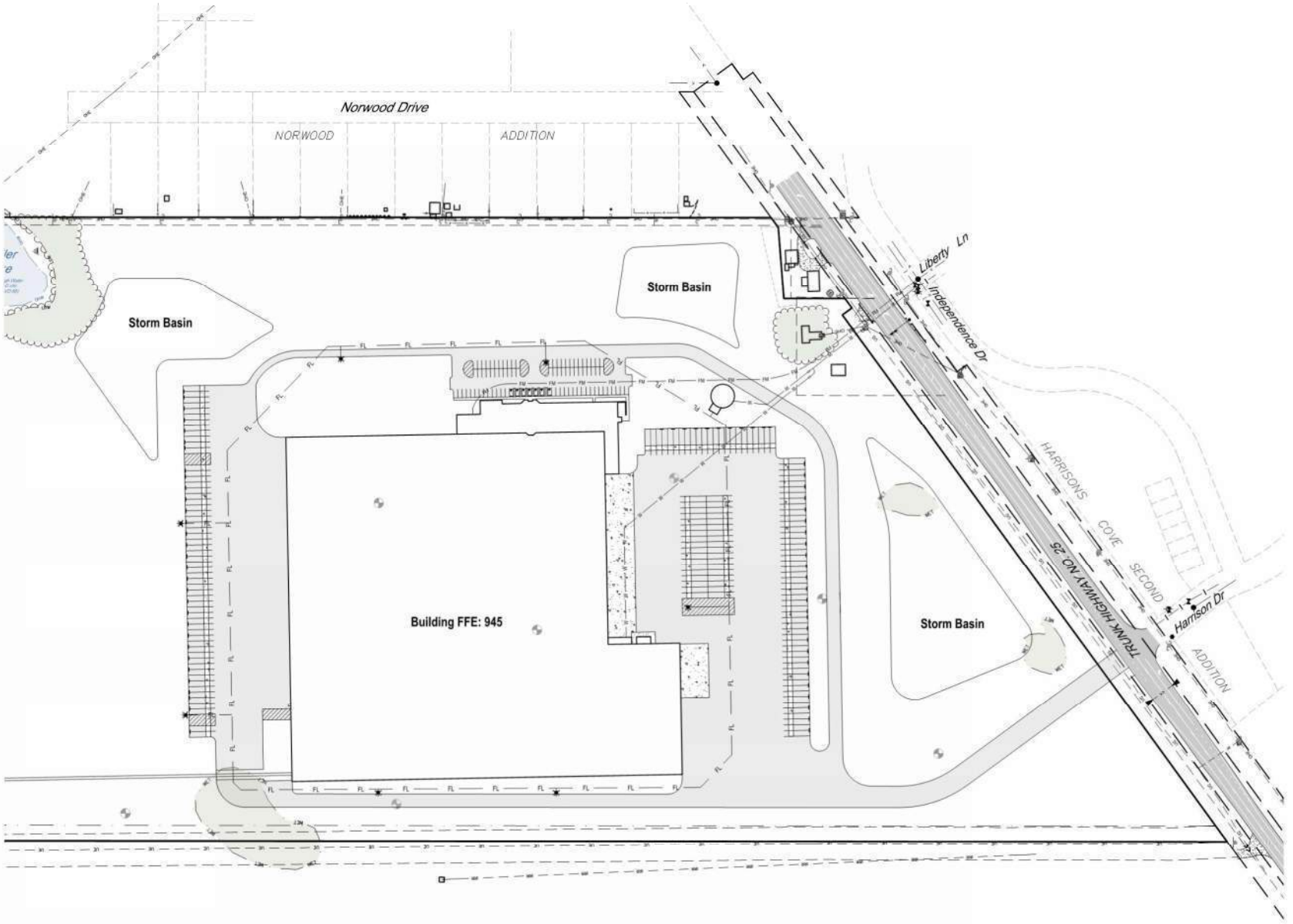


Figure 5
Building Plan

Project Woods Facility

Date: 06/01/2026
City: Big Lake, MN

Legend - Proposed

- Fire Protection Water Line
- Water Main
- Force Main
- Hydrant

Legend - Existing Conditions

- Property Boundary
- ROW
- Easements
- Adjacent Property Boundaries
- Water
- Storm
- Storm Culvert
- Sanitary
- Overhead Electric
- Underground Electric
- Underground Gas
- Irrigation
- Well
- Hydrant
- Gate Valve
- Sanitary Manhole
- Power Pole & Guy Wire
- Light Pole
- Electric Meter
- Cable Pedestal
- TV Pedestal
- Fiber Optic Marker
- Gas Marker
- Soil Boring

100 scale
N
0 100 200

LRC Land & Resource Consulting
14260 23rd Ave N
Plymouth, MN
763-340-0699

FIGURE 6: Farmland Classification Map



FIGURE 6: Farmland Classification Map

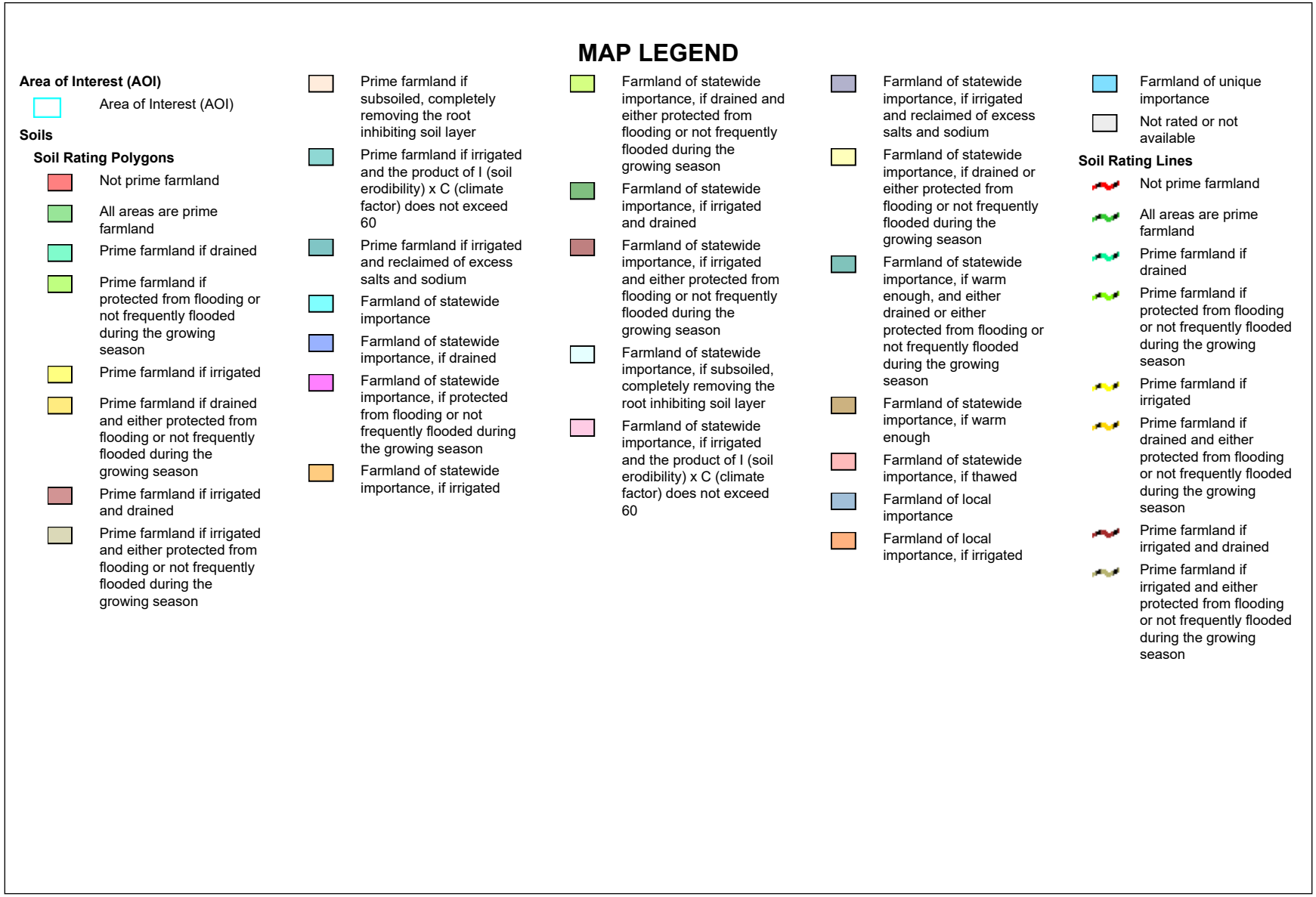


FIGURE 6: Farmland Classification Map

Farmland Classification—Sherburne County, Minnesota

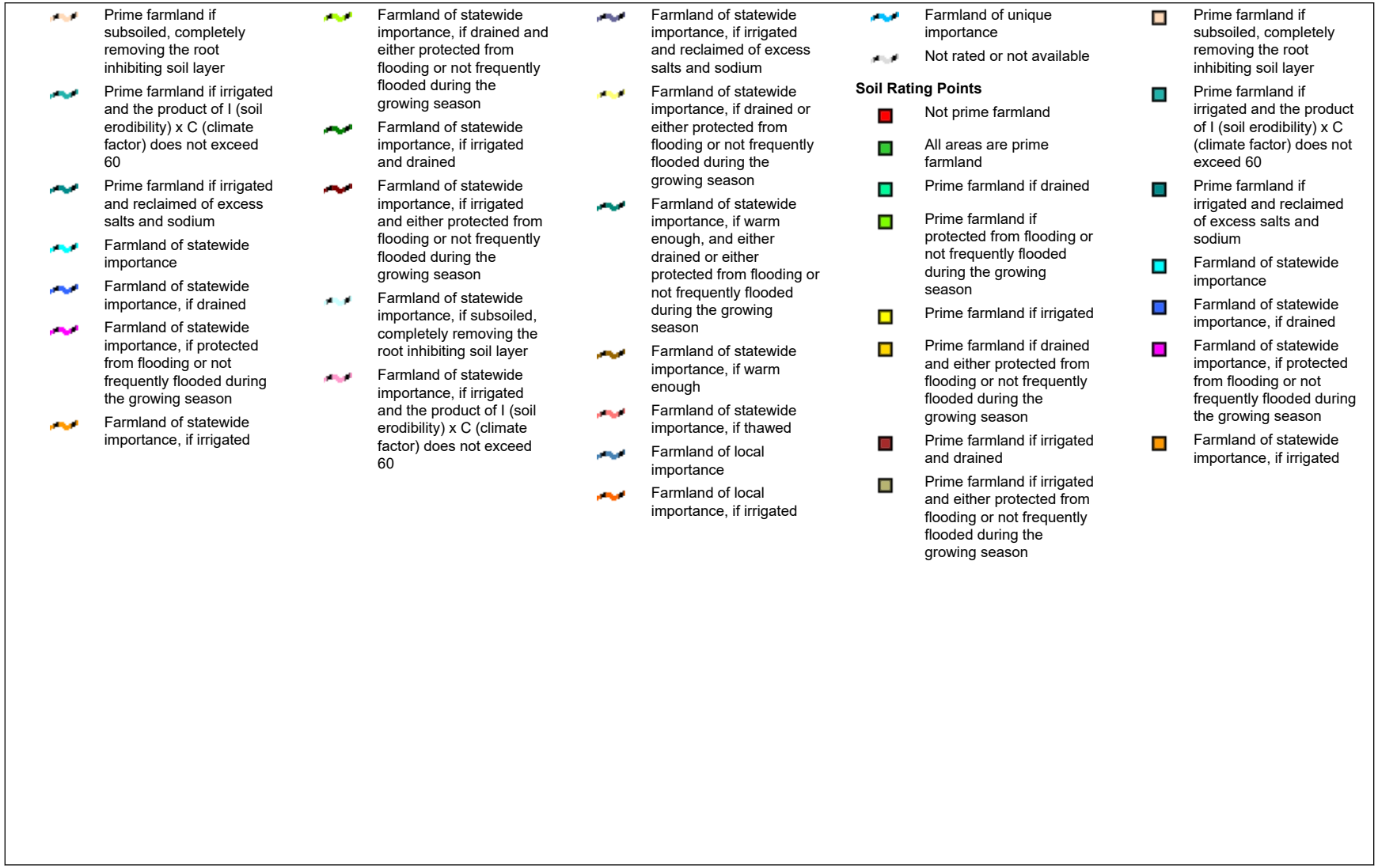


FIGURE 6: Farmland Classification Map

- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

The soil surveys that comprise your AOI were mapped at 1:15,800.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sherburne County, Minnesota
Survey Area Data: Version 23, Sep 10, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 29, 2023—Sep 13, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
261	Isan sandy loam, depressional, 0 to 1 percent slopes	Not prime farmland	5.7	4.8%
768	Mosford sandy loam, 0 to 2 percent slopes	Farmland of statewide importance	12.5	10.5%
1288	Seelyeville-Markey complex, ponded, 0 to 1 percent slopes	Not prime farmland	1.5	1.3%
D20A	Isan-Isan, frequently ponded, complex, 0 to 2 percent slopes	Not prime farmland	3.1	2.6%
D62A	Hubbard-Mosford complex, Mississippi River Valley, 0 to 3 percent slopes	Not prime farmland	46.4	39.2%
D67B	Hubbard loamy sand, 1 to 6 percent slopes	Not prime farmland	41.0	34.6%
D67C	Hubbard loamy sand, 2 to 12 percent slopes	Not prime farmland	8.3	7.0%
Totals for Area of Interest			**118.5**	**100.0%**

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

FIGURE 7: Soils Map



FIGURE 7: Soils Map

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

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Survey Area Data: Version 23, Sep 10, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

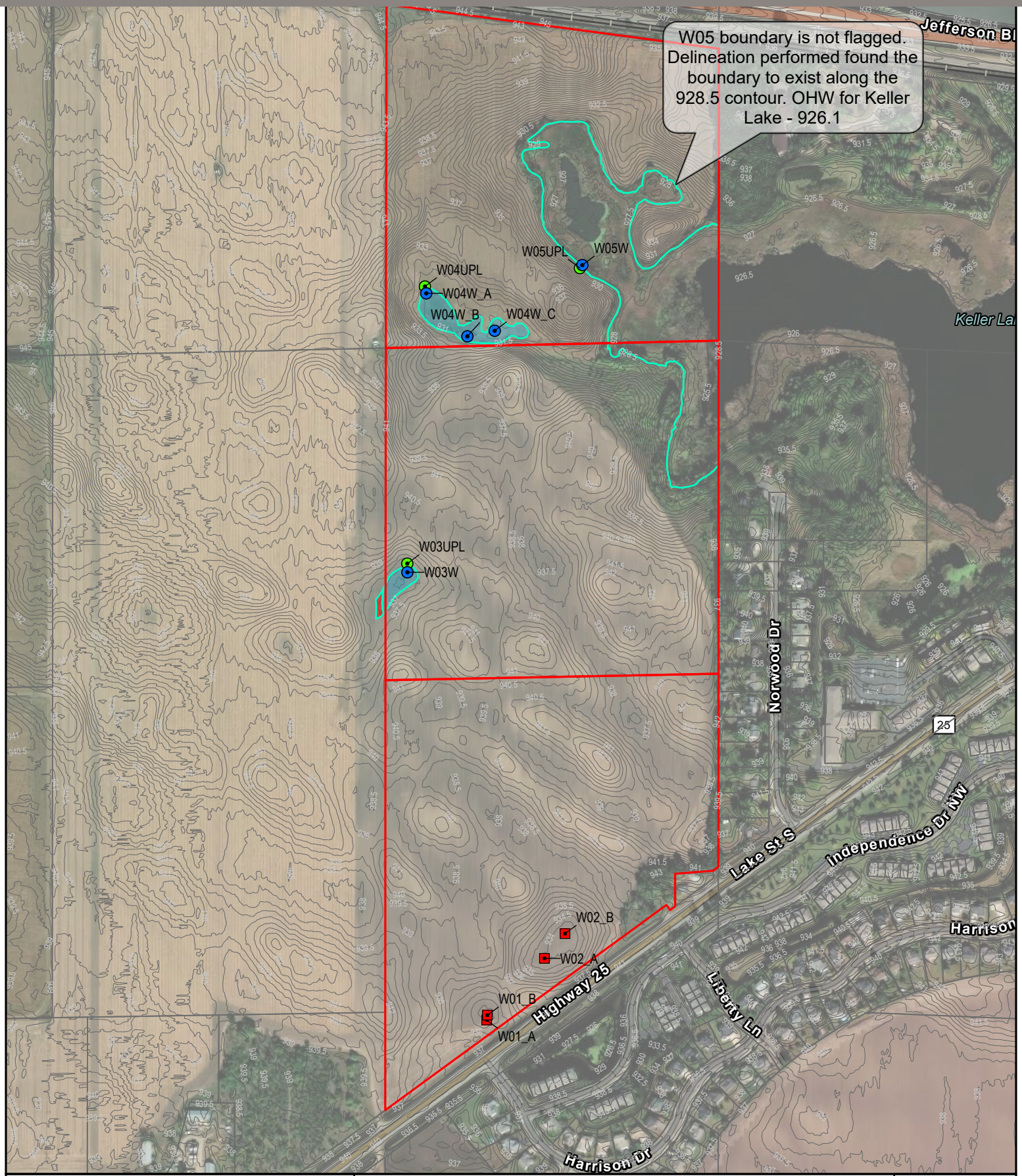
Date(s) aerial images were photographed: Jun 29, 2023—Sep 13, 2023

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
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D20A	Isan-Isan, frequently ponded, complex, 0 to 2 percent slopes	3.1	2.6%
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D67C	Hubbard loamy sand, 2 to 12 percent slopes	8.3	7.0%
Totals for Area of Interest		**118.5**	**100.0%**

FIGURE 8: Wetlands Delineation Map



Fisher Construction Group - Big Lake
Level Two Wetland Delineation
Sherburne County, Minnesota
Sections 24 & 25 - T 33N - R 028W

User: Alex.Janochoski
Date Saved: 5/8/2026 8:05 AM
PCS: NAD 1983 HARN Adj MN Sherburne Feet
Path: X:\2025\ER\04\ER25-04-246 Big Lake Delineation\40_GIS\BigLakeWetlands.aprx

Soil Pit
Upland
Wetland
Project Parcels
Tax Parcels

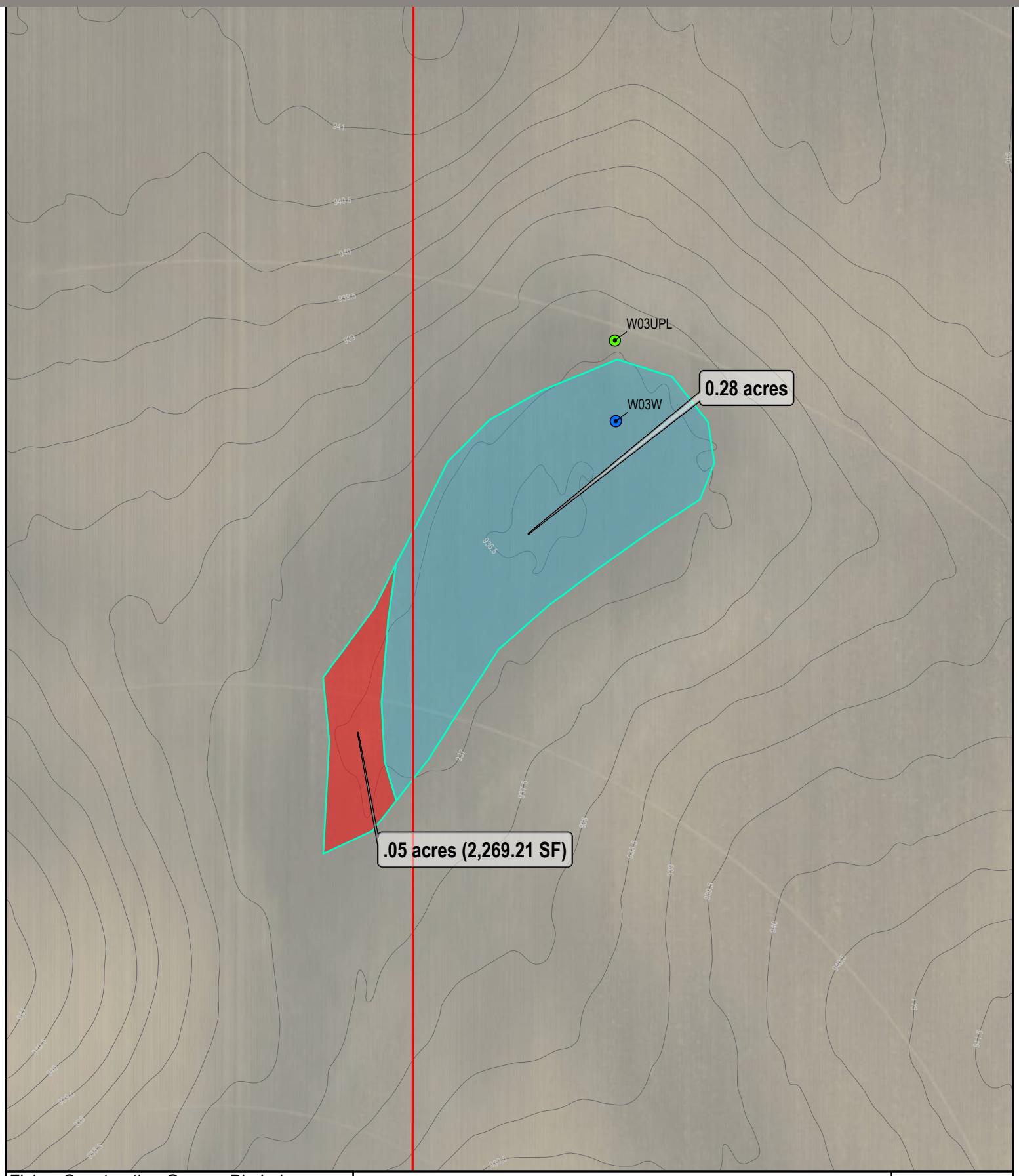
Delineated Boundary
New Wetland Boundary
W05 Boundary Elv. 928.5

0 330 660 Feet

N

INTERSTATE ENGINEERING

FIGURE 8: Wetlands Delineation Map



Fisher Construction Group - Big Lake
Additional W03 Boundary Per TEP Site Visit
Sherburne County, Minnesota
Sections 24 & 25 - T 33N - R 028W

User: Alex.Janochoski
Date Saved: 5/8/2026 8:05 AM
PCS: NAD 1983 HARN Adj MN Sherburne Feet
Path: X:\2025\ER\04\ER25-04-246 Big Lake Delineation\40_GIS\BigLakeWetlands.aprx

Soil Pit
Upland
Wetland
Project Parcels
Tax Parcels

Delineated Boundary
New Wetland Boundary
W05 Boundary Elv. 928.5

0 30 60 Feet

N

INTERSTATE ENGINEERING

FIGURE 9: Well Index Map

Minnesota Department of Health

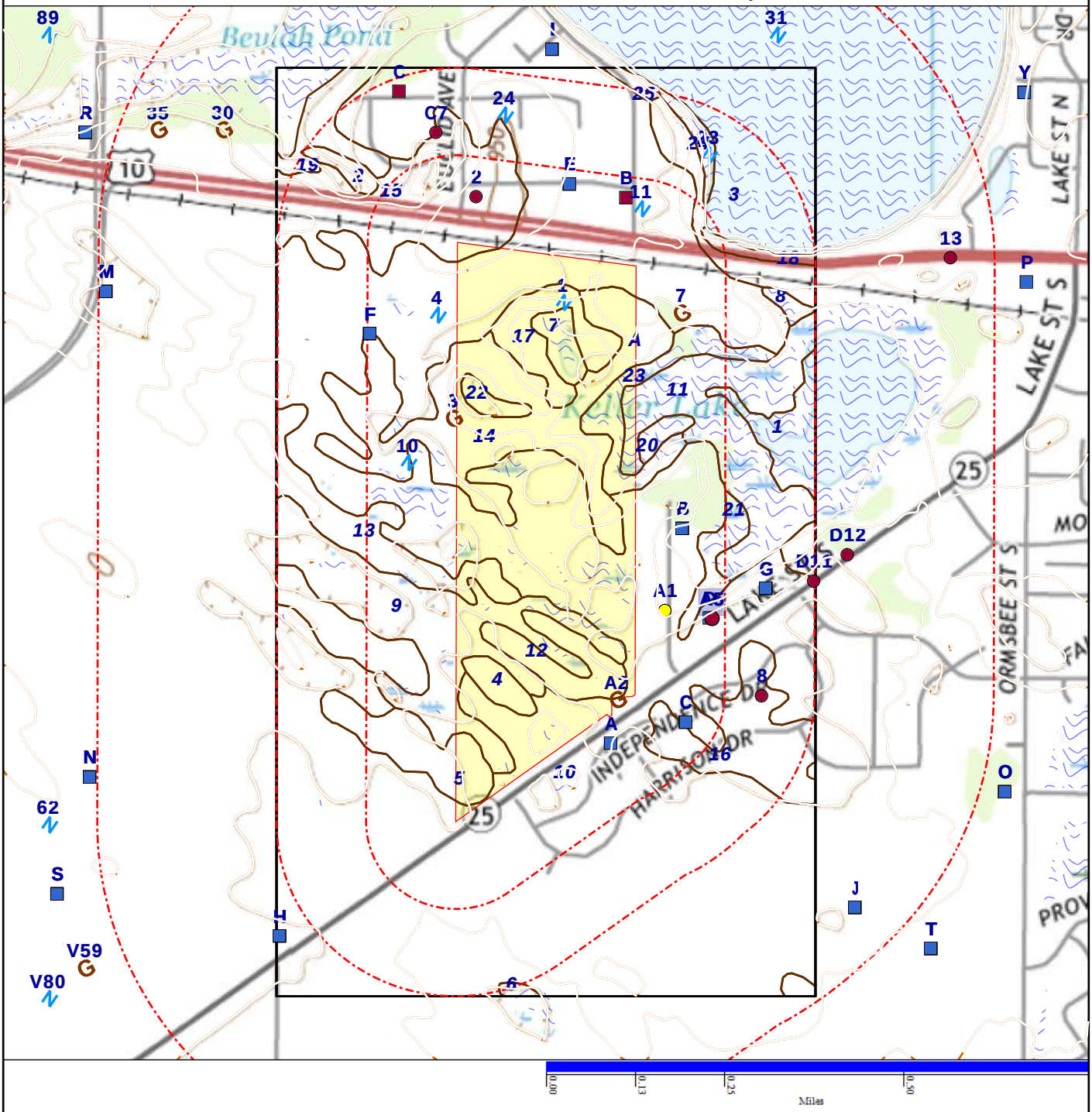


UTM: 440496 (x), 5019759 (y) Latitude/Longitude: 45.32881 / -93.75933
Click map to get township, range and section

FIGURE 10: Radius Map Around the Site

SUBJECT NAME: Project Woods
ADDRESS: US Highway 10, Big Lake, MN, 55309
LAT/LONG: 45.327421 / -93.761126

PREPARED FOR: Historical Information Gatherers
ORDER #: 114580
REPORT DATE: January 20, 2026



- Subject Property
- CDC HAZDAT (No Data)
- Federal Lands (No Data)
- FUDS MRS (No Data)
- NWI
- Equal/Higher Elevation
- Department of Defense (No Data)
- FEMA FloodZone 100 (No Data)
- Historical DOD (No Data)
- State Pipelines (No Data)
- Lower Elevation
- DFIRM Floodzone 100 (No Data)
- FEMA FloodZone 500 (No Data)
- Indian Reservation (No Data)
- AG SPILLS (No Data)
- DFIRM Floodzone 500 (No Data)
- FUDS MRA (No Data)
- National Priority List (No Data)

FIGURE 11: FEMA Flood Map



Basemap Imagery Source: USGS National Map 2023

FEMA

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 — Cross Sections with 1% Annual Chance
- 17.5 — Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

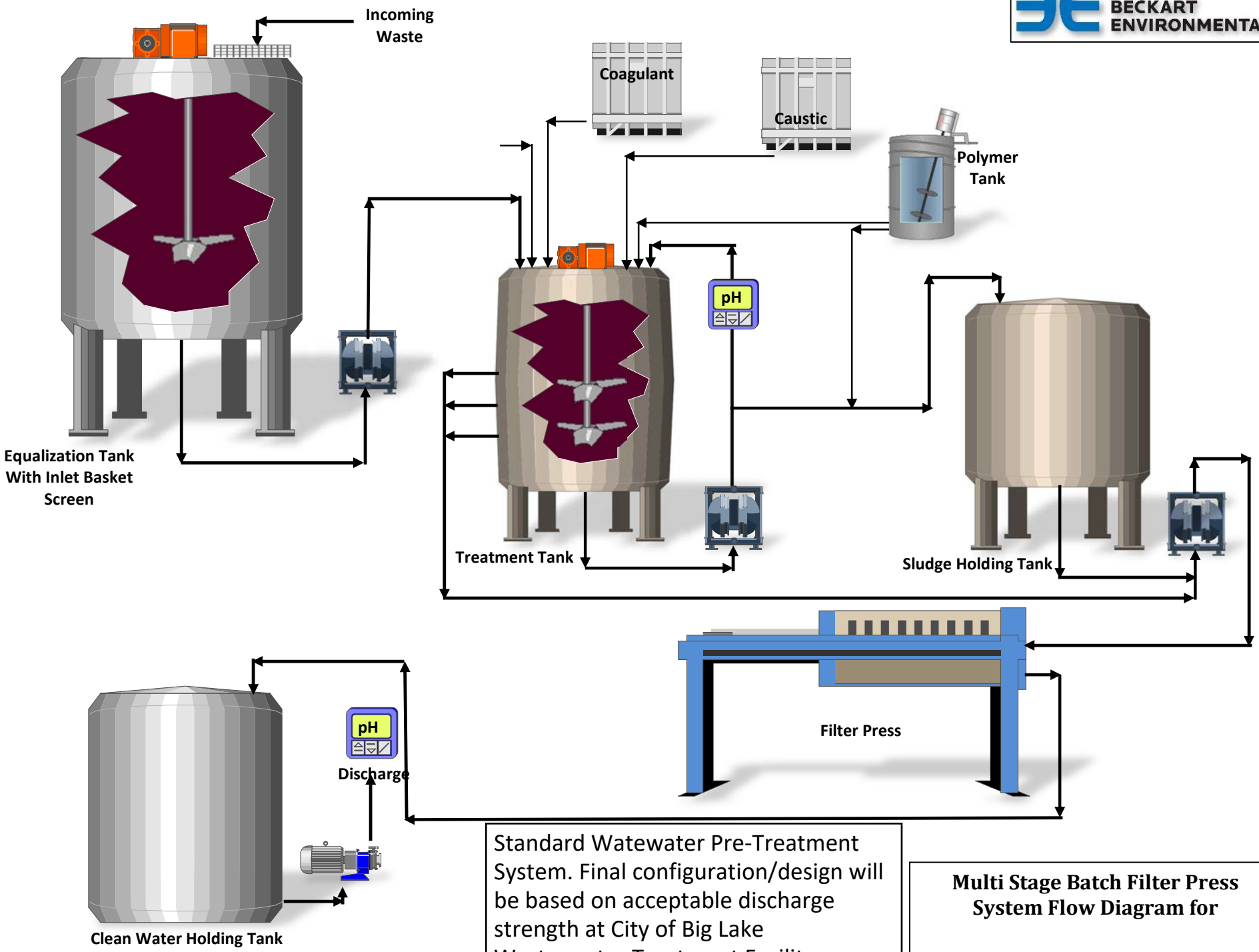
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/18/2026 at 9:13 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

FIGURE 12: Waste Treatment System Flow Diagram



Standard Watewater Pre-Treatment System. Final configuration/design will be based on acceptable discharge strength at City of Big Lake Wasterwater Treatment Facility

Multi Stage Batch Filter Press System Flow Diagram for

APPENDIX A

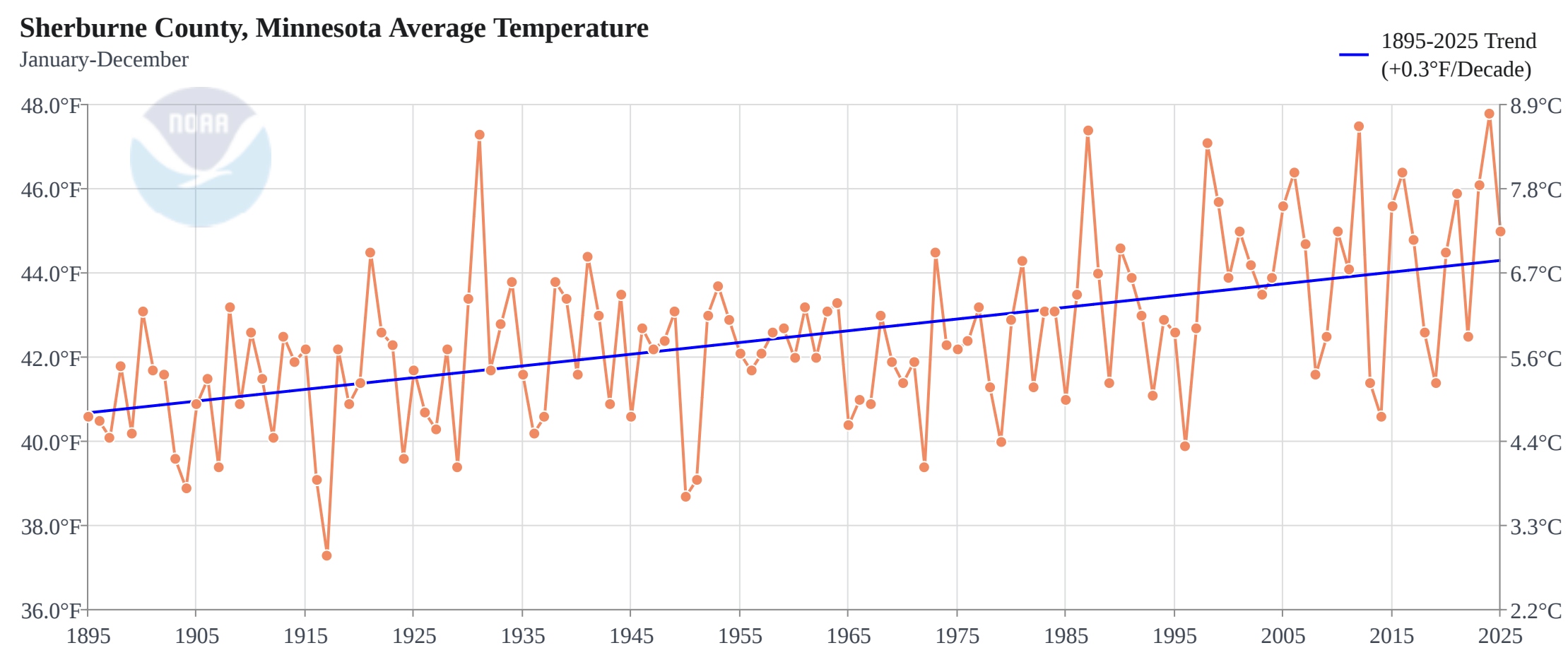
Average Temperature (1895 - 2026)

Average Precipitation (1895 - 2026)

Palmer Drought Severity Index (1895 - 2026)

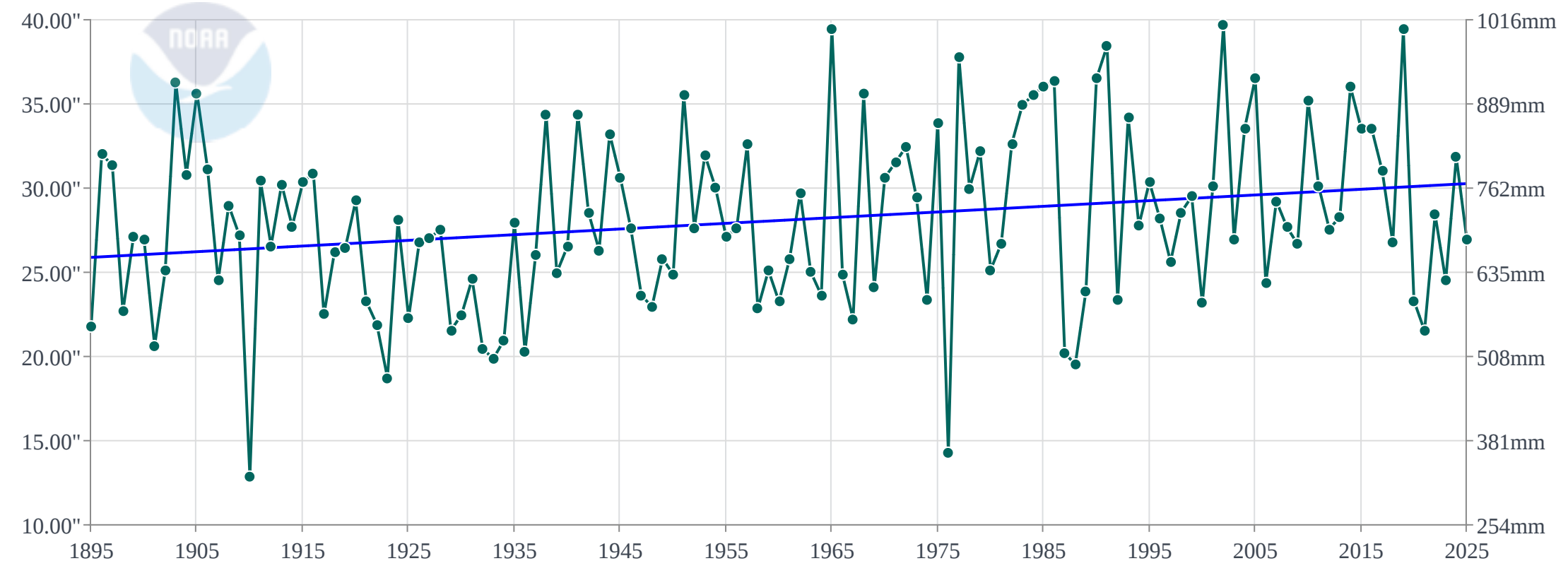
Sherburne County, Minnesota Average Temperature

January-December



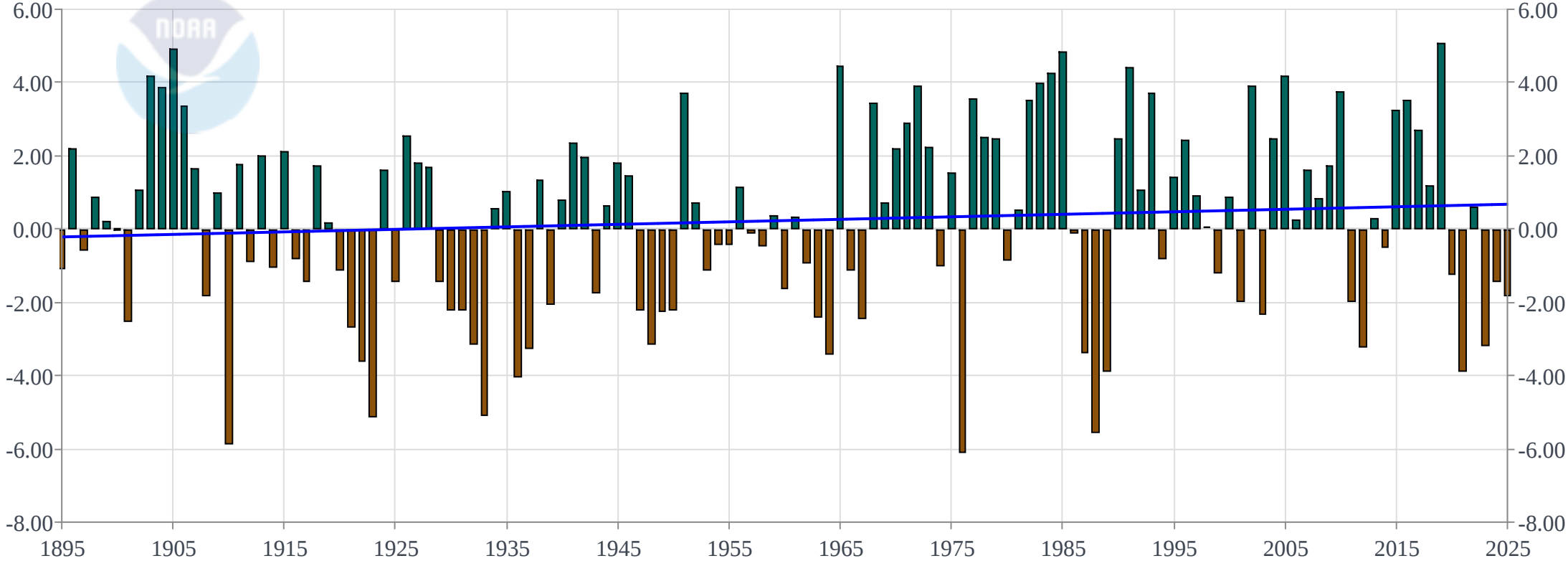
Sherburne County, Minnesota Precipitation

January-December



Sherburne County, Minnesota Palmer Drought Severity Index (PDSI)

December



APPENDIX B

Zoning Map

Future Land Use Map

Zoning Map

City of Big Lake, Minnesota

May 2026

BOLTON & MENK

Legend

- County Boundary
- City Limits
- Parcels
- Waterbodies
- Streams & Rivers
- Downtown District-Central Business
- Downtown District-Transition Zone
- Shoreland Overlay District
- Special Use District
- Recreational River District
- PUD - Planned Unit Development Overlay

Zoning Districts

- AG, Agricultural
- R-1, Single Family Residential
- R-2, Medium Density Residential
- R-3, High Density Residential
- R-4, Manufactured Home Park
- R-5, Residential Redevelopment
- CI, Mixed Use Commercial Industrial
- B-1, Community Business
- B-2, General Business
- I-1, Industrial Park
- I-2, General Industrial
- I-3, Innovation Industrial
- TOD, Transit Oriented Development
- PUD, Planned Unit Development

0 0.5 Miles

Source: MnGeo, Sherburne County, MnDNR

This Document, created on 5/8/26, G:\SHARED\DESIGN\BOLTON_Other\2026\Big_Lake_Land\Use_Zoning\Big_Lake_Zoning_Updates.aprx | User: Jeremy Sweet | 5/7/2026 11:58 AM

Future Land Use Map

City of Big Lake, Minnesota

May 2026

BOLTON & MENK

Legend

- County Boundary
- City Limits
- Parcels
- Railroads
- Waterbodies
- Streams & Rivers

Future Land Use

- Agriculture or Semi-Rural Housing
- Business
- Future Neighborhood
- Industry or Office
- Lakeshore Cottage Neighborhood
- Low Density Housing
- Medium and High Density Housing
- Natural Open Space
- Park
- ROW
- School, Public or Church
- Town Center
- Transit-Oriented Development

0 0.5 Miles

Source: MnGeo, Sherburne County

My Document Version=1800; G:\SHERBURNE\SHERBURNE (Sherco)\2026\Big_Lake_Landuse_Zoning\Big_Lake_Zoning_Updates.aprx | Layout=Big_Lake_Future_Land_Use_Map | Data Saved: 4/29/2026 2:53 PM

APPENDIX C

Beacon Property Information

Sherburne County, MN

Summary

Starting Jan 1, 2024, Sherburne County is using a new Parcel-ID format. If you have the old format of (xx-xxx-xxxx) please use the new format of (xx-00xxx-xxxx).

Parcel ID	10-00324-4400
Primary Parcel	n/a
Parcel Type	RE
Property Address	
Plat	n/a
Sec-Twp-Rng	Sec.24 T33N R28W
Legal Description	SE 1-4 OF SE 1-4, EXCEPT A 25 FOOT STRIP OF LAND CONVEYED TO ST PAUL & NORTHERN PACIFIC RAILWAY IN DEED DATED FEB 2 1884 (Note: Legal descriptions here are for tax purposes only. Do not use them for recording purposes.)
Last Recording	A 978105 Date: 01/02/2025
Deeded Acres	38.10
Tax District	BIG LAKE
Status	N/A
Appraiser	KLB
School District	727 - BIG LAKE ISD 727

Homestead Application

Permit Application

Permits

Sales

Document	Sale Date	Sale Price	Adj Price	eCRV
A 720684	08/2010	$100,000	$100,000	
A 588682	06/2005	$1,550,800	$1,550,800	

Valuation

	2026 Assessment	2025 Assessment	2024 Assessment	2023 Assessment
Estimated Land Value	$148,300	$146,000	$146,000	$146,000
Estimated Building Value				
Total Estimated Value	$148,300	$146,000	$146,000	$146,000
Classification	Agricultural	Agricultural	Agricultural	Agricultural
Occupancy	NON-HOMESTEAD	NON-HOMESTEAD	NON-HOMESTEAD	NON-HOMESTEAD

Tax History

	2026 Payable	2025 Payable	2024 Payable
Taxable Value	$146,000	$146,000	$146,000
Net Tax	$1,140.00	$1,100.00	$1,028.00
Special Assessments	$0.00	$0.00	$0.00
Principle Balance of Spec. Assessments			
Total Payable	$1,140.00	$1,100.00	$1,028.00
Penalty Due	$0.00	$0.00	$0.00
Cost Due & Fees	$0.00	$0.00	$0.00
Interest Due	$0.00	$0.00	$0.00
Total Unpaid	$0.00	$0.00	$0.00

Green Acres

	Year	Green Acre Tax Amount	Amount Paid	Outstanding Balance
Total Unpaid				

Pay Taxes Online

Click here for General Information & Payment Options
For totals and payment information for past due taxes contact Auditor/Treasurer: 763-765-4352

Tax Statements

*Please note: Current year tax amounts for Mobile Homes are not available until July.

Tax Statement 2026

Tax Statement 2025

Tax Statement 2024

The above tax statement links take approximately 20 seconds to generate and download and will open in a popup. If they do not open, please disable your pop-up blocker.

If you are having difficulties obtaining a PDF copy of your Tax Statement(s) please check the following:

- Your Pop-Up blocker is disabled or set to allow popups from this website.
- Your PDF reader software is fully installed and up-to-date.
- Access to port #10090* is allowed by your firewall. You may need to contact your IT Department for access from within a business environment.

No data available for the following modules: Residential, Commercial, Other Buildings, Unpaid Tax, Sketches.

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| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 6/18/2026, 10:39:30 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Sherburne County, MN

Summary

Starting Jan 1, 2024, Sherburne County is using a new Parcel-ID format. If you have the old format of (xx-xxx-xxxx) please use the new format of (xx-00xxx-xxxx).

Parcel ID	10-00325-1101
Primary Parcel	n/a
Parcel Type	RE
Property Address	
Plat	n/a
Sec-Twp-Rng	Sec.25 T33N R28W
Legal Description	NE 1-4 OF NE 1-4. (Note: Legal descriptions here are for tax purposes only. Do not use them for recording purposes.)
Last Recording	A 978105 Date: 01/02/2025
Deeded Acres	40.00
Tax District	BIG LAKE
Status	N/A
Appraiser	KLB
School District	727 - BIG LAKE ISD 727

Homestead Application

Permit Application

Permits

Sales

Document	Sale Date	Sale Price	Adj Price	eCRV
A 703206	10/2009	$395,000	$395,000	
A 604858	09/2005	$3,064,000	$3,064,000	
	02/1999	$205,000	$205,000	
	10/1998	$426,250	$426,250	
	06/1995	$426,250	$426,250	

+ There are other parcels involved in one or more of the above sales:

Valuation

	2026 Assessment	2025 Assessment	2024 Assessment	2023 Assessment
Estimated Land Value	$371,700	$323,100	$249,400	$165,700
Estimated Building Value				
Total Estimated Value	$371,700	$323,100	$249,400	$165,700
Classification	Agricultural	Agricultural	Agricultural	Agricultural
Occupancy	NON-HOMESTEAD	NON-HOMESTEAD	NON-HOMESTEAD	NON-HOMESTEAD

Tax History

	2026 Payable	2025 Payable	2024 Payable
Taxable Value	$323,100	$249,400	$165,700
Net Tax	$2,524.00	$1,878.00	$1,168.00
Special Assessments	$0.00	$0.00	$0.00
Principle Balance of Spec. Assessments			
Total Payable	$2,524.00	$1,878.00	$1,168.00
Penalty Due	$0.00	$0.00	$0.00
Cost Due & Fees	$0.00	$0.00	$0.00
Interest Due	$0.00	$0.00	$0.00
Total Unpaid	$0.00	$0.00	$0.00

Green Acres

	Year	Green Acre Tax Amount	Amount Paid	Outstanding Balance
Total Unpaid				

Pay Taxes Online

Click here for General Information & Payment Options
For totals and payment information for past due taxes contact Auditor/Treasurer: 763-765-4352

Tax Statements

***Please note: Current year tax amounts for Mobile Homes are not available until July.**

Tax Statement 2026

Tax Statement 2025

Tax Statement 2024

The above tax statement links take approximately 20 seconds to generate and download and will open in a popup. If they do not open, please disable your pop-up blocker.

If you are having difficulties obtaining a PDF copy of your Tax Statement(s) please check the following:

- **Your Pop-Up blocker is disabled or set to allow popups from this website.**
- **Your PDF reader software is fully installed and up-to-date.**
- **Access to port #10090* is allowed by your firewall. You may need to contact your IT Department for access from within a business environment.**

No data available for the following modules: Residential, Commercial, Other Buildings, Unpaid Tax, Photos, Sketches.

Sherburne County disclaims any and all liability for damages incurred directly or indirectly as a result of errors, omissions or discrepancies and is not responsible for misuse or misinterpretation.
| User Privacy Policy | GDPR Privacy Notice
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Contact Us

Developed by
SCHNEIDER GEOSPATIAL

Sherburne County, MN

Summary

Starting Jan 1, 2024, Sherburne County is using a new Parcel-ID format. If you have the old format of (xx-xxx-xxxx) please use the new format of (xx-00xxx-xxxx).

Parcel ID	10-00325-1410
Primary Parcel	n/a
Parcel Type	RE
Property Address	
Plat	n/a
Sec-Twp-Rng	Sec.25 T33N R28W
Legal Description	THAT PT OF SE 1-4 OF NE 1-4 & PT OF NE 1/4 OF SE 1/4 DESC AS FOLLOWS: COMM AT NE CORNER OF SAID SEC 25; THENCE S 00 DEG 01 MIN 51 SEC W, ASSUMED BEARING ALONG E LINE OF NE 1/4 OF NE 1/4 A DIST OF 1319.25 FT TO NE CORNER OF SAID SE 1/4 OF NE 1/4 & POB OF TRACT OF LAND TO BE DESC; THENCE CONT S 00 DEG 01 MIN 51 SEC W ALONG E LINE OF SAID SE 1/4 OF NE 1/4 A DIST OF 765.56 FT TO A NLY LINE OF MNDOT ROW PLAT 71-5; THENCE S 53 DEG 51 MIN 34 SEC W ALONG SAID NLY LINE A DIST OF 24.78 FT; THENCE S 00 DEG 28 MIN 18 SEC E A DIST OF .43 FT; THENCE S 85 DEG 29 MIN 28 SEC W A DIST OF 151.61 FT; THENCE S 00 DEG 01 MIN 51 SEC W PARA WITH SAID E LINE OF SAID SE 1/4 OF NE 1/4 A DIST OF 129.04 FT TO SAID NLY LINE; THENCE S 53 DEG 51 MIN 34 SEC W ALONG SAID NLY LINE A DIST OF 24.83 FT; THENCE N 36 DEG 08 MIN 26 SEC W ALONG SAID NLY LINE A DIST OF 25.0 FT; THENCE S 53 DEG 51 MIN 34 SEC W ALONG SAID NLY LINE, A DIST OF 1378.46 FT, TO W LINE OF SAID NE 1/4 OF SE 1/4;THENCE N 00 DEG 02 MIN 16 SEC E ALONG SAID W LINE OF SAID NE 1/4 OF SE 1/4 A DIST OF 387.98 FT TO NW CORNER OF SAID NE 1/4 OF SE 1/4; THENCE N 00 DEG 02 MIN 23 SEC E ALONG W LINE OF SAID SE 1/4 OF NE 1/4 A DIST OF 1315.43 FT TO NW CORNER OF SAID SE 1/4 OF NE 1/4; THENCE N 88 DEG 53 MIN 19 SEC E ALONG N LINE OF SAID SE 1/4 OF NE 1/4 A DIST OF 1318.72 FT TO POB (Note: Legal descriptions here are for tax purposes only. Do not use them for recording purposes.)
Last Recording	A 978105 Date: 01/02/2025
Deeded Acres	37.22
Tax District	BIG LAKE
Status	N/A
Appraiser	DDB
School District	727 - BIG LAKE ISD 727

Homestead Application

Permit Application

Permits

Sales

Document	Sale Date	Sale Price	Adj Price	eCRV
A 703206	10/2009	$395,000	$395,000	
A 604858	09/2005	$3,064,000	$3,064,000	

+ There are other parcels involved in one or more of the above sales:

Valuation

	2026 Assessment	2025 Assessment	2024 Assessment	2023 Assessment
Estimated Land Value	$324,000	$324,000	$324,000	$194,500
Estimated Building Value	$3,400	$3,400	$3,400	$17,100
Total Estimated Value	$327,400	$327,400	$327,400	$211,600
Classification	Non-Homestead Qualifying Single Res Unit, Agricultural	Non-Homestead Qualifying Single Res Unit, Agricultural	Non-Homestead Qualifying Single Res Unit, Agricultural	Non-Homestead Qualifying Single Res Unit, Agricultural
Occupancy	NON-HOMESTEAD	NON-HOMESTEAD	NON-HOMESTEAD	NON-HOMESTEAD

Tax History

	2026 Payable	2025 Payable	2024 Payable
Taxable Value	$327,400	$327,400	$211,600
Net Tax	$2,964.00	$2,912.00	$1,618.00
Special Assessments	$0.00	$0.00	$0.00
Principle Balance of Spec. Assessments			
Total Payable	$2,964.00	$2,912.00	$1,618.00
Penalty Due	$0.00	$0.00	$0.00
Cost Due & Fees	$0.00	$0.00	$0.00
Interest Due	$0.00	$0.00	$0.00
Total Unpaid	$0.00	$0.00	$0.00

Green Acres

Year	Green Acre Tax Amount	Amount Paid	Outstanding Balance
Total Unpaid			

Pay Taxes Online

Click here for General Information & Payment Options
For totals and payment information for past due taxes contact Auditor/Treasurer: 763-765-4352

Tax Statements

***Please note: Current year tax amounts for Mobile Homes are not available until July.**

Tax Statement 2026

Tax Statement 2025

Tax Statement 2024

The above tax statement links take approximately 20 seconds to generate and download and will open in a popup. If they do not open, please disable your pop-up blocker.

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No data available for the following modules: Commercial, Other Buildings, Unpaid Tax.

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Contact Us

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APPENDIX D

DNR NHIS Letter

Appendix D
DNR NHIS Letter

Minnesota Department of Natural Resources
Division of Ecological & Water Resources
500 Lafayette Road, Box 25
St. Paul, MN 55155-4025

May 14, 2026

Wayne Jacobson
Jacobson Environmental, PLLC

RE: Natural Heritage Review of the proposed Project Woods,
T33N R28W Sections 24-25; Sherburne County

Dear Wayne Jacobson,

For all correspondence regarding the Natural Heritage Review of this project please include the project ID **MCE-2026-00348** in the email subject line.

As requested, the Minnesota Natural Heritage Information System has been reviewed to determine if the proposed project has the potential to impact any rare species or other significant natural features. Based on the project details provided with the request, the following rare features may be impacted by the proposed project:

State-listed Species

- Blanding's turtles (*Emydoidea blandingii*), a state-listed threatened species, have been documented in the vicinity of the proposed project. Blanding's turtles use upland areas up to and over a mile distant from wetlands, waterbodies, and watercourses. Uplands are used for nesting, basking, periods of dormancy, and traveling between wetlands. Factors believed to contribute to the decline of this species include collisions with vehicles, wetland drainage and degradation, and the development of upland habitat. Any added mortality can be detrimental to populations of Blanding's turtles, as these turtles have a low reproduction rate that depends upon a high survival rate to maintain population levels.

  The proposed project has the potential to impact this rare turtle through direct fatalities and habitat disturbance/destruction. Minnesota's Endangered Species Statute (Minnesota Statutes, section 84.0895) and associated Rules (Minnesota Rules, part 6212.1800 to 6212.2300 and 6134) prohibit the take of threatened or endangered species without a permit. **As such, please contact Review.NHIS@state.mn.us to confirm that the following measures will be implemented:**
  - Avoid wetland and aquatic impacts during overwintering season, between September 15 and April 15, if the area is suitable for overwintering.
    - Wetlands and aquatic habitats that freeze solid to the bed (no liquid water) are not suitable overwintering habitat. However, Blanding's turtles will overwinter in wetlands and aquatic habitat where ice has closed over the water's surface.
  - Limit erosion and sediment control to wildlife friendly erosion control.

- Check bare ground within construction areas for turtles before the use of heavy equipment or any ground disturbance.
- Inspect trenches, holes, or depressions prior to starting work **each day** and immediately prior to filling. Upon project completion, bore holes and trenches must be filled.
- The Blanding's turtle flyer must be given to all contractors working in the area.
- Report any sightings using the DNR Plant and Animal Observation Form.
- If turtles are in imminent danger, move them by hand out of harm's way; otherwise, they are to be left undisturbed. Directions on how to move turtles safely can be found at Helping Turtles Across the Road.

If the above measures are not feasible, please contact Review.NHIS@state.mn.us as a project-specific avoidance plan will likely be needed to demonstrate avoidance.

Additional Blanding's turtle avoidance measures may include, but are not limited to, the following recommendations:

- Recommendations from List 1 and List 2 of the Blanding's turtle fact sheet.
- Avoid hydro-mulch products that contain any materials with synthetic (plastic) fiber additives, as the fibers can re-suspend and flow into waterbodies.
- Nesting occurs in open (grassy or brushy) sandy uplands. Blanding's turtles have been known to nest in residential areas, farm fields, and areas of exposed soil/sand/sediment (including soil stockpiles and gravel pads). To minimize impacts:
  - Avoid impacts to potential nesting habitat from June 1 through September 15, **or**
  - Exclude Blanding's turtles from potential nesting habitat from May 15 through July 15. To exclude turtles from potential nesting habitat, install a barrier, buried 10 inches, around suitable nesting habitat.

- Please visit the DNR Rare Species Guide for more information on the habitat use of state-listed species and recommended measures to avoid or minimize impacts.

Federally Protected Species

- To ensure compliance with federal law, conduct a federal regulatory review using the U.S. Fish and Wildlife Service's (USFWS) online Information for Planning and Consultation (IPaC) tool.

Environmental Review and Permitting

- The Environmental Assessment Worksheet (EAW) should address whether the proposed project has the potential to adversely affect the above rare features and, if so, it should identify specific measures that will be taken to avoid or minimize disturbance. Sufficient information should be provided so the DNR can determine whether a permit to take will be needed for any of the above protected species.

- Please include a copy of this letter and the MCE-generated Final Project Report in any state or local license or permit application. Please note that measures to avoid or minimize disturbance to the above rare features may be included as restrictions or conditions in any required permits or licenses.

The Natural Heritage Information System (NHIS), a collection of databases that contains information about Minnesota's rare natural features, is maintained by the Division of Ecological and Water Resources, Department of Natural Resources. The NHIS is continually updated as new information becomes available and is the most complete source of data on Minnesota's native plant communities, rare species, and other rare features. However, the NHIS is not an exhaustive inventory and does not contain the locations of all rare features in the state. Therefore, ecologically significant features for which we have no records may exist within the project area. If additional information becomes available regarding rare features in the vicinity of the project, further review may be necessary.

For environmental review purposes, the results of this Natural Heritage Review are valid for one year; the results are only valid for the project location and project description provided with the request. **If project details change or the project has not occurred within one year, please resubmit the project for review within one year of initiating project activities.** Resubmit by selecting *Clone Project as Draft* on the project page in MCE.

The Natural Heritage Review does not constitute project approval by the Department of Natural Resources. Instead, it identifies issues regarding known occurrences of rare features and potential impacts to these rare features. Visit Natural Heritage Review for additional information regarding this process, survey guidance, and other related information. For information on the environmental review process or other natural resource concerns, please contact your DNR Regional Environmental Assessment Ecologist.

Thank you for consulting us and for your interest in the conservation of Minnesota's rare natural resources.

Sincerely,

James Drake
Digitally signed by James Drake
Date: 2026.05.14 14:54:51 -05'00'

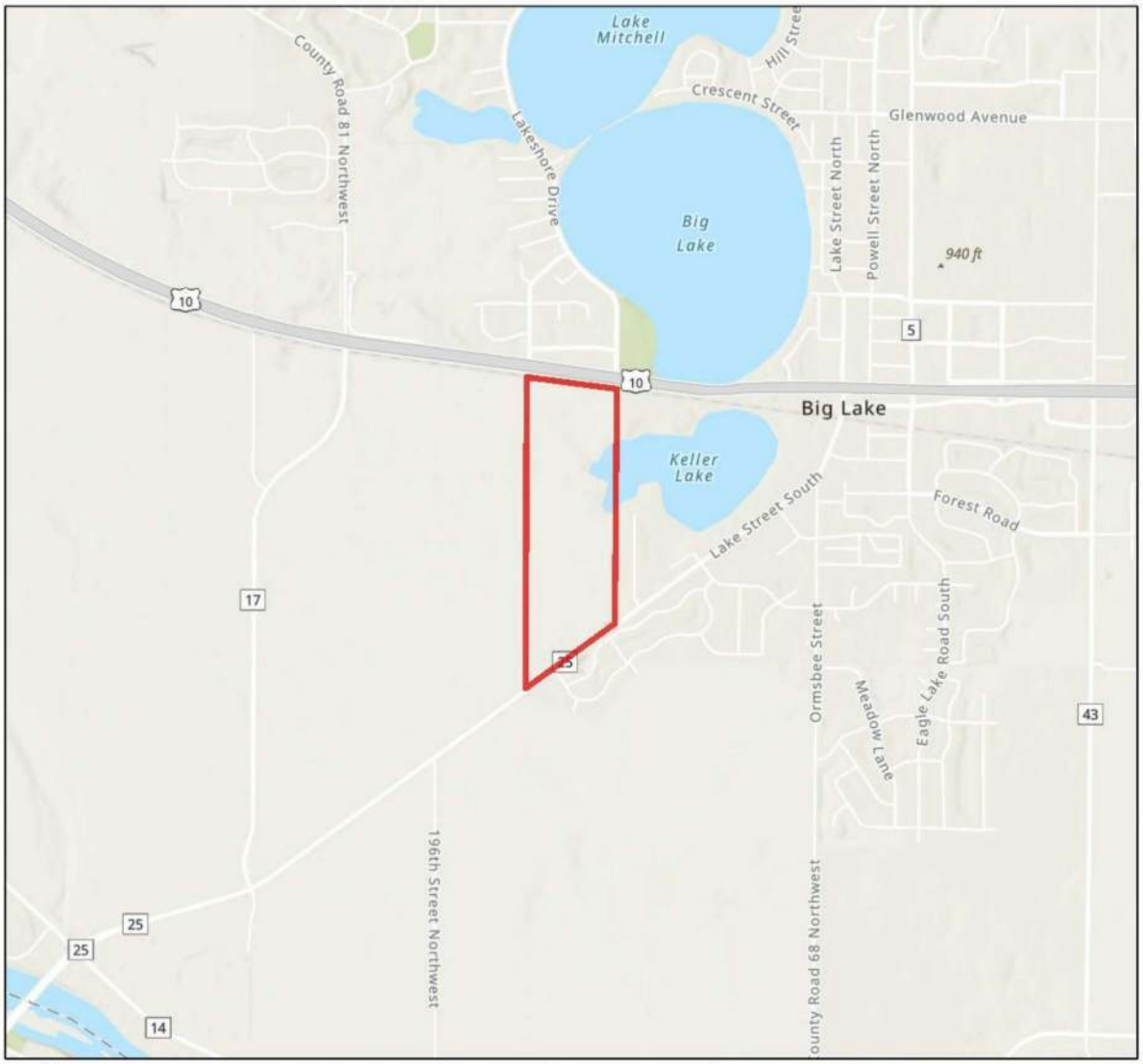
Natural Heritage Review Specialist
james.f.drake@state.mn.us

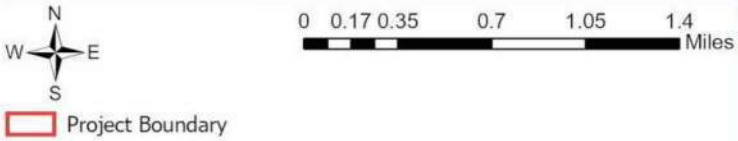
Cc: Melissa Collins

For more project details, see the MCE-generated Final Project Report, available on the MCE project page.

Project Woods

USA Topo Basemap With Locator Map





Project Boundary

Project Type: Development, Commercial/Institutional/Industrial

Project Size (acres): 116.54

County(s): Sherburne

TRS: T33 R28 S24, T33 R28 S25

Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS
Esri, NASA, NGA, USGS, FEMA
Metropolitan Council, MetroGIS, MN Dept Natural Resources, Esri, TomTom,



APPENDIX E

Phase 1 Environmental Assessment Survey



Phase I Environmental Site Assessment

Project Woods
State Highway 25 Northwest
Big Lake, Minnesota

February 17, 2026

Project No. 26-33946

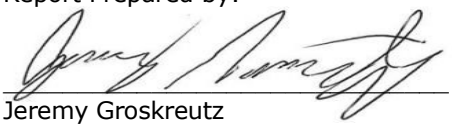
ISG
Architecture
Engineering
Environmental
Planning
ISGInc.com

PREPARED BY:
ISG
Nick McCabe
Senior Environmental Scientist
115 East Hickory Street + Suite 300
Mankato, MN 56001
507.387.6651
Nick.Mccabe@ISGInc.com

CERTIFICATION AND SIGNATURES

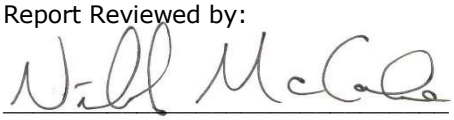
This Phase I Environmental Site Assessment was performed by ISG in conformance with the scope and limitations of American Society for Testing and Materials Standard E1527-21 (ASTM E1527-21). I, Nick McCabe, declare to the best of my professional knowledge and belief, I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property and I meet the definition of an Environmental Professional as defined in 40 CFR 312.10(b). I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Report Prepared by:



Jeremy Groskreutz
Environmental Scientist

Report Reviewed by:



Nick McCabe
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Project Woods
Big Lake, Minnesota

ISG Project No.: 26-33946

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TABLE OF CONTENTS

CERTIFICATION AND SIGNATURES i
EXECUTIVE SUMMARY 1
Land Use Summary 1
Regulatory Records Summary 1
List of Findings 1
Significant Data Gaps 1
Opinions 1
Conclusion 1
INTRODUCTION 2
Purpose 2
Scope of Services 3
Non-Scope Considerations 3
Assessment Limitations 4
User Reliance 5
SITE DESCRIPTION 5
Location and Legal Description 5
Current Subject Property Land Use 5
Current Adjoining Property Land Use 5
USER PROVIDED INFORMATION 5
RECORDS REVIEW 5
Regulatory Records Review 6
Physical Setting Sources 7
Subject Property Land Use Review 7
Adjoining Property Land Use Review 8
SITE RECONNAISSANCE AND INTERVIEWS 8
Observations 8
Exterior Observations 9
Interior Observations 9
General Site Setting 9
Interviews 10
CONCLUSION 10
REFERENCES 10

APPENDICES

Appendix A: Maps ..... A
Appendix B: Photo Log ..... B
Appendix C: Historical Research Documentation C
Appendix D: Regulatory Records Documentation ..... D
Appendix E: User Provided Information ..... E
Appendix F: Property Tax Information ..... F
Appendix G: Environmental Professional ..... G

EXECUTIVE SUMMARY

ISG was authorized by Nicole DeMartino to conduct a Phase I Environmental Site Assessment (ESA) for the subject property located off State Highway 25 Northwest just outside Big Lake, Minnesota. The purpose of this Phase I ESA was to identify any Recognized Environmental Conditions (RECs) associated with the subject property. This Phase I ESA was performed in conformance with the scope and limitations of ASTM E1527-21. Any exceptions to, or deletions from this practice are described in the introduction of this report.

Land Use Summary

According to historic aerial photographs and topographic maps, historic land use of the site has consisted of agricultural use. Dating back to at least 1937 the land use of the subject property had been agricultural row crop production. A rural homestead was constructed on site sometime between the 1957 and 1961. Currently, the subject property is owned by Dellwood Land Development, LLP and consists of agricultural fields, a wetland fringe of Keller Lake, and a vacant homestead.

Regulatory Records Summary

There were 39 database listings within a half-mile radius of the subject property, none of which were located at the subject property. There were no leaking storage tank, spills, brownfield, or other database entries located within a half mile of the subject property which would suggest environmental contamination. Due to this, these listings do not appear to have the potential to cause an environmental concern for the subject property.

List of Findings

- There were no findings indicating potential contamination at the subject property or any of its adjoining properties.

Significant Data Gaps

- There were no significant data gaps which would limit this environmental site assessment.

Opinions

It is the opinion of ISG that there are no Recognized Environmental Conditions (REC) related to the subject property.

Conclusion

Based on the review of geographic/geologic information, aerial photography, historical data, governmental records, information provided by the user, interviews conducted, and the site evaluation, this assessment has revealed no evidence of RECs in connection with the property.

ISG is not able to represent that the site or adjoining land contains no hazardous waste, oil, or other latent conditions beyond that detected or observed during this assessment. If future development or land disturbing activities are planned, further investigation may be warranted to document the presence or absence of contamination at the subject property and/or whether contamination levels could be above thresholds that might require reporting to the applicable agencies or regulated handling and/or disposal.

INTRODUCTION

Purpose

The purpose of this Phase I Environmental Site Assessment is to identify, within limits, the environmental liability, or potential environmental liability, of the property under assessment. The site was evaluated for indications of recognized environmental conditions, historic recognized environmental conditions, and controlled recognized environmental conditions as defined by ASTM E1527-21:

RECOGNIZED ENVIRONMENTAL CONDITIONS

The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. A de minimis condition is defined by ASTM as "a condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies" and are not recognized environmental conditions.

HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS

A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS

A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

Recognized environmental conditions will be assessed and reported herein. Included in this report is geographic/geologic information, aerial photography, historical data and an analysis of the use and improvements to the site, findings reported for potential environmental hazards through governmental regulatory records, and interviews with people who have knowledge of the history of the property.

When an assessment is completed without adequate subsurface exploration or chemical screening of soil and groundwater beneath the site, as in this study, no statement of scientific certainty can be made regarding latent subsurface conditions which may be the result of on-site or off-site sources.

ISG is not able to represent that the site or adjoining land contains no hazardous waste, oil or other latent conditions beyond that detected or observed by this company during this assessment. The possibility always exists for contaminants to migrate through surface water, air, or groundwater. The ability to accurately address the environmental risk associated with transport in these media is beyond the scope of this investigation.

Scope of Services

The scope of this Phase I ESA is consistent with ASTM E1527-21. It is our understanding this Phase I ESA was requested for internal due diligence by Fisher Construction Group.

The following services are provided for this project:

- Develop a property overview by collecting basic physical information about the property including: location, size, prominent features, and geologic, physiographic and environmental setting.
- Establish historical information for subject property and adjacent properties including:
  - Review user ownership history
  - Identify past and present operations and processes
  - Determine products and wastes handled at the property
  - Locate product/waste storage and disposal areas
  - Research regulatory history
  - Interview relevant/knowledgeable persons
  - Review past environmental investigations and cleanups
- Perform a physical reconnaissance of the property and inspect the property to verify and further supplement information obtained through the record reviews.
- Determine environmental liability or potential liability of the property under assessment.
- Document all research and field information, prepare maps illustrating physical and historical information, and prepare the assessment report.

Any other additional services contracted between the user and ISG, including a broader scope of assessment, more detailed conclusions, liability/risk evaluations, and extent for further investigation are beyond the scope of services.

Non-Scope Considerations

There may be environmental issues or conditions at the property that should be assessed which are outside of the scope of services. The following list includes, but is not limited to, several non-scope considerations that may need further investigation such as:

- Asbestos containing material
- Radon
- Mercury
- Lead-based paint
- Wetlands
- Regulatory compliance
- Cultural and historic resources
- Health and safety
- Ecological resources
- Endangered species
- High voltage power lines
- Site flooding
- Physical properties of the soils and bedrock for site grading or foundation considerations

Testing and/or sampling of material(s) was not completed for items such as soil, water, air, polychlorinated biphenyls (PCBs), lead, and radon. There was no comprehensive investigation completed to study local geologic or hydrogeological conditions which influence the distance hazardous substances or petroleum products are likely to migrate.

Assessment Limitations

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost.

This report is based on the procedures described in the ASTM E1527-21, available literature cited in this report, conditions present at the time of our investigation, and our interpretation of the information obtained as part of this investigation. Information provided in this report is limited to the accuracy and completeness of the information obtained from others. ISG used the degree of care, diligence, and skill ordinarily exercised under similar circumstances by reputable members of its profession practicing in the same locality. No other warranty is made or intended. No intentional deviations from the ASTM E1527-21 were made in the completion of this Phase I ESA.

This Phase I ESA was limited by the following:

- Access to the interior of the structures was not available.
- Sanborn fire insurance maps were not available for the subject property.
- There was no on-site investigation to test and/or sample material(s) such as soil, water, air, PCBs, lead, and radon.
- There was no comprehensive investigation completed to study local geologic or hydrogeological conditions which influence the distance hazardous substances or petroleum products are likely to migrate.

None of these limitations appear to present significant data gaps as there is sufficient other data from overlapping time periods to adequately characterize the land use of the subject property. The level of inquiry and the appropriate level of environmental site assessment is guided by the type of property subject to assessment, the expertise and risk tolerance of the user, and the information developed during the inquiry.

User Reliance

This Phase I Environmental Site Assessment has been prepared for the exclusive use of the following:

SITE DESCRIPTION

Location + Legal Description

The site is approximately 115.32 acres and is located off State Highway 25 Northwest. The property is located within Sections 24 and 25, Township 33 North, Range 28 West, just outside the City of Big Lake, Sherburne County, State of Minnesota. The parcel identification numbers were listed as 10-00324-4400, 10-00325-1101, and 10-00325-1410. Sherburne County property tax information is provided in Appendix F.

Current Subject Property Land Use

The site currently consists of agricultural fields, a wetland fringe of Keller Lake, and a vacant homestead. The site elevation ranged from approximately 926 to 944 feet above sea level. Surface water appeared to generally flow east toward Keller Lake.

Current Adjoining Property Land Use

Land use directly adjoining the subject property is agricultural and residential. Bordering the subject property to the north, were a BNSF railroad and US Highway 10 with single family residential homes beyond them. To the west were agricultural fields. To the south, across State Highway 25, were single-family residential homes. To the east were single-family residential homes and Keller Lake.

USER PROVIDED INFORMATION

If the user of the property is aware of any specialized knowledge or experience that is material to recognized environmental conditions in connection with the property, it is the user's responsibility to communicate any information based on such specialized knowledge or experience to the environmental professional.

Robert Badgett (user) indicated in a user questionnaire that he was unaware of any environmental cleanup liens, land use limitations, chemical releases or spills, contamination on-site, or any other possible environmental concerns in connection with the subject property. A copy of the user questionnaire is attached in Appendix E.

RECORDS REVIEW

The site records review of the property was assembled through a search of federal regulatory information, research of government records, and a review of area maps. This information was obtained from Historical Information Gatherers, Inc. (HIG). A description of records searched, and results are attached in Appendix D. A summary of the results is provided below.

Regulatory Records Review

HIG's radius database search identified 12 sites within a half-mile radius of the subject property. This included one of the adjoining properties (AP).

Table 1. Notable Sites Listed Within the Regulatory Radius Search

Site Name	Address	Database	Distance From Site	Relative Elevation
J & C Tree Services (AP)	151 Norwood Dr	AG LICENSES[1], MDA LIC[8]	0.042 mi. ESE	Lower
Sweet Blessings Bakery	191 Sherburne Ave	MDA LIC[8]	0.069 mi. NNW	Higher
Dollar General Store #30118	90 Lake Shore Dr	AG LICENSES[1], MDA LIC[8]	0.079 mi. NNE	Higher
Well 3/Lakeside Park	101 Lake Shore Dr	FRS[4], HIST TANK SITES[5], T 2[11], UST[12], WIMN[13]	0.095 mi. NNE	Higher
Keller Lake Commons	655 Norwood Ln	ECHO[3], FRS[4], HWG[6], MANIFEST EPA[7], NURSING HOMES[9], RCRA VSQG[10]	0.107 mi. ESE	Higher
Jedlicka Dana	121 Euclid Ave	AG LICENSES[1], MDA LIC[8]	0.161 mi. NNW	Higher
The Sweet Cart	694 Independence Dr	AG LICENSES[1], MDA LIC[8]	0.177 mi. ESE	Higher
Carmie's Creations	231 Leighton Dr	AG LICENSES[1], MDA LIC[8]	0.220 mi. NNW	Higher
Sassy Momma's Sweets & Things	230 Leighton Dr	AG LICENSES[1], MDA LIC[8]	0.243 mi. NNW	Higher
Engvall Nichole	620 Lake St S	AG LICENSES[1], MDA LIC[8]	0.249 mi. E	Higher
Keith & Diane Bondhus	521 N Lake St	FRS[4], HIST TANK SITES[5], UST[12], WIMN[13]	0.296 mi. E	Higher
Family Dollar Store #6637/Big Lake Imperial/ O'Reilly Auto Parts #1532	180 Hwy 10	ECHO[3], FRSEPA UST[3], FRS[4], HIST TANK SITES[5], HWG[6], MDA LIC[8], RCRA VSQG[10], UST[12], WIMN[13]	0.438 mi. ENE	Higher

[1]AG LICENSES: Fertilizer Related Facilities
[2]ECHO: EPA Enforcement and Compliance History Online
[3]EPA UST: EPA UST Finder Database
[4]FRS: Facility Registry Systems
[5]HIST TANK SITES: Historical Storage Tank Listing
[6]HWG: Permitted Hazardous Waste Generators
[7]MANIFEST EPA: EPA Hazardous Waste Electronic Manifest System
[8]MDA LIC: Minnesota Department of Agriculture Licensed Facilities
[9]NURSING HOMES: List of Nursing Homes
[10]RCRA VSQG: Resource Conservation & Recovery Act Very Small Quantity Generators
[11]T 2: Facilities that Submit an Emergency and Hazardous Chemical Inventory Form
[12]UST: Underground Storage Tank Listing
[13]WIMN: What's In My Neighborhood Database

There were 39 database listings within a half-mile radius of the subject property, none of which were located at the subject property. There were database listings on one of the adjoining properties. This site was J & C Tree Services located at 151 Norwood Drive. This site was listed within Minnesota Department of Agriculture license databases as a tree care registry. There were no leaking storage tank, spills, brownfield, or other database entries located within a half mile of the subject property which would suggest environmental contamination. Due to this, these listings do not appear to have the potential to cause an environmental concern for the subject property.

Physical Setting Sources

A current USGS 7.5-minute topographic map showing the area where the property is located was reviewed for information of above or below ground utilities, information about geologic, hydrogeologic, hydrologic, and general topographic physical settings. A topographic map is attached in Appendix A. The vacant homestead was observed on the property. The property topography was gently undulating, and the site elevation ranged from approximately 926 to 944 feet above sea level. Surface water appeared to generally flow east toward Keller Lake. The subject property is located within the Mississippi River – St. Cloud watershed.

The Minnesota Pollution Control Agency's (MPCA) What's In My Neighborhood (WIMN) Database was reviewed (Figure 3 – What's In My Neighborhood Map) to compare contaminated sites within the vicinity of the project area to the HIG database results. The MPCA database reflected predominantly different results than the HIG search.

A majority of the soils on the subject property were mapped as Hubbard loamy sand. Hubbard soils consist of very deep, excessively drained soils with high to very high permeability.

Subject Property Land Use Review

Legal documents and historical resources were examined to determine if past land use created an impact on the environment which may lead to a REC. Aerial photographs, topographic maps, city directories, and title records were reviewed (see Appendix C). Historical information helps to understand the past land use and identify recognized environmental conditions in connection with the property.

Historical aerial photographs of the property and surrounding area were reviewed to identify visual changes and past uses of the property. Aerial photographs were available through HIG for the years 1937, 1939, 1940, 1953, 1957, 1963, 1970, 1975, 1979, 1980, 1984, 1991, 1997, 2003, 2008, 2013, 2017, 2021, and 2025. The project site was evident in all the photographs. From at least 1937 a majority of the subject property has been cultivated for agriculture with the exception of a fringe of Keller Lake within its northern half. In the 1963 aerial photograph a rural homestead became apparent along the southern boundary of the property. No major land use changes to the subject property were apparent between the 1963 and 2025 aerial photographs.

Historical topographic maps of the property and surrounding area from 1961, 1980, 1991, 2013, 2016, 2019, and 2022 were also reviewed to identify visual changes and past uses of the property. The subject property was evident on all maps. The current structures were apparent on the subject property in the 1961 through 1991 maps. Although the 2013 through 2022 topographic maps do not show individual structures, these were assumed to be present based on current and historical photographs. In general, the topographic maps appeared consistent with what was shown in the historical aerial photographs.

City directories for 2003 and 2008 were reviewed for past uses of the property. No listings at the subject property address were found in either directory. A Business Directory Area Search of the surrounding area from 1997 through 2025 was also conducted. There were no listings at the subject property address in this search.

A Sanborn fire insurance map of the City of Big Lake from 1958 was available for review. The subject property was not apparent on this map.

An environmental lien search was completed to identify environmental liens and/or activity and use limitations in connection with the subject property. According to the Sherburne County Recorder, the title to the property is owned by Dellwood Land Development, LLP. Environmental liens or other activity and use limitations were not found in connection with the subject property. A copy of the deed associated with the subject property is included in Appendix E.

Adjoining Property Land Use Review

The historical information gathered from historical aerial photographs, city directory listings, and topographic maps suggests the area directly adjoining the subject property has been used primarily for agricultural and residential purposes. In the 1937 aerial photograph surrounding land was largely cultivated for agricultural use with a rural residence located to the south and a railroad and US highway located to the north. No major land use changes to the adjoining properties were apparent between the 1937 and 1953 aerial photographs. In the 1957 aerial photograph a rural residence became apparent to the southeast of the surject property. Adjacent residential development first appear in the 1970 aerial photograph with Norwood Drive and a residence to the east of the subject property. Additional residential homes would continue to become apparent off Norwood Drive in subsequent aerial photographs through 2003. No major land use changes to the adjoining properties were apparent between the 2003 and 2025 aerial photographs.

Topographic maps appeared consistent with the aerial photographs, showing undeveloped areas and rural residences in 1961 and 1980, with subsequent maps showing increased residential development surrounding the subject property. Although the 2013 through 2022 topographic maps do not show individual structures, these were assumed to be present based on current and historical photographs as well as the city directory listings.

The city directories supported what was visible in the historical aerial photographs and topographic maps, listing primarily rural residential listings in the vicinity of the subject property in 2003 and 2008. The Business Directory Area Search listed one of the adjoining properties. This was 165 Norwood Lane which was listed as Jim Berthiaume Roofing, a roofing contractor, from 1997 through 2012.

None of the adjoining properties were apparent on the 1958 Sanborn fire insurance map.

SITE RECONNAISSANCE AND INTERVIEWS

The site reconnaissance of the subject property was assembled through visual observations. The objective was to obtain information identifying recognized environmental conditions in connection with the property.

Observations

A thorough observation was conducted for evidence of environmental concerns on the subject property. The site visit was conducted by ISG Environmental Scientist, Jeremy Groskreutz, on January 29, 2026. Pictures from the site visit are in Appendix B of this report.

Table 2 indicates whether potential recognized environmental conditions were observed during the site reconnaissance.

Table 2. Site visit observations

Interior + Exterior Investigation	Observed	Not Observed	Note/Comment
Hazardous Substances or Containers		✓	
Petroleum Products		✓	
Aboveground Storage Tank(s)		✓	
Underground Storage Tank(s) (vent/fill pipes or access ways)		✓	
Odors		✓	
Solid Waste Disposal		✓	
Pools of Liquid		✓	
Stained Soil or Pavement		✓	
Stressed Vegetation		✓	
Pits, Ponds, or Lagoons		✓	
Wells	✓		Irrigation well on adjoining property that serviced the site
Septic System		✓	
Wastewater or Stormwater		✓	
Drums (5 to 55 gallon)		✓	
Unidentified Substance Containers		✓	
PCBs (electrical or hydraulic)		✓	
Drains and waste traps/sumps		✓	
Stains/Corrosion		✓	
Heating/Cooling		✓	

Exterior Observations

The subject property consisted of two agricultural fields, a wetland fringe of Keller Lake which is farmed around, and a vacant homestead. The homestead was located at the southeast corner of the property and consisted of a vacant house and detached garage. An irrigation well and boom system were located on the adjoining property to the west. These are used to service the adjoining agricultural field to the west as well as the southern agricultural field within the subject property. An overhead power line ran parallel along the western boundary of the property along the northern agricultural field and then crossed through the subject property along the boundary of the two fields. A utility shed and transformer were located just outside of the subject property at the junction where the line starts to cross the subject property. There were no out-of-place odors, stained soils or pavement, stressed vegetation, or other signs of contamination observed across the site exterior.

Interior Observations

Access to the interiors of the vacant house and detached garage was not available.

General Site Setting

Observations were also made of the adjoining properties. The subject property was in an agricultural and residential setting located between State Highway 25 and US Highway 10. No environmental concerns were observed on adjacent properties from the view of the subject property and right-of-way during the site visit. There was no evidence of any pools of liquids, spills, stains, or odors on the neighboring properties.

Interviews

ROBERT BADGETT [USER], CIVIL ENGINEER, FISHER CONSTRUCTION GROUP

Robert Badgett was interviewed on January 14, 2026, by ISG Senior Environmental Scientist, Nick McCabe. He stated that prior land use of the site was agricultural. He was unaware of any above or underground storage tanks with petroleum or any other hazardous material on the subject property. In addition, Mr. Badgett had no knowledge of environmental concerns in the surrounding area.

Attempts were made to contact a government official for an interview; however, no response had been received at the time of report publication.

CONCLUSION

ISG performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E1527-21 for the subject property located off State Highway 25 Northwest located just outside Big Lake, Minnesota. Any exceptions to, or deletions from this practice are described in the introduction of this report. The purpose of this Phase I ESA was to identify any RECs associated with the subject property.

Based on the review of geographic/geologic information, aerial photography, historical data, governmental records, information provided by the user, interviews conducted, and the site evaluation, this assessment has revealed no evidence of RECs in connection with the property.

ISG is not able to represent that the site or adjoining land contains no hazardous waste, oil, or other latent conditions beyond that detected or observed during this assessment. If future development or land disturbing activities are planned, further investigation may be warranted to document the presence or absence of contamination at the subject property and/or whether contamination levels could be above thresholds that might require reporting to the applicable agencies or regulated handling and/or disposal.

REFERENCES

American Standards and Testing Material Practice E 1527-21: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

APPENDIX F

State Historic Public Map



6/18/2026

1:15,000

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

MnSHIP Points

Inventoried

MnSHIP Lines

NR Listed or Eligible

Inventoried

County Boundaries

Earthstar Geographics

APPENDIX G

Wetland Level 1 Delineation Report

Wetland Level 2 Delineation Report

Addendum to Wetland Level 2 Delineation Report

LEVEL 1 OFFSITE WETLAND DETERMINATION for

FISHER CONSTRUCTION GROUP

SHERBURNE COUNTY, MN

December 2025

IE Project No: ER25-04-246

116 East Washington Avenue | Fergus Falls, MN 56537 | (218) 739.5545 | interstateeng.com

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WETLAND DELINEATION REPORT
FISHER CONSTRUCTION GROUP

SHERBURNE COUNTY, MINNESOTA

TABLE OF CONTENTS

INTRODUCTION	1	
METHODOLOGY	1	
FINDINGS	2	
Site Description/Topography		2
Existing Wetland Mapping		2
Plant Communities		2
Precipitation		3
Wet Signatures		3
Soil Review		3
Conclusion		4
REFERENCES	5	
DELINEATORS CREDENTIALS	5	

ATTACHMENTS

Attachment 1 – Site Maps
Attachment 2 – Soils Map
Attachment 3 – Antecedent Precipitation Analysis
Attachment 4 – Level One Recording Forms

INTRODUCTION

Interstate Engineering, Inc. was contracted by Fisher Construction Group to determine whether wetland(s) exist on the subject property and if so, to delineate those wetland boundaries, and to produce a wetland delineation report. This property is/has been under agricultural production and as such, the wetland determination/delineation has been done using the Offsite Hydrology/Wetland Determination methodology outlined in the joint USACE/BWSR document Guidelines for Offsite Hydrology/Wetland Determinations (July 2016). The property where a potential development will take place is located on the West side of Big Lake, MN and consists of three parcels totaling approximately 115 acres. Alex Janochoski, MWPCP certified delineator #5493 performed the delineation. The delineation/determination was done in anticipation of the construction of a new industrial facility.

Site Location:

Parcel Numbers: 10-00324-4400, 10-00325-1101, 10-00325-1410

Address:	The site can be accessed from a field entrance off STATE HWY 25.
City, County, State:	Big Lake, Sherburne County, Minnesota
Section, Township, Range:	Sections 24 & 25. Township 33N. Range 028W

See attached Location Map

METHODOLOGY

Level I Delineation:

Prior to the site visit, a literature/mapping review was conducted to determine the probable presence and extent of wetlands on the site. This review consisted of maps from the National Wetlands Inventory (NWI), USDA NRCS Web Soil Survey, county and state lists of hydric soils, topographic maps, and a series of aerial photographs with precipitation data. The precipitation analysis's were run using the Minnesota State Climatology Office Wetland Delineation Precipitation Data Retrieval from a Gridded Data Base tool to assess whether the aerial photographs were dry, normal, or wet.

Potential wetland areas that were either wholly or partially within active agricultural field on the property were delineated using the Offsite Hydrology/Wetland Determination method. A total of 5 recent aerial images taken during periods of normal antecedent precipitation conditions, (based on three-prior month method), were used. Although all available photographs were reviewed, due to date, collection methodology, and other technological advances, theses recently collected 5 images were chosen for analysis.

The assessment areas were determined using an aerial photograph from September 2024 that had wet antecedent precipitation conditions. Five assessment areas were determined based on this photograph.

Aerial photographs were downloaded from various sources and inserted into an ArcGIS pro database. Following this, individual normal antecedent precipitation photos were turned on. The presence or absence of a hydrology "hit" in each assessment area and the corresponding code from the interpretation key were then recorded on the "Wetland Hydrology from Aerial Imagery Recording Form".

LiDAR contours, soils information form the Web Soil Survey, and NWI wetland mapping were downloaded from available sources and placed in the same databases in order to complete the Recording Form Decision Matrix and to aid in determining whether wetland signature areas might be false "hits" based on topographic position or other landscape features.

FINDINGS

Site Description/Topography

The subject property is three separate parcels that together total approximately 115 acres. The site is relatively flat and currently utilized for agricultural production. The parcels remain undeveloped and contain a pivot irrigation system. Surrounding land use is diverse, consisting of a mix of agricultural, residential, commercial, and industrial properties. One public water body (Keller Lake) exists to the Northeast with parts of the waterbody intruding into the subject parcels.

Existing Wetland Mapping

The National Wetland Inventory (NWI) and the MNDNR's National Wetland Inventory Update project show multiple wetland polygons within the boundary of the subject property. The Cowardin classifications listed are as follows:

- PEM1Af – Palustrine(P),Emergent(EM), Persistent(1), Temporary Flooded(A), Farmed(f)
- PEM1C – Palustrine(P), Emergent(EM), Persistent(1), Seasonally Flooded(C)
- PABH – Palustrine(P), Aquatic Bed(AB), Permanently Flooded(H)

Plant Communities

Most of the subject property is and has been under agricultural production allowing no establishment of vegetation. The existing wetland basin to the North looks to be dominated by shallow and deep marsh plant communities. There appears to be a small amount of wooded vegetation within the wetland area. Further south there are a few small, wooded areas that exist along the eastern border of the property. Aerial imagery suggests that the trees are primarily deciduous.

Precipitation

Antecedent precipitation data was derived from the Minnesota State Climatology Office's Wetland Delineation Precipitation Data Retrieval from a Gridded Database tool. The results of this action are included in the attachments. Only those photos that were obtained during normal antecedent precipitation conditions were analyzed.

Wet Signatures

Five assessment areas were identified off the wet antecedent precipitation photograph selected for this review. The fillable recording form allows the reviewer to select the "best fit" signature, but there were several instances where multiple signature types were applicable for an assessment area.

Assessment area number one was found to have wet signatures in 60% of the photos reviewed with "SS" selected as the most common interpretation key.

Assessment area number 2 was found to have wet signatures in only 40% of photos reviewed. Some years showed little to no signatures and normal vegetation was present. Other years' soil saturation could be seen.

Assessment areas number 3 & 4 were both found to contain wet signatures in 80% of photos reviewed. "SS" was the most common interpretation key selected with "NV" only applicable in one year's imagery.

Assessment area number 5 was found to contain wet signatures in 100% of the photographs reviewed. Assessment area 5 is an existing wetland that does not appear to have been cropped. Parts of this assessment area exist below the ordinary high-water mark of Keller Lake and therefore are public waters. The fringed wetland areas surrounding the lake were undisturbed throughout the years of this aerial imagery review.

Soil Review

Soil information derived from the United State Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey (Version 3.4) identified seven different soil types within the parcel boundaries of the subject property. The seven soil types identified are as follows:

- 261 – Isan sandy loam, 98% hydric rating
- 768 – Mosford sandy loam, 1% hydric rating
- 1288 – Seelyeville-Markey complex, 100% hydric rating
- D20A – Isan-Isan complex, 95% hydric rating
- D62A – Hubbard-Mosford complex, 1% hydric rating
- D67B – Hubbard loamy sand, 3% hydric rating
- D67C – Hubbard loamy sand, 0% hydric rating

The soils that exist within the boundaries of the assessment areas identified from this level one review are 261, 1288, D20A, and D62A.

Conclusion

Five assessment areas (level one wetland polygons) were identified from a level one offsite determination. Per the Decision Matrix and Table 1 of the Wetland Determination from Aerial Imagery Recording Form, all assessment areas contain hydrology signatures at a frequency that indicate there are wetlands present without the necessity to identify other hydrology indicators. Four of the five assessment areas exist within the active agricultural field and have been significantly disturbed. These areas were mostly identified based off soil wetness signatures and crops drown out in certain years of aerial imagery. Assessment area five is an existing wetland that directly adjoins Keller Lake. A level 2 delineation may be required to further define the extent of the assessment area five boundary.

REFERENCES

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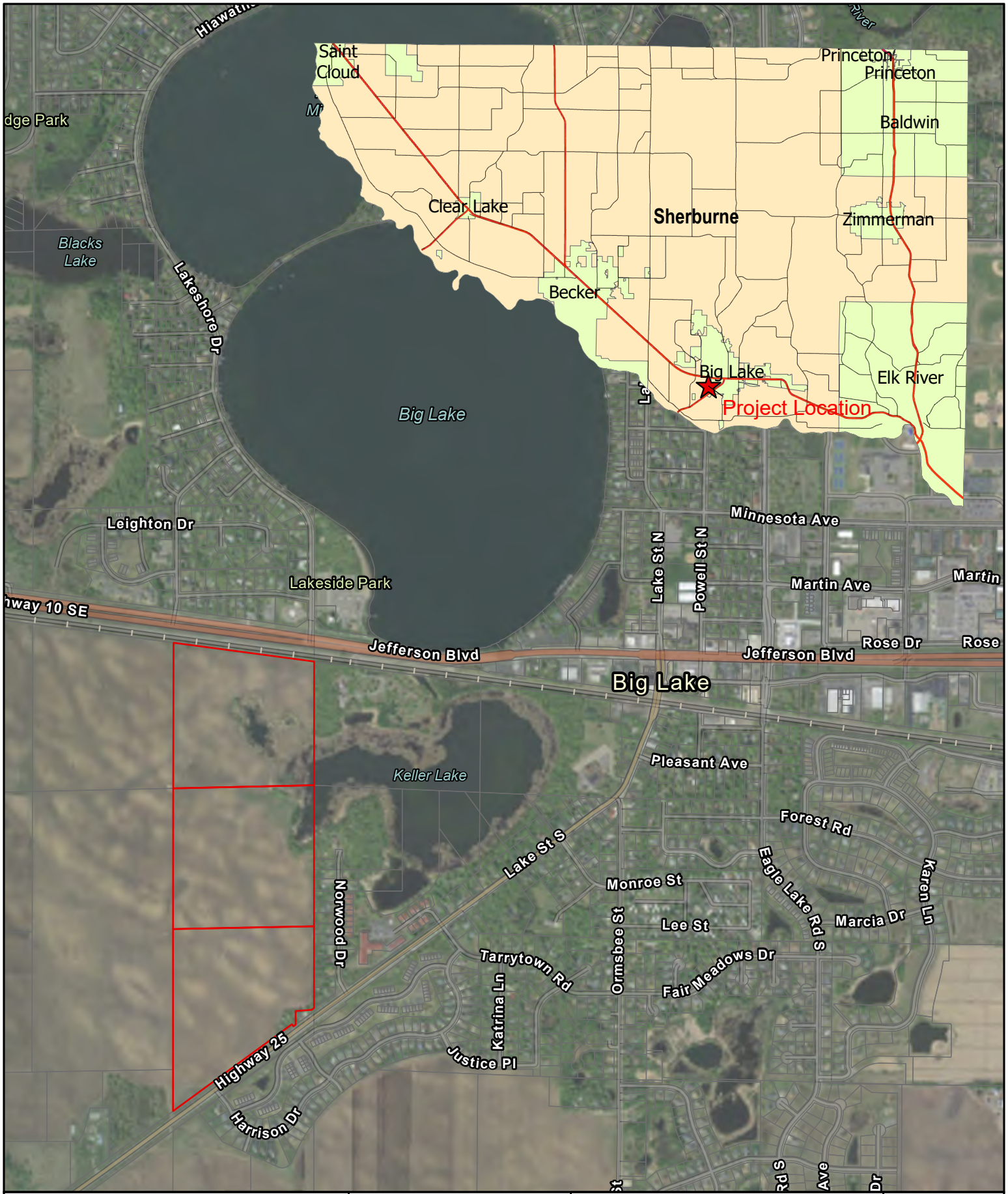
DELINEATORS CREDENTIALS

Alex Janochoski B. S. Wildlife Biology and Wetland Ecology

MWPCP – 5 Day

ATTACHMENT 1 – Site Maps

Location Map
NWI Maps



Fisher Construction Group
Location Map
Sherburne County, Minnesota
Sections 24 & 25 - T 33N - R 028W

User: Alex.Janochoski
Date Saved: 12/16/2025 2:28 PM
PCS: NAD 1983 HARN Adj MN Sherburne Feet
Path: X:\2025\ER\04\ER25-04-246 Big Lake Delineation\40_GIS\BigLakeWetlands.aprx

INTERSTATE ENGINEERING

DEPARTMENT OF NATURAL RESOURCES

National Wetland Inventory



Cowardin Classification

- Aquatic Bed/ Nonpersistent Emergent
- Emergent
- Forested
- Moss/Lichen
- Rock Bottom
- Rocky Shore
- Streambed (Intermittent)
- Scrub-Shrub
- Unconsolidated Bottom (Open Water)
- Unconsolidated Shore (Banks & Sandbars)

- Public Waters Basins
- Public Water Watercourse
- Public Ditch/Altered Natural Watercourse

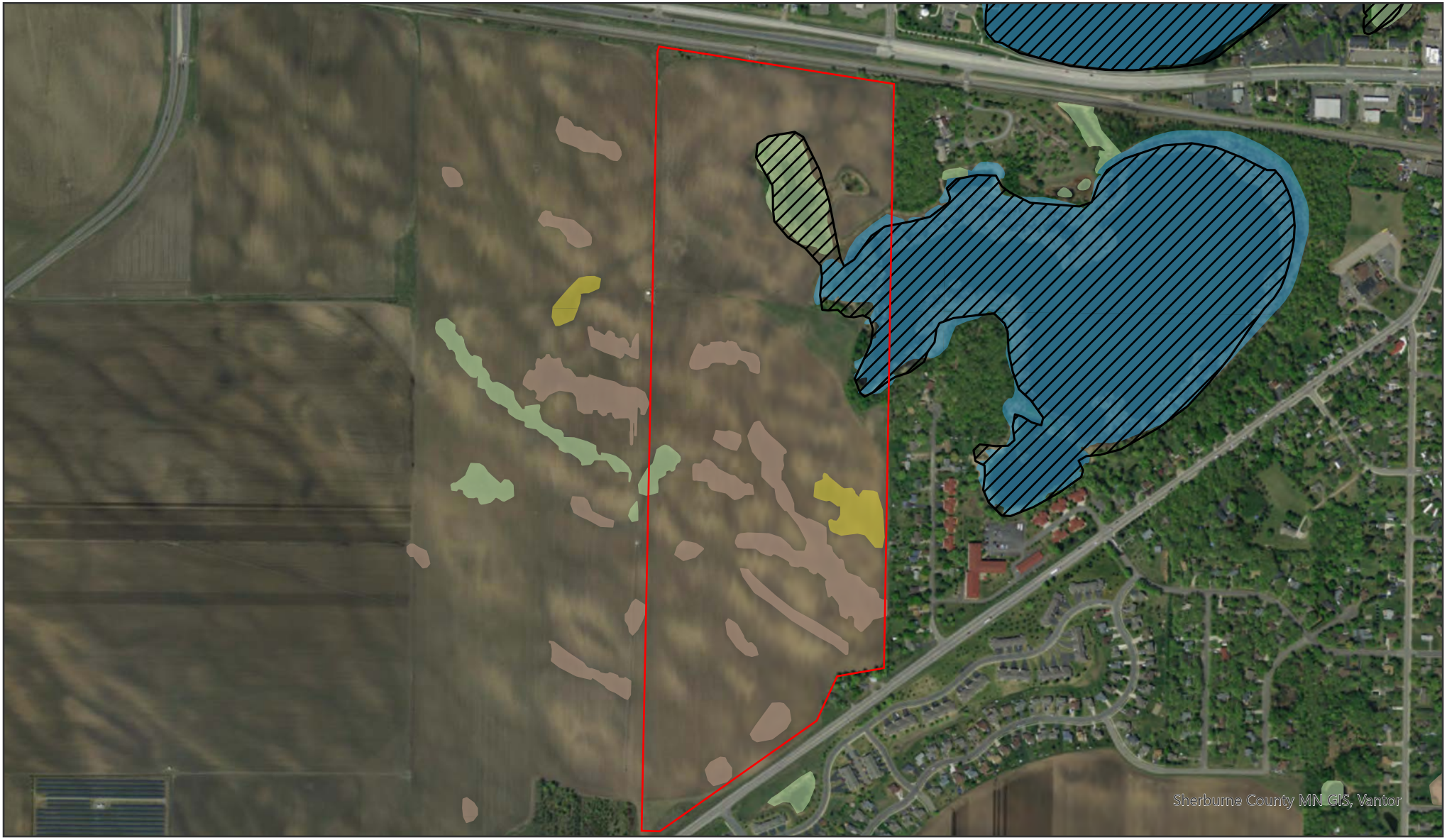
0 0.1 0.2 0.4 mi

Date Printed: 12/16/2025

This map is for general reference only. Neither the state of Minnesota nor the Minnesota Department of Natural Resources make any representations or warranties with respect to the use of or reliance on the data. There are no guarantees as to the accuracy, currency, completeness, suitability or reliability of this data for any purpose.

DEPARTMENT OF NATURAL RESOURCES

National Wetland Inventory



Simplified Hydrogeomorphic Classification

- Depression
- Lentic
- Lotic
- Mineral Flat
- Peatland
- Slope

- Public Waters Basins
- Public Water Watercourse
- Public Ditch/Altered Natural Watercourse

0 0.1 0.2 0.4 mi

Date Printed: 12/16/2025

This map is for general reference only. Neither the state of Minnesota nor the Minnesota Department of Natural Resources make any representations or warranties with respect to the use of or reliance on the data. There are no guarantees as to the accuracy, currency, completeness, suitability or reliability of this data for any purpose.

ATTACHMENT 2 – Soil Maps

Soils Map
Hydric Rating by Soils Unit Map

Soil Map—Sherburne County, Minnesota
(Big Lake - Wetland Delineation)



Map Scale: 1:8,170 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 100 200 400 600

Feet
0 350 700 1400 2100

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sherburne County, Minnesota
Survey Area Data: Version 23, Sep 10, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 29, 2023—Sep 13, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
261	Isan sandy loam, depressional, 0 to 1 percent slopes	5.7	4.3%
768	Mosford sandy loam, 0 to 2 percent slopes	14.5	11.0%
1288	Seelyeville-Markey complex, ponded, 0 to 1 percent slopes	1.6	1.2%
D20A	Isan-Isan, frequently ponded, complex, 0 to 2 percent slopes	3.1	2.3%
D62A	Hubbard-Mosford complex, Mississippi River Valley, 0 to 3 percent slopes	53.9	40.7%
D67B	Hubbard loamy sand, 1 to 6 percent slopes	45.3	34.2%
D67C	Hubbard loamy sand, 2 to 12 percent slopes	8.3	6.3%
Totals for Area of Interest		**132.4**	**100.0%**

Hydric Rating by Map Unit—Sherburne County, Minnesota
(Big Lake - Wetland Delineation)



Map Scale: 1:8,170 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 100 200 400 600

Feet
0 350 700 1400 2100

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Lines
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Points
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sherburne County, Minnesota
Survey Area Data: Version 23, Sep 10, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 29, 2023—Sep 13, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

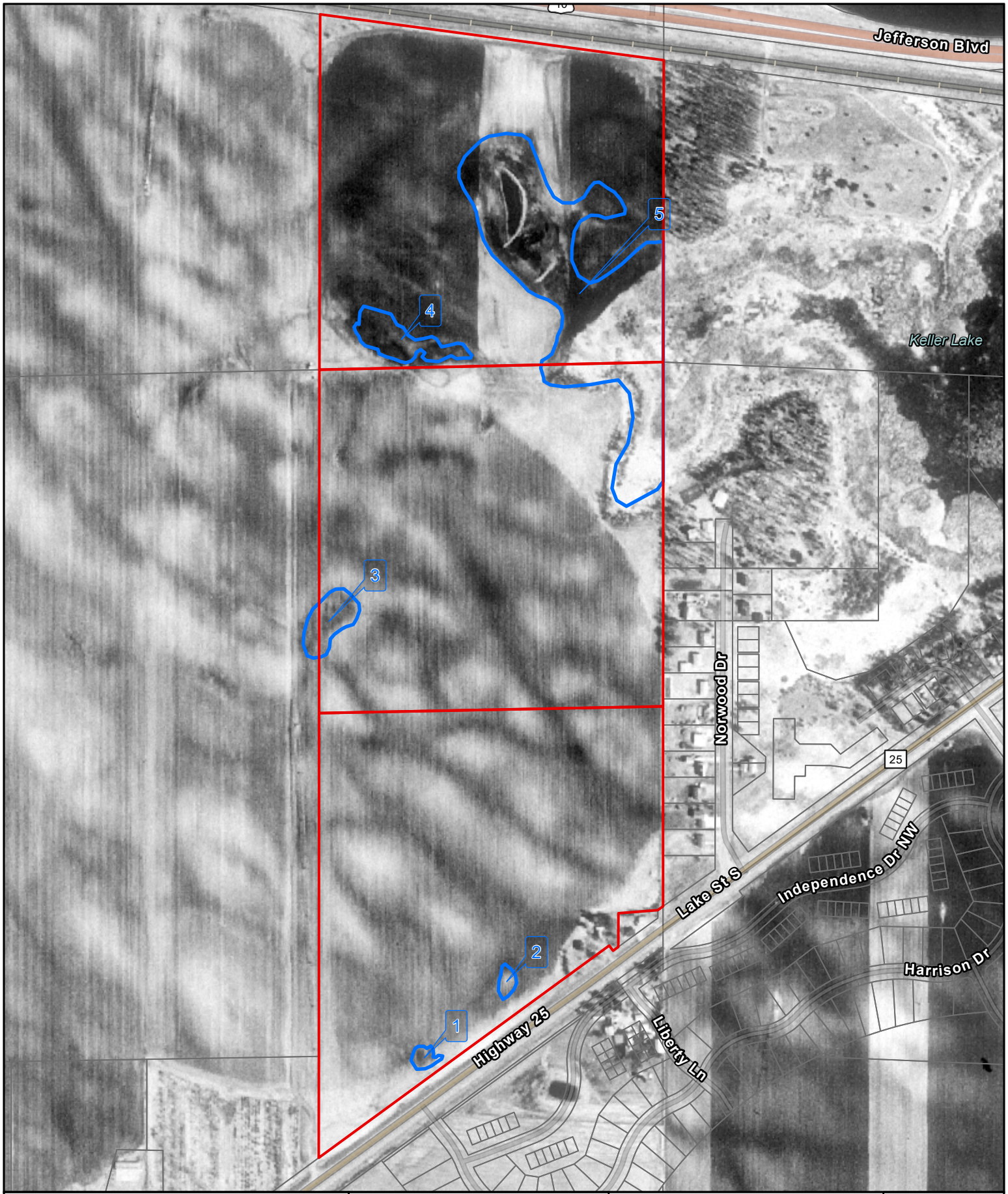
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
261	Isan sandy loam, depressional, 0 to 1 percent slopes	98	5.7	4.3%
768	Mosford sandy loam, 0 to 2 percent slopes	1	14.5	11.0%
1288	Seelyeville-Markey complex, ponded, 0 to 1 percent slopes	100	1.6	1.2%
D20A	Isan-Isan, frequently ponded, complex, 0 to 2 percent slopes	95	3.1	2.3%
D62A	Hubbard-Mosford complex, Mississippi River Valley, 0 to 3 percent slopes	1	53.9	40.7%
D67B	Hubbard loamy sand, 1 to 6 percent slopes	3	45.3	34.2%
D67C	Hubbard loamy sand, 2 to 12 percent slopes	0	8.3	6.3%
Totals for Area of Interest			**132.4**	**100.0%**

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ATTACHMENT 3 – Antecedent Precipitation Analysis

Level One Maps
Precipitation Analysis

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Fisher Construction Group
Level One Offsite Determination
Sherburne County, Minnesota
Sections 24 & 25 - T 33N - R 028W

User: Alex.Janochoski
Date Saved: 12/16/2025 2:28 PM
PCS: NAD 1983 HARN Adj MN Sherburne Feet
Path: X:\2025\ER\04\ER25-04-246 Big Lake Delineation\40_GIS\BigLakeWetlands.aprx

NORMAL YEAR

4/24/1991

Source: Earth Explorer

Level One Wetlands
Project Parcels
Tax Parcels

0 320 640 Feet

N

INTERSTATE ENGINEERING

Precipitation Worksheet Using Gridded Database

Precipitation data for target wetland location:
county: **Sherburne** township number: **33N**
township name: **unnamed** range number: **28W**
nearest community: **Big Lake** section number: **25**

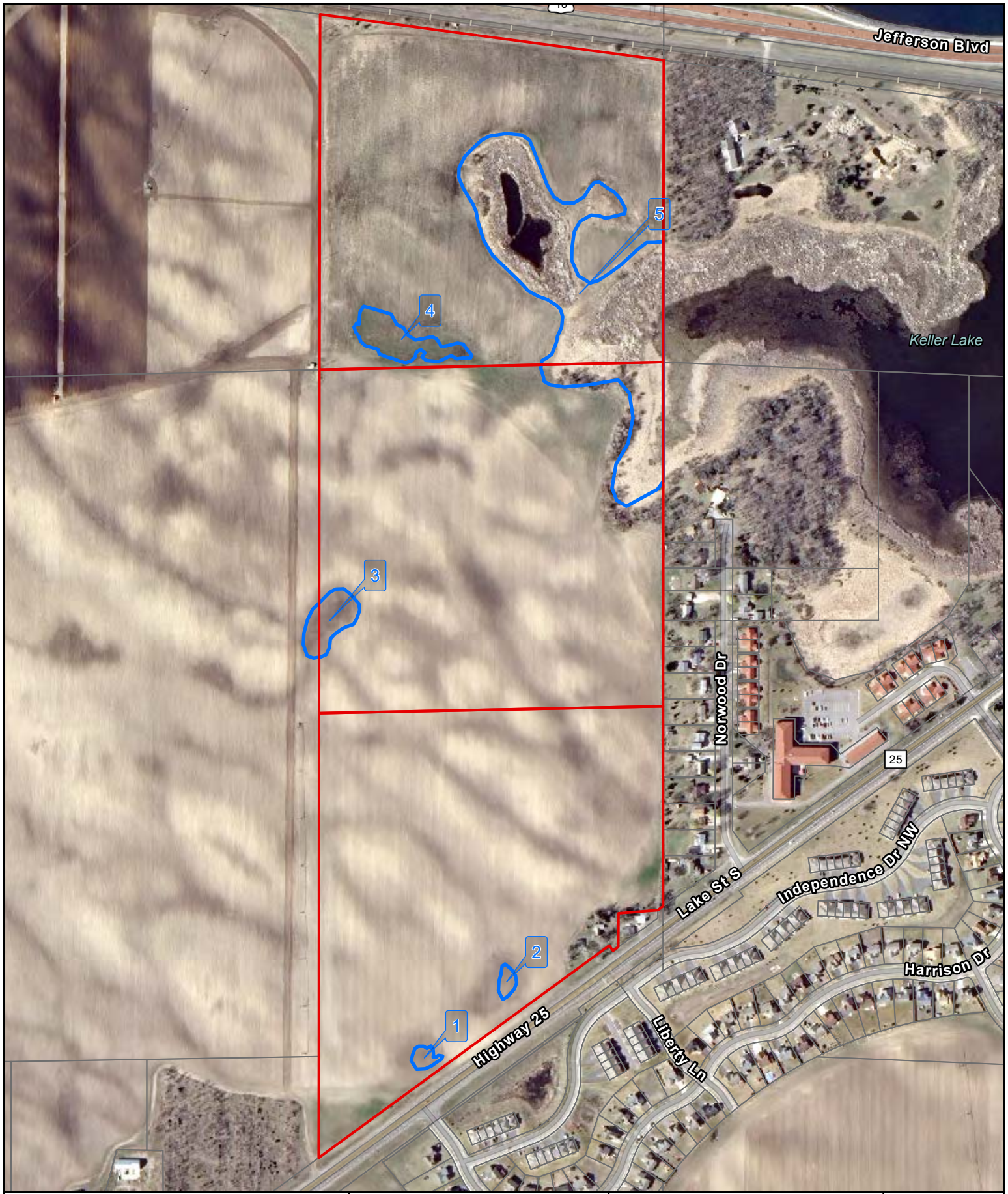
Aerial photograph or site visit date:
Wednesday, April 24, 1991

Score using 1991-2020 normal period

values are in inches A 'R' following a monthly total indicates a provisional value derived from radar-based estimates.	first prior month: **March 1991**	second prior month: **February 1991**	third prior month: **January 1991**
estimated precipitation total for this location:	**2.12**	**0.98**	**0.27**
there is a 30% chance this location will have less than:	1.05	0.57	0.45
there is a 30% chance this location will have more than:	1.86	1.16	0.95
type of month: dry normal wet	**wet**	**normal**	**dry**
monthly score	**3 * 3 = 9**	**2 * 2 = 4**	**1 * 1 = 1**
multi-month score: 6 to 9 (dry) 10 to 14 (normal) 15 to 18 (wet)	**14 (Normal)**		

Other Resources:

- retrieve daily precipitation data
- view radar-based precipitation estimates
- view weekly precipitation maps
- *Evaluating Antecedent Precipitation Conditions* (BWSR)



Fisher Construction Group
Level One Offsite Determination
Sherburne County, Minnesota
Sections 24 & 25 - T 33N - R 028W

User: Alex.Janochoski
Date Saved: 12/16/2025 2:28 PM
PCS: NAD 1983 HARN Adj MN Sherburne Feet
Path: X:\2025\ER\04\ER25-04-246 Big Lake Delineation\40_GIS\BigLakeWetlands.aprx

NORMAL YEAR

4/01/2010

Source: Earth Explorer

Level One Wetlands
Project Parcels
Tax Parcels

0 320 640 Feet

N

INTERSTATE ENGINEERING

Minnesota State Climatology Office

State Climatology Office - DNR Division of Ecological and Water Resources

Precipitation Worksheet Using Gridded Database

Precipitation data for target wetland location:
county: **Sherburne** township number: **33N**
township name: **unnamed** range number: **28W**
nearest community: **Big Lake** section number: **25**

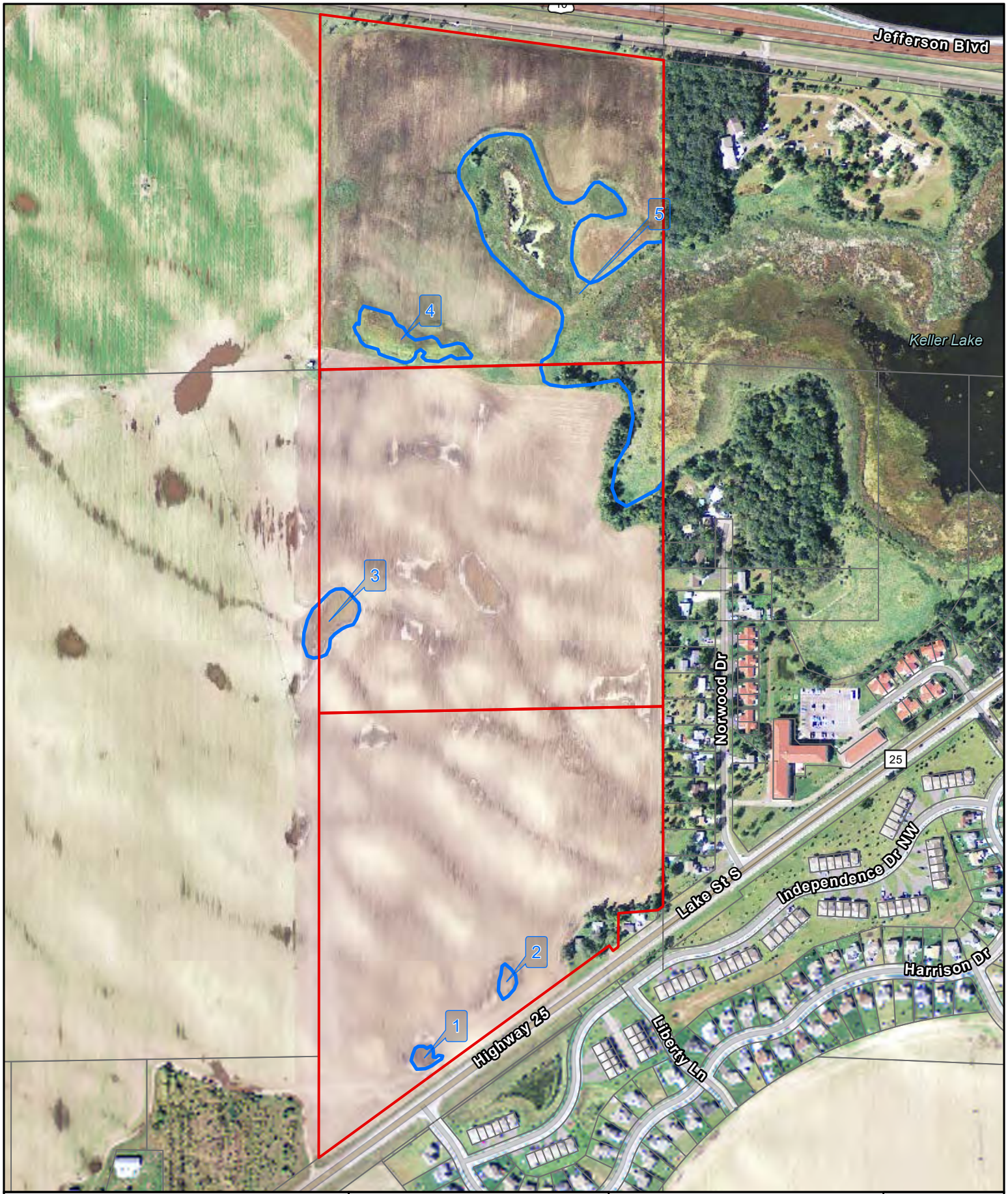
Aerial photograph or site visit date:
Thursday, April 1, 2010

Score using 1991-2020 normal period

values are in inches A 'R' following a monthly total indicates a provisional value derived from radar-based estimates.	first prior month: **March 2010**	second prior month: **February 2010**	third prior month: **January 2010**
estimated precipitation total for this location:	**1.38**	**0.84**	**0.59**
there is a 30% chance this location will have less than:	1.05	0.57	0.45
there is a 30% chance this location will have more than:	1.86	1.16	0.95
type of month: dry normal wet	**normal**	**normal**	**normal**
monthly score	**3 * 2 = 6**	**2 * 2 = 4**	**1 * 2 = 2**
multi-month score: 6 to 9 (dry) 10 to 14 (normal) 15 to 18 (wet)	**12 (Normal)**		

Other Resources:

- retrieve daily precipitation data
- view radar-based precipitation estimates
- view weekly precipitation maps
- *Evaluating Antecedent Precipitation Conditions* (BWSR)



Fisher Construction Group
Level One Offsite Determination
Sherburne County, Minnesota
Sections 24 & 25 - T 33N - R 028W

User: Alex.Janochoski
Date Saved: 12/16/2025 2:28 PM
PCS: NAD 1983 HARN Adj MN Sherburne Feet
Path: X:\2025\ER\04\ER25-04-246 Big Lake Delineation\40_GIS\BigLakeWetlands.aprx

NORMAL YEAR

9/12/2010

Source: Earth Explorer

Level One Wetlands
Project Parcels
Tax Parcels

0 320 640 Feet

N

INTERSTATE ENGINEERING

Precipitation Worksheet Using Gridded Database

Precipitation data for target wetland location:
county: **Sherburne** township number: **33N**
township name: **unnamed** range number: **28W**
nearest community: **Big Lake** section number: **25**

Aerial photograph or site visit date:
Sunday, September 12, 2010

Score using 1991-2020 normal period

values are in inches A 'R' following a monthly total indicates a provisional value derived from radar-based estimates.	first prior month: **August 2010**	second prior month: **July 2010**	third prior month: **June 2010**
estimated precipitation total for this location:	**4.22**	**3.49**	**8.21**
there is a 30% chance this location will have less than:	2.96	2.66	3.14
there is a 30% chance this location will have more than:	4.93	4.92	4.26
type of month: dry normal wet	**normal**	**normal**	**wet**
monthly score	**3 * 2 = 6**	**2 * 2 = 4**	**1 * 3 = 3**
multi-month score: 6 to 9 (dry) 10 to 14 (normal) 15 to 18 (wet)	**13 (Normal)**		

Other Resources:

- retrieve daily precipitation data
- view radar-based precipitation estimates
- view weekly precipitation maps
- *Evaluating Antecedent Precipitation Conditions* (BWSR)



Fisher Construction Group
Level One Offsite Determination
Sherburne County, Minnesota
Sections 24 & 25 - T 33N - R 028W

User: Alex.Janochoski
Date Saved: 12/16/2025 2:28 PM
PCS: NAD 1983 HARN Adj MN Sherburne Feet
Path: X:\2025\ER\04\ER25-04-246 Big Lake Delineation\40_GIS\BigLakeWetlands.aprx

NORMAL YEAR

5/14/2018

Source: Google Earth

Level One Wetlands
Project Parcels
Tax Parcels

0 320 640 Feet

N

INTERSTATE ENGINEERING

Minnesota State Climatology Office

State Climatology Office - DNR Division of Ecological and Water Resources

Precipitation Worksheet Using Gridded Database

Precipitation data for target wetland location:
county: **Sherburne** township number: **33N**
township name: **unnamed** range number: **28W**
nearest community: **Big Lake** section number: **24**

Aerial photograph or site visit date:
Monday, May 14, 2018

Score using 1991-2020 normal period

values are in inches A 'R' following a monthly total indicates a provisional value derived from radar-based estimates.	first prior month: **April 2018**	second prior month: **March 2018**	third prior month: **February 2018**
estimated precipitation total for this location:	**1.60**	**1.51**	**1.21**
there is a 30% chance this location will have less than:	1.83	1.05	0.57
there is a 30% chance this location will have more than:	3.31	1.87	1.16
type of month: dry normal wet	**dry**	**normal**	**wet**
monthly score	**3 * 1 = 3**	**2 * 2 = 4**	**1 * 3 = 3**
multi-month score: 6 to 9 (dry) 10 to 14 (normal) 15 to 18 (wet)	**10 (Normal)**		

Other Resources:

- retrieve daily precipitation data
- view radar-based precipitation estimates
- view weekly precipitation maps
- *Evaluating Antecedent Precipitation Conditions* (BWSR)



Fisher Construction Group
Level One Offsite Determination
Sherburne County, Minnesota
Sections 24 & 25 - T 33N - R 028W

User: Alex.Janochoski
Date Saved: 12/16/2025 2:28 PM
PCS: NAD 1983 HARN Adj MN Sherburne Feet
Path: X:\2025\ER\04\ER25-04-246 Big Lake Delineation\40_GIS\BigLakeWetlands.aprx

NORMAL YEAR

6/18/2021

Source: Earth Explorer

Level One Wetlands
Project Parcels
Tax Parcels

0 320 640 Feet

N

INTERSTATE ENGINEERING

Precipitation Worksheet Using Gridded Database

Precipitation data for target wetland location:

county: **Sherburne** township number: **33N**
township name: **unnamed** range number: **28W**
nearest community: **Big Lake** section number: **25**

Aerial photograph or site visit date:
Friday, June 18, 2021

Score using 1991-2020 normal period

values are in inches A 'R' following a monthly total indicates a provisional value derived from radar-based estimates.	first prior month: **May 2021**	second prior month: **April 2021**	third prior month: **March 2021**
estimated precipitation total for this location:	**2.09**	**2.76**	**2.40**
there is a 30% chance this location will have less than:	2.41	1.82	1.05
there is a 30% chance this location will have more than:	5.73	3.32	1.86
type of month: dry normal wet	**dry**	**normal**	**wet**
monthly score	**3 * 1 = 3**	**2 * 2 = 4**	**1 * 3 = 3**
multi-month score: 6 to 9 (dry) 10 to 14 (normal) 15 to 18 (wet)	**10 (Normal)**		

Other Resources:

- retrieve daily precipitation data
- view radar-based precipitation estimates
- view weekly precipitation maps
- *Evaluating Antecedent Precipitation Conditions* (BWSR)



Fisher Construction Group
Level One Offsite Determination
Sherburne County, Minnesota
Sections 24 & 25 - T 33N - R 028W

User: Alex.Janochoski
Date Saved: 12/16/2025 2:28 PM
PCS: NAD 1983 HARN Adj MN Sherburne Feet
Path: X:\2025\ER\04\ER25-04-246 Big Lake Delineation\40_GIS\BigLakeWetlands.aprx

WET YEAR

9/25/2024

Source: Google Earth

Level One Wetlands
Project Parcels
Tax Parcels

0 320 640 Feet

N

INTERSTATE ENGINEERING

Precipitation Worksheet Using Gridded Database

Precipitation data for target wetland location:
county: **Sherburne** township number: **33N**
township name: **unnamed** range number: **28W**
nearest community: **Big Lake** section number: **24**

Aerial photograph or site visit date:
Wednesday, September 25, 2024

Score using 1991-2020 normal period

values are in inches A 'R' following a monthly total indicates a provisional value derived from radar-based estimates.	first prior month: **August 2024**	second prior month: **July 2024**	third prior month: **June 2024**
estimated precipitation total for this location:	**7.13**	**4.19**	**7.40**
there is a 30% chance this location will have less than:	2.96	2.65	3.13
there is a 30% chance this location will have more than:	4.89	4.92	4.26
type of month: dry normal wet	**wet**	**normal**	**wet**
monthly score	**3 * 3 = 9**	**2 * 2 = 4**	**1 * 3 = 3**
multi-month score: 6 to 9 (dry) 10 to 14 (normal) 15 to 18 (wet)	**16 (Wet)**		

Other Resources:

- retrieve daily precipitation data
- view radar-based precipitation estimates
- view weekly precipitation maps
- *Evaluating Antecedent Precipitation Conditions* (BWSR)

ATTACHMENT 4 – Level One Recording Forms

Offsite Imagery Recording Form
Decision Matrix

Field Data Sheet Reference:

Wetland Hydrology from Aerial Imagery - Recording Form

Proj. Name: Fisher Construction Group Date: 11/20/2025 County: Sherburne

Reviewer: Alex Janochoski Location (Sec, Twsp, Rng): Sections 24 & 35, T33N, R28W

Review Summary Table

Image Date (M/D/Y)	Image Source	Climate Condition	Image Interpretation Area(s)							
			1	2	3	4	5	6	7	8
4/24/1991	Earth Explorer	Normal	SS	NSS	SS	SS	SS			
4/1/2010	Earth Explorer	Normal	SS	SS	SS	SS	WS			
9/12/2010	Earth Explorer	Normal	SS	SS	AP	SS	WS			
5/14/2018	Google Earth	Normal	NSS	NSS	SS	SS	WS			
6/18/2021	Earth Explorer	Normal	NV	NV	NV	NV	WS			
9/25/2024	Google Earth	Wet	DO	DO	DO	DO	WS			
Number of Normal Years			5	5	5	5	5	0	0	0
Normal Years with Wet Signature			3	2	4	4	5	0	0	0
Percent Normal with Wet Signature			60	40	80	80	100	Error	Error	Error

Interpretation Key		
WS = Wetland Signature	SS = Soil Wetness Signature	CS = Crop Stress
NC = Not Cropped	AP = Altered Pattern	NV = Normal Vegetative Cover
DO = Drowned Out	SW = Standing Water	NSS = No Soil Wetness Signature

Use joint BWSR/Corps **Guidance for Offsite Hydrology/Wetland Determinations** document to select the appropriate signature.

If less than five normal climate condition images are available, use as many images as available consisting of all normal years and an equal number of wet and dry years. Describe the results using this methodology in your report.

Use MN **State Climatology website** to determine climate condition when image was taken.

Wetland Determination from Aerial Imagery – Recording Form

Project Name: Fisher Construction Group Level One

Date: 11/20/2025 County: Sherburne Investigator: Alex Janochoski S, T, R: 24 & 25, T33N, R28W

DECISION MATRIX				
Hydric Soils Present	**Identified of NWI or Other Wetland Map**	**Percent with Wet Signatures**	**Field Verification Required**	**Wetland?**
Yes	Yes	>50%	No	Yes
Yes	Yes	30-50%	No	Yes
Yes	Yes	<30%	Yes	Yes, if other hydro indicators present
Yes	No	>50%	No	Yes
Yes	No	30-50%	Yes	Yes, if other hydro indicators present
Yes	No	<30%	No	No
No	Yes	>50%	No	Yes
No	Yes	30-50%	No	Yes
No	Yes	<30%	No	No
No	No	>50%	Yes	Yes, if other hydro indicators present
No	No	30-50%	Yes	Yes, if other hydro indicators present
No	No	<30%	No	No

TABLE 1					
Area	**Hydric Soils Present**	**Identified of NWI or Other Wetland Map**	**Percent with Wet Signatures**	**Other Hydrology Indicators Present[1]**	**Wetland?**
1	YES	YES	60	N/A	YES
2	YES	YES	40	N/A	YES
3	YES	YES	80	N/A	YES
4	YES	NO	80	N/A	YES
5	YES	YES	100	N/A	YES

1. B10: Drainage Patterns
   C9: Saturation Visible of Aerial Imagery
   D1: Stunted or Stressed Plants
   D2: Geomorphic Position

LEVEL 1 & 2 WETLAND DETERMINATION for

FISHER CONSTRUCTION GROUP

CITY OF BIG LAKE

SHERBURNE COUNTY, MN

May 2026

IE Project No: ER25-04-246

116 East Washington Avenue | Fergus Falls, MN 56537 | (218) 739.5545 | interstateeng.com

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WETLAND DELINEATION REPORT
FISHER CONSTRUCTION GROUP
CITY OF BIG LAKE
SHERBURNE COUNTY, MINNESOTA

TABLE OF CONTENTS

INTRODUCTION	2
METHODOLOGY	2
FINDINGS	4
REFERENCES	10
DELINEATORS CREDENTIALS	10

ATTACHMENTS

Attachment 1 – Site Maps
Attachment 2 – Soils Maps
Attachment 3 – Antecedent Precipitation Analysis
Attachment 4 – Level One Recording Forms
Attachemnt 5 – USACE Data Sheets

INTRODUCTION

Interstate Engineering, Inc. was contracted by Fisher Construction Group to determine whether wetland(s) exist on the subject property and if so, to delineate those wetland boundaries, and to produce a wetland delineation report. This property is/has been under agricultural production and as such, the wetland determination/delineation has been done using the Offsite Hydrology/Wetland Determination methodology outlined in the joint USACE/BWSR document Guidelines for Offsite Hydrology/Wetland Determinations (July 2016). A field review of the site was performed April 30th, 2026, following the level one review. The property where a potential development will take place is located on the West side of Big Lake, MN and consists of three parcels totaling approximately 115 acres. Alex Janochoski, MWPCP certified delineator #5493 performed the delineation. The delineation/determination was done in anticipation of the construction of a new industrial facility.

Site Location:

Parcel Numbers: 10-00324-4400, 10-00325-1101, 10-00325-1410

Address:	The site can be accessed from a field entrance off STATE HWY 25.
City, County, State:	Big Lake, Sherburne County, Minnesota
Section, Township, Range:	Sections 24 & 25. Township 33N. Range 028W

See attached Location Map

METHODOLOGY

Level I Delineation:

Prior to the site visit, a literature/mapping review was conducted to determine the probable presence and extent of wetlands on the site. This review consisted of maps from the National Wetlands Inventory (NWI), USDA NRCS Web Soil Survey, county and state lists of hydric soils, topographic maps, and a series of aerial photographs with precipitation data. The precipitation analysis's were run using the Minnesota State Climatology Office Wetland Delineation Precipitation Data Retrieval from a Gridded Data Base tool to assess whether the aerial photographs were dry, normal, or wet.

Potential wetland areas that were either wholly or partially within active agricultural field on the property were delineated using the Offsite Hydrology/Wetland Determination method. A total of 5 recent aerial images taken during periods of normal antecedent precipitation conditions, (based on three-prior month method), were used. Although all available photographs were reviewed, due to date, collection methodology, and other technological advances, theses recently collected 5 images were chosen for analysis.

The assessment areas were determined using an aerial photograph from September 2024 that had wet antecedent precipitation conditions. Five assessment areas were determined based on this photograph.

Aerial photographs were downloaded from various sources and inserted into an ArcGIS pro database. Following this, individual normal antecedent precipitation photos were turned on. The presence or absence of a hydrology "hit" in each assessment area and the corresponding code from the interpretation key were then recorded on the "Wetland Hydrology from Aerial Imagery Recording Form".

LiDAR contours, soils information form the Web Soil Survey, and NWI wetland mapping were downloaded from available sources and placed in the same databases in order to complete the Recording Form Decision Matrix and to aid in determining whether wetland signature areas might be false "hits" based on topographic position or other landscape features.

Level II Delineation:

A level 2 field delineation was conducted following methods from the U.S. Army Core of Engineers 1987 Wetland Delineation Manual and the 2010 Midwest Regional Supplement (Version 2.0) to accurately determine the wetland boundaries.

In field methods involve taking a pair of transect points for each individual wetland area. One point within the boundary of the wetland and one point outside of the boundary. At each point the three parameters of a wetland (hydrophytic vegetation, hydric soils, and hydrology) were surveyed and identified as present or not present. The methods for determining the three indicators are as follows:

Hydric Soils

Definition: A soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (USDA Soil Conservation Service 1994).

Method: Soil pits were dug at each transect location using a Dutch auger. A Munsell soil book was then used to characterize the soils in their perspective soil layers to determine soil hue, value, chroma, and redoximorphic features. A soil texturing chart and the Pocket Guide to Hydric Soil Field Indicators was used to determine if the soil met a hydric indicator.

Vegetation

Definition: The community of macrophytes that occurs in areas where inundation or soil saturation is either permanent or of sufficient frequency and duration to influence plant occurrence.

Method: Vegetation was surveyed by plant community in plot sizes appropriate for each stratum observed. Dominate species were then determined using the 50/20 rule, and the Midwest region wetland indicator status was taken from the 2020 version of the Nation Wetland Plant list. To determine whether vegetation was hydrophytic, the dominance test and prevalence index were run. To pass as hydrophytic, the dominant plant communities that are FAC, FACW, and OBL must be greater than 50% or have a prevalence index less than or equal to 3.

Hydrology

Definition: An area has wetland hydrology when the presence of water at or above the soil surface, for a sufficient period of the year, to significantly influence the plant types and soils that occur in the area.

Method: Wetland hydrology was determined either by the presence and/or absence of hydrology indicators listed in the Pocket Guide to Field Indicators. If at least one primary indicator was present, or two secondary indicators were present, this parameter was satisfied.

Wetland transect points and soil pits were marked using pink pin flags and were labeled according to the transect point/soil pit location and number or letter. The wetland boundaries of W03 and W04 were marked using pink pin flags. The boundary of W05 was marked near the transect points to determine an average elevation of the boundary. A Trimble DA2 receiver with sub foot accuracy was used to collect the locations of the transect points and boundary flags.

FINDINGS

Level One Offsite Analysis

Site Description/Topography

The subject property is three separate parcels that together total approximately 115 acres. The site is relatively flat and currently utilized for agricultural production. The parcels remain undeveloped and contain a pivot irrigation system. Surrounding land use is diverse, consisting of a mix of agricultural, residential, commercial, and industrial properties. One public water body (Keller Lake) exists in the Northeast with parts of the waterbody and fringed wetlands intruding into the subject parcels.

Existing Wetland Mapping

The National Wetland Inventory (NWI) and the MNDNR's National Wetland Inventory Update project show multiple wetland polygons within the boundary of the subject property. The Cowardin classifications listed are as follows:

- PEM1Af – Palustrine(P),Emergent(EM), Persistent(1), Temporary Flooded(A), Farmed(f)
- PEM1C – Palustrine(P), Emergent(EM), Persistent(1), Seasonally Flooded(C)

- PABH – Palustrine(P), Aquatic Bed(AB), Permanently Flooded(H)

Plant Communities

Most of the subject property is and has been under agricultural production allowing no establishment of vegetation. The existing wetland basin to the North looks to be dominated by shallow and deep marsh plant communities. There appears to be a small amount of wooded vegetation within the wetland area. Further south there are a few small, wooded areas that exist along the eastern border of the property. Aerial imagery suggests that the trees are primarily deciduous.

Precipitation

Antecedent precipitation data was derived from the Minnesota State Climatology Office's Wetland Delineation Precipitation Data Retrieval from a Gridded Database tool. The results of this action are included in the attachments. Only those photos that were obtained during normal antecedent precipitation conditions were analyzed.

Wet Signatures

Five assessment areas were identified off the wet antecedent precipitation photograph selected for this review. The fillable recording form allows the reviewer to select the "best fit" signature, but there were several instances where multiple signature types were applicable for an assessment area.

Assessment area number one was found to have wet signatures in 60% of the photos reviewed with "SS" selected as the most common interpretation key.

Assessment area number 2 was found to have wet signatures in only 40% of photos reviewed. Some years showed little to no signatures and normal vegetation was present. Other years' soil saturation could be seen.

Assessment areas number 3 & 4 were both found to contain wet signatures in 80% of photos reviewed. "SS" was the most common interpretation key selected with "NV" only applicable in one year's imagery.

Assessment area number 5 was found to contain wet signatures in 100% of the photographs reviewed. Assessment area 5 is an existing wetland that does not appear to have been cropped. Parts of this assessment area exist below the ordinary high-water mark of Keller Lake and therefore are public waters. The fringed wetland areas surrounding the lake were undisturbed throughout the years of this aerial imagery review.

Soil Review

Soil information derived from the United State Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey (Version 3.4) identified seven different soil types within the parcel boundaries of the subject property. The seven soil types identified are as follows:

- 261 – Isan sandy loam, 98% hydric rating
- 768 – Mosford sandy loam, 1% hydric rating
- 1288 – Seelyeville-Markey complex, 100% hydric rating
- D20A – Isan-Isan complex, 95% hydric rating
- D62A – Hubbard-Mosford complex, 1% hydric rating
- D67B – Hubbard loamy sand, 3% hydric rating
- D67C – Hubbard loamy sand, 0% hydric rating

The soils that exist within the boundaries of the assessment areas identified from this level one review are 261, 1288, D20A, and D62A.

Conclusion

Five assessment areas (level one wetland polygons) were identified from a level one offsite determination. Per the Decision Matrix and Table 1 of the Wetland Determination from Aerial Imagery Recording Form, all assessment areas contain hydrology signatures at a frequency that indicate there are wetlands present without the necessity to identify other hydrology indicators. Four of the five assessment areas exist within the active agricultural field and have been significantly disturbed. These areas were mostly identified based off soil wetness signatures and crops drown out in certain years of aerial imagery. Assessment area five is an existing wetland that directly adjoins Keller Lake. The level 2 delineation provided additional information regarding the presence of wetlands at the site.

Level Two In-Field Findings

Antecedent Precipitation

The United State Army Core of Engineers Antecedent Precipitation Analysis Tool (Version 3.0) was used to evaluate rainfall totals from the previous 90 days. Antecedent precipitation for the 90 days prior to the field visit is considered normal. At the time of survey, the U.S Drought monitor was “none” while the PDSI Drought Index was “Mild drought”.

Wetlands

The level two wetland delineation was conducted based on the wetland polygons identified during the level one offsite determination. The primary objective of the field investigation was to verify areas of uncertainty identified through aerial imagery analysis. At the time of the site visit, the Southern agricultural field had recently been planted to potatoes. The Northern agricultural field had been cultivated with the intent to of planting soybeans. Due to recent disturbances, two of the three wetland parameters – vegetation and soils – were considered significantly disturbed for wetland areas one through four. All five level one wetland polygons were assessed for the presence of wetland indicators.

W01

W01 was identified through the level one offsite analysis due to the presence of saturation signatures. Two separate soil pits were excavated within the W01

depression. Soil pits W01_A and W01_B both lacked hydric soil indicators and primary hydrology indicators. Soils were found to be sandy loams underlain by sandy soils that are well drained. No redoximorphic concentrations were found in either soil profile. The lack of redoximorphic features pared with lighter colored soil matrixes provided enough evidence to consider the W01 depression non-wetland. The "saturation signatures" identified during the level one analysis were likely not saturation signatures at all but instead just the difference in soil color. Extensive agricultural history within this depression has likely stripped lighter colored surface soils and brought darker sub surface soils to the top. Two secondary hydrology indicators were selected in the field, C9 – Saturation Visible on Aerial Imagery, and D2 – Geomorphic Position. While indicator D2 does apply due to landscape position and the concave nature of the depression, indicator C9 should not be considered applicable due to the significant disturbance of the soil layer. If the boundary of W01, per the level one analysis, were left undisturbed, it is highly unlikely that the area would support hydrophytic vegetation and should therefore not be considered a wetland.

W02

W02 was identified through the level one offsite analysis due to the presence of saturation signatures. Two separate soils pits were excavated within the W02 depression. Soils pits W02_A and W02_B both lacked hydric soil indicators and primary hydrology indicators. Soils were found to be sandy clay loams underlain by well drained sandy loams. No redoximorphic concentrations were found within the soil profiles at both locations. The lack of redoximorphic features paired with soil textures and colors provided enough evidence to consider the W02 depression non-wetland. Similar to W01, the "saturation signatures" identified during the level one analysis were likely not saturation signatures but instead just soil colors. Secondary hydrology indicators C9 – Saturation Visible on Aerial Imagery, and D2 – Geomorphic Position, were selected in the field. While indicator D2 does apply due to landscape position and the concave nature of the W02 depression, indicator C9 should not be considered applicable due to the significant disturbance of the soil layer. The boundary of W02, as identified in the level one analysis, lies entirely within the cultivated agricultural field and if left untouched it would likely not support the growth of hydrophytic vegetation. Therefore, W02 should not be considered a wetland.

W03

W03 lies entirely within a cultivated agricultural field. The area is depressional and was significantly disturbed at the time of investigation. W03 was identified from the level one analysis based on saturation signatures and the lack of vegetative growth (crop drown out likely). A recent rain event had left this area easily identifiable based

on visible surface saturation within the lowest elevation of the depression and evidence of temporary ponding based on "matted" soils that were not as "fluffed up" as the nearby higher elevations of the field that were recently planted. There was no vegetation within the depression at the time of survey, but based on landscape position and soil types it is assumed that this basin would support hydrophytic vegetation that would likely be found in a type 1 or 2 wetland. Soils within W03 were problematic due to heavy agricultural disturbances. Redoximorphic concentrations were found at a depth deeper than the A11 indicator allows however, assumed erosion deposits were removed from the analysis and A11 was selected as the hydric soil indicator. No primary hydrology indicators were found, but saturation at 23" paired with two secondary indicators, C9 and D2, were enough to consider the soil pit to be withing the wetland boundary. If the soil pit were excavated lower in elevation it is likely that saturation would have been within 12" from the soils surface. It is also likely that if the boundary of W03, as determined from the level one and two analysis, were left untouched, plant communities would be hydrophytic further proving the D5 – FAC-Neutral Test indicator. Additionally, the soils withing the wetland were found to be clay in texture whereas the nearby upland pit soils were found to be sandy.

W04

W04 is located within the Northern agricultural field and was found to be highly problematic. Soil series based on the level one review are 98% hydric but were found to be significantly disturbed and lacked evidence of a hydric soil indicator. The boundary of W04 follows a sloped depression within the field. Matted residual vegetation, paired with visible surface saturation helped guide the delineation of the boundary. Three separate soils pits were excavated withing the W04 boundary and all three were similar nature. Darker loams were found to be underlain by highly saturated loamy sands. No redoximorphic features were found. Due to the extensive agricultural history within the W04 depression, it is assumed that erosional deposits have buried any evidence of indicators. Prior to disturbance, the aera likely exhibited "S" indicators. For the purpose of this delineation, soils were considered hydric. No vegetation was observed within any stratum of the soil pits, but some species of *Carex* were observed while flagging the boundary of W04. The nearby upland pit further provided evidence of the drastic change in soil series between the depressional area and adjacent agricultural field. Soils within the upland pit were found to be light colored and loamy in texture. Additionally, no saturation was noted within the upland pit's soil profile. W04W_C was excavated at the lowest point within the sloped depression and was found to have a water table at 14" with saturation at 10" below the soils surface. Evidence suggests that the highly saturated sandy layer within the W04 basin moves water to the lowest point where it sits for periods of time long enough to support a variety of hydrophytic vegetation. Soil pits W04W_A and W04W_B lacked primary hydrology indicators but secondary hydrology indicators C9

and D2 were applicable. If the erosion deposits were removed from pits W04W_A and W04W_B then primary hydrology indicator A3 – Saturation, would be applicable. W04 exhibits enough characteristics to assume it would support hydrophytic vegetation found in a Type 1 and 2 wetland.

W05

W05 is located within the Northeastern part of the subject property and was found to border Keller Lake. Soils were found to be slightly disturbed due to erosion deposits from the adjacent agricultural field. A 10" thick layer of 10YR 2/2 loam was found deposited over a highly decomposed organic soil layer colored at 10YR 2/1. For the purpose of the delineation, the top 10" were removed and soil indicator A1 – Histosol was selected as the hydric soil. Vegetation was found to be hydric due to the dominance of FACW *Phalaris arundinacea*. Hydrology was met through primary indicator A3 – Saturation, where saturated soils were found 12" from the soils surface paired with a water table at 22". Secondary hydrology indicators D2 – Geomorphic Position, and D5 – FAC Neutral Test were also applicable. Primary hydrology indicator A2 would also apply here if the top 10" of the soil profile were removed. The wetland exhibits features of a type 2 and 3 depressional fringed wetland along the border of the lake. The boundary of W05 was only flagged at the location of the transect pits to determine the average elevation. The W05 boundary was found to exist along the 928.5 contour while the OHW elevation of Keller Lake is 926.1.

Conclusion

Of the five wetland polygons identified from the level one offsite analysis only three were found to be wetlands. W01 and W02, as identified on the level one analysis, lacked hydric soil indicators, primary hydrology indicators, and the likelihood of hydrophytic vegetational establishment. W01 and W02 are non-wetland depressional areas within an active agricultural field. W03 was found to be wetland based on assumed hydrophytic vegetation, and the prevalence of soil and hydrology indicators. W04, although problematic, was considered a wetland based on observed landscape position, soil series, and the presence of primary hydrology indicators. W05 is a fringed wetland which is part of a larger system that ultimately becomes Keller Lake.

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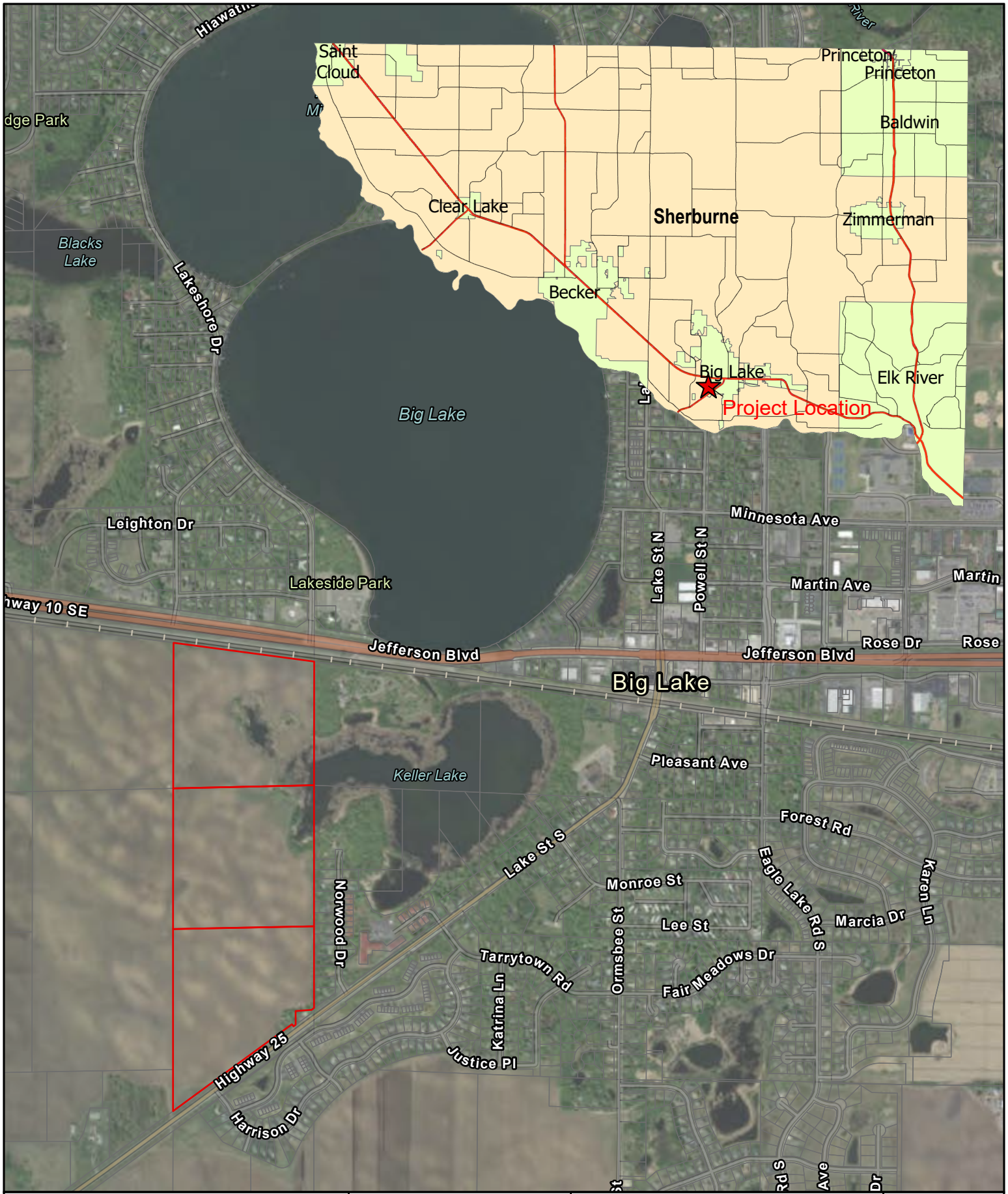
DELINEATORS CREDENTIALS

Alex Janochoski B. S. Wildlife Biology and Wetland Ecology

MWPCP – 5 Day

ATTACHMENT 1 – Site Maps

Location Map
Level Two Delineation Map
NWI Maps



Fisher Construction Group
Location Map
Sherburne County, Minnesota
Sections 24 & 25 - T 33N - R 028W

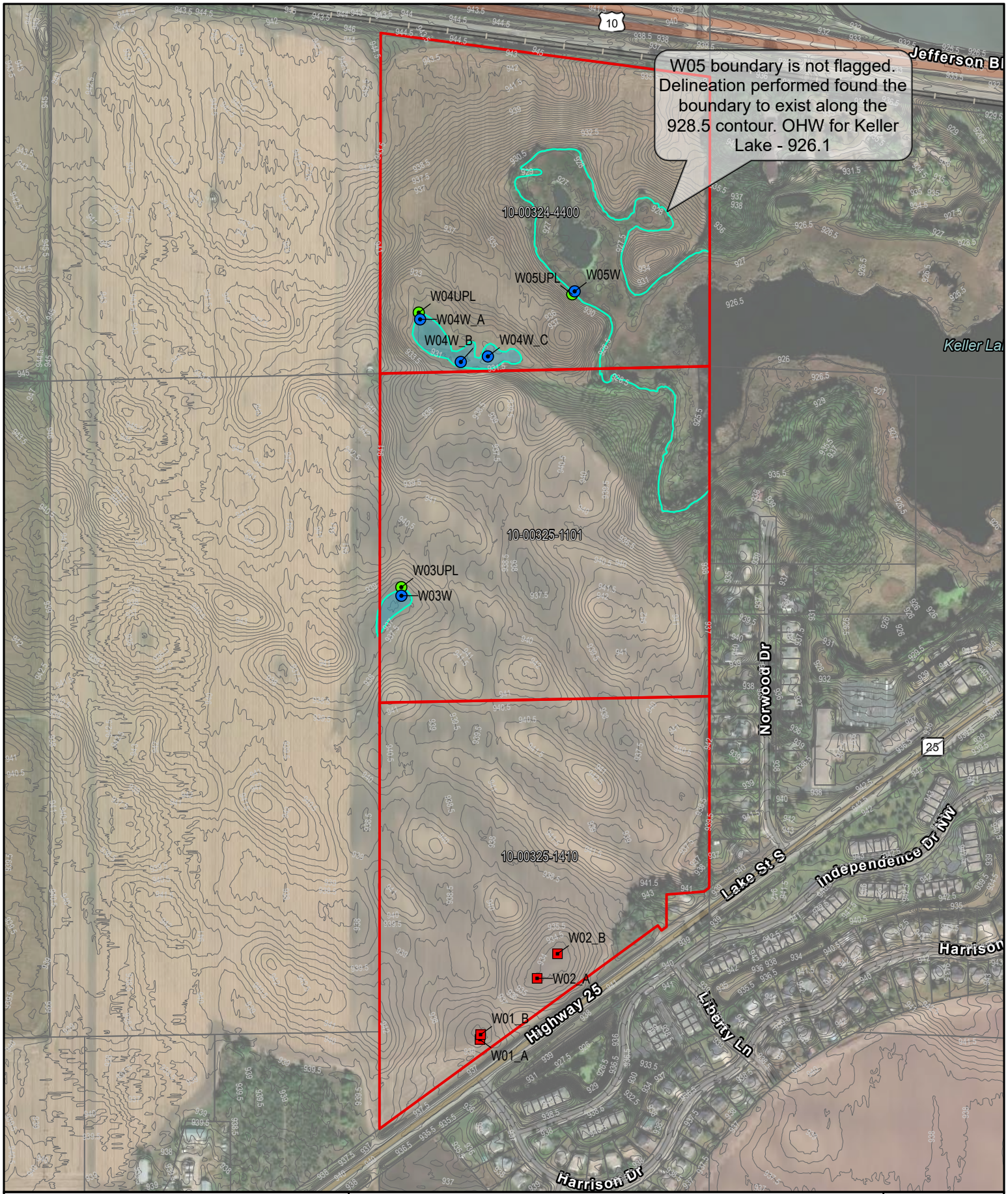
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Project Parcels
Tax Parcels

0 750 1,500 Feet

N

INTERSTATE ENGINEERING



Fisher Construction Group - Big Lake
Level Two Wetland Delineation
Sherburne County, Minnesota
Sections 24 & 25 - T 33N - R 028W

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Soil Pit
Upland
Wetland
Project Parcels
Tax Parcels
Delineated Boundary
W05 Boundary Elv. 928.5

0 330 660 Feet

N

INTERSTATE ENGINEERING

DEPARTMENT OF NATURAL RESOURCES

National Wetland Inventory



Cowardin Classification

- Aquatic Bed/ Nonpersistent Emergent
- Emergent
- Forested
- Moss/Lichen
- Rock Bottom
- Rocky Shore
- Streambed (Intermittent)
- Scrub-Shrub
- Unconsolidated Bottom (Open Water)
- Unconsolidated Shore (Banks & Sandbars)

- Public Waters Basins
- Public Water Watercourse
- Public Ditch/Altered Natural Watercourse

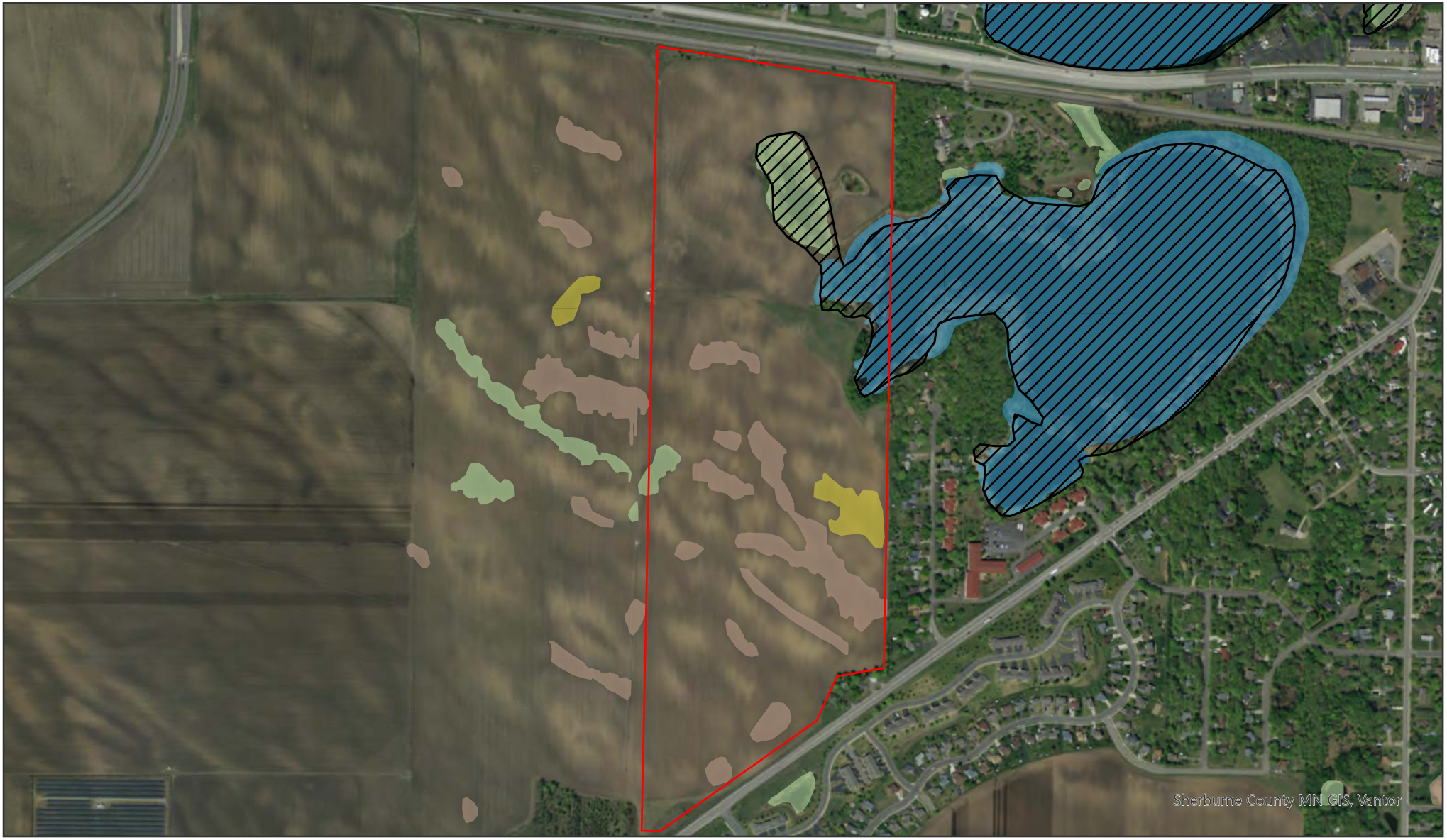
0 0.1 0.2 0.4 mi

Date Printed: 12/16/2025

This map is for general reference only. Neither the state of Minnesota nor the Minnesota Department of Natural Resources make any representations or warranties with respect to the use of or reliance on the data. There are no guarantees as to the accuracy, currency, completeness, suitability or reliability of this data for any purpose.

DEPARTMENT OF NATURAL RESOURCES

National Wetland Inventory



Simplified Hydrogeomorphic Classification

- Depression
- Lentic
- Lotic
- Mineral Flat
- Peatland
- Slope

- Public Waters Basins
- Public Water Watercourse
- Public Ditch/Altered Natural Watercourse

0 0.1 0.2 0.4 mi

Date Printed: 12/16/2025

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ATTACHMENT 2 – Soil Maps

Soils Map
Hydric Rating by Soils Unit Map

Soil Map—Sherburne County, Minnesota
(Big Lake - Wetland Delineation)



Map Scale: 1:8,170 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 100 200 400 600

Feet
0 350 700 1400 2100

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sherburne County, Minnesota
Survey Area Data: Version 23, Sep 10, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 29, 2023—Sep 13, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
261	Isan sandy loam, depressional, 0 to 1 percent slopes	5.7	4.3%
768	Mosford sandy loam, 0 to 2 percent slopes	14.5	11.0%
1288	Seelyeville-Markey complex, ponded, 0 to 1 percent slopes	1.6	1.2%
D20A	Isan-Isan, frequently ponded, complex, 0 to 2 percent slopes	3.1	2.3%
D62A	Hubbard-Mosford complex, Mississippi River Valley, 0 to 3 percent slopes	53.9	40.7%
D67B	Hubbard loamy sand, 1 to 6 percent slopes	45.3	34.2%
D67C	Hubbard loamy sand, 2 to 12 percent slopes	8.3	6.3%
Totals for Area of Interest		**132.4**	**100.0%**

Hydric Rating by Map Unit—Sherburne County, Minnesota
(Big Lake - Wetland Delineation)



Map Scale: 1:8,170 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 100 200 400 600

Feet
0 350 700 1400 2100

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Lines
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Points
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sherburne County, Minnesota
Survey Area Data: Version 23, Sep 10, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 29, 2023—Sep 13, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

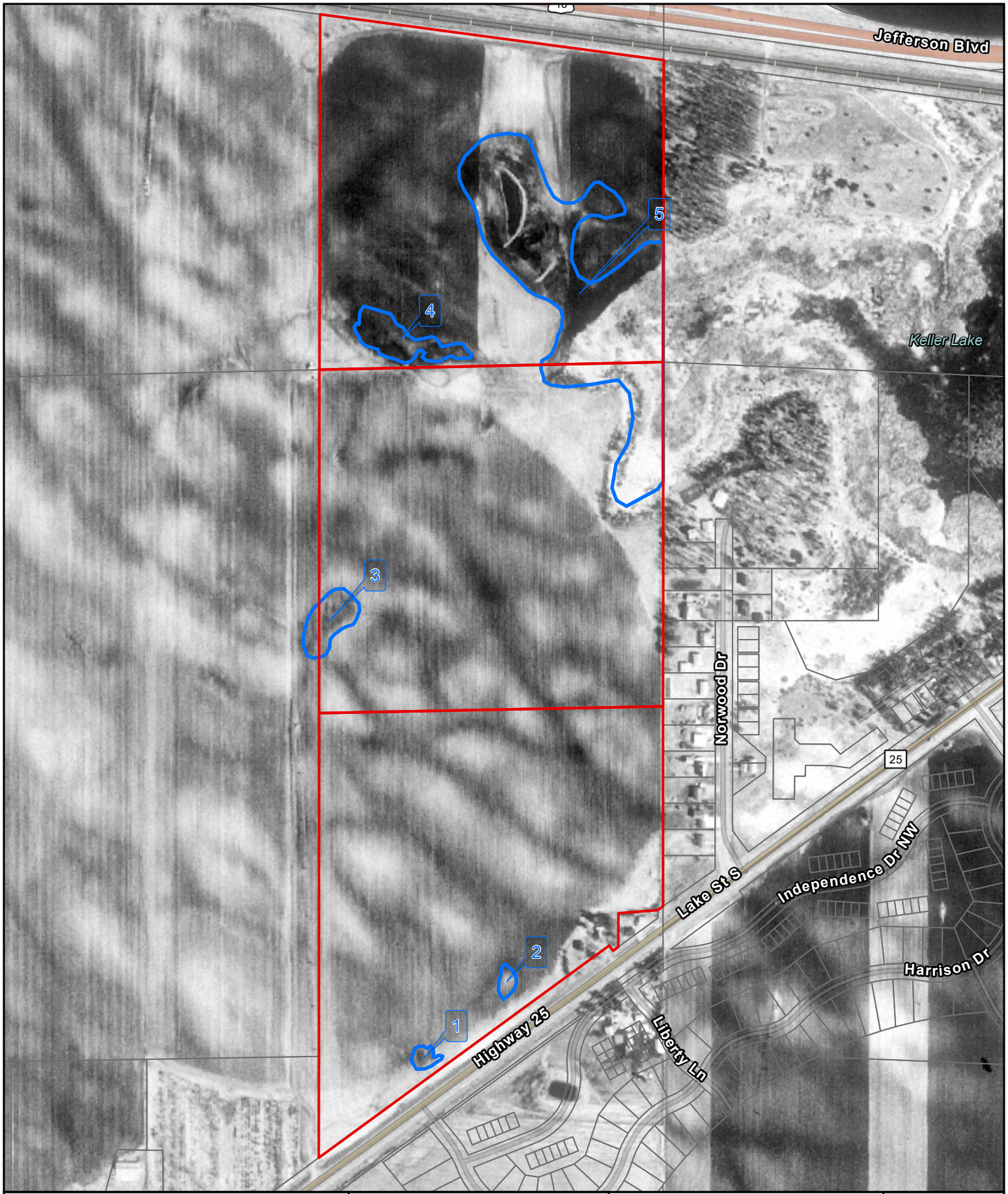
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
261	Isan sandy loam, depressional, 0 to 1 percent slopes	98	5.7	4.3%
768	Mosford sandy loam, 0 to 2 percent slopes	1	14.5	11.0%
1288	Seelyeville-Markey complex, ponded, 0 to 1 percent slopes	100	1.6	1.2%
D20A	Isan-Isan, frequently ponded, complex, 0 to 2 percent slopes	95	3.1	2.3%
D62A	Hubbard-Mosford complex, Mississippi River Valley, 0 to 3 percent slopes	1	53.9	40.7%
D67B	Hubbard loamy sand, 1 to 6 percent slopes	3	45.3	34.2%
D67C	Hubbard loamy sand, 2 to 12 percent slopes	0	8.3	6.3%
Totals for Area of Interest			**132.4**	**100.0%**

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ATTACHMENT 3 – Antecedent Precipitation Analysis

Level One Maps
Precipitation Analysis
Level Two Antecedent Precipitation Analysis
Drought Map

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Fisher Construction Group
Level One Offsite Determination
Sherburne County, Minnesota
Sections 24 & 25 - T 33N - R 028W

User: Alex.Janochoski
Date Saved: 12/16/2025 2:28 PM
PCS: NAD 1983 HARN Adj MN Sherburne Feet
Path: X:\2025\ER\04\ER25-04-246 Big Lake Delineation\40_GIS\BigLakeWetlands.aprx

NORMAL YEAR

4/24/1991

Source: Earth Explorer

Level One Wetlands
Project Parcels
Tax Parcels

0 320 640 Feet

N

INTERSTATE ENGINEERING

Precipitation Worksheet Using Gridded Database

Precipitation data for target wetland location:
county: **Sherburne** township number: **33N**
township name: **unnamed** range number: **28W**
nearest community: **Big Lake** section number: **25**

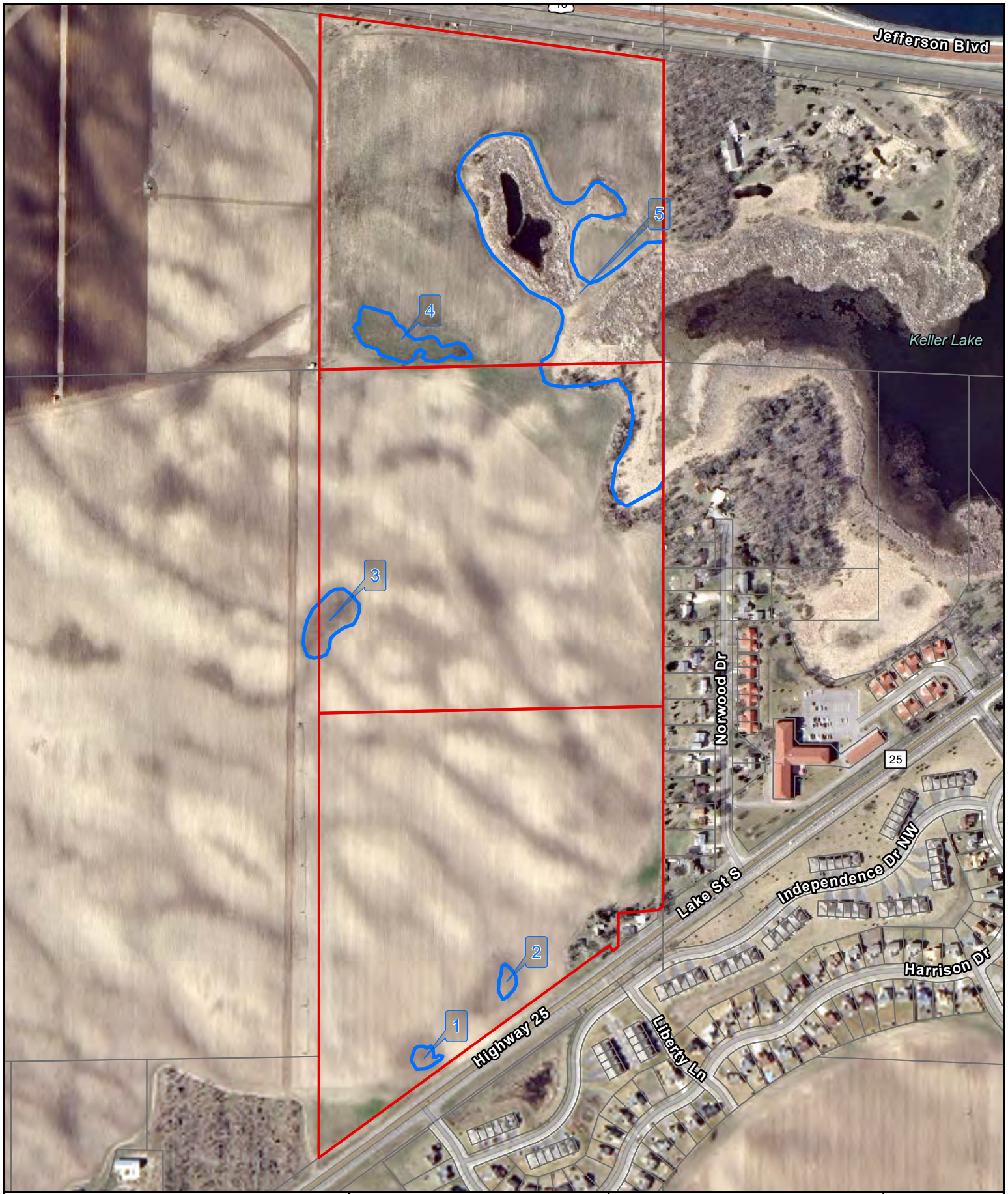
Aerial photograph or site visit date:
Wednesday, April 24, 1991

Score using 1991-2020 normal period

values are in inches A 'R' following a monthly total indicates a provisional value derived from radar-based estimates.	first prior month: **March 1991**	second prior month: **February 1991**	third prior month: **January 1991**
estimated precipitation total for this location:	**2.12**	**0.98**	**0.27**
there is a 30% chance this location will have less than:	1.05	0.57	0.45
there is a 30% chance this location will have more than:	1.86	1.16	0.95
type of month: dry normal wet	**wet**	**normal**	**dry**
monthly score	**3 * 3 = 9**	**2 * 2 = 4**	**1 * 1 = 1**
multi-month score: 6 to 9 (dry) 10 to 14 (normal) 15 to 18 (wet)	**14 (Normal)**		

Other Resources:

- retrieve daily precipitation data
- view radar-based precipitation estimates
- view weekly precipitation maps
- *Evaluating Antecedent Precipitation Conditions* (BWSR)



Fisher Construction Group
Level One Offsite Determination
Sherburne County, Minnesota
Sections 24 & 25 - T 33N - R 028W

User: Alex.Janochoski
Date Saved: 12/16/2025 2:28 PM
PCS: NAD 1983 HARN Adj MN Sherburne Feet
Path: X:\2025\ER\04\ER25-04-246 Big Lake Delineation\40_GIS\BigLakeWetlands.aprx

NORMAL YEAR

4/01/2010

Source: Earth Explorer

Level One Wetlands
Project Parcels
Tax Parcels

0 320 640 Feet

INTERSTATE ENGINEERING

Minnesota State Climatology Office

State Climatology Office - DNR Division of Ecological and Water Resources

Precipitation Worksheet Using Gridded Database

Precipitation data for target wetland location:
county: **Sherburne** township number: **33N**
township name: **unnamed** range number: **28W**
nearest community: **Big Lake** section number: **25**

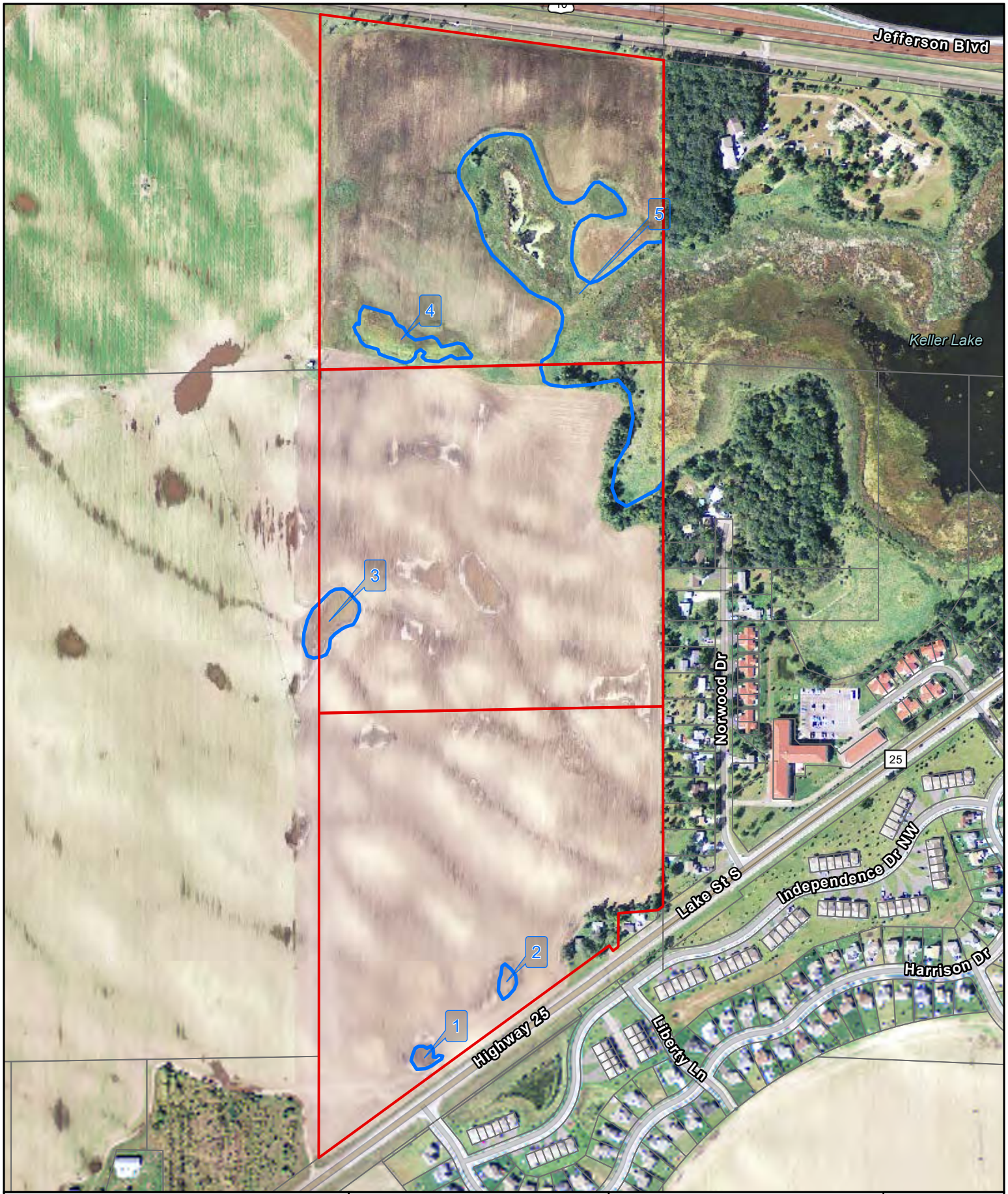
Aerial photograph or site visit date:
Thursday, April 1, 2010

Score using 1991-2020 normal period

values are in inches A 'R' following a monthly total indicates a provisional value derived from radar-based estimates.	first prior month: **March 2010**	second prior month: **February 2010**	third prior month: **January 2010**
estimated precipitation total for this location:	**1.38**	**0.84**	**0.59**
there is a 30% chance this location will have less than:	1.05	0.57	0.45
there is a 30% chance this location will have more than:	1.86	1.16	0.95
type of month: dry normal wet	**normal**	**normal**	**normal**
monthly score	**3 * 2 = 6**	**2 * 2 = 4**	**1 * 2 = 2**
multi-month score: 6 to 9 (dry) 10 to 14 (normal) 15 to 18 (wet)	**12 (Normal)**		

Other Resources:

- retrieve daily precipitation data
- view radar-based precipitation estimates
- view weekly precipitation maps
- *Evaluating Antecedent Precipitation Conditions* (BWSR)



Fisher Construction Group
Level One Offsite Determination
Sherburne County, Minnesota
Sections 24 & 25 - T 33N - R 028W

User: Alex.Janochoski
Date Saved: 12/16/2025 2:28 PM
PCS: NAD 1983 HARN Adj MN Sherburne Feet
Path: X:\2025\ER\04\ER25-04-246 Big Lake Delineation\40_GIS\BigLakeWetlands.aprx

NORMAL YEAR

9/12/2010

Source: Earth Explorer

Level One Wetlands
Project Parcels
Tax Parcels

0 320 640 Feet

N

INTERSTATE ENGINEERING

Precipitation Worksheet Using Gridded Database

Precipitation data for target wetland location:
county: **Sherburne** township number: **33N**
township name: **unnamed** range number: **28W**
nearest community: **Big Lake** section number: **25**

Aerial photograph or site visit date:
Sunday, September 12, 2010

Score using 1991-2020 normal period

values are in inches A 'R' following a monthly total indicates a provisional value derived from radar-based estimates.	first prior month: **August 2010**	second prior month: **July 2010**	third prior month: **June 2010**
estimated precipitation total for this location:	**4.22**	**3.49**	**8.21**
there is a 30% chance this location will have less than:	2.96	2.66	3.14
there is a 30% chance this location will have more than:	4.93	4.92	4.26
type of month: dry normal wet	**normal**	**normal**	**wet**
monthly score	**3 * 2 = 6**	**2 * 2 = 4**	**1 * 3 = 3**
multi-month score: 6 to 9 (dry) 10 to 14 (normal) 15 to 18 (wet)	**13 (Normal)**		

Other Resources:

- retrieve daily precipitation data
- view radar-based precipitation estimates
- view weekly precipitation maps
- *Evaluating Antecedent Precipitation Conditions* (BWSR)



Fisher Construction Group
Level One Offsite Determination
Sherburne County, Minnesota
Sections 24 & 25 - T 33N - R 028W

User: Alex.Janochoski
Date Saved: 12/16/2025 2:28 PM
PCS: NAD 1983 HARN Adj MN Sherburne Feet
Path: X:\2025\ER\04\ER25-04-246 Big Lake Delineation\40_GIS\BigLakeWetlands.aprx

NORMAL YEAR

5/14/2018

Source: Google Earth

Level One Wetlands
Project Parcels
Tax Parcels

0 320 640 Feet

N

INTERSTATE ENGINEERING

Minnesota State Climatology Office

State Climatology Office - DNR Division of Ecological and Water Resources

Precipitation Worksheet Using Gridded Database

Precipitation data for target wetland location:
county: **Sherburne** township number: **33N**
township name: **unnamed** range number: **28W**
nearest community: **Big Lake** section number: **24**

Aerial photograph or site visit date:
Monday, May 14, 2018

Score using 1991-2020 normal period

values are in inches A 'R' following a monthly total indicates a provisional value derived from radar-based estimates.	first prior month: **April 2018**	second prior month: **March 2018**	third prior month: **February 2018**
estimated precipitation total for this location:	**1.60**	**1.51**	**1.21**
there is a 30% chance this location will have less than:	1.83	1.05	0.57
there is a 30% chance this location will have more than:	3.31	1.87	1.16
type of month: dry normal wet	**dry**	**normal**	**wet**
monthly score	**3 * 1 = 3**	**2 * 2 = 4**	**1 * 3 = 3**
multi-month score: 6 to 9 (dry) 10 to 14 (normal) 15 to 18 (wet)	**10 (Normal)**		

Other Resources:

- retrieve daily precipitation data
- view radar-based precipitation estimates
- view weekly precipitation maps
- *Evaluating Antecedent Precipitation Conditions* (BWSR)



Fisher Construction Group
Level One Offsite Determination
Sherburne County, Minnesota
Sections 24 & 25 - T 33N - R 028W

User: Alex.Janochoski
Date Saved: 12/16/2025 2:28 PM
PCS: NAD 1983 HARN Adj MN Sherburne Feet
Path: X:\2025\ER\04\ER25-04-246 Big Lake Delineation\40_GIS\BigLakeWetlands.aprx

NORMAL YEAR

6/18/2021

Source: Earth Explorer

Level One Wetlands
Project Parcels
Tax Parcels

0 320 640 Feet

N

INTERSTATE ENGINEERING

Precipitation Worksheet Using Gridded Database

Precipitation data for target wetland location:

county: **Sherburne** township number: **33N**
township name: **unnamed** range number: **28W**
nearest community: **Big Lake** section number: **25**

Aerial photograph or site visit date:
Friday, June 18, 2021

Score using 1991-2020 normal period

values are in inches A 'R' following a monthly total indicates a provisional value derived from radar-based estimates.	first prior month: **May 2021**	second prior month: **April 2021**	third prior month: **March 2021**
estimated precipitation total for this location:	**2.09**	**2.76**	**2.40**
there is a 30% chance this location will have less than:	2.41	1.82	1.05
there is a 30% chance this location will have more than:	5.73	3.32	1.86
type of month: dry normal wet	**dry**	**normal**	**wet**
monthly score	**3 * 1 = 3**	**2 * 2 = 4**	**1 * 3 = 3**
multi-month score: 6 to 9 (dry) 10 to 14 (normal) 15 to 18 (wet)	**10 (Normal)**		

Other Resources:

- retrieve daily precipitation data
- view radar-based precipitation estimates
- view weekly precipitation maps
- *Evaluating Antecedent Precipitation Conditions* (BWSR)



Fisher Construction Group
Level One Offsite Determination
Sherburne County, Minnesota
Sections 24 & 25 - T 33N - R 028W

User: Alex.Janochoski
Date Saved: 12/16/2025 2:28 PM
PCS: NAD 1983 HARN Adj MN Sherburne Feet
Path: X:\2025\ER\04\ER25-04-246 Big Lake Delineation\40_GIS\BigLakeWetlands.aprx

WET YEAR

9/25/2024

Source: Google Earth

Level One Wetlands
Project Parcels
Tax Parcels

0 320 640 Feet

N

INTERSTATE ENGINEERING

Precipitation Worksheet Using Gridded Database

Precipitation data for target wetland location:
county: **Sherburne** township number: **33N**
township name: **unnamed** range number: **28W**
nearest community: **Big Lake** section number: **24**

Aerial photograph or site visit date:
Wednesday, September 25, 2024

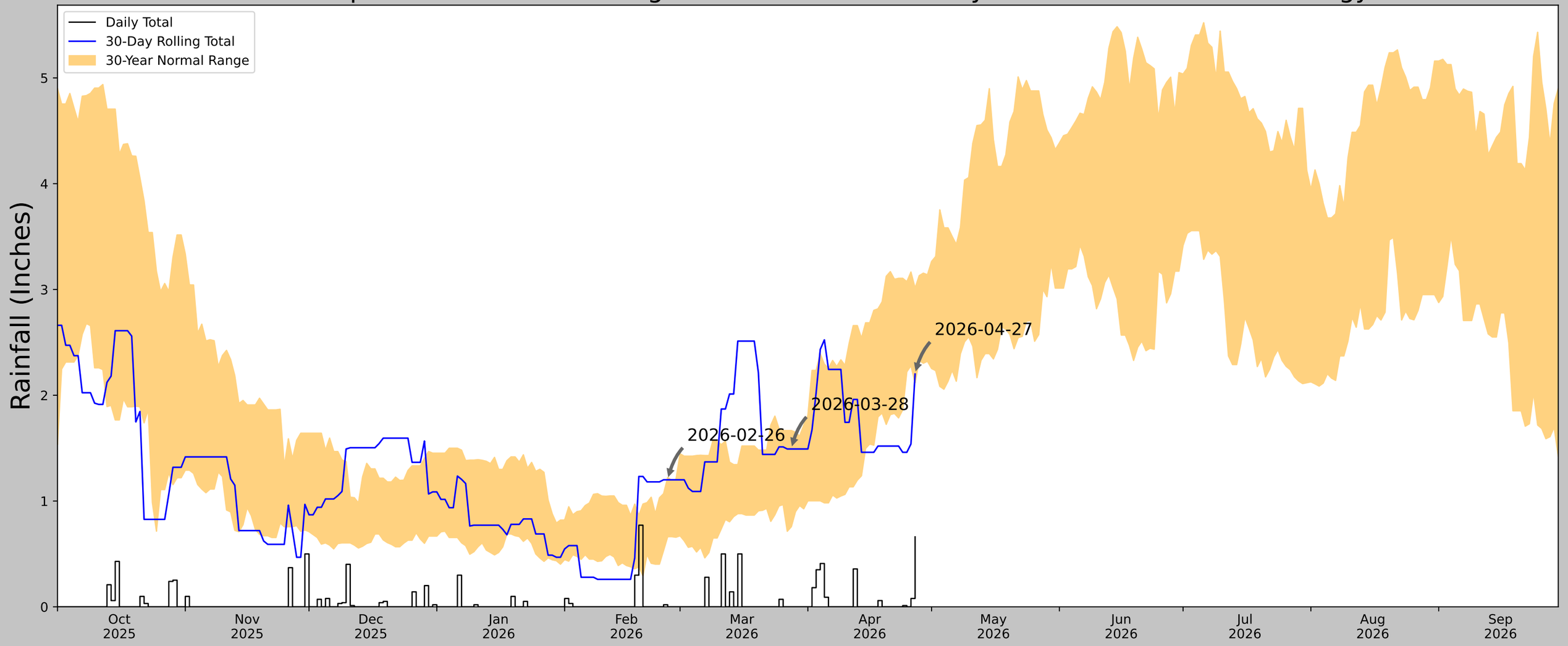
Score using 1991-2020 normal period

values are in inches A 'R' following a monthly total indicates a provisional value derived from radar-based estimates.	first prior month: **August 2024**	second prior month: **July 2024**	third prior month: **June 2024**
estimated precipitation total for this location:	**7.13**	**4.19**	**7.40**
there is a 30% chance this location will have less than:	2.96	2.65	3.13
there is a 30% chance this location will have more than:	4.89	4.92	4.26
type of month: dry normal wet	**wet**	**normal**	**wet**
monthly score	**3 * 3 = 9**	**2 * 2 = 4**	**1 * 3 = 3**
multi-month score: 6 to 9 (dry) 10 to 14 (normal) 15 to 18 (wet)	**16 (Wet)**		

Other Resources:

- retrieve daily precipitation data
- view radar-based precipitation estimates
- view weekly precipitation maps
- *Evaluating Antecedent Precipitation Conditions* (BWSR)

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	45.32623, -93.76213
Observation Date	2026-04-27
Elevation (ft)	940.136
Drought Index (PDSI)	Mild drought (2026-03)
WebWIMP H_2O Balance	Wet Season

30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2026-04-27	2.116929	3.013386	2.200787	Normal	2	3	6
2026-03-28	0.75748	1.666535	1.492126	Normal	2	2	4
2026-02-26	0.662992	1.223228	1.200787	Normal	2	1	2
Result							Normal Conditions - 12

Figures and tables made by the
Antecedent Precipitation Tool
Version 3.0

US Army Corps of Engineers.
ERDC

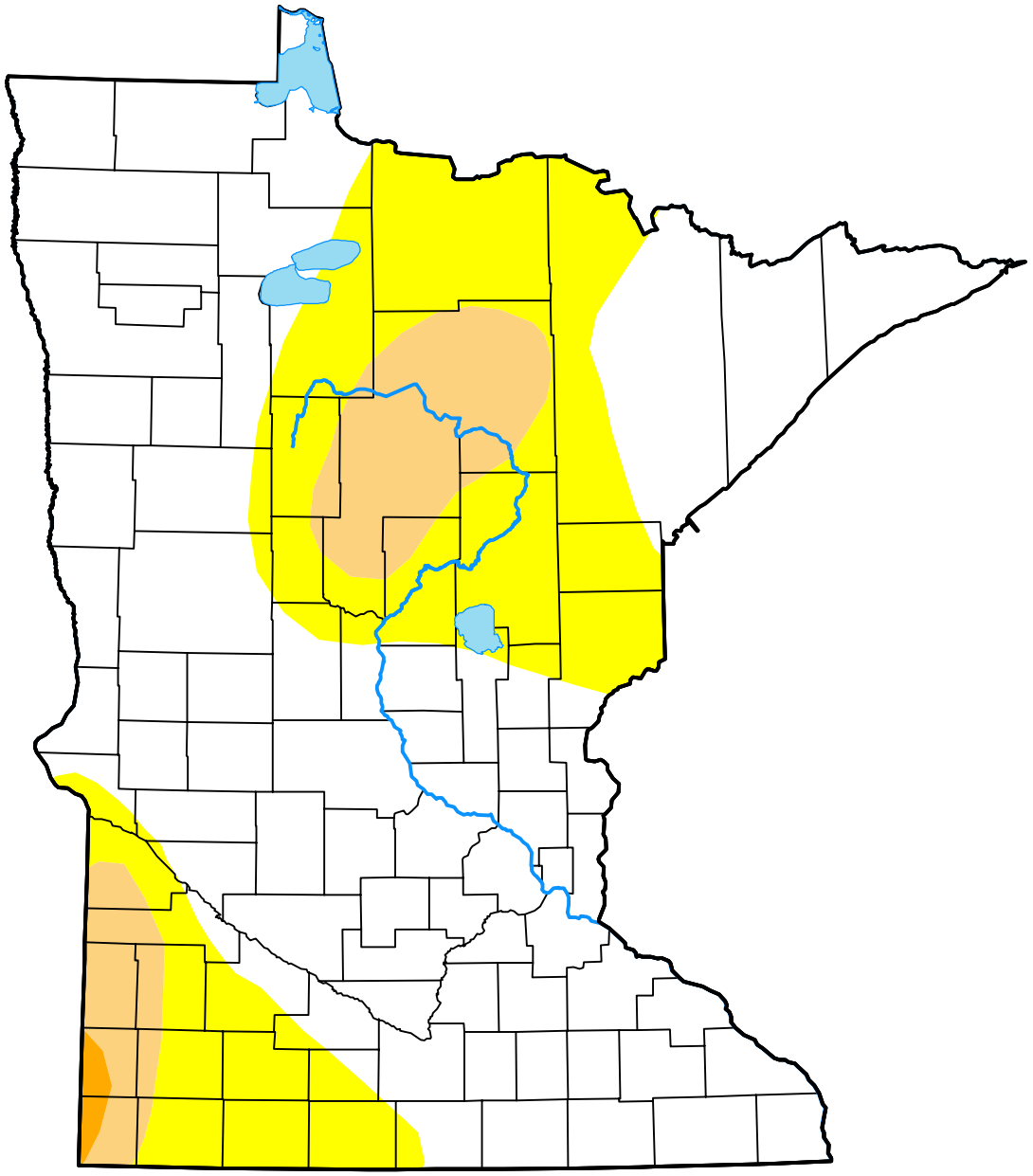
Developed by:
U.S. Army Corps of Engineers and
U.S. Army Engineer Research and
Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
DELANO	45.0469, -93.7772	975.066	19.314	34.93	9.366	9167	89
MAPLE PLAIN 4.2 W	45.01, -93.7468	1018.045	2.95	42.979	1.454	91	1
ROCKFORD 1.2 WNW	45.0969, -93.7636	981.955	3.518	6.889	1.607	24	0
ROCKFORD	45.0897, -93.74	950.131	3.47	24.935	1.648	1773	0
ROCKFORD 0.5 NE	45.093, -93.7359	972.113	3.769	2.953	1.707	2	0
ROCKFORD 0.6 NE	45.0944, -93.7345	1009.843	3.887	34.777	1.884	157	0
BUFFALO 7.7 SE	45.1054, -93.7474	961.942	4.296	13.124	1.99	53	0
ROCKFORD 1.0 NE	45.1031, -93.7337	1043.963	4.425	68.897	2.296	56	0
WATERTOWN 0.5 NNW	44.9663, -93.8489	970.144	6.579	4.922	2.993	1	0
MOUND	44.95, -93.65	935.039	9.135	40.027	4.476	21	0
BUFFALO 2NE	45.1969, -93.84	992.126	10.807	17.06	5.048	8	0

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U.S. Drought Monitor

Minnesota



April 28, 2026

(Released Thursday, Apr. 30, 2026)

Valid 8 a.m. EDT

Drought Conditions (Percent Area)

	None	D0-D4	D1-D4	D2-D4	D3-D4	D4
Current	65.39	34.61	8.91	0.40	0.00	0.00
Last Week *04-21-2026*	57.21	42.79	20.75	1.17	0.00	0.00
3 Months Ago *01-27-2026*	40.17	59.83	29.88	4.24	0.00	0.00
Start of Calendar Year *01-06-2026*	35.13	64.87	30.35	4.24	0.00	0.00
Start of Water Year *09-30-2025*	65.35	34.65	3.01	0.00	0.00	0.00
One Year Ago *04-29-2025*	25.14	74.86	22.37	0.00	0.00	0.00

Intensity:

- None
- D0 Abnormally Dry
- D1 Moderate Drought
- D2 Severe Drought
- D3 Extreme Drought
- D4 Exceptional Drought

The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. For more information on the Drought Monitor, go to https://droughtmonitor.unl.edu/About.aspx

Author:

Brad Rippey

U.S. Department of Agriculture

droughtmonitor.unl.edu

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ATTACHMENT 4 – Level One Recording Forms

Offsite Imagery Recording Form
Decision Matrix

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Field Data Sheet Reference:

Wetland Hydrology from Aerial Imagery - Recording Form

Proj. Name: Fisher Construction Group Date: 11/20/2025 County: Sherburne

Reviewer: Alex Janochoski Location (Sec, Twsp, Rng): Sections 24 & 35, T33N, R28W

Review Summary Table

Image Date (M/D/Y)	Image Source	Climate Condition	Image Interpretation Area(s)							
			1	2	3	4	5	6	7	8
4/24/1991	Earth Explorer	Normal	SS	NSS	SS	SS	SS			
4/1/2010	Earth Explorer	Normal	SS	SS	SS	SS	WS			
9/12/2010	Earth Explorer	Normal	SS	SS	AP	SS	WS			
5/14/2018	Google Earth	Normal	NSS	NSS	SS	SS	WS			
6/18/2021	Earth Explorer	Normal	NV	NV	NV	NV	WS			
9/25/2024	Google Earth	Wet	DO	DO	DO	DO	WS			
Number of Normal Years			5	5	5	5	5	0	0	0
Normal Years with Wet Signature			3	2	4	4	5	0	0	0
Percent Normal with Wet Signature			60	40	80	80	100	Error	Error	Error

Interpretation Key		
WS = Wetland Signature	SS = Soil Wetness Signature	CS = Crop Stress
NC = Not Cropped	AP = Altered Pattern	NV = Normal Vegetative Cover
DO = Drowned Out	SW = Standing Water	NSS = No Soil Wetness Signature

Use joint BWSR/Corps **Guidance for Offsite Hydrology/Wetland Determinations** document to select the appropriate signature.

If less than five normal climate condition images are available, use as many images as available consisting of all normal years and an equal number of wet and dry years. Describe the results using this methodology in your report.

Use MN **State Climatology website** to determine climate condition when image was taken.

Wetland Determination from Aerial Imagery – Recording Form

Project Name: Fisher Construction Group Level One

Date: 11/20/2025 County: Sherburne Investigator: Alex Janochoski S, T, R: 24 & 25, T33N, R28W

DECISION MATRIX				
Hydric Soils Present	**Identified of NWI or Other Wetland Map**	**Percent with Wet Signatures**	**Field Verification Required**	**Wetland?**
Yes	Yes	>50%	No	Yes
Yes	Yes	30-50%	No	Yes
Yes	Yes	<30%	Yes	Yes, if other hydro indicators present
Yes	No	>50%	No	Yes
Yes	No	30-50%	Yes	Yes, if other hydro indicators present
Yes	No	<30%	No	No
No	Yes	>50%	No	Yes
No	Yes	30-50%	No	Yes
No	Yes	<30%	No	No
No	No	>50%	Yes	Yes, if other hydro indicators present
No	No	30-50%	Yes	Yes, if other hydro indicators present
No	No	<30%	No	No

TABLE 1					
Area	**Hydric Soils Present**	**Identified of NWI or Other Wetland Map**	**Percent with Wet Signatures**	**Other Hydrology Indicators Present[1]**	**Wetland?**
1	YES	YES	60	N/A	YES
2	YES	YES	40	N/A	YES
3	YES	YES	80	N/A	YES
4	YES	NO	80	N/A	YES
5	YES	YES	100	N/A	YES

1. B10: Drainage Patterns
   C9: Saturation Visible of Aerial Imagery
   D1: Stunted or Stressed Plants
   D2: Geomorphic Position

ATTACHMENT 5 – USACE Data Sheets

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U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Fisher Contstruction Group - Big Lake Wetland Delineaiton City/County: Big Lake Sampling Date: 4/30/26

Applicant/Owner: Fisher Construction Group, Inc. (Robert Badgett) State: MN Sampling Point: W01_A

Investigator(s): Interstate Engineering, Inc. (Alex Janochoski) Section, Township, Range: Sec 24 & 25, Twp 33N, Rng 028W

Landform (hillside, terrace, etc.): Footslope Local relief (concave, convex, none): Slightly Concave

Slope (%): <3 Lat: 45.32 Long: -93.76 Datum: WGS 84

Soil Map Unit Name: D62A - Hubbard-Mostford complex NWI classification: PEM1Af

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation X , Soil X , or Hydrology ____ significantly disturbed? Are "I X Yes ____ No X

Are Vegetation ____ , Soil ____ , or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ____ No X
Hydric Soil Present? Yes ____ No X
Wetland Hydrology Present? Yes X No ____

Is the Sampled Area within a Wetland? **Yes** ____ **No** X

Remarks:
Antecedent precip conditions are normal. Soil pit excaveted within depressional area of cultivated field. Vegeation and soils are highly disturbed. No soil indicators were found.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. N/A			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15)			
1. N/A			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5)			
1. N/A			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	=Total Cover		
Woody Vine Stratum (Plot size: 15)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: ____ (A)

Total Number of Dominant Species Across All Strata: ____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: ____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species	x 3 =	
FACU species	x 4 =	
UPL species	x 5 =	
Column Totals: (A)		(B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation
____ 2 - Dominance Test is >50%
____ 3 - Prevalence Index is ≤3.0[1]
____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ____ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)
Cultivated field, vegetation is highly disturbed

SOIL

Sampling Point: W01_A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 2/2	100					Loamy/Clayey	Loam, no redox found
16-20	10YR 3/2	100					Loamy/Clayey	Sandy loam, no redox found
20-28	10YR 3/4	100					Sandy	Loamy sand, no redox, no ribbon

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

No soil indicators were found.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- X Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Hydrology met through two secondary indicators, level one delineation found saturation signatures.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Fisher Contstruction Group - Big Lake Wetland Delineaiton City/County: Big Lake Sampling Date: 4/30/26

Applicant/Owner: Fisher Construction Group, Inc. (Robert Badgett) State: MN Sampling Point: W01_B

Investigator(s): Interstate Engineering, Inc. (Alex Janochoski) Section, Township, Range: Sec 24 & 25, Twp 33N, Rng 028W

Landform (hillside, terrace, etc.): Toeslope Local relief (concave, convex, none): Concave

Slope (%): <3 Lat: 45.32 Long: -93.76 Datum: WGS 84

Soil Map Unit Name: D62A - Hubbard-Mosford complex NWI classification: PEM1Af

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation X , Soil X , or Hydrology ____ significantly disturbed? Are "I X Yes ____ No X

Are Vegetation ____ , Soil ____ , or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes X	No ____	

Remarks:
Antecedent precip conditions are normal. Pit excavated withing lowest part of small depression in active ag. Field. Vegetation and soils are highly disturbed. No soil indicators were observed.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. N/A			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15)			
1. N/A			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5)			
1. N/A			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	=Total Cover		
Woody Vine Stratum (Plot size: 15)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: ____ (A)

Total Number of Dominant Species Across All Strata: ____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: ____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species	x 3 =	
FACU species	x 4 =	
UPL species	x 5 =	
Column Totals: (A)		(B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ____ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)
Cultivated field, vegetation is highly disturbed

SOIL

Sampling Point: W01_B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 3/2	100					Loamy/Clayey	Clay loam, no redox
4-24	10YR 2/2	100					Loamy/Clayey	Loam, no redox
24-31	10YR 3/3	100					Loamy/Clayey	Sandy loam, no redox

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

No soil indicators were found.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- X Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Hydrology was met through two secondaries, saturation is visible in aerial imagery per the level one delineation.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Fisher Contstruction Group - Big Lake Wetland Delineaiton City/County: Big Lake Sampling Date: 4/30/26

Applicant/Owner: Fisher Construction Group, Inc. (Robert Badgett) State: MN Sampling Point: W02_A

Investigator(s): Interstate Engineering, Inc. (Alex Janochoski) Section, Township, Range: Sec 24 & 25, Twp 33N, Rng 028W

Landform (hillside, terrace, etc.): Footslope Local relief (concave, convex, none): Concave

Slope (%): <5 Lat: 45.32 Long: -93.76 Datum: WGS 84

Soil Map Unit Name: D62A - Hubbard-Mosford complex NWI classification: PEM1Af

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation X , Soil X , or Hydrology ____ significantly disturbed? Are "I X Yes ____ No X

Are Vegetation ____ , Soil ____ , or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ____ No X
Hydric Soil Present? Yes ____ No X
Wetland Hydrology Present? Yes X No ____

Is the Sampled Area within a Wetland? **Yes** ____ **No** X

Remarks:
Antecedent precip conditions are normal. Soil pit excavated within depressional area of active ag. Field. Vegetation and soils are highly disturbed.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. N/A			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15)			
1. N/A			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5)			
1. N/A			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	=Total Cover		
Woody Vine Stratum (Plot size: 15)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: ____ (A)

Total Number of Dominant Species Across All Strata: ____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: ____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species	x 3 =	
FACU species	x 4 =	
UPL species	x 5 =	
Column Totals: (A)		(B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ____ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)
Cultivated field, vegetation is highly disturbed

SOIL

Sampling Point: W02_A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 3/2	100					Loamy/Clayey	Sandy clay loam, no redox
16-34	10YR 2/2	100					Loamy/Clayey	loam, no redox
34-36	10YR 3/4	100					Loamy/Clayey	Sandy loam, no redox

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

No soil indicators were found.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- X Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Saturation visible on aerial imagery per the level 1 delineation.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Fisher Contstruction Group - Big Lake Wetland Delineaiton City/County: Big Lake Sampling Date: 4/30/26

Applicant/Owner: Fisher Construction Group, Inc. (Robert Badgett) State: MN Sampling Point: W02_B

Investigator(s): Interstate Engineering, Inc. (Alex Janochoski) Section, Township, Range: Sec 24 & 25, Twp 33N, Rng 028W

Landform (hillside, terrace, etc.): Toeslope Local relief (concave, convex, none): Concave

Slope (%): <3 Lat: 45.32 Long: -93.76 Datum: WGS 84

Soil Map Unit Name: 662A - Hubbard-Mosford complex NWI classification: PEM1Af

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation X , Soil X , or Hydrology ____ significantly disturbed? Are "I X Yes ____ No X

Are Vegetation ____ , Soil ____ , or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ____ No X
Hydric Soil Present? Yes ____ No X
Wetland Hydrology Present? Yes X No ____

Is the Sampled Area within a Wetland? **Yes** ____ **No** X

Remarks:
Antecedent precip conditions are normal. Pit excavated within the lowest part of a depressional area in an active ag. Field. Soils and vegeation are highly disturbed.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. N/A			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15)			
1. N/A			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5)			
1. N/A			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	=Total Cover		
Woody Vine Stratum (Plot size: 15)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: ____ (A)

Total Number of Dominant Species Across All Strata: ____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: ____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species	x 3 =	
FACU species	x 4 =	
UPL species	x 5 =	
Column Totals: (A)		(B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ____ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)
Cultivated field, vegetation is highly disturbed

SOIL

Sampling Point: W02_B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-13	10YR 3/2	100					Loamy/Clayey	Sandy clay loam, no redox
13-25	10YR 2/2	100					Loamy/Clayey	Loam, no redox
25-31	10YR 3/4	100					Loamy/Clayey	Sandy loam, no redox

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: ___

Depth (inches): ___

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

No soil indicators were found.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- X Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Hydrology met through two secondaries, saturation visible on aerial imagery per the level one delineation.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Fisher Contstruction Group - Big Lake Wetland Delineaiton City/County: Big Lake Sampling Date: 4/30/26

Applicant/Owner: Fisher Construction Group, Inc. (Robert Badgett) State: MN Sampling Point: W03UPL

Investigator(s): Interstate Engineering, Inc. (Alex Janochoski) Section, Township, Range: Sec 24 & 25, Twp 33N, Rng 028W

Landform (hillside, terrace, etc.): Backslope Local relief (concave, convex, none): None

Slope (%): <5 Lat: 45.33 Long: -93.76 Datum: WGS 84

Soil Map Unit Name: D62A - Hubbard-Mosford complex NWI classification: PEM1Af

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation X , Soil X , or Hydrology ____ significantly disturbed? Are "I X Yes ____ No X

Are Vegetation ____ , Soil ____ , or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling p X

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
Antecedent precip conditions are normal. Transect point excavated slightly upgrade from wetland. Soils and vegetation are highly disturbed due to cultivation. Soils were found to be non-hydric, landscape position suggests this is an upland area

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. N/A			
2.			
3.			
4.			
5.			
	____ =Total Cover		
Sapling/Shrub Stratum (Plot size: 15)			
1. N/A			
2.			
3.			
4.			
5.			
	____ =Total Cover		
Herb Stratum (Plot size: 5)			
1. N/A			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	____ =Total Cover		
Woody Vine Stratum (Plot size: 15)			
1.			
2.			
	____ =Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: ____ (A)

Total Number of Dominant Species Across All Strata: ____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: ____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species ____	x 1 =	____
FACW species ____	x 2 =	____
FAC species ____	x 3 =	____
FACU species ____	x 4 =	____
UPL species ____	x 5 =	____
Column Totals: ____ (A)		____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation
____ 2 - Dominance Test is >50%
____ 3 - Prevalence Index is ≤3.0[1]
____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ____ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)
Cultivated field, vegetation is highly disturbed

SOIL

Sampling Point: W03UPL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 3/2	100					Loamy/Clayey	Sandy loam, no redox
10-26	10YR 2/2	100					Loamy/Clayey	Sandy clay loam, no redox
26-30	10YR 3/4	100					Sandy	Loamy sand, no redox

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

No soil indicators found.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No hydrology indicators found.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Fisher Contstruction Group - Big Lake Wetland Delineaiton City/County: Big Lake Sampling Date: 4/30/26

Applicant/Owner: Fisher Construction Group, Inc. (Robert Badgett) State: MN Sampling Point: W03W

Investigator(s): Interstate Engineering, Inc. (Alex Janochoski) Section, Township, Range: Sec 24 & 25, Twp 33N, Rng 028W

Landform (hillside, terrace, etc.): Footslope Local relief (concave, convex, none): Concave

Slope (%): <3 Lat: 45.33 Long: -93.76 Datum: WGS 84

Soil Map Unit Name: D62A - Hubbard-Mosford complex NWI classification: PEM1Af

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation X , Soil X , or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation ____ , Soil ____ , or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes X	No ____	

Remarks:
Antecedent precip conditions are normal. Point excavated within depressional area of cultivated field. Vegeation and soils are highly disturbed, hydric soil indicators paired with deep saturation suggest area would be Type 1/2 wetland if not cultivated. Veg is assumed hydric under normal conditions.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. N/A			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15)			
1. N/A			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5)			
1. N/A			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	=Total Cover		
Woody Vine Stratum (Plot size: 15)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: ____ (A)

Total Number of Dominant Species Across All Strata: ____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: ____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species	x 3 =	
FACU species	x 4 =	
UPL species	x 5 =	
Column Totals: (A)		(B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No** ____

Remarks: (Include photo numbers here or on a separate sheet.)
Cultivated field, vegetation is highly disturbed

SOIL

Sampling Point: W03W

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-2	10YR 2/2	100					Loamy/Clayey	Sandy clay loam, no redox
2-18	10YR 2/2	100					Loamy/Clayey	Sandy clay, no redox
18-26	10YR 3/1	60	10YR 4/4	40	C	M	Loamy/Clayey	Distinct redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: ___

Depth (inches): ___

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Assumed A11, erosion deposit and farming activity have likely pushed hydric soils deeper than if were left undisturbed. Saturation was found at bottom of soil pit. Soils are problematic but hydric in nature.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- X Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___

Water Table Present? Yes ___ No X Depth (inches): ___

Saturation Present? Yes X No ___ Depth (inches): 23

(includes capillary fringe)

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Hydrolgy met through secondary indicators, level one delienation shows soil saturation in aerial imagery.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Fisher Contstruction Group - Big Lake Wetland Delineaiton City/County: Big Lake Sampling Date: 4/30/26

Applicant/Owner: Fisher Construction Group, Inc. (Robert Badgett) State: MN Sampling Point: W04UPL

Investigator(s): Interstate Engineering, Inc. (Alex Janochoski) Section, Township, Range: Sec 24 & 25, Twp 33N, Rng 028W

Landform (hillside, terrace, etc.): Backslope Local relief (concave, convex, none): Concave

Slope (%): <5 Lat: 45.33 Long: -93.76 Datum: WGS 84

Soil Map Unit Name: 261 - Isan sandy loam NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation X , Soil X , or Hydrology ____ significantly disturbed? Are "I X Yes ____ No X

Are Vegetation ____ , Soil ____ , or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling p X

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
Antecedent precip conditions are normal. Soil pit excavated upgrade from depressional area within cultivated field. Wetland system is problematic but area was determined to be upland due to lacking evidence of a hydric soil indicator.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. N/A			
2.			
3.			
4.			
5.			
	=Total Cover		

Sapling/Shrub Stratum (Plot size: 15)			
1. N/A			
2.			
3.			
4.			
5.			
	=Total Cover		

Herb Stratum (Plot size: 5)			
1. N/A			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	=Total Cover		

Woody Vine Stratum (Plot size: 15)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: ____ (A)

Total Number of Dominant Species Across All Strata: ____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: ____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species	x 3 =	
FACU species	x 4 =	
UPL species	x 5 =	
Column Totals: (A)		(B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ____ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)
Cultivated field, vegetation is highly disturbed

SOIL

Sampling Point: W04UPL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 4/4	100					Loamy/Clayey	Sandy loam, no redox
8-24	10YR 3/2	100					Loamy/Clayey	Loam, no redox

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

No soil indicators found.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No hydrology indicators found.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Fisher Contstruction Group - Big Lake Wetland Delineaiton City/County: Big Lake Sampling Date: 4/30/26

Applicant/Owner: Fisher Construction Group, Inc. (Robert Badgett) State: MN Sampling Point: W04W_A

Investigator(s): Interstate Engineering, Inc. (Alex Janochoski) Section, Township, Range: Sec 24 & 25, Twp 33N, Rng 028W

Landform (hillside, terrace, etc.): Toeslope Local relief (concave, convex, none): Concave

Slope (%): <2 Lat: 45.33 Long: -93.76 Datum: WGS 84

Soil Map Unit Name: 261 - Isan sand loam NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation X , Soil X , or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation ____ , Soil ____ , or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes X	No ____	

Remarks:
Antecedent precip conditions are normal. Wetland area is highly problematic. Landscape posistion and highly saturated soils suggest area is a wetland. Active cultivation left soils and vegeation highly disturbed. Sloped type 1/2 wetland possible.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. N/A			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15)			
1. N/A			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5)			
1. N/A			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	=Total Cover		
Woody Vine Stratum (Plot size: 15)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: ____ (A)

Total Number of Dominant Species Across All Strata: ____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: ____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species	x 3 =	
FACU species	x 4 =	
UPL species	x 5 =	
Column Totals: (A)		(B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No** ____

Remarks: (Include photo numbers here or on a separate sheet.)
Cultivated field, vegetation is highly disturbed but assumed hydric if undisturbed

SOIL

Sampling Point: W04W_A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 2/2	100					Loamy/Clayey	Loam, no redox
16-24	10YR 3/4	100					Sandy	Loamy sand, no redox, highly saturated

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: ___

Depth (inches): ___

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Soil is problematic, no clear indicator found. Erosion deposits and an exetenisive history of cultivation have altered the soil profile. Likely an "S" indicator. Assumed hydric

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- X Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___		
Water Table Present?	Yes ___	No X	Depth (inches): ___		
Saturation Present? (includes capillary fringe)	Yes X	No ___	Depth (inches): 16	**Wetland Hydrology Present?**	**Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Highly saturated loamy sand found at 16". Saturation visible on aerial imagery per level one delination.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Fisher Contstruction Group - Big Lake Wetland Delineaiton City/County: Big Lake Sampling Date: 4/30/26

Applicant/Owner: Fisher Construction Group, Inc. (Robert Badgett) State: MN Sampling Point: W04W_B

Investigator(s): Interstate Engineering, Inc. (Alex Janochoski) Section, Township, Range: Sec 24 & 25, Twp 33N, Rng 028W

Landform (hillside, terrace, etc.): Footslope Local relief (concave, convex, none): Concave

Slope (%): <3 Lat: 45.33 Long: -93.76 Datum: WGS 84

Soil Map Unit Name: 621 - Isan sandy loam NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation X , Soil X , or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation ____ , Soil ____ , or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes X No ____
Hydric Soil Present? Yes X No ____
Wetland Hydrology Present? Yes X No ____

Is the Sampled Area within a Wetland? **Yes** X **No** ____

Remarks:
Antecedent precip conditions are normal. Wetland is highly problematic due to active cultivation. Soils lacked a hydric inidcator but were assumed hydric. Vegeation was absent but some sprouts of carex spp. were noted within the depression.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. N/A			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15)			
1. N/A			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5)			
1. N/A			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	=Total Cover		
Woody Vine Stratum (Plot size: 15)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: ____ (A)

Total Number of Dominant Species Across All Strata: ____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: ____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species	x 3 =	
FACU species	x 4 =	
UPL species	x 5 =	
Column Totals: (A)		(B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No** ____

Remarks: (Include photo numbers here or on a separate sheet.)
Cultivated field, vegetation is highly disturbed

SOIL

Sampling Point: W04W_B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-18	10YR 2/2	100					Loamy/Clayey	Loam, no redox
18-26	10YR 3/4	100					Sandy	Loamy sand, no redox, highly saturated

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Soils are problematic, assumed hydric. Erosion deposits and extensive agricultural activities have altered the soil profile. Likely an "S" indicator.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- X Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___		
Water Table Present?	Yes ___	No X	Depth (inches): ___		
Saturation Present? (includes capillary fringe)	Yes X	No ___	Depth (inches): 18	**Wetland Hydrology Present?**	**Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Hydrology met through two secondaries, sand layer was found to be highly saturated, level one delineation shows saturation on aerial imagery.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
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OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Fisher Contstruction Group - Big Lake Wetland Delineaiton City/County: Big Lake Sampling Date: 4/30/26

Applicant/Owner: Fisher Construction Group, Inc. (Robert Badgett) State: MN Sampling Point: W04W_C

Investigator(s): Interstate Engineering, Inc. (Alex Janochoski) Section, Township, Range: Sec 24 & 25, Twp 33N, Rng 028W

Landform (hillside, terrace, etc.): Toeslope Local relief (concave, convex, none): Concave

Slope (%): <2 Lat: 45.33 Long: -93.76 Datum: WGS 84

Soil Map Unit Name: 621 - Isan sandy loam NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation X , Soil X , or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation ____ , Soil ____ , or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes X No ____
Hydric Soil Present? Yes X No ____
Wetland Hydrology Present? Yes X No ____

Is the Sampled Area within a Wetland? **Yes** X **No** ____

Remarks:
Antecedent precip conditions are normal. Area is highly problematic due to active agriculture. This point was excavated within the lowest (assumed) elevation of the depression. Soils and veg were undeterminable but a water table and saturation were found.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. N/A			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15)			
1. N/A			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5)			
1. N/A			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	=Total Cover		
Woody Vine Stratum (Plot size: 15)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: ____ (A)

Total Number of Dominant Species Across All Strata: ____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: ____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species	x 3 =	
FACU species	x 4 =	
UPL species	x 5 =	
Column Totals: (A)		(B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No** ____

Remarks: (Include photo numbers here or on a separate sheet.)
Cultivated field, vegetation is highly disturbed

SOIL

Sampling Point: W04W_C

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-14	10YR 2/2	100					Loamy/Clayey	No redox
14-24	10YR 3/4	100					Sandy	Loamy sand, no redox, highly saturated

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: ___

Depth (inches): ___

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Soils are highly disturbed, assumed hyrdic based on water table and saturation.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- X Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes X	No ___	Depth (inches): 14
Saturation Present? (includes capillary fringe)	Yes X	No ___	Depth (inches): 10

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Water table found at 14". Lowest spot of the depression. Its likely that the sloped nature of the wetland system and the soils types allow water to collected at this down gradient spot.

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WETLAND DETERMINATION DATA SHEET – Midwest Region
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OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Fisher Contstruction Group - Big Lake Wetland Delineaiton City/County: Big Lake Sampling Date: 4/30/26

Applicant/Owner: Fisher Construction Group, Inc. (Robert Badgett) State: MN Sampling Point: W05UPL

Investigator(s): Interstate Engineering, Inc. (Alex Janochoski) Section, Township, Range: Sec 24 & 25, Twp 33N, Rng 028W

Landform (hillside, terrace, etc.): Backslope Local relief (concave, convex, none): Concave

Slope (%): <5 Lat: 45.33 Long: -93.76 Datum: WGS 84

Soil Map Unit Name: D67C - Hubbard loamy sand NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation X , Soil X , or Hydrology ____ significantly disturbed? Are "I X Yes ____ No X

Are Vegetation ____ , Soil ____ , or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling p X

Hydrophytic Vegetation Present? Yes X No ____
Hydric Soil Present? Yes ____ No X
Wetland Hydrology Present? Yes ____ No X

Is the Sampled Area within a Wetland? **Yes** ____ **No** X

Remarks:
Antecedent precip conditions are normal. Pit is excavated up-gradient from wetland within cultivated ag field. Soils and part of veg stratrums are highly disturbed. Lack of hydrology and soil indicators proved area to be upland.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. N/A			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15)			
1. *Salix interior*	20	Yes	FACW
2.			
3.			
4.			
5.			
	20 =Total Cover		
Herb Stratum (Plot size: 5)			
1. *Phalaris arundinacea*	10	No	FACW
2. *Urtica dioica*	35	Yes	FACW
3. *Taraxacum officinale*	10	No	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	55 =Total Cover		
Woody Vine Stratum (Plot size: 15)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	65	x 2 =	130
FAC species	0	x 3 =	0
FACU species	10	x 4 =	40
UPL species	0	x 5 =	0
Column Totals:	75 (A)		170 (B)
Prevalence Index = B/A =			2.27

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
____ 3 - Prevalence Index is ≤3.0[1]
____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No** ____

Remarks: (Include photo numbers here or on a separate sheet.)
Cultivated field, vegetation is highly disturbed, met hydric due to FACW species on fringe of nearby wetland.

SOIL

Sampling Point: W05UPL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 3/3	100					Loamy/Clayey	Sandy loam, no redox
8-24	10YR 3/2	100					Loamy/Clayey	Loam, no redox

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

No soil indicators were found.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No primary hydrology indicators were found, only one secondary indicator was applicable.

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OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Fisher Contstruction Group - Big Lake Wetland Delineaiton City/County: Big Lake Sampling Date: 4/30/26

Applicant/Owner: Fisher Construction Group, Inc. (Robert Badgett) State: MN Sampling Point: W05W

Investigator(s): Interstate Engineering, Inc. (Alex Janochoski) Section, Township, Range: Sec 24 & 25, Twp 33N, Rng 028W

Landform (hillside, terrace, etc.): Footslope Local relief (concave, convex, none): Concave

Slope (%): <5 Lat: 45.33 Long: -93.76 Datum: WGS 84

Soil Map Unit Name: D20A - Isan-Isan NWI classification: PEM1C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil X, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes X No ____
Hydric Soil Present? Yes X No ____
Wetland Hydrology Present? Yes X No ____

Is the Sampled Area within a Wetland? **Yes** X **No** ____

Remarks:
Antecedent precip conditions are normal. Soils were slightly problematic due to eriosional deposits from adjacent ag field. Wetland is Type 2 fringe of a bigger Type 3/4 wetland system.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. N/A			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15)			
1. *Salix interior*	25	Yes	FACW
2.			
3.			
4.			
5.			
	25 =Total Cover		
Herb Stratum (Plot size: 5)			
1. *Phalaris arundinacea*	85	Yes	FACW
2. *Urtica dioica*	10	No	FACW
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	95 =Total Cover		
Woody Vine Stratum (Plot size: 15)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	120	x 2 =	240
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	120 (A)		240 (B)

Prevalence Index = B/A = 2.00

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
X 3 - Prevalence Index is ≤3.0[1]
____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No** ____

Remarks: (Include photo numbers here or on a separate sheet.)
Vegetation is dominated by Phalaris arundinacea

SOIL

Sampling Point: W05W

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 2/2	100					Loamy/Clayey	Loam, no redox, eriosion deposits
10-24	10YR 2/1	100					Peat	Highly decomposed organic soil

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- X Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: ___

Depth (inches): ___

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Top 10" of soil profile appeared to be deposits from erosion. The addject ag. Field is up hill. For the purpose of this indicator the top 10" were not included while choosing an indicator. Soils below the erosion deposits were dark black high decomposed organics that were highly saturated.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes X	No ___	Depth (inches): 22
Saturation Present? (includes capillary fringe)	Yes X	No ___	Depth (inches): 12

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Multiple indicators found. Standing water was noted only a few feet away from pit slightly lower in elevation.

INTERSTATE ENGINEERING

[5/28/2026]

Matt Danzl
Sherburne County Planning & Zoning
(763) 765-4463

RE: Addendum to Fisher Construction Group Wetland Delineation Report
Big Lake – Fisher Construction Group Wetland Delineation
Sections 24 & 25, Township 33N, Range 028W of Sherburne County
ER-25-04-246

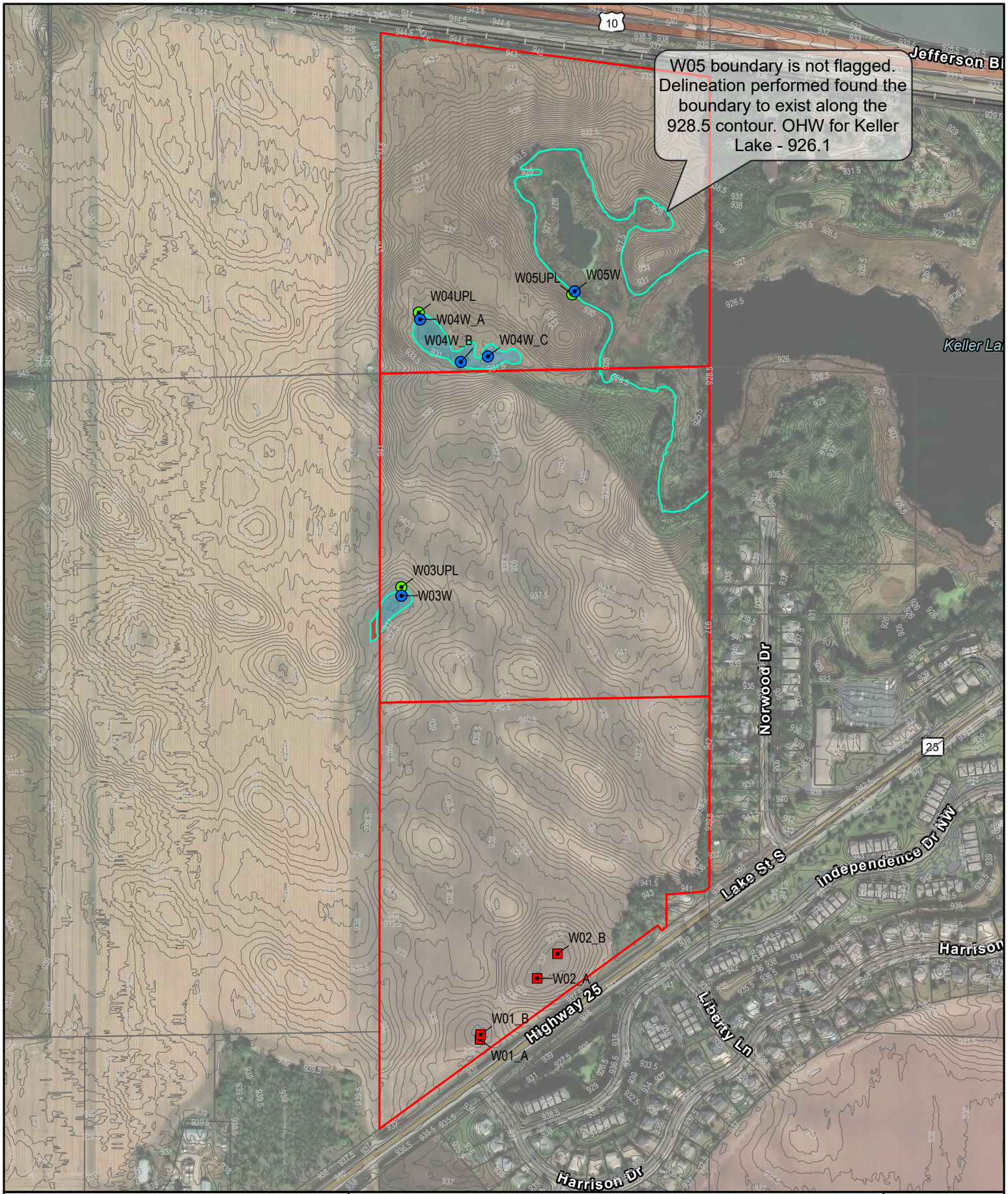
Dear Matt:

The attached maps are provided as an addendum to the original wetland delineation report submitted on 5/14/2026 and depict the additional W03 boundary identified during the 5/26/2026 TEP site visit.

The presence of *Persicaria spp.*, which was not observed during the original delineation conducted on 4/30/2026, assisted in defining the additional boundary. This wetland area is located outside the project parcels.

Sincerely,
Interstate Engineering, Inc.

Alex Janochoski,
Environmental Specialist



Fisher Construction Group - Big Lake
Level Two Wetland Delineation
Sherburne County, Minnesota
Sections 24 & 25 - T 33N - R 028W

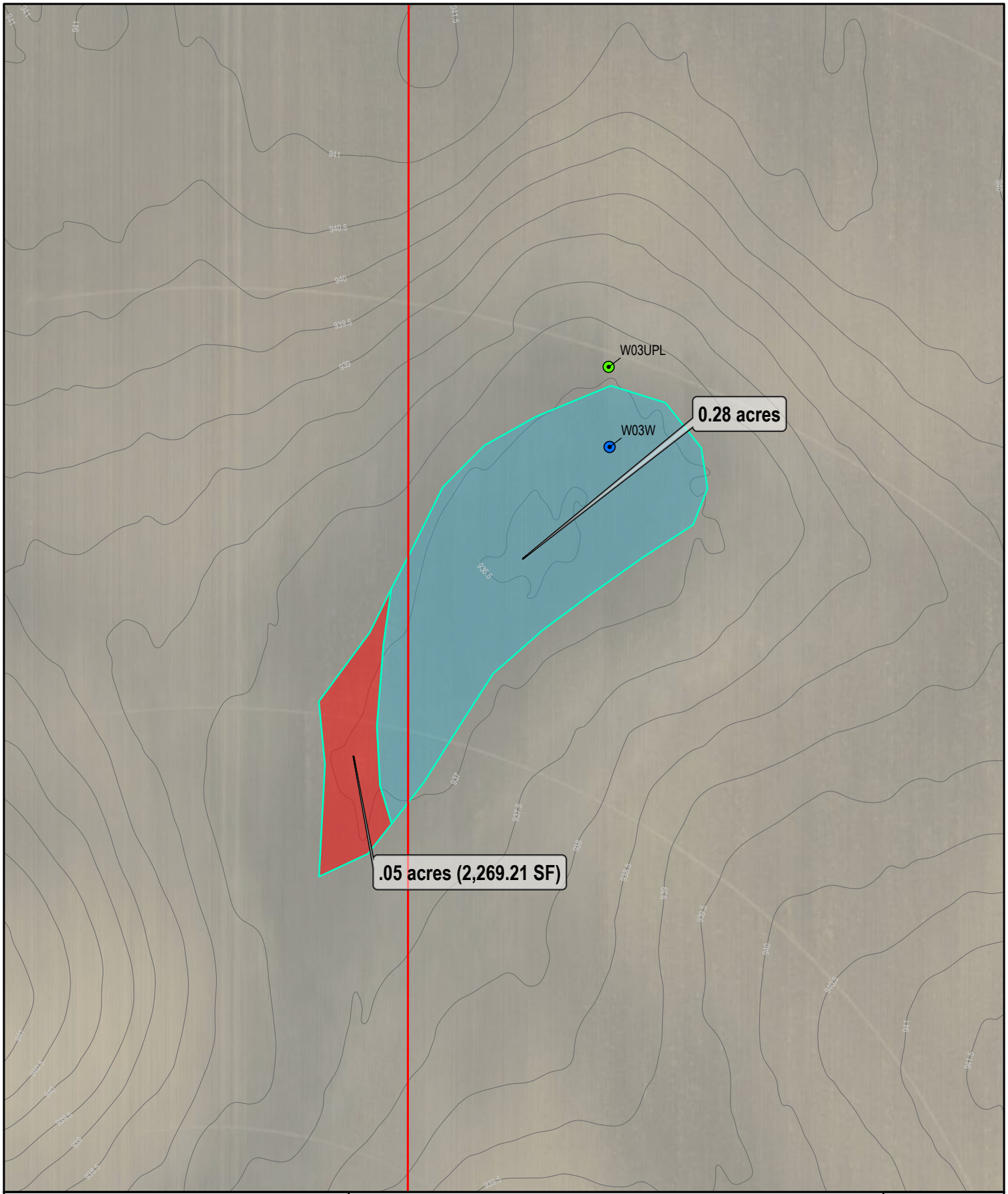
User: Alex.Janochoski
Date Saved: 5/8/2026 8:05 AM
PCS: NAD 1983 HARN Adj MN Sherburne Feet
Path: X:\2025\ER\04\ER25-04-246 Big Lake Delineation\40_GIS\BigLakeWetlands.aprx

- Soil Pit
- Upland
- Wetland
- Project Parcels
- Tax Parcels
- Delineated Boundary
- New Wetland Boundary
- W05 Boundary Elv. 928.5

0 330 660 Feet

N

INTERSTATE ENGINEERING



Fisher Construction Group - Big Lake
Additional W03 Boundary Per TEP Site Visit
Sherburne County, Minnesota
Sections 24 & 25 - T 33N - R 028W

User: Alex.Janochoski
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Soil Pit
Upland
Wetland
Project Parcels
Tax Parcels

Delineated Boundary
New Wetland Boundary
W05 Boundary Elv. 928.5

0 30 60 Feet

N

INTERSTATE ENGINEERING

APPENDIX H

Traffic Study Report

DRAFT MEMORANDUM

SRF Project No. 20178

To: Rebecca Cassidy, AIA, PMP, Associate Principal Architect

From: Tom Sachi, PE, Senior Project Manager
Ashley Stueve, PE, Engineer III

Date: May 28, 2026

Subject: Project Woods Traffic Study; Big Lake, MN

Introduction

SRF has completed a traffic study for the proposed Project Woods industrial development in the City of Big Lake, MN. The proposed industrial development is generally located on the west side of the Trunk Highway 25 and Harrison Drive intersection (see Figure 1: Project Location). The main objectives of the study are to evaluate existing operations within the study area, identify any transportation impacts associated with the proposed development, and recommend improvements to address any issues, if necessary. The following information provides the assumptions, analysis, and study recommendations offered for consideration.

Existing Conditions

Existing conditions were reviewed to establish a baseline to identify any future impacts associated with the proposed development. The evaluation of existing conditions includes a review of traffic volumes, roadway characteristics, a safety analysis, and an intersection capacity analysis, which are summarized in the following sections.

Data Collection

Weekday a.m. and p.m. peak period vehicular turning movement and pedestrian/bicyclist counts were collected at the Trunk Highway 25 and Harrison Drive intersection on Thursday, April 23, 2026.

Based on information provided by the project team, the peak hours of the proposed development are expected to occur during the following periods, which correspond with employee shift changes:

- 7:00 - 8:00 a.m.
- 3:00 - 4:00 p.m.

To provide a conservative analysis, these peak hours were used for this study. Historical average daily traffic (ADT) volumes within the study area were provided by the Minnesota Department of Transportation (MnDOT).



SRF

Project Location

Projects Wood Traffic Study

City of Big Lake

02620178

May 2026

Figure 1

Roadway Characteristics

A field assessment was completed to identify various roadway characteristics within the transportation system study area, such as functional classification, general configuration, and posted speed limit. A summary of these roadway characteristics is shown in Table 1. Note that these are general characteristics and that there are some deviations within the area or segments of the roadways. For example, Trunk Highway 25 transitions from a 30-mph roadway to a 45-mph roadway south of Tarrytown Road.

Table 1: Existing Roadway Characteristics

Roadway	Functional Classification [1]	General Configuration	Posted Speed Limit (mph)
Trunk Highway 25	Principal Arterial	2-lane undivided roadway	30/ 45 [2]
Harrison Drive	Local Roadway	2-lane undivided roadway	30

There is currently a southbound bypass lane for left-turning vehicles at Harrison Drive and a Northbound right-turn lane at the intersection. From a traffic control perspective, the Trunk Highway 25 and Harrison Drive intersection is unsignalized with side-street stop control. Existing geometrics, traffic control, and traffic volumes in the study area are shown in Figure 2.

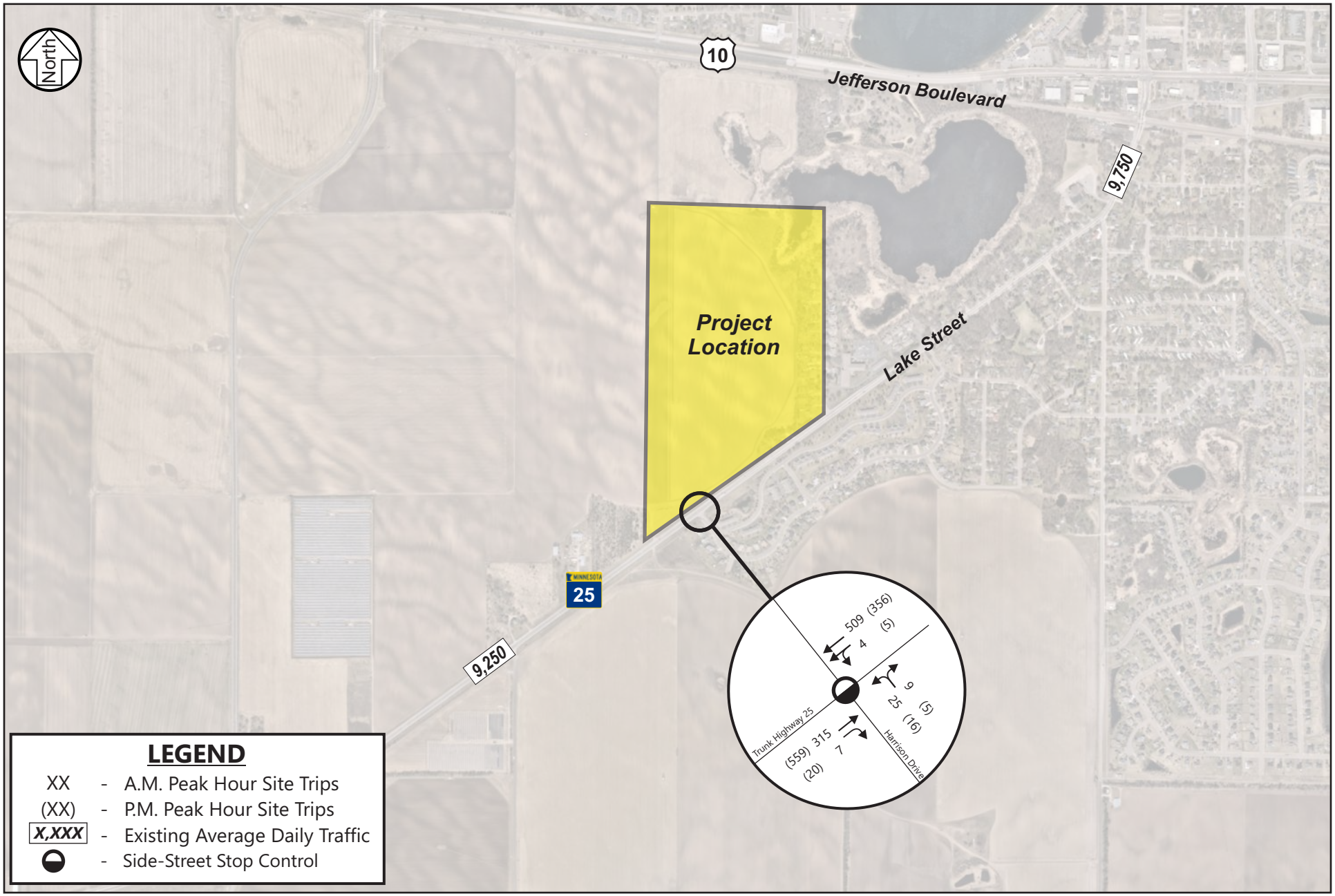
Intersection Capacity Analysis

An intersection capacity analysis was completed using Synchro/SimTraffic software to establish a baseline condition to which future traffic operations could be compared. Capacity analysis results identify a Level of Service (LOS) which indicates how well an intersection is operating. Intersections are graded from LOS A through LOS F. The LOS results are based on average delay per vehicle, which corresponds to the delay threshold values shown in Table 2. LOS A indicates the best traffic operation, while LOS F indicates an intersection where demand exceeds capacity. Overall intersection LOS A though LOS D is generally considered acceptable based on MnDOT guidelines.

Table 2: Level of Service Criteria for Signalized and Unsignalized Intersections

LOS Designation	Signalized Intersection Average Delay/Vehicle (seconds)	Unsignalized Intersection Average Delay/Vehicle (seconds)
A	≤ 10	≤ 10
B	> 10 - 20	> 10 - 15
C	> 20 - 35	> 15 - 25
D	> 35 - 55	> 25 - 35
E	> 55 - 80	> 35 - 50
F	> 80	> 50

[1] Functional Classification based on the *City of Big Lake Comprehensive Plan.*
[2] Trunk Highway 25 transitions from a 30-mph roadway to a 45-mph roadway south of Tarrytown Road.



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Existing Conditions

Project Woods Traffic Study
City of Big Lake

Figure 2

02620178
May 2026

For signalized, all-way stop, and roundabout controlled intersections, the overall intersection control delay dictates the LOS. At side-street stop-controlled intersections, the LOS is determined based on the worst side-street movement (or shared movement) or major-street left-turn delay and no overall LOS is provided.

Results of the existing capacity analysis summary, shown in Table 3, indicate that all study intersections currently operate at an acceptable LOS A during the weekday a.m., and p.m. peak hours with the existing traffic control and geometric layout. No significant side-street stop delay or queuing issues were observed.

Table 3: Existing Intersection Capacity Analysis Summary

Intersection	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay	LOS	Delay
Trunk Highway 25 and Harrison Drive [3]	A	7 sec.	A	8 sec.

Safety Analysis

A safety analysis was completed at the Trunk Highway 25 and Harrison Drive intersection to understand any trends or geometric issues. The safety analysis was based on reported crashes using MnDOT's Crash Mapping Analysis Tool (MnCMAT) from April 1, 2021, to March 31, 2026, which represents the most recent five-year period available. Based on this data, there were a total of zero (0) crashes reported over the analysis period at the study intersection. Additionally, no fatal or serious injury crashes have been reported at the study intersection within the past 10 years.

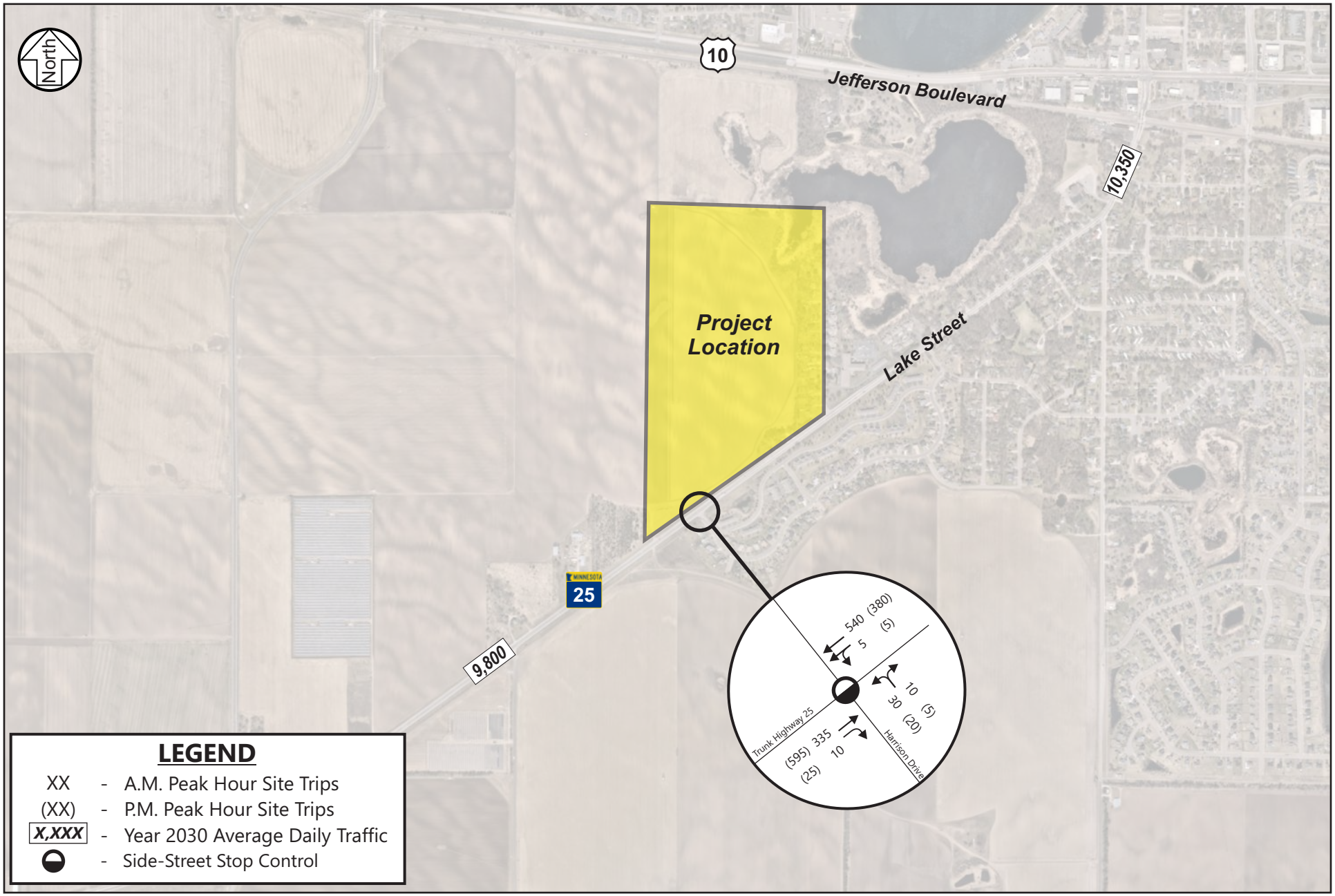
Year 2030 No Build Conditions

To understand how general background growth is expected to impact the study intersection, year 2030 no build conditions were reviewed. The following sections outline the overall traffic forecast development process and assumptions, as well as the intersection capacity analysis. Year 2030 no build traffic forecasts, which include general area background growth, are shown in Figure 3.

Background Traffic Growth

To account for general background growth in the area, an annual growth rate of one and one-half (1.5) percent was applied to the existing peak hour traffic volumes to develop future background forecasts. This growth rate was developed using a combination of historical average daily traffic (ADT) volumes from surrounding roadways as published by MnDOT, and engineering judgment.

[3] Indicates an unsignalized intersection with a side-street stop control, where the worst side-street movement LOS and delay are shown.



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Year 2030 No Build Conditions

Project Woods Traffic Study
City of Big Lake

Figure 3

02620178
May 2026

Intersection Capacity Analysis

To determine how the study intersection will accommodate the year 2030 no build traffic forecasts, an intersection capacity analysis was completed using Synchro/SimTraffic software. Results of the analysis, summarized in Table 4, indicates that the study intersection is expected to continue to operate at aLOS A during the weekday a.m. and p.m. peak hours. Delays and queueing are expected to slightly worsen as area development occurs (i.e. from background growth).

Table 4: Year 2030 No Build Intersection Capacity Analysis Summary

Intersection	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay	LOS	Delay
Trunk Highway 25 and Harrison Drive [4]	A	8 sec.	A	9 sec.

Proposed Development

As previously noted, the proposed industrial development is generally located in the west quadrants of the Trunk Highway 25 and Harrison Drive intersection. The development is expected to consist of approximately 530,000 square feet and will operate with three (3) employee shifts throughout the day:

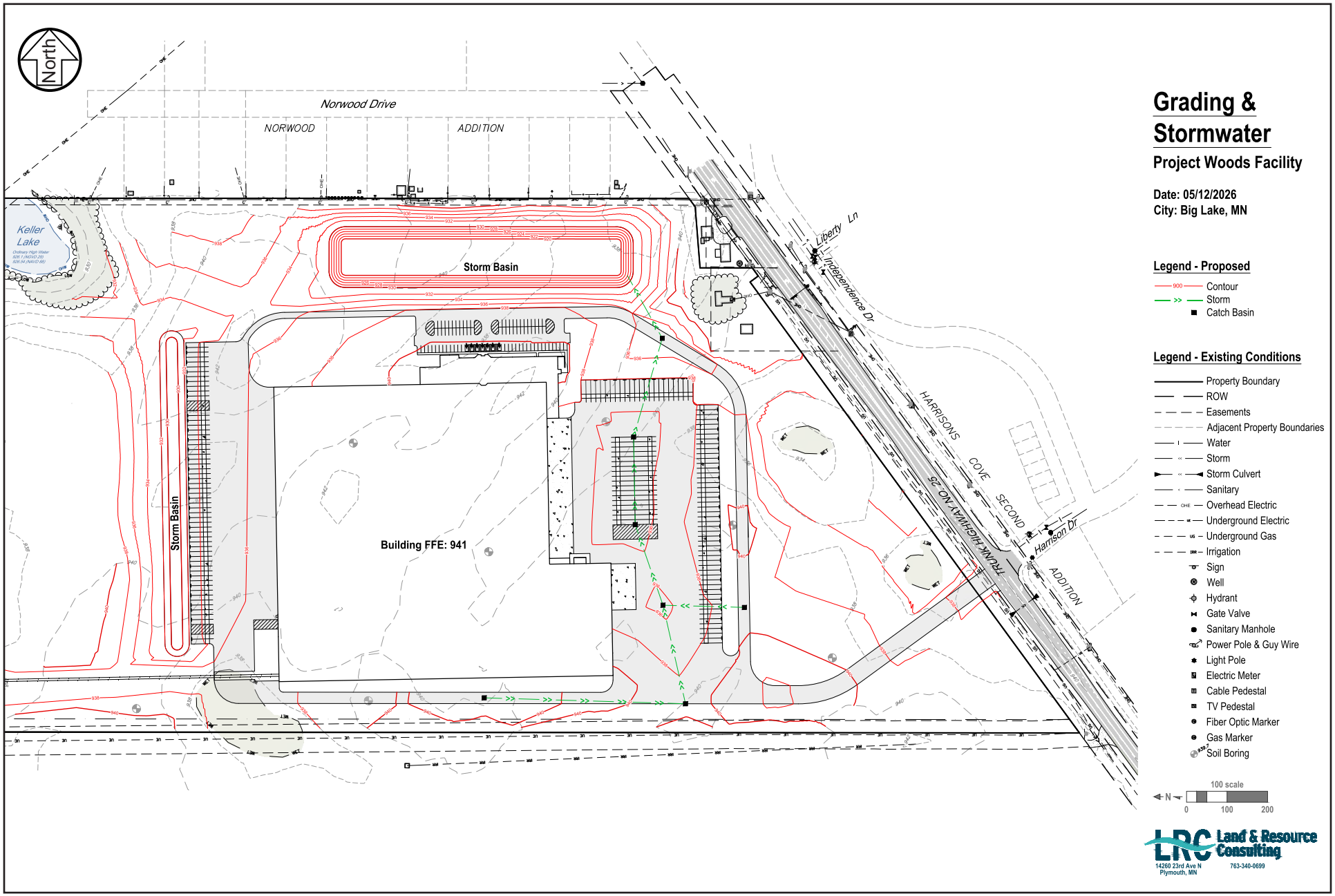
- 7:00 a.m. to 3:00 p.m.
- 3:00 p.m. to 11:00 p.m.
- 11:00 p.m. to 7:00 a.m.

In addition to employee traffic, shipping and delivery trucks are expected to enter and exit the site throughout the day. The project is expected to be fully constructed and operational by 2030. A preliminary site plan for the proposed development is illustrated in Figure 4, which was used as the basis for the traffic analysis. Access to the proposed development is expected to be provided via a connection to the west leg of the Trunk Highway 25 and Harrison Drive intersection.

Proposed Development Trip Generation

To account for traffic impacts associated with the proposed development, a trip generation estimate was developed for the weekday a.m. and p.m. peak hours and on a daily basis. The estimates, shown in Table 5, were provided by the project team.

[4] Indicates an unsignalized intersection with a side-street stop control, where the worst side-street movement LOS and delay are shown.



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Site Plan

Project Woods Traffic Study

City of Big Lake

02620178

May 2026

Figure 4

Table 5: Proposed Development Trip Generation Estimate

Proposed Development Trips	A.M. Peak Hour		P.M. Peak Hour		Daily Trips
	In	Out	In	Out	
Employees	50	50	50	50	300
Trucks	4	4	4	4	150
Total	54	54	54	54	450

Results of the trip generation estimate indicate that the proposed development is expected to generate approximately 108 a.m. peak hour, 108 p.m. peak hour, and 450 daily trips. The trips generated were distributed throughout the area based on the directional distribution shown in Figure 5, which was developed based existing travel patterns and engineering judgement. The resultant year 2030 build traffic forecasts, which include general area background growth and traffic generated by the proposed development are shown in Figure 6.

Turn-Lane Warrant Analysis

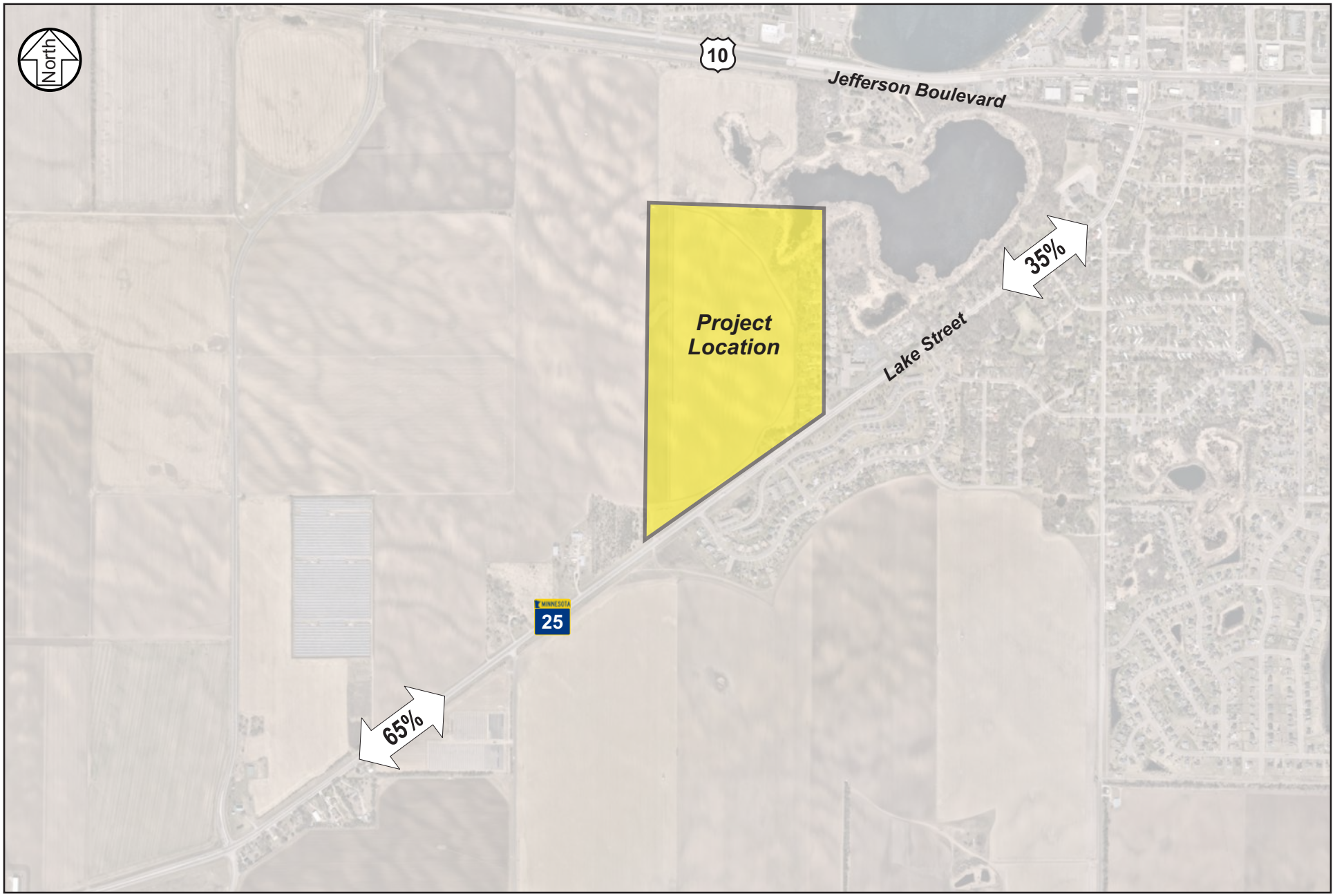
Turn lane warrants were evaluated in accordance with Chapter 4 of the Traffic Engineering Manual developed by the Minnesota Department of Transportation (MnDOT, revised in 2026). Based on this review, the applicable warrants include:

- Warrant 5: Heavy Vehicle Traffic
- Warrant 9: Vehicular Volume

Detailed warrant criteria are provided below (on pages 9 and 12), as referenced from the Traffic Engineering Manual. Note that Trunk Highway 25 is an undivided two-lane roadway with a posted speed limit of 45 mph and an AADT of 9,229 (2024) at the intersection with Harrison Drive.

4-10.3.5.5 Warrant 5: Heavy-Vehicle Traffic

01 At driveways and public street connections on high-speed highways (posted speed ≥ 45 mph) where the heavy vehicle turning volume is at least 100 heavy vehicles per day for four months or more per year. Examples of this include connections serving gravel operations, large grain elevators, or large distribution centers.



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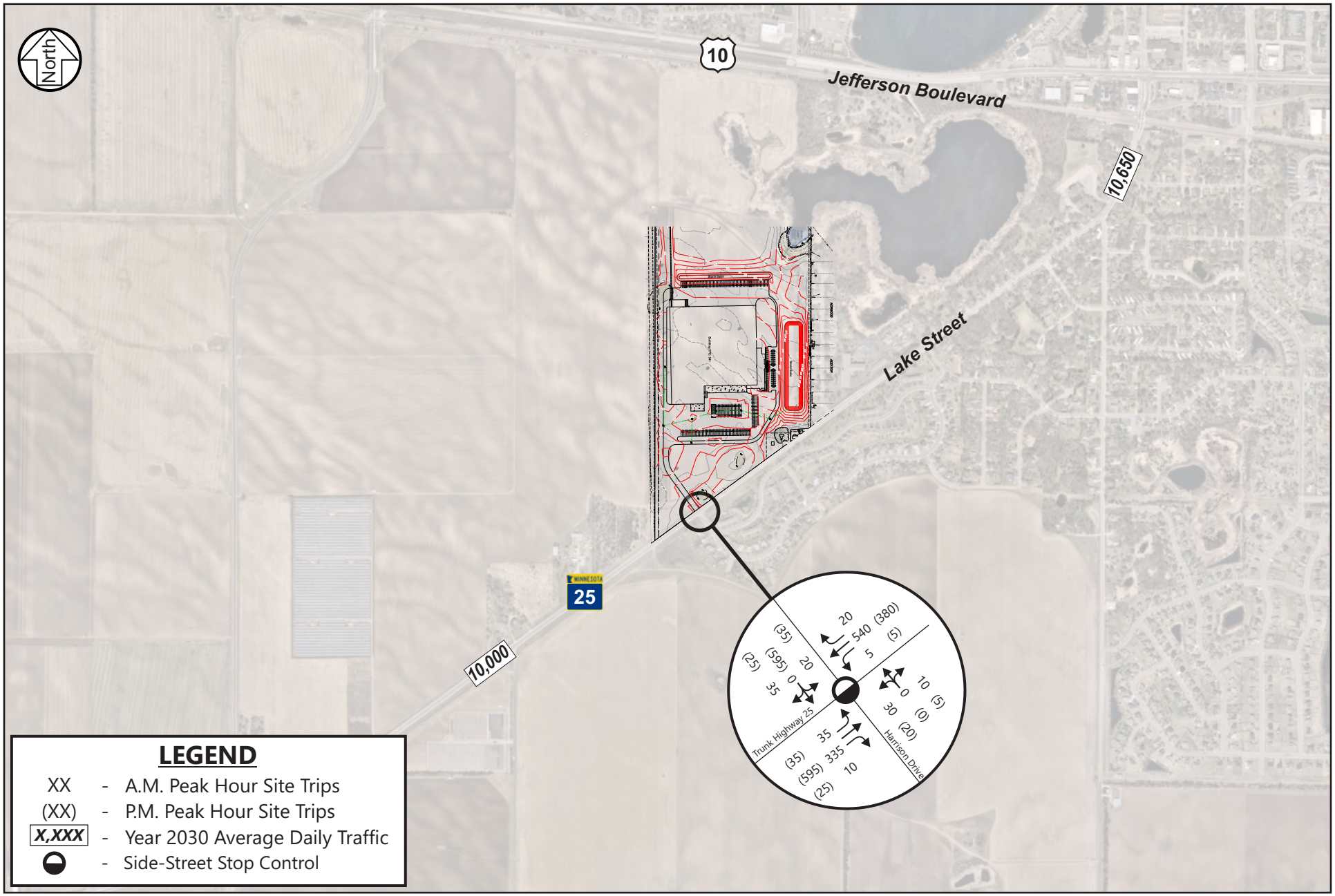
Directional Distribution

Project Woods Traffic Study

City of Big Lake

Figure 5

02620178
May 2026



SRF

Year 2030 Build Conditions

Project Woods Traffic Study
City of Big Lake

02620178
May 2026

Figure 6

Highway Posted Speed	Average Daily Traffic Volume		
	2-Lane Highway	4-Lane Highway	Cross-Street or Driveway
Low-Speed ≤ 40 mph	3,000 - 4,499	4,000 - 7,999	> 2,000
	4,500 - 5,999	8,000 - 10,999	> 1,600
	6,000 - 7,499	11,000 - 13,999	> 1,300
	7,500 - 8,999	14,000 - 16,999	> 1,000
	≥ 9,000	≥ 17,000	> 500
High-Speed ≥ 45 mph	1,500 - 2,999	4,000 - 5,999	> 1,500
	3,000 - 3,999	6,000 - 7,999	> 1,200
	4,000 - 4,999	8,000 - 9,999	> 1,000
	5,000 - 6,499	10,000 - 12,999	> 800
	≥ 6,500	≥ 13,000	> 400

Notes:

- Site context and additional factors such as added crossing distance, right-of-way requirements, and other social/economic/ political/environmental factors must be considered.
- Highway volumes must reflect conditions one year after opening.

Table 4-23 Warrant 9 for Left Turn Lanes on Undivided Highways

Highway Posted Speed	Average Daily Traffic Volume		
	2-Lane Highway	4-Lane Highway	Cross-Street or Driveway
Low-Speed ≤ 40 mph	≥ 3,500	≥ 5,000	> 500
High-Speed ≥ 45 mph	≥ 1,500	≥ 3,000	> 100

Notes:

- Site context and additional factors such as added crossing distance, right-of-way requirements, and other social/economic/ political/environmental factors must be considered.
- Highway volumes must reflect conditions one year after opening.

Table 4-24 Warrant 9 for Right Turn Lanes on Undivided Highways

Warrant 5: Heavy Vehicle Traffic

- Based on the projected trip distribution, the proposed development is not expected to generate 100 or more daily truck turning movements into the site in either direction; therefore, this warrant is not met.

Warrant 9: Vehicular Volume:

- The existing AADT of 9,229 vehicles per day on Trunk Highway 25, combined with approximately 450 daily trips from the proposed development, meets the criteria for a two-lane undivided roadway with a 45 mph speed limit; therefore, right-turn and left-turn lanes are warranted.

Based on the warrant analysis, both a southbound right-turn and northbound left-turn lane are warranted under Warrant 9. Therefore, right-turn and left-turn lanes were included as part of the Year 2030 Build Conditions analysis.

With the warranted turn lanes for the development access at the TH 25 and Harrison Drive intersection, the existing southbound bypass lane area is expected to be converted to a southbound left-turn lane. Given the southbound and northbound left-turn lanes at Harrison Drive and the development access, it is expected that the three-lane section north of the Harrison Drive intersection will be extended south through the study intersection. As previously noted, there is an existing northbound right-turn lane that would be expected to remain.

Year 2030 Build Conditions

To determine how the study intersection location will operate under year 2030 build conditions, an intersection capacity analysis was completed using Synchro/SimTraffic software. Based on the results from the turn lane warrant analysis, dedicated right-turn and left-turn lanes were included at the proposed site access location. Results of the analysis, summarized in Table 6, indicates that the study intersection is expected to operate at a LOS B or better during the weekday a.m. and p.m. peak hours. Side-street delays are expected to worsen between 1 to 2 seconds as area development occurs (i.e. from background growth, and the proposed development) compared to no build conditions. Given the acceptable operations, no mitigation is necessary to accommodate the proposed development.

Table 6: Existing Intersection Capacity Analysis Summary

Intersection	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay	LOS	Delay
Trunk Highway 25 and Harrison Drive [5]	A	9 sec.	B	11 sec.

Site Plan Review

A review of the proposed site plan was completed to identify any issues and recommend potential improvements with regard to internal roadways, access, traffic controls, sight distance, and circulation. The following information should be considered when designing internal traffic controls and access roadways:

- Incorporate traffic controls, signing, and striping based on guidelines established in the Manual on Uniform Traffic Control Devices (MUTCD).
- Special consideration should be made to limit any sight distance impacts from future structures, landscaping, and signing.

[5] Indicates an unsignalized intersection with a side-street stop control, where the worst side-street movement LOS and delay are shown.

Summary and Conclusion

SRF completed a traffic study for the proposed Project Woods industrial development generally located in west quadrants of the Trunk Highway 25 and Harrison Drive intersection in the City of Big Lake, Minnesota. The proposed development is expected to consist of approximately 530,000 square feet of industrial development and is anticipated to be fully constructed and operational by 2030. Key findings of the study are summarized below.

1. Existing Conditions

a. The study intersection currently operates at an acceptable LOS A during the a.m. and p.m. peak hours, and no significant operational or queueing issues were observed.

2. Traffic Forecasts

a. **Background Growth:** A one and one half (1.5) percent annual growth rate was applied to existing peak hour traffic volumes to forecast 2030 background traffic.

b. **Proposed Development:** The proposed industrial development is expected to generate approximately 108 a.m. peak hour trips, 108 p.m. peak hour trips, and 450 daily trips.

c. **Turn Lanes:** Based on turn lane warrants provided by Chapter 4 of the MnDOT Traffic Engineering Manual, right- and left-turn lanes are warranted for the proposed access.

d. **Turn Lanes:** With the warranted turn lanes for the development access at the TH 25 and Harrison Drive intersection, the existing southbound bypass lane area is expected to be converted to a southbound left-turn lane. Given the southbound and northbound left-turn lanes at Harrison Drive and the development access, it is expected that the three-lane section north of the Harrison Drive intersection will be extended south through the study intersection. As previously noted, there is an existing northbound right-turn lane that would be expected to remain.

3. Future Operations

a. **Year 2030 No Build Conditions:** With background growth, the study intersection is expected to continue operating at a LOS A during the weekday a.m. and p.m. peak hours. Delays and queueing are expected to increase as area development occurs (i.e., from background growth).

b. **Year 2030 Build Conditions:** With background growth and proposed development traffic, the study intersection is expected to operate at a LOS B or better during the weekday a.m. and p.m. peak hours. Side-street delays are expected to increase between 1 to 2 seconds as area development occurs (i.e., from background growth and the proposed development) compared to no build conditions.

c. Given the acceptable operations, no mitigation is necessary to accommodate the proposed development.

AGENDA ITEM

Big Lake City Council

Prepared By: *Deb Wegeleben, Finance Director*	***Meeting Date:*** *7/15/2026*	☐ ***Regular Agenda Item*** ☒ ***Consent Agenda Item***	***Item No.*** **6G**
Item Description: *Resignation of Streets & Parks Operator – Troy Enebak*		***Reviewed By:*** *Hanna Klimmek, City Administrator*	
		Reviewed By: *Norm Michels, Streets, Parks & Fleet Superintendent*	

ACTION REQUESTED

By approving this item on the Consent Agenda, the City Council would formally accept the resignation of Streets & Parks Operator Troy Enebak, effective June 30, 2026, and authorizing staff to advertise and recruit to fill the resulting vacancy.

BACKGROUND/DISCUSSION

Upcoming Staff Departure – Streets and Parks Department

Troy Enebak has submitted his resignation from his position as Streets & Parks Operator, effective June 30, 2026.

Troy began his employment with the City of Big Lake on June 19, 2001, and has worked in the Streets and Parks Department for the past 25 years. During his tenure, he assisted with the maintenance and operation of the City's streets, parks, and public facilities.

The City appreciates Troy's years of service and wishes him well in his future endeavors.

FINANCIAL IMPACT

There is no immediate financial impact associated with accepting the resignation. Funding for the position is included in the 2026 budget, and staff will begin recruitment efforts to fill the vacancy.

STAFF RECOMMENDATION

Staff recommend that the City Council formally accept the resignation of Streets and Parks Operator Troy Enebak, effective June 30, 2026, and wish him well in his future endeavors.

Staff further recommend authorizing the advertisement and recruitment process to fill the vacant position.

ATTACHMENTS

N/A

AGENDA ITEM

Big Lake City Council

Prepared By: *Sam Olson, Chief of Police*	***Meeting Date:*** *7/15/2026*	☐ ***Regular Agenda Item*** ☒ ***Consent Agenda Item***	***Item No.*** **6H**
Item Description: *Approve Revised Joint Powers Agreement for the Sherburne County Multi Jurisdiction Emergency Response Unit*		***Reviewed By:*** *Hanna Klimmek, City Administrator*	
		Reviewed By: *N/A*	

ACTION REQUESTED

By approving this item on the Consent Agenda, Council would be approving a Revised Joint Powers Agreement for the Sherburne County Multi Jurisdiction Emergency Response Unit.

BACKGROUND/DISCUSSION

The City Council is asked to **re-approve** the Joint Powers Agreement for an Emergency Response Unit. The Council approved an earlier form of this agreement at its April 15, 2026 meeting. The attorneys for the three parties subsequently revised the language in the liability section of the agreement to respond to comments from the city and county insurers.

FINANCIAL IMPACT

N/A

STAFF RECOMMENDATION

Consider and approve the Revised Joint Powers Agreement for the Sherburne County Multi Jurisdiction Emergency Response Unit.

ATTACHMENTS

Joint Powers Agreement item from April 15, 2026 Consent Agenda (item no. 6N)
Revised Joint Powers Agreement for the Sherburne County Multi Jurisdiction Emergency Response Unit

Item 6N from 04/15/26
Council Agenda

AGENDA ITEM

Big Lake City Council

Prepared By: *Sam Olson, Chief of Police*	***Meeting Date:*** *4/15/2026*	☐ ***Regular Agenda Item*** ☒ ***Consent Agenda Item***	***Item No.*** **6N**
Item Description: *Joint Powers Agreement with Sherburne County for the Sherburne County Multi Jurisdiction Emergency Response Unit*		***Reviewed By:*** *Hanna Klimmek, City Administrator*	
		Reviewed By: *Deb Wegeleben, Finance Director*	

ACTION REQUESTED

By approving this item on the Consent Agenda, Council would be approving a Joint Powers Agreement with Sherburne County for the Sherburne County Multi Jurisdiction Emergency Response Unit.

BACKGROUND/DISCUSSION

At last month's workshop, Commander Ben Zawacki explained the importance of adding an additional officer from Big Lake to the Sherburne County Sheriff's Office Emergency Response Unit (ERU) team. Having a Big Lake Officer on the team will not only benefit the current ERU team, it will also benefit the Big Lake Police Department with training opportunities, and will be a benefit to the entire community. If/when the team is needed in Big Lake, that local officer could have firsthand knowledge of who we are dealing with and the possible layout of the incident location. Having this type of multi jurisdiction team would increase the chances of having a positive outcome in high-risk situations.

FINANCIAL IMPACT

Big Lake will be responsible for the cost of equipment for the officer. The Big Lake Police Department did receive a $10,000 donation that will be used to purchase this equipment. If the officer is called out after-hours, overtime would be paid by the City of Big Lake. Training time will be paid at either straight time or exchange hours.

STAFF RECOMMENDATION

Staff recommends Council approve the Joint Powers Agreement with Sherburne County for the Sherburne County Multi Jurisdiction Emergency Response Team. Approval of this JPA would provide for one member of the Big Lake Police Department joining the Sherburne County ERU team.

ATTACHMENTS

Joint Powers Agreement with Sherburne County for the Sherburne County Multi Jurisdiction ERU

Joint Powers Agreement
for the Sherburne County Multi Jurisdiction Emergency Response Unit

The parties to this agreement are the **County of Sherburne,** on behalf of the Sherburne County Sheriff's Office (SCSO), **City of Big Lake**, on behalf of the Big Lake Police Department (BLPD), and **City of Becker**, on behalf of the Becker Police Department (BPD). This agreement is made pursuant to Minnesota Statutes, Section 471.59.

A governmental unit may be added as a party to this agreement, on behalf of its law enforcement agency, upon the approval of its governing body of an amendment, memorandum of understanding, annex, resolution, or other method as required by its governing authority.

TABLE OF CONTENTS:

1. MISSION STATEMENT
2. DEFINITIONS
3. MISSION
4. COMPOSITION AND STRUCTURE
5. COMMAND AND CONTROL STRUCTURE
6. POLICY; POLICY CONFLICT
7. ACTIVATION PROCEDURE
8. SELECTION AND RETENTION
9. TRAINING STANDARDS
10. DOCUMENTATION
11. UNIFORM AND EQUIPMENT STANDARDS
12. BUDGET AND FINANCE
13. WAGES, BENEFITS AND INSURANCE
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15. AGREEMENT

1. MISSION STATEMENT:

Recognizing that the presence of a highly trained, highly skilled law enforcement tactical unit has been shown to substantially reduce the risk of injury or loss of life to citizens, police officers and suspects; and recognizing that a well-managed "team" response to critical incidents usually results in successful resolution of critical incidents, it is the intent of the Sherburne County Sheriff's Office (SCSO), Big Lake Police Department (BLPD), Becker Police Department (BPD) and all other parties to this agreement to work together to provide a highly trained and skilled tactical team, as a resource for those law enforcement agencies who need assistance with critical incidents.

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The purpose of this agreement is to establish the governing provisions in the selection, training, equipping, activating, and use of the Sherburne County Multi Jurisdiction Emergency Response Unit (ERU).

2. DEFINITIONS:

Sherburne County Multi Jurisdiction Emergency Response Unit (ERU): a designated unit of law enforcement officers and specialized support personnel, including a multi-jurisdictional team, whose members are specifically recruited, selected, trained, equipped, and assigned to resolve critical incidents involving a threat to public safety, or otherwise are so hazardous, complex, or unusual that they may exceed the capabilities of traditional law enforcement first responders or investigative units.

Party: a government unit (a County or City on behalf of a law enforcement agency) that is a party to this agreement.

Agency: the law enforcement agency of an individual government unit.

ERU Member: an individual person assigned to the ERU.

3. MISSION:

The mission of the ERU is to save human life by supporting the jurisdictions within Sherburne County with a tactical response to critical incidents, and to aid other agencies outside of Sherburne County requesting mutual aid assistance from the ERU. Critical incidents include, but are not limited to, hostage situations, barricade situations, active shooters, hostile event response, terrorism style attacks, high risk apprehension, high risk warrant service, VIP or personal protection, and other special assignments or operations.

4. COMPOSITION AND STRUCTURE:

Composition of ERU

The ERU is composed of the following elements:
Sheriff's Office Commander of Operations (Administrative oversight)
Team Leader
Assistant Team Leaders
Operators (*to include Entry Team, Reaction Team, Containment or Perimeter*)
Snipers

Structure of ERU

The ranking ERU member is the Commander of Operations, followed by the Team Leader. These positions constitute the primary leadership positions within the ERU and will be held by SCSO staff. The Sherburne County Sheriff will appoint the Commander of Operations. The Commander of Operations will appoint the Team Leader.

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All other positions may be held by law enforcement officers employed by parties to this agreement. Selection will be made according to ERU policy and standard operating procedures (SOP). Final selection will be approved by the Commander of Operations.

5.. COMMAND AND CONTROL STRUCTURE:

The ERU is managed by the SCSO. When activated for an operation, the Commander of Operations, Team Leader, or Assistant Team Leader (when the ranking member is absent) reports directly to the on-scene supervisor. The Commander of Operations is responsible for deployment of the ERU and its assets, all tactical decision-making, and the tactical resolution of the incident.

The Commander of Operations or designee will control all aspects of an operation including how it will be performed. During the incident, the Commander of Operations will maintain open communication with the scene supervisor of the respective agency where the incident is occurring. Unless the Commander of Operations relinquishes his control to another person outside the ERU, no other person, who is not in a leadership position within the ERU, will attempt to direct, supervise, or control any element or member of the ERU.

ERU members become subordinate to the Commander of Operations, Team Leader, and Assistant Team Leaders until the ERU's ranking member determines that the activation is over. In the absence of ranking members during operations, the most senior member present will assume control to ensure continuity of command during operations until relieved by a more ranking ERU member.

6. POLICY; POLICY CONFLICT:

Policy

ERU members will comply with the provisions of the Sherburne County Sheriff's Office ERU policy and SOP, as well as their respective agency's policy and procedural manual. The policy and SOP will be made available to ERU members on at least an annual basis, and it is the responsibility of the ERU members to familiarize themselves with both. The policy and SOP may be updated or amended by the Commander of Operations in consultation with the Team Leader.

Policy Conflict In the event of a direct conflict, the policies and procedures of the member's home agency shall govern. However, the Commander of Operations or designee shall work with the member's governing authority (Chief Law Enforcement Officer, executive management, etc.) to resolve any known conflicts that exist between policies and procedures.

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The supervisor in charge at the scene of a particular event will assess whether the ERU should respond. Upon final determination, the Commander of Operations, or available command staff personnel if the Commander of Operations is unavailable, shall be notified.

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If the decision is made to not activate, the Commander of Operations or designee will notify the requesting individual of the decision.

The Commander of Operations or Team Leader will keep a current list of ERU members in the Sherburne County Dispatch Center. This list will be updated when changes occur so members, Chief Law Enforcement Officers, and all other necessary personnel are placed on the call-out list.

Requests for assistance from agencies outside Sherburne County will be sent to the Commander of Operations or available command staff personnel if the Commander of Operations is unavailable.

8. SELECTION AND RETENTION:

Interested licensed personnel who have at least one year of licensed peace officer experience shall submit a letter of interest to the ERU Team Leader. The Chief Law Enforcement Officer of the agency shall approve the letter of interest before it is sent to the ERU Team Leader. Qualifying applicants will then be invited to participate in the testing process. The order of the test will be given at the discretion of the Team Leader. The testing process will consist of a handgun qualification, rifle qualification, fitness test, interview, and evaluation in accordance with ERU Policy and SOP's. The Team Leader will present the team's recommendation for new members to the Commander of Operations or designee of the Sheriff for final approval.

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An ERU member may voluntarily withdraw from the team at any time, for any reason. A member may be removed from the team, when requested by his/her department's administration, or when deemed necessary for the good of the ERU by a consensus of the ERU leadership and approval by the Sheriff.

9. . TRAINING STANDARDS:

The ERU will conduct training an average of one, eight (8) hour day per-month. Two months of each calendar year will involve a forty (40) hour training event in lieu of the standard eight (8) hour day. Annual training will total at least 160 hours. All agencies will make every effort to ensure participation of their ERU members in training and team operations. However, it is recognized that at times all members may not be able to respond to an operation or training due to manpower issues within their respective agencies..

The ERU will train on appropriate subjects related to the mission of the team. Training will be performance oriented and ERU task specific. All training will be documented, and training records will be maintained on file with the Team Leader. Training records will be available to all parties of this agreement upon request to the Commander of Operations.

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It is the sole responsibility of each agency in the agreement to maintain and document POST required training for their ERU members. Training records will be available to all agencies for parties of this Agreement upon request of the Commander of Operations.

Training Attendance Requirements.
In general, attendance will be required by all ERU members to be a member in good standing per this agreement. Under certain circumstances, ERU members may be excused from training by the Team Leader. ERU members are required to attend at minimum 80% (128 hrs.) of the annual training hours. Any member unable to meet minimum training standards is subject to removal from the ERU .

10. DOCUMENTATION:

Mission Planning:
The ERU will utilize a written planning and risk assessment process for all operations that are proactive or anticipatory in nature, such as high-risk warrant service.

The Team Leader or Assistant Team Leader will log all events and record them in a call-out summary for all ERU operations and will also cause all planning or decision-making documents to be recorded. These documents will be stored in a file maintained by the Commander of Operations or designee. A radio operations log will be maintained during ERU operations when applicable or possible.

Activation:
The Commander of Operations and Team Leader will ensure documentation of all activations and use of the team. The Commander of Operations or designee will establish and maintain a system of documentation to include a post-incident report as well as supplemental documentation to include pre-operation planning (Operation Plan) and scouting, briefings, threat assessments, use of force reports, supplemental narratives, etc. Documentation will provide details of the operation to include any use of force, property damage, justification for the use of the ERU and pertinent information required for follow up investigators, prosecutors, etc. All ERU members part of an activation are required to complete a supplemental report documenting their actions.

Incident Debrief:
At the completion of all operations and significant training events the Team Leader will conduct a review with ERU members. The purpose of this review will be to create a forum for members to offer information for the improvement of the team. The review will be formatted to develop the following information: Positive Factors, Negative Factors, and Solutions for the Negative Factors.

Training:
Following all training events, the Team Leader or designee will complete a training summary to document training topics, equipment usage and attendance.

11. UNIFORM AND EQUIPMENT STANDARDS:

Standard Issue Equipment:

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All law enforcement agencies of the parties to this agreement, upon initial assignment to the ERU, will ensure their ERU member is equipped with at minimum the following approved personal protective equipment (PPE) and individually assigned equipment; or as otherwise required as part of this agreement to support the ERU mission. Equipment must be approved by the Commander of Operations or designee.

*Ballistic helmet meeting current NIJ standards.
*Entry vest complete with warp around ballistic protection meeting current NIJ standards.
*Front and rear plates for entry vest to increase effectiveness of base protection.
*Belt and pistol holster that accepts a tac light.
*Pouches, magazine holders, cuff holder, flashlight holder, and other tactical accessories.
*Individual First Aid Kit (IFAK) with recommended contents (chest seal x2, tourniquet, combat gauze, airway).
*CBRN rated Air Purifying Respirator (APR) with voice projection unit (VPU) and comms capability.
*Ballistic protective eyewear (spectacles or goggles) with impact protection equal to or exceeding *ANSI Z87.1*.
*Hearing protection meeting or exceeding current NIJ standards.
*Portable radio and communication accessories (headsets, batteries, mics, Push-To-Talk, APR adapter, etc.).
*Individually assigned short barrel rifle with the following approved accessories: Red dot sight or other approved optic (recommended)
Tactical light
Weapon sling
Suppressor
Laser sight (recommended) IR light source (recommended)
*Individually assigned handgun:
Red dot sight (recommended)
Tactical light
*Simunition pistol with 3 blue training magazines.
*Simunition bolt for rifle and 3 translucent training magazines.
*Ammunition for duty and training.
*Tactical Response Uniform x2 (combat shirt and pants). *Rain/inclement weather gear (coat and pants).

Other equipment and accessories determined necessary to maintain mission readiness as approved by the Commander of Operations or designee, required by current ERU protocols and mission requirements.

ERU members will utilize appropriate utility type uniforms, of an approved color/pattern, and footwear. Uniforms will utilize clearly visible and identifiable placards, patches, badges, or lettering that identifies the wearer of the uniform as a law enforcement officer. All other items of personal wear or equipment must be approved by the Commander of Operations or designee.

ERU members and their agency are responsible for the care, security, maintenance, serviceability, replacement, and readiness of their individually assigned weapons and equipment.

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Specialty Equipment:
Recognizing that the missions of the ERU are performed in a hazardous environment, and recognizing that the safety of innocent citizens, officers, and suspects is often jeopardized by the hazardous conditions, it shall be the intent of the ERU to utilize special equipment, as listed below, in an attempt to lessen the risk of injury or death to all involved during the performance of ERU operations. Specialty equipment may be shared by parties as they are able. The ERU recognizes, however, that the use of special equipment in no way implies or guarantees that injury or death will not occur during ERU operations and training. Specialty equipment includes but is not limited to the following: entry firearms, sniper rifles, less lethal devices and chemical munitions, distraction devices, breaching tools, bunkers, armored vehicles, thermal imagers, night vision equipment, and lasers devices.

Due to the nature of critical incidents and tactical operations, the ERU may also train with and utilize other special equipment as authorized by the Commander of Operations or other authority. This special equipment may include but is not limited to: electronic surveillance equipment, tactical robots, Small Unmanned Aircraft Systems (sUAS) or drones, All Terrain Vehicles (ATV) or Off Highway Vehicles (OHV), throw phones and other tactical tools, equipment, and options available to the team during critical incidents.

The Commander of Operations or designee will ensure that ERU members are properly familiarized and trained in the use of equipment. The Commander of Operations or designee will be responsible for establishing the certification standards and criteria for the team.

Equipment Damages; General Responsibility and Liability
Regarding property that is owned by a party to this agreement and used during ERU training or operations, each party shall be responsible for damages to or loss of its own equipment. Each party waives the right to sue any other member for damages to or loss of its equipment, even if the damage or losses were caused wholly or partially by the negligence of any other party or its officers, employees, or volunteers.

Equipment - Agreement Termination; Member Separation; Possession
While this agreement remains in effect, equipment purchased by each party will remain the property of that party. If this agreement is terminated, or a party withdraws from this agreement, the property of the withdrawing party remains the property of that party, i.e. entry vests, individual member equipment, weapons and munitions, specialty equipment, etc.

12. BUDGET AND FINANCE:

The Sherburne County Sheriff's Office shall provide a budget for the basic operations of the ERU. The Sherburne County Sheriff's Office shall provide budgeting and accounting services as necessary or convenient for the ERU.

Other costs incurred by Sherburne County include fees associated with required training conferences, events, range and facility rental, memberships, Simunition rounds, chemical and impact munitions for deployment and training, and activation/deployment software.

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Parties acknowledge and agree that Sherburne County will assess each party an annual, non-refundablefee assessed per each ERU member to cover training and other operational expenses related to this agreement. Sherburne County will establish the fee and notify each party of the fee by December 1 of the preceding year. The fee is to be paid in January of each calendar year. If a party fails to pay the fee by February 1 of the applicable year the unpaid member is subject to removal from the ERU.

Parties will provide and maintain basic uniforms and equipment for their members according to the standard issue equipment list. Specialty equipment supplied by a party for use with ERU will be the responsibility of that party and remain property of that party. Operational costs, maintenance, and other expenses related to specialty equipment will be covered by the party having ownership.

If a party or group of parties to this agreement seek support for the ERU through application for and/or acceptance of gifts, grants, or loans of money or other property (excluding real property), or otherwise seek assistance from the federal, state, political subdivision of government or any person, association or agency, the party or parties agree to comply with the terms of the grant, gift, or loan with respect to the use and disposal of such money or property.

ERU does not have the authority to seize property for purposes of Minn. Statute 609.531-609.5318.

All property and cash monies obtained through forfeiture that are derived from ERU operations shall remain the property of the law enforcement agency of record wherein the operation occurred.

13. WAGES, BENEFITS AND INSURANCE:

All ERU members are considered on-duty by their respective agencies for all ERU training, actual operations, or other ERU related functions. ERU member's wages and benefits, such as insurance, will be covered by their respective agencies at all times. Appointment of personnel as an ERU member pursuant to this Agreement shall not obligate any Party to pay any premium pay to its appointed employees except as provided by the collective bargaining agreement between the Party and its collective bargaining unit.

Each ERU member's agency will maintain workers' compensation insurance or self-insurance coverage at all times while members are training, taking part in operations, or other ERU related functions pursuant to this agreement. Each agency who is a party to this agreement shall provide its own liability insurance for their ERU member(s) while they are performing all ERU functions in or outside of their jurisdiction, pursuant to this agreement. Each party waives the right to sue any other party for workers' compensation benefits paid to its own employee or volunteer or their dependents, even if the injuries were caused wholly or partially by the negligence of any other party or its officers, employees, or volunteers.

If assistance provided pursuant to this agreement is reimbursable by an outside source, any agency whose officers provided assistance may submit itemized bills for the actual cost of any assistance provided, including salaries, overtime, materials and supplies, to the Commander of Operations. The Commander of Operations shall

submit the invoices to the reimbursing entity. The reimbursing entity shall reimburse Sherburne County for the actual cost, and Sherburne County shall forward the reimbursement to the appropriate agency.

14. LIABILITY:

Definitions

"Requesting Party" means a party to this agreement that requests assistance from other parties.
"Responding Party" means a party to this agreement that provides assistance to a requesting party.

Municipal tort liability

For purposes of determining total liability for damages, the parties are considered a single governmental unit and the total liability for all parties shall not exceed the limits on governmental liability for a single governmental unit, subject to the limits of liability under *Minnesota Statutes Chapter 466* and other applicable laws, rules, and regulations, including common law. Under no circumstances shall a party be required to pay on behalf of itself and other parties, any amounts in excess of the limits on liability established in *Minnesota Statutes Chapter 466* applicable to any one party. The statutory limits of liability for some or all of the parties may not be added together or stacked to increase the maximum amount of liability for any one party pursuant to *Minnesota Statutes*

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§ 471.59, subd. 1a.

The requesting party agrees to defend and indemnify the responding party against any claims brought or actions filed against the responding party or any officer, employee, or volunteer of the responding party for injury to, death of, or damage to the property of any third person or persons, arising from the performance and provision of assistance in responding to a request for assistance by the requesting party pursuant to this agreement.

The intent of this paragraph is to impose on each requesting party a limited duty to defend and indemnify a responding party for claims arising within the requesting party's jurisdiction subject to the limits of liability under *Minnesota Statutes Chapter 466*. The purpose of creating this duty to defend and indemnify is to simplify the defense of claims by eliminating conflicts among defendants, and to permit liability claims against multiple defendants from a single occurrence to be defended by a single attorney.

For the purposes of the *Minnesota Municipal Tort Liability Act (Minn. Stat. 466)*, the employees and officers of the responding party are deemed employees (as defined in *Minn. Stat. 466.01, subdivision (6))* of the requesting party.

No party to this agreement nor any officer of any party shall be liable to any other party or to any other person for failure of any party to furnish assistance to any other party, or for recalling assistance, both as described in this agreement.

Nothing in this Agreement shall be construed to provide insurance coverage or indemnification to an officer, employee, or volunteer of any party for any act or omission for which the officer, employee or volunteer is guilty of malfeasance in office, willful neglect of duty, or bad faith.

Charges to the Requesting Party

No charges will be levied by a responding party to this agreement for assistance rendered to a requesting party under the terms of this agreement unless that assistance continues for a period of more than 24 hours. If assistance provided under this agreement continues for more than 24 hours, the responding party may submit to the requesting party an itemized bill for the actual cost of any assistance provided after the initial 24 hour period, including salaries, overtime, materials and supplies and other necessary expenses; and the requesting party will reimburse the party providing the assistance for that amount.

15. AGREEMENT:

Periodic review:

The Commander of Operations will periodically review and, when necessary, update this agreement. The Commander of Operations will then cause this agreement to be reviewed and approved, by signature, by the participating parties.

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Modification to the Agreement:
All amendments or modifications to this agreement must be in writing and approved by all parties. Any such amendment shall be in writing and will be attached to this agreement.

Withdrawal. Any Party may withdraw from this Agreement upon 90 days' written notice to all other Parties. Withdrawal by any Party shall not terminate this Agreement with respect to any Parties who have not withdrawn. Withdrawal shall not discharge any liability incurred by any Party prior to withdrawal. Such liability shall continue until discharge by law or agreement.

Minnesota Law:
This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Minnesota.

Severability:
The provisions of this agreement shall be severable, and if any provision, or any portion thereof, contained in this agreement is held unconstitutional, invalid, or unenforceable, the remainder of the agreement or portion thereof shall remain in full force and effect.

Entire Agreement:
This agreement contains the entire agreement of the parties hereto. Except as stated in this agreement, no party has relied on any statement, promise inducement, or representation of the other. This agreement supersedes any and all other prior statements and agreements between the parties relating to the subject matter contained herein.

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SHERBURNE COUNTY

_____ DATE:_____

BOARD CHAIR

ATTEST:

_____ DATE:_____

COUNTY ADMINISTRATOR

ATTEST:

_____ DATE:_____

SHERBURNE COUNTY SHERIFF

DRAFT

EFFECTIVE DATE:
Supersedes:

CITY OF BECKER

_____ DATE: _____

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ATTEST:

_____ DATE: _____

CHIEF OF POLICE

DRAFT

EFFECTIVE DATE:
Supersedes:

CITY OF BIG LAKE

_____ DATE: _____

MAYOR

ATTEST:

_____ DATE: _____

CITY ADMINISTRATOR

ATTEST:

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DRAFT

EFFECTIVE DATE:
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DRAFT

Joint Powers Agreement
for the Sherburne County
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9. TRAINING STANDARDS:

The ERU will conduct training an average of one, eight (8) hour day per-month. Two months of each calendar year will involve a forty (40) hour training event in lieu of the standard eight (8) hour day. Annual training will total at least 160 hours. All agencies will make every effort to ensure participation of their ERU members in training and team operations. However, it is recognized that at times all members may not be able to respond to an operation or training due to manpower issues within their respective agencies.

The ERU will train on appropriate subjects related to the mission of the team. Training will be performance oriented and ERU task specific. All training will be documented, and training records will be maintained on file with the Team Leader. Training records will be available to all parties of this agreement upon request to the Commander of Operations.

It is the sole responsibility of each agency in the agreement to maintain and document POST required training for their ERU members. Training records will be available to all agencies for parties of this Agreement upon request of the Commander of Operations.

Training Attendance Requirements.
In general, attendance will be required by all ERU members to be a member in good standing per this agreement. Under certain circumstances, ERU members may be excused from training by the Team Leader. ERU members are required to attend at minimum 80% (128 hrs.) of the annual training hours. Any member unable to meet minimum training standards is subject to removal from the ERU.

10. DOCUMENTATION:

Mission Planning:
The ERU will utilize a written planning and risk assessment process for all operations that are proactive or anticipatory in nature, such as high-risk warrant service.

The Team Leader or Assistant Team Leader will log all events and record them in a call-out summary for all ERU operations and will also cause all planning or decision-making documents to be recorded. These documents will be stored in a file maintained by the Commander of Operations or designee. A radio operations log will be maintained during ERU operations when applicable or possible.

Activation:
The Commander of Operations and Team Leader will ensure documentation of all activations and use of the team. The Commander of Operations or designee will establish and maintain a system of documentation to include a post-incident report as well as supplemental documentation to include pre-operation planning (Operation Plan) and scouting, briefings, threat assessments, use of force reports, supplemental narratives, etc. Documentation will provide details of the operation to include any use of force, property damage, justification for the use of the ERU and pertinent

information required for follow up investigators, prosecutors, etc. All ERU members part of an activation are required to complete a supplemental report documenting their actions.

Incident Debrief:
At the completion of all operations and significant training events the Team Leader will conduct a review with ERU members. The purpose of this review will be to create a forum for members to offer information for the improvement of the team. The review will be formatted to develop the following information: Positive Factors, Negative Factors, and Solutions for the Negative Factors.

Training:
Following all training events, the Team Leader or designee will complete a training summary to document training topics, equipment usage and attendance.

11. UNIFORM AND EQUIPMENT STANDARDS:

Standard Issue Equipment:
All law enforcement agencies of the parties to this agreement, upon initial assignment to the ERU, will ensure their ERU member is equipped with at minimum the following approved personal protective equipment (PPE) and individually assigned equipment; or as otherwise required as part of this agreement to support the ERU mission. Equipment must be approved by the Commander of Operations or designee.

- Ballistic helmet meeting current NIJ standards.
- Entry vest complete with warp around ballistic protection meeting current NIJ standards.
- Front and rear plates for entry vest to increase effectiveness of base protection.
- Belt and pistol holster that accepts a tac light.
- Pouches, magazine holders, cuff holder, flashlight holder, and other tactical accessories.
- Individual First Aid Kit (IFAK) with recommended contents (chest seal x2, tourniquet, combat gauze, airway).
- CBRN rated Air Purifying Respirator (APR) with voice projection unit (VPU) and comms capability.
- Ballistic protective eyewear (spectacles or goggles) with impact protection equal to or exceeding *ANSI Z87.1*.
- Hearing protection meeting or exceeding current NIJ standards.
- Portable radio and communication accessories (headsets, batteries, mics, Push-To-Talk, APR adapter, etc.).
- Individually assigned short barrel rifle with the following approved accessories:
    - Red dot sight or other approved optic (recommended)
    - Tactical light
    - Weapon sling
    - Suppressor
    - Laser sight (recommended)
    - IR light source (recommended)

- Individually assigned handgun:
    - Red dot sight (recommended)
    - Tactical light
- Simunition pistol with 3 blue training magazines.
- Simunition bolt for rifle and 3 translucent training magazines.
- Ammunition for duty and training.
- Tactical Response Uniform x2 (combat shirt and pants).
- Rain/inclement weather gear (coat and pants).

Other equipment and accessories determined necessary to maintain mission readiness as approved by the Commander of Operations or designee, required by current ERU protocols and mission requirements.

ERU members will utilize appropriate utility type uniforms, of an approved color/pattern, and footwear. Uniforms will utilize clearly visible and identifiable placards, patches, badges, or lettering that identifies the wearer of the uniform as a law enforcement officer. All other items of personal wear or equipment must be approved by the Commander of Operations or designee.

ERU members and their agency are responsible for the care, security, maintenance, serviceability, replacement, and readiness of their individually assigned weapons and equipment.

Specialty Equipment:

Recognizing that the missions of the ERU are performed in a hazardous environment, and recognizing that the safety of innocent citizens, officers, and suspects is often jeopardized by the hazardous conditions, it shall be the intent of the ERU to utilize special equipment, as listed below, in an attempt to lessen the risk of injury or death to all involved during the performance of ERU operations. Specialty equipment may be shared by parties as they are able. The ERU recognizes, however, that the use of special equipment in no way implies or guarantees that injury or death will not occur during ERU operations and training. Specialty equipment includes but is not limited to the following: entry firearms, sniper rifles, less lethal devices and chemical munitions, distraction devices, breaching tools, bunkers, armored vehicles, thermal imagers, night vision equipment, and lasers devices.

Due to the nature of critical incidents and tactical operations, the ERU may also train with and utilize other special equipment as authorized by the Commander of Operations or other authority. This special equipment may include but is not limited to: electronic surveillance equipment, tactical robots, Small Unmanned Aircraft Systems (sUAS) or drones, All Terrain Vehicles (ATV) or Off Highway Vehicles (OHV), throw phones and other tactical tools, equipment, and options available to the team during critical incidents.

The Commander of Operations or designee will ensure that ERU members are properly familiarized and trained in the use of equipment. The Commander of Operations or designee will be responsible for establishing the certification standards and criteria for the team.

Equipment Damages; General Responsibility and Liability

Regarding property that is owned by a party to this agreement and used during ERU training or operations, each party shall be responsible for damages to or loss of its own equipment. Each party waives the right to sue any other member for damages to or loss of its equipment, even if the damage or losses were caused wholly or partially by the negligence of any other party or its officers, employees, or volunteers.

Equipment - Agreement Termination; Member Separation; Possession

While this agreement remains in effect, equipment purchased by each party will remain the property of that party. If this agreement is terminated, or a party withdraws from this agreement, the property of the withdrawing party remains the property of that party, i.e. entry vests, individual member equipment, weapons and munitions, specialty equipment, etc.

12. BUDGET AND FINANCE:

The Sherburne County Sheriff's Office shall provide a budget for the basic operations of the ERU. The Sherburne County Sheriff's Office shall provide budgeting and accounting services as necessary or convenient for the ERU.

Other costs incurred by Sherburne County include fees associated with required training conferences, events, range and facility rental, memberships, Simunition rounds, chemical and impact munitions for deployment and training, and activation/deployment software.

Parties acknowledge and agree that Sherburne County will assess each party an annual, non-refundable fee assessed per each ERU member to cover training and other operational expenses related to this agreement. Sherburne County will establish the fee and notify each party of the fee by December 1 of the preceding year. The fee is to be paid in January of each calendar year. If a party fails to pay the fee by February 1 of the applicable year the unpaid member is subject to removal from the ERU.

Parties will provide and maintain basic uniforms and equipment for their members according to the standard issue equipment list. Specialty equipment supplied by a party for use with ERU will be the responsibility of that party and remain property of that party. Operational costs, maintenance, and other expenses related to specialty equipment will be covered by the party having ownership.

If a party or group of parties to this agreement seek support for the ERU through application for and/or acceptance of gifts, grants, or loans of money or other property (excluding real property), or otherwise seek assistance from the federal, state, political subdivision of government or any person, association or agency, the party or parties agree to comply with the terms of the grant, gift, or loan with respect to the use and disposal of such money or property. Property shall not be owned by the ERU.

ERU does not have the authority to seize property for purposes of Minnesota Statutes §609.531-609.5318.

All property and cash monies obtained through forfeiture that are derived from ERU operations shall remain the property of the law enforcement agency of record wherein the operation occurred.

13. WAGES, BENEFITS AND INSURANCE:

All ERU members are considered on-duty by their respective agencies for all ERU training, actual operations, or other ERU related functions. ERU member's wages and benefits, such as insurance, will be covered by their respective agencies at all times. Appointment of personnel as an ERU member pursuant to this Agreement shall not obligate any Party to pay any premium pay to its appointed employees except as provided by the collective bargaining agreement between the Party and its collective bargaining unit.

Each ERU member's agency will maintain workers' compensation insurance or self-insurance coverage at all times while members are training, taking part in operations, or other ERU related functions pursuant to this agreement. Each party to this agreement waives the right to sue any other party to this agreement for workers' compensation benefits paid to its own employee or volunteer or their dependents, even if the injuries were caused wholly or partially by the negligence of any other party or its officers, employees, or volunteers.

Each agency who is a party to this agreement shall provide its own liability insurance for their ERU member(s) while they are performing all ERU functions in or outside of their jurisdiction, pursuant to this agreement.

If assistance provided pursuant to this agreement is reimbursable by an outside source, any agency whose officers provided assistance may submit itemized bills for the actual cost of any assistance provided, including salaries, overtime, materials and supplies, to the Commander of Operations. The Commander of Operations shall submit the invoices to the reimbursing entity. The reimbursing entity shall reimburse Sherburne County for the actual cost, and Sherburne County shall forward the reimbursement to the appropriate agency.

14. LIABILITY:

Municipal Tort Liability

For purposes of determining total liability for damages, the parties are considered a single governmental unit and the total liability for all parties shall not exceed the limits on governmental liability for a single governmental unit, subject to the limits of liability under *Minnesota Statutes Chapter 466* and other applicable laws, rules, and regulations, including common law. Under no circumstances shall a party be required to pay on behalf of itself and other parties, any amounts in excess of the limits on liability established in *Minnesota Statutes Chapter 466* applicable to any

one party. The statutory limits of liability for some or all of the parties may not be added together or stacked to increase the maximum amount of liability for any one party pursuant to *Minnesota Statutes §471.59, subd. 1a.*

The parties to this agreement agree to defend and indemnify the other parties to the agreement against claims brought or actions filed by any third person or persons, for injury to, death of, or damage to the property of any third person or persons, arising from acts of omissions of the indemnifying party's officers, employees or volunteers in performance of this agreement,

The intent of this paragraph is to impose on each party a limited duty to defend and indemnify the other parties for third-party claims arising out of the performance of this agreement, subject to the limits of liability under *Minnesota Statutes Chapter 466*. The purpose of creating this duty to defend and indemnify is to simplify the defense of claims by eliminating conflicts among defendants, and to permit liability claims against multiple defendants from a single occurrence to be defended by a single attorney.

No party to this agreement nor any officer of any party shall be liable to any other party or to any other person for failure of any party to furnish assistance to any other party, or for recalling assistance, both as described in this agreement.

Nothing in this Agreement shall be construed to provide insurance coverage or indemnification to an officer, employee, or volunteer of any party for any act or omission for which the officer, employee or volunteer is guilty of malfeasance in office, willful neglect of duty, or bad faith.

Charges to the Requesting Party

No charges will be levied by a responding party to this agreement for assistance rendered to a requesting party under the terms of this agreement unless that assistance continues for a period of more than 24 hours. If assistance provided under this agreement continues for more than 24 hours, the responding party may submit to the requesting party an itemized bill for the actual cost of any assistance provided after the initial 24-hour period, including salaries, overtime, materials and supplies and other necessary expenses; and the requesting party will reimburse the party providing the assistance for that amount.

15. AGREEMENT:

Periodic Review:

The Commander of Operations will periodically review and, when necessary, update this agreement. The Commander of Operations will then cause this agreement to be reviewed and approved, by signature, by the participating parties.

Modification to the Agreement:
All amendments or modifications to this agreement must be in writing and approved by all parties. Any such amendment shall be in writing and will be attached to this agreement.

Withdrawal.
Any Party may withdraw from this Agreement upon 90 days' written notice to all other Parties. Withdrawal by any Party shall not terminate this Agreement with respect to any Parties who have not withdrawn. Withdrawal shall not discharge any liability incurred by any Party prior to withdrawal. Such liability shall continue until discharge by law or agreement.

Minnesota Law:
This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Minnesota.

Severability:
The provisions of this agreement shall be severable, and if any provision, or any portion thereof, contained in this agreement is held unconstitutional, invalid, or unenforceable, the remainder of the agreement or portion thereof shall remain in full force and effect.

Entire Agreement:
This agreement contains the entire agreement of the parties hereto. Except as stated in this agreement, no party has relied on any statement, promise inducement, or representation of the other. This agreement supersedes any and all other prior statements and agreements between the parties relating to the subject matter contained herein.

SHERBURNE COUNTY

_____ DATE: _____

BOARD CHAIR

ATTEST:

_____ DATE: _____

COUNTY ADMINISTRATOR

ATTEST:

_____ DATE: _____

SHERBURNE COUNTY SHERIFF

CITY OF BECKER

_____ DATE: _____

MAYOR

ATTEST:

_____ DATE: _____

CITY CLERK

ATTEST:

_____ DATE: _____

CHIEF OF POLICE

CITY OF BIG LAKE

_____ DATE: _____

MAYOR

ATTEST:

_____ DATE: _____

CITY CLERK

ATTEST:

_____ DATE: _____

CHIEF OF POLICE

AGENDA ITEM

Big Lake City Council

Prepared By: *Corrie Scott, Recreation and Communication Coordinator*	***Meeting Date:*** *7/15/2026*	☐ ***Regular Agenda Item*** ☒ ***Consent Agenda Item***	***Item No.*** **6I**
Item Description: *2026 Music in the Park Sound Technician Contract Update*	***Reviewed By:*** *Norm Michels, Streets, Parks, and Fleet Superintendent*		
	Reviewed By: *Deb Wegeleben, Finance Director*		

ACTION REQUESTED

By approving this item on the Consent Agenda, Council would be approving the updated contract for the 2026 Music in the Park sound technicians.

BACKGROUND/DISCUSSION

Big Lake's Music in the Park free concert series is held on select Thursday evenings during the months of June-August and features a wide variety of live music at Lakeside Park. Some of the bands provide their own sound technician, but for those who do not have access to one, the City hires the sound technician and pays them directly.

The previously hired sound technician is no longer available for the dates that were approved in March 2026, and they recommended another sound technician to fill in for their originally scheduled dates at the same rate of pay. Attached is the updated contract for this year's sound technician.

FINANCIAL IMPACT

$1,800 from the Music in the Park Fund 282.

STAFF RECOMMENDATION

Approve the updated 2026 Music in the Park sound technician contract.

ATTACHMENTS

Music in the Park Updated Sound Technician Contract

CITY OF BIG LAKE

ONE-TIME EVENT / PERFORMANCE INDEPENDENT CONTRACTOR AGREEMENT

Date: June 25, 2026

Contractor (group/individual): Eric Hohn If group, number of members: 1

Contact Person: Eric Hohn Daytime Phone: N/A

E-mail: erichohn61@gmail.com Cell Phone: 651-470-4628

Address: 3013 30TH AVE. S. MINNEAPOLIS, MN 55406 Make check payable to: ERIC HOHN

Type of service/performance provided: Sound Technician

**Performance Contractors, permission to photograph/video tape performance for rebroadcast purposes: _x_ Yes ___ No*

Agreement Provisions:

This agreement is by and between the City of Big Lake and Contractor as follows.

1. **Independent Contractor**: The parties intend that an independent contractor/employer relationship will be created by this Agreement. The Contractor and any employees of the contractor are not to be considered an agent or employee of the City for any purpose and are not entitled to any benefits that the City provides its own employees.
2. **This agreement is for event/performances on:**
   a. **Thursday, July 2, 2026 from 7:00-8:30 p.m.** Big Lake Music in the Park, Lakeside Park (Fee: $800)
   b. **Thursday, August 6, 2026 from 7:00-8:30 p.m.** Big Lake Music in the Park, Lakeside Park (Fee: $1,000)
3. **Venue: _X_Outdoor, 101 Lakeshore Drive, Big Lake, MN 55309. Set-up may begin at 5 p.m. the day of the scheduled performance.** A City event supervisor will be on site at this time. **Set-up and sound check must be completed 60 minutes prior to start of service/performance.** If additional time is required, the Contractor must receive approval from City staff in advance.
4. **Compensation**: The Contractor's compensation is designated as a fee on a per event/performance basis. Contractor shall provide the City with a completed W9 form a minimum of twenty (20) business days prior to the event/performance date. Payment of invoice will be made on the day of the event/performance. If the W9 form is not received within the stated timeframe, payment will be delayed. **Performance / Event fee total $1,800**
5. **Indemnity**: The Contractor agrees to be liable for the specific service/performance outlined in this agreement and is responsible for retaining the appropriate general liability insurance during the term of this Agreement. *The Contractor agrees it will hold harmless the City, its officers and employees, from any expenses resulting directly or indirectly from an act or omission of the Contractor, its employees or agents, in the performance or failure to perform its obligations under this Agreement.*
6. **Event/Performance Cancellation Policy (i.e., inclement weather, pandemic restrictions)**: If the City cancels five (5) hours prior to the event/performance, the Contractor will not be paid (if possible, cancelled services/ performances will be rescheduled). If the City cancels fewer than five (5) hours prior to the event/performance, full payment will be made.
7. **Agreement Termination:** This agreement may be terminated by either party upon thirty (30) days written notice to the other party, with or without cause. However, the City may at any time terminate this Agreement without notice for reason of the Contractor's unsatisfactory conduct or violation of the terms of this Agreement. If the Agreement is terminated for the above reasons, no payment will be made. If a deposit was paid to the Contractor, it must be refunded to the City.
8. **Sales**: Sale of promotional merchandise is allowed at the event site with the consent of the City of Big Lake.
9. The terms of this agreement shall not be altered or modified except in writing.

Contractor-Representative Signature: _____ Date: 6/29/26

City of Big Lake-Supervisor Signature: _____ Date: 6/29/26

Return signed contract and W9 to: cscott@biglakemn.org or via mail to City of Big Lake, 160 Lake Street North, MN 55309 I Phone: 612-297-6331 / Fax: 763-263-0133

AGENDA ITEM

Big Lake City Council

Prepared By: *Sam Olson, Chief of Police*	**Meeting Date:** *7/15/2026*	☐ ***Regular Agenda Item*** ☒ ***Consent Agenda Item***	***Item No.*** **6J**
Item Description: *Resignation of Police Reserve Officer Aaron Lee*		***Reviewed By:*** *Hanna Klimmek, City Administrator*	
		Reviewed By: *Deb Wegeleben, Finance Director*	

ACTION REQUESTED

By approving this item on the Consent Agenda, Council would be accepting the resignation of Police Reserve Officer Aaron Lee.

BACKGROUND/DISCUSSION

Police Reserve Officer Aaron Lee was appointed to the Big Lake Reserves on May 10, 2023. Aaron has volunteered as a Reserve Officer for the last 3 years. Aaron has submitted his resignation, and we thank him for his volunteer service on the department.

FINANCIAL IMPACT

Reserve Officer(s) are volunteer positions. No financial impact to the Police Department Budget.

STAFF RECOMMENDATION

Accept resignation of Police Reserve Officer Aaron Lee.

ATTACHMENTS

None

AGENDA ITEM

Big Lake City Council

Prepared By: *Norm Michels, Streets/Parks/Fleet Superintendent*	***Meeting Date:*** *7/15/2026*	☐ ***Regular Agenda Item*** ☒ ***Consent Agenda Item***	***Item No.*** **7A**
Item Description: *Lucas Volna Eagle Scout Project Presentation*		***Reviewed By:*** *Hanna Klimmek, City Administrator*	
		Reviewed By: *Deb Wegeleben, Finance Director*	

ACTION REQUESTED

Motion to approve the Lucas Volna Eagle Scout garbage can improvement project at River Oaks Park.

BACKGROUND/DISCUSSION

Lucas Volna will be in attendance at the July 15th City Council Meeting to present his Eagle Scout Project proposal. The proposal includes wooden structures to enclose five garbage cans located at River Oaks Park. The project will provide a better aesthetic look and protection from wind and animals.

At their meeting on June 29, 2026, The Parks Advisory Committee voted unanimously in support of this project.

Upon Council approval of the project, the goal is for the project to be completed during the summer of 2026.

FINANCIAL IMPACT

All costs for the project will be the responsibility of Lucas Volna.

STAFF RECOMMENDATION

Staff recommends council approve the Eagle Scout project as presented by Lucas Volna.

ATTACHMENTS

Project designs



Eagle Scout Service Project Proposal

BOY SCOUTS OF AMERICA®

Eagle Scout candidate's full legal name Lucas Volna

Please give a name to your project River Oaks Garbage Containers

Eagle Scout Service Project Workbook No.2023a
February 2023

Instructions for Preparing Your Proposal

Meeting the Five Tests of an Acceptable Eagle Scout Service Project

Your proposal must be prepared first. It is an overview, but also the beginnings of planning. It must show your unit leader, unit committee, and council or district that your project can meet the following tests.

1. ***It provides sufficient opportunity to meet the Eagle Scout service project requirement.*** You must show that planning, development, and leadership will take place; and how the three factors will benefit a religious institution, a school, or your community.
2. ***It appears to be feasible.*** You must show the project is realistic for you to carry out.
3. ***Safety issues will be addressed.*** You must show you have an understanding of what must be done to guard against injury, and what will be done if someone gets hurt.
4. ***Action steps for further detailed planning are included.*** You must make a list of the key steps you will take to make sure your plan will have enough details so it can be carried out successfully.
5. ***You are on the right track with a reasonable chance for a positive experience.***

When completing your proposal you only need enough detail to show a reviewer that you can meet the tests above. If showing that you meet the tests requires a lengthy and complicated proposal, your project might be more complex than necessary. Remember, the proposal is only the beginnings of planning. Most of your planning will come with the next step, preparation of your project plan.

If your project does not require materials or supplies,etc., simply mark those spaces "not applicable." As a reminder, do not begin any work, or raise any money, or obtain any materials, until your project proposal has been approved.

Consider also, that if you submit your proposal too close to your 18th birthday, it may not be approved in time to finish planning and executing the project.

Working with Your Project Beneficiary

On the last two pages of this workbook there is an information sheet called, “Navigating the Eagle Scout Service Project.” This is for you to print and give to the religious institution, school, or community that will benefit from your efforts. You should do this as part of your first meeting with your beneficiary and use the sheet to help explain how the Eagle Scout service project works. Be sure to read it carefully so you can explain what it says.

“Navigating the Eagle Scout Service Project” will help you communicate a number of things to your beneficiary. For example, it provides thanks and congratulations for accepting the project; and it gives some background, discusses the requirements, and points out the responsibilities connected with approving your project proposal. It also explains that the beneficiary has the right to review, and also to require changes in your project plan.

Again, be sure to read carefully “Navigating the Eagle Scout Service Project” so you will have a full understanding of the role of your beneficiary.

Next Step: Your Project Plan

Once your proposal is approved, you are **strongly encouraged** to prepare your project plan using the form in this workbook. Doing so increases the likelihood your project will be approved at your Eagle Scout board of review. As you begin preparing it, you should meet with a project coach. Check with the person who handled the approval of your project proposal to learn how coaches are designated in your community.

Your designated coach can help you avoid the common pitfalls associated with Eagle Scout service projects and be a big part of your success. You may also want to talk to your unit leader. There may be adults in your troop who are experts in conducting the kind of project you are planning. It's ok for you to work with them as well. The more coaching you get, the better your results will be.

Beginning Work on Your Project

Once your proposal has been fully approved and you have finished your project planning, only then, may you begin work on your project.

Contact Information

Eagle Scout candidates should know who is involved, but contact information may be more important to unit leaders and others in case they want to talk to each other. While it is recognized that not all the information will be needed for every project, Scouts are expected to provide as much as reasonably possible. Approval representatives must understand, however, that doing so is not part of the service project requirement.

Eagle Scout Candidate

Name: Lucas Volna		Birth date:	
Email Address:		BSA PID number: 130978533	
Address:	City:	State:	Zip:
Preferred telephone(s):		Life Board of Review date: 09/22/2025	

Current Unit Information

Check One: (•) Troop ( ) Crew ( ) Ship	Unit Number: 91
Name of District: Gateway	Name of Council: Central MN

Unit Leader

Check One: (•) Scoutmaster ( ) Crew Advisor ( ) Skipper

Name: Arthur Volna	Preferred telephone(s): 6122513981		
Address: 311 Lake St N	City: Big Lake	State: MN	Zip: 55309
Email Address: Arthurvolna@gmail.com			

Unit Committee Chair

Name: Brianna McCosh	Preferred telephone(s): 6123851559		
Address: 9801 257th Ave	City: Zimmerman	State: MN	Zip: 55398
Email Address: brianna.rousselow@icloud.com			

Unit Advancement Coordinator

(If your unit has one)

Name: Addy Parker	Preferred telephone(s): 7637727901		
Address: 11335 300th ave nw	City: Princeton	State: MN	Zip: 55371
Email Address: parker_adria@yahoo.com			

Project Beneficiary

(Name of religious institution, school or community)

Name: Big Lake Public Works	Preferred telephone(s): 7632518001		
Address: 18041 198th Ave	City: Big Lake	State: MN	Zip: 55309
Email Address: NMichels@biglakemn.org			

Project Beneficiary Representative

(Name of contact person for the project beneficiary)

Name: Norman Michels	Preferred telephone(s): 7632518001		
Address: 18041 198th Ave	City: Big Lake	State: MN	Zip 55309
Email Address: NMichels@biglakemn.org			

Your Council Service Center

Contact Name: Anna Wilson	Preferred telephone(s): 3204520009		
Address: 1191 Scout Drive	City: Sartell	State: MN	Zip: 56377
Email Address: anna.wilson@scouting.org			

Council or District Project Approval Representative

(Your unit leader, unit advancement coordinator, or council or district advancement chair may help you learn who this will be.)

Name:	Preferred telephone(s):		
Address:	City:	State:	Zip:
Email Address:			

Project Coach

(Your council or district project approval representative may help you learn who this will be.)

Name:	Preferred telephone(s):		
Address:	City:	State	Zip:
Email Address:			

Project Description and Benefit

Briefly describe your project

I plan on building some wooden gabage holders that will have wooden post in the ground so it makes it harder for people to move them around and vandalise them. I will also be adding a lid and make it so garbage wont fly out and go all over the course and to keep animals out of the garbage. My garbages holders will hold the existing garbage bins at River Oaks Park that are already at the cours. I plan to move one near the parking lot. Im doing this to make the course look better and preserve the trees because the bins that are there are currently chained to the trees.

Include images on an additional document.

Tell how your project will be helpful to the beneficiary. Why is it needed?

This project will not only help people who live in the city, but also people who visit to play frisbee golf at the park. New garbage bins will enhance the look and functionality of the course, encouraging more visitors and promoting outdoor recreation in the community and giving them a place to throw away their garbage and not have it fly away due to the lids along with the posts in the ground to help prevent vandalism and keep the garbage bins in place. I also feel like they would be better for the environment as the chains around the trees holding them in place is damging the trees and I want to preserve the trees as much as possible. It will also make the park look better than the chains and make the course more appealing.

When do you plan to begin carrying out your project? August, 1st, 2026

When do you think your project will be completed? August, 25th, 2026

Lucas Volna

Giving Leadership

Approximately how many people will be needed to help on your project? 15-20

Where will you recruit them (unit members, friends, neighbors, family, others)?

Scout troop, school, work, family, and troop meetings.

What do you think will be most difficult about leading them?

Having others try to lead my project and making sure they are doing the things right, along with adults trying

Materials

Materials are things that become part of the finished project, such as lumber, nails and paint.

What types of materials, if any, will you need? You do not need a detailed list or exact quantities, but you must show you have a reasonable idea of what is required. For example, for lumber, use basic dimensions such as 2x4 or 4x4.

5 12ft 4x4
12 12ft 2x4
70 10ft deck boards
screws
5 foam post anchor
hardwear

Supplies

Supplies are things you use up, such as food and refreshments, gasoline, masking tape, tarps, safety supplies and garbage bags.

What types of supplies, if any, will you need? You do not need a detailed list or exact quantities, but you must show you have a reasonable idea of what is required.

Safty glasses
Gloves
Tarp
Water
Garbage bags
Lunch
Marking paint

Tools

Include tools, and also equipment, that will be borrowed, rented, or purchased.

What tools or equipment, if any, will you need? You do not need a detailed list , but you must show you have a reasonable idea of what is required.

Shovel
Saws
Drill
Screw gun
Level
Wrenches
Dolly

Other Needs

Items that don't fit the above categories; for example, parking or postage, or services such as printing or pouring concrete, etc..

What other needs do you think you might encounter?

Public parking lot
Blueprints/drawings garbage holders

Permits and Permissions

Note that property owners should obtain and pay for permits.

Will permissions or permits (such as building permits) be required for your project? Who will obtain them? How long will it take?

Need permission from city of Big Lake

Preliminary Cost Estimate

You do not need exact costs yet. Reviewers will just want to see if you can reasonably expect to raise enough money to cover an initial estimate of expenses. Include the value of donated materials, supplies, tools, and other items. It is not necessary to include the value of tools or other items that will be loaned at no cost. Note that if your project requires a fundraising application, you do not need to submit it with your proposal.

Enter your estimated expenses below (include sales tax if applicable)

Materials:	1350$
Supplies:	0
Tools:	0
Other:	100.00
Total Costs:	1450.00

Fundraising: Explain how you will raise the money to pay for the total costs. If you intend to seek donations of actual materials, supplies, etc., then explain how you plan to do that, too.

See if Big Lake fire Department will donate
See if Moriarty Law will donate
See if Volna LLC. will donate
Troop fundraisers
See if family will donate

Project Phases

Think of your project in terms of phases, and list what they might be. The first may be to prepare your project plan. Other phases might include fundraising, preparation, execution and reporting. You may have as many phases as you want, but it is not necessary to become overly complicated; brief, one line descriptions are sufficient. If you have more than 10 phases, attach a separate page with your continued phase list.

1	Prep/propose plan idea to city
2	Submit to Eagle board
3	Ask for donations
4	Purchase material
5	Recruit help
6	Submit build date
7	Complete project
8	Submit final project to Eagle board
9	
10	

Logistics

How will you handle transportation of materials, supplies, tools, and helpers?

Holders will be built at home with help from friends, scouts and family.
Dad and I will bring them in a trailer to the course and recruit help to install them.

Safety Issues

The Guide to Safe Scouting is an important resource in considering safety issues.

Describe the hazards and safety concerns of which you and your helpers should be aware.
Read the "Age Guidelines for Tool Usage" at Scouting.org

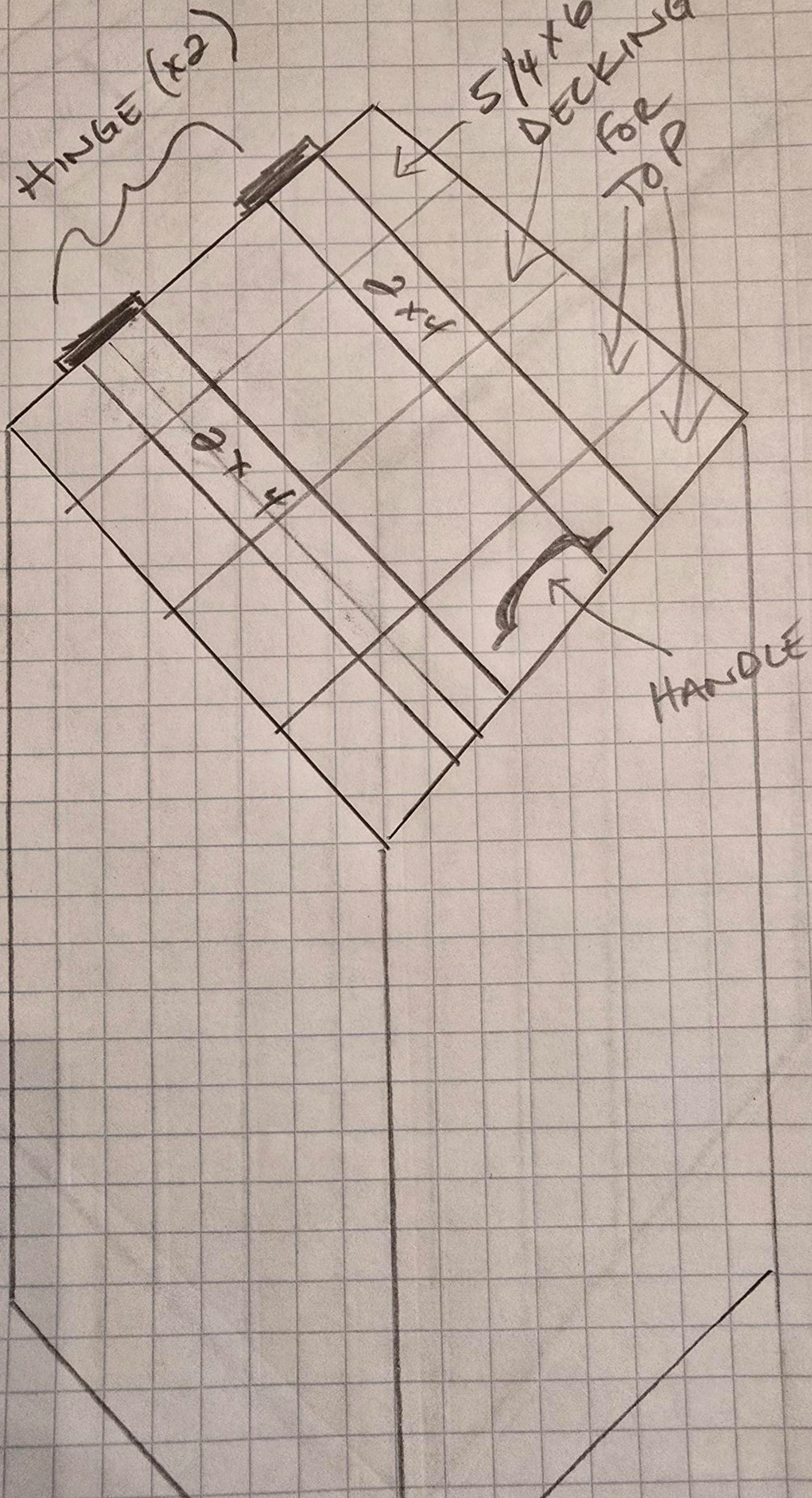
Adults use power tools
Heavy lifting, so lift with partner or get help from adult
Eye protection when using tools
gloves to prevent splinters
verify if 811 needs to be called for digging in posts

Project Planning

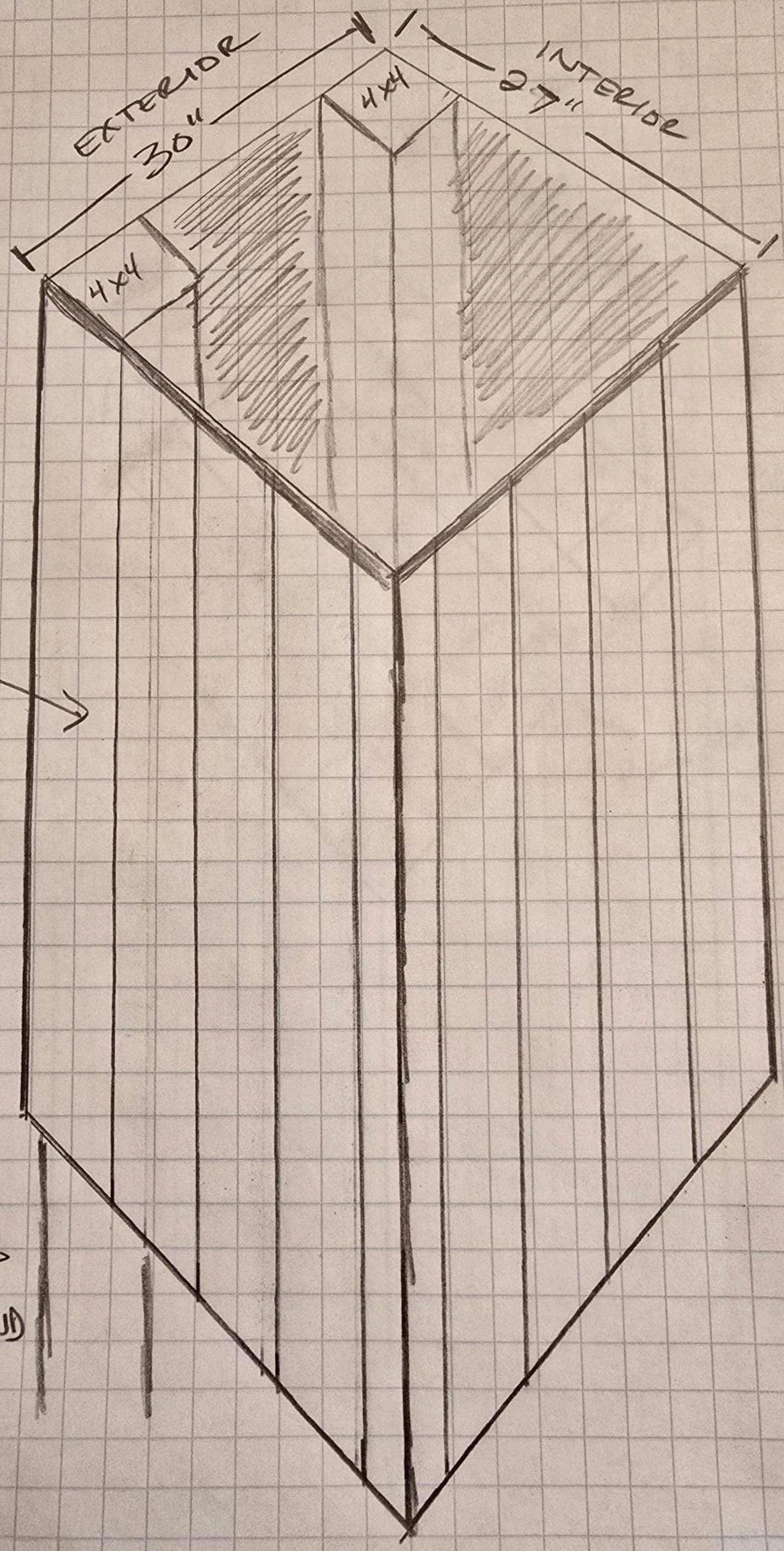
You do not have to list every step, but it must be enough to show you have a reasonable idea of how to prepare your plan.

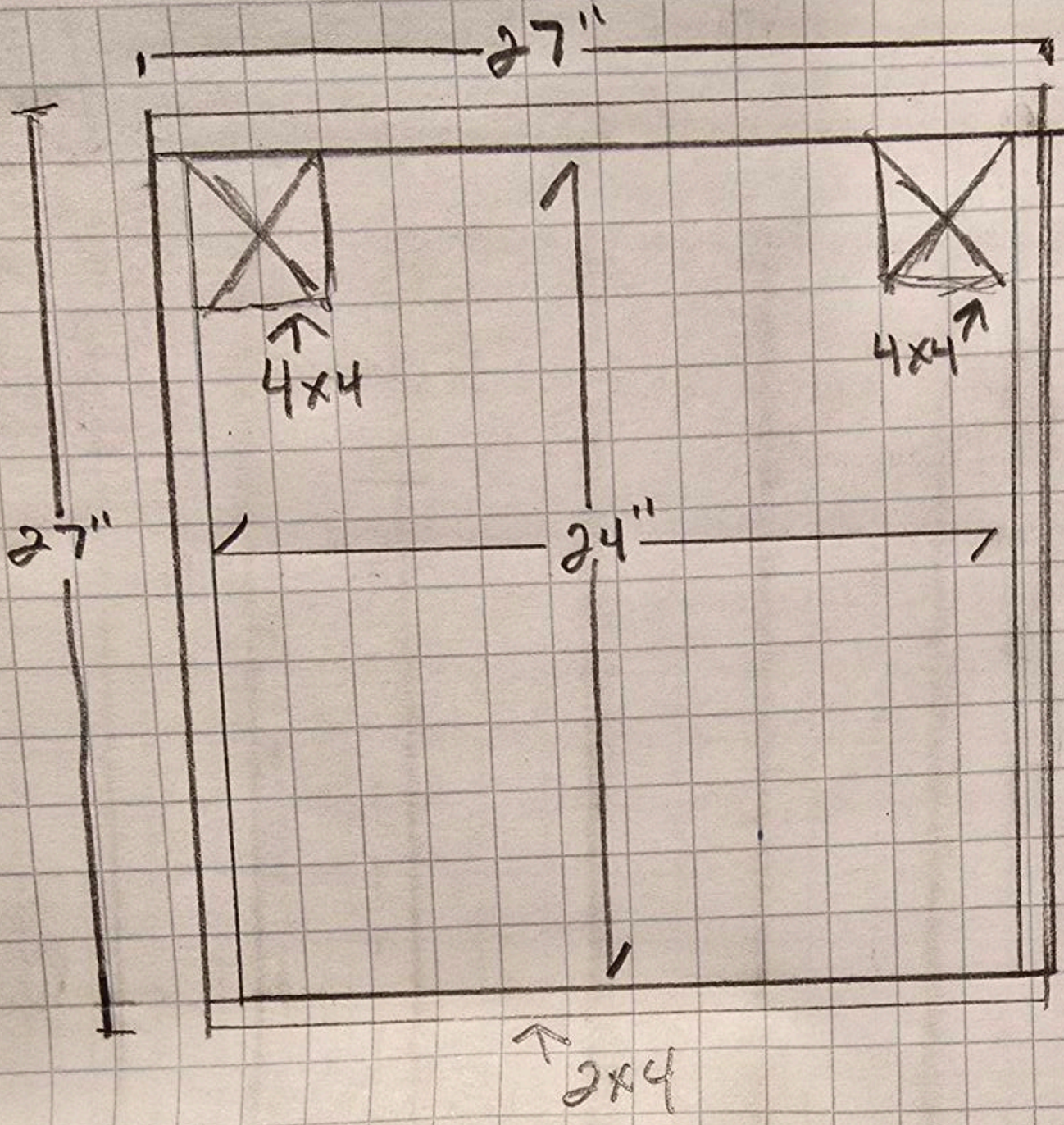
List some action steps you will take to prepare your project plan. For example, "Complete a more detailed set of drawings."

make drawings
build the holders
install existing garbage bins in holders
get rid of chains around trees

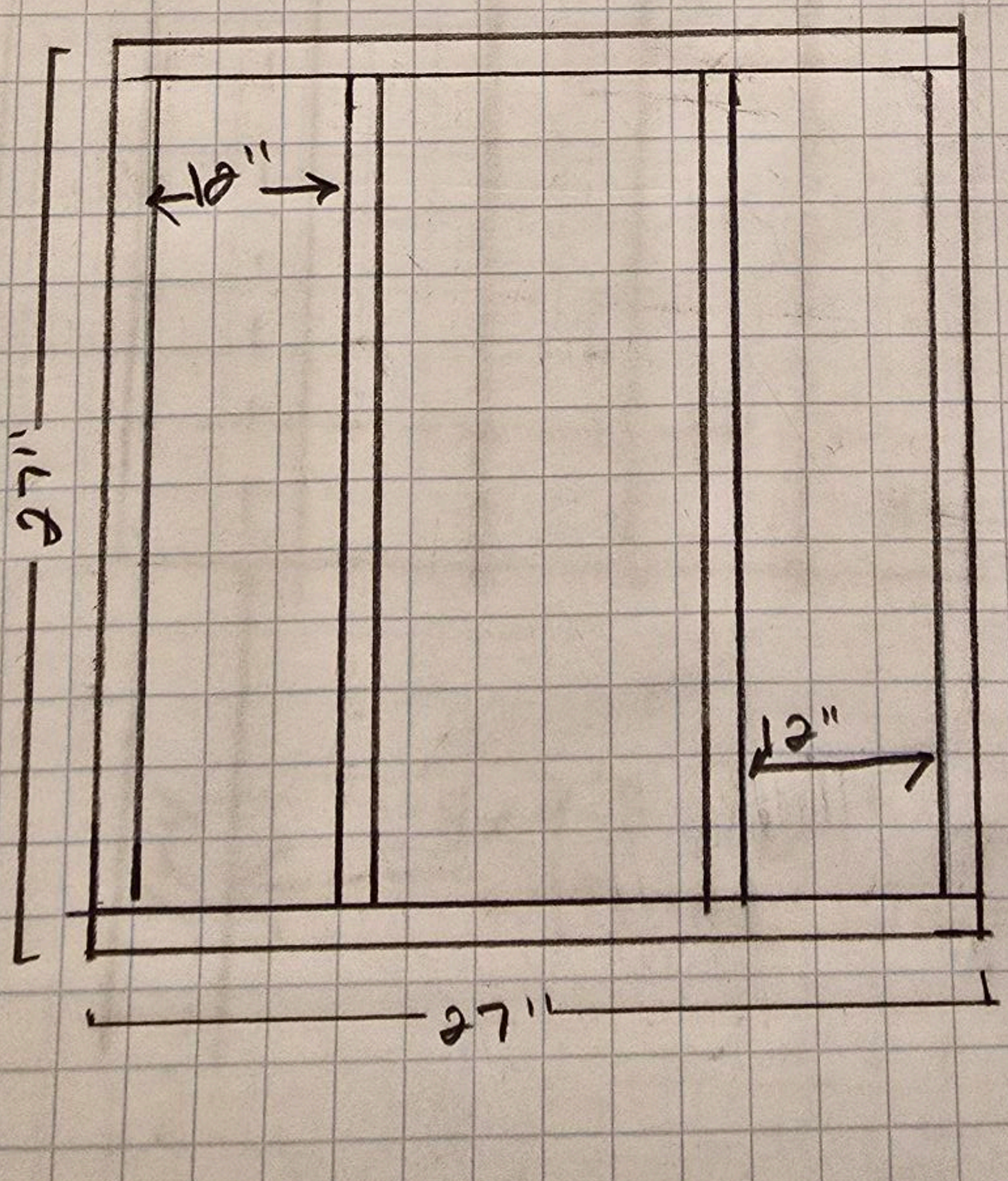

HINGE (x2)
5/4 x 6 DECKING FOR TOP
2 x 4
2 x 4
HANDLE

CAN

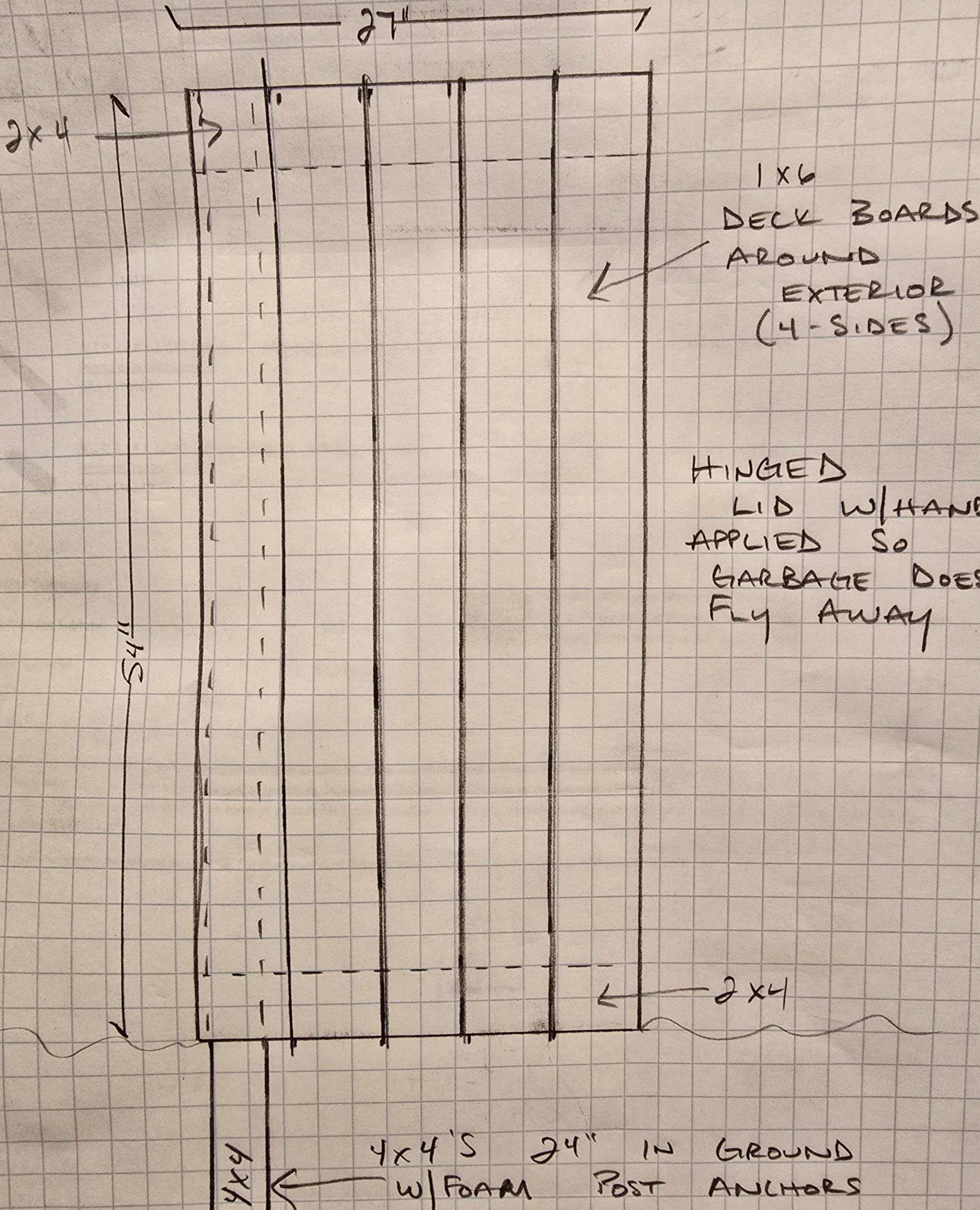

EXTERIOR
30"
INTERIOR
27"
4X4
4X4
5/4X6
DECKING
4X4
24" IN GROUND



TOP VIEW



BOTTOM VIEW


27"
2x4
54"
1x6
DECK BOARDS
AROUND
EXTERIOR
(4-SIDES)
HINGED
LID W/HANDL
APPLIED SO
GARBAGE DOESN
FLY AWAY
2x4
4x4'S 24" IN GROUND
W/FOAM POST ANCHORS

AGENDA ITEM

Big Lake City Council

Prepared By: *Kendra Lindahl, AICP* *Consulting Planner*	***Meeting Date:*** *7/15/2026*	☒ ***Regular Agenda Item*** ☐ ***Consent Agenda Item***	***Item No.*** **7B**
Item Description: ******PUBLIC HEARING****** *Minor Amendments to the Prairie Rose Planned Unit Development, Final Stage PUD Plan, Final Plat, and Development Contract for Prairie Rose*		***Reviewed By:*** *Hanna Klimmek, City Administrator* ***Reviewed By:*** *Marie Popp, Community Development Director/EDA Executive Director*	

60-DAY REVIEW DEADLINE: August 30, 2026

ACTION REQUESTED

The City Council is asked to hold a **PUBLIC HEARING** on a request for minor amendments to the approved Prairie Rose development stage Planned Unit Development (PUD). The Council is also asked to approve the final stage PUD plan, final plat, and development contract for Prairie Rose.

All the following items require a 3/5 vote and can be approved in one motion:

1. **Motion to approve a RESOLUTION approving the Final Plat and Planned Unit Development of Prairie Rose with Minor Amendments to the development stage Planned Unit Development.**
2. **Motion to approve the Prairie Rose Development Contract, contingent upon review and approval from the City Attorney.**

BACKGROUND/DISCUSSION

At the July 27, 2022 City Council meeting, the Council approved a rezoning, preliminary plat, and development stage PUD for Prairie Rose. On June 14, 2023, the Council approved the applicant's request for a two-year extension of the Preliminary Plat and development stage PUD approval for Prairie Rose. On July 23, 2025, the Council approved an additional two-year extension for the development approvals.

The applicant is now requesting minor changes to the approved development stage Planned Unit Development. Section 1003.17, Subd. 8 allows minor PUD amendments to be approved by the City Council following a Public Hearing.

Application

Heather Lorch of Capstone Homes, Inc. has submitted an application for approval of minor development stage PUD amendments, the Final Stage PUD Plan and Final Plat for Prairie Rose. The first addition of Prairie Rose will plat 50 of the 135 lots approved in the Prairie Rose Preliminary Plat. This addition will replat Outlots C and G of Big Lake Marketplace North and Outlot A of Marketplace Crossing as Prairie Rose. The remaining 85 lots will be platted in a future addition of the development. The developer did not provide a timeline for the second phase to be platted.

In the final stage PUD plan, the applicant is proposing minor deviations from the approved development stage PUD plan. City Code Section 1003.18 defines a minor change to an approved development stage PUD as "any departure from the conditions of development stage PUD plan approval which is not a "major change." A major change is one of the following:

a. *Revisions to the approved design concept;*
b. *Revisions to the approved use(s);*
c. *An increase in the number of residential dwelling units;*
d. *An increase in the square footage of non-residential structures;*
e. *A decrease in the amount of landscaping, site perimeter buffering, and open space; and*
f. *An increase in traffic volumes or change in circulation patterns which impacts surrounding development.*

Because the proposed deviations do not meet the major change criteria, the request is a minor change to the approved development stage PUD plan. A minor change to a development stage PUD plan requires a public hearing.

The applicant has also requested approval of the Final Plat and Final Stage PUD.

ANALYSIS OF REQUEST

DEVELOPMENT STAGE PUD AMENDMENTS REQUESTED

The applicant's request for a development stage planned unit development was approved on June 14, 2023. The following PUD flexibility was granted:

a. *Reduced lot area minimums and lot width minimums as shown on the plans.*
b. *Side yard building setbacks of 5 feet.*
c. *Front yard building setbacks of 20 feet.*
d. *Reduced garage size of 20 feet by 22 feet (440 square feet).*
e. *Reduced street width of 30 feet (face to face).*
f. *A private street to serve 4 detached townhome units.*
g. *Street trees in the public street right-of-way.*
h. *No sidewalk required on Streets C or D.*

In exchange for these flexibilities, the applicant agreed to provide a private park on Outlot A and established an HOA to maintain the following elements:

a. *The private street*
b. *Entrance monuments*
c. *Common area landscaping*
d. *Lawn*
e. *Snow removal on the individual lots and the public sidewalks*
f. *Maintenance of the trees in the street right-of-way*
g. *Maintenance of Outlot A as a private park.*

The applicant is proposing the following minor amendments to the approved development stage PUD plan:

1. *Eliminate lawn maintenance and snow removal for individual lots from the scope of maintenance provided by the Homeowners Association (HOA).*

   A condition of Resolution 2022-61, approving the development stage PUD plan and Preliminary Plat of Prairie Rose, is that lawn maintenance and snow removal on individual lots shall be the responsibility of the HOA. The project was proposed with detached townhomes.

   The applicant is proposing to amend the PUD to eliminate these items from the scope of responsibility for the HOA. The applicant's narrative reasons that each home is to have its own individual lot and it should be the responsibility of the property owner to maintain their own property. The homes were described as detached townhomes when there was association maintenance of the individual lots but are now simply proposed as single family homes with individual responsibility for lot maintenance.

   The developer's narrative states that the HOA will be responsible for the maintenance of the common area landscaping, the private park, the private street, and snow removal on public sidewalks.

   If approved, lawn maintenance and snow removal would be the responsibility of the owner of an individual lot. The City Council should evaluate the requested change to the PUD and determine if the elimination of this PUD requirement will have a negative impact on the development.

   - Staff has no objection to this request.

2. *Eliminate maintenance of trees within the street right-of-way from the scope of maintenance provided by the HOA.*

   A condition of Resolution 2022-61 is that the maintenance of trees within the street right-of-way shall be the responsibility of the HOA. City Code Section 1107.05 prohibits the planting of trees within street right-of-way unless the trees are within a landscaped median or boulevard area and approved by the City Engineer. Section 520.02 prohibits trees in the right-of-way and requires them to be 3-5 feet inside the property line.

   At the June 15, 2022 Planning Commission meeting, the Commission discussed the request by the developer to allow trees to be planted within the right-of-way. The Commissioners recommended approval of the PUD flexibility with the condition that the boulevard trees be maintained by the HOA.

   If approved, the applicant would still maintain the PUD flexibility to plant trees within the right-of-way, but the maintenance of the trees will be the responsibility of the property owner abutting to the right-of-way containing the tree. The City Council should evaluate the requested change to the PUD and determine if the elimination of this benefit will have a negative impact on the approved PUD flexibility.

   - Staff does not recommend approval of this request. Staff recommends that the HOA be required to maintain the boulevard trees as originally proposed.

3. *Eliminate maintenance of entrance monument signs from the scope of maintenance provided by the HOA.*

   A condition of Resolution 2022-61 is that maintenance of entrance monuments shall be the responsibility of the HOA. The applicant is not proposing to construct an entrance monument sign during this phase of the development. Accordingly, the developer has not included maintenance of an entrance monument sign in the draft HOA declarations. There is no City requirement for an entrance monument sign for residential developments. The City Council should evaluate the requested change to the PUD and determine if the elimination of this benefit will have a negative impact on the approved PUD flexibility.

   - Staff has no objection to this request.

4. *Allow the installation of a 64-square foot temporary sign at the primary entrance (168th Street and Marketplace Drive) to the development and a 32-square foot temporary sign at the secondary entrance (Patriot Drive and 166th Street) to the development.*

   No PUD flexibility was requested for this request with the development stage PUD. The standards for size and placement of temporary freestanding signs are established in City Code Section 1300.08, Subd. 3.4:

   a. *The top of the sign shall not extend more than six feet above ground level.*
   b. *The maximum sign area is 32 square feet.*
   c. *The sign shall be set back no less than ten feet from the curb or street.*

   The secondary entrance sign aligns with the size square footage requirement in the Code. However, the applicant is requesting twice the allowed square footage of sign for the primary entrance sign at 168th Street and Marketplace Drive. The applicant has not provided renderings of the proposed signage to show compliance with the maximum height established in City Code Section 1300.08.

   Additionally, the applicant's narrative describes the proposed signage as temporary but requests that they be allowed to remain during the sales and construction period. However, City Code Section 1300.08 Subd. 2.2 restricts temporary signage to a maximum display duration of 60 days.

   The City Council should evaluate the request for this additional PUD flexibility. The City Council may deny the requested flexibility, approve the requested flexibility, or approve the requested flexibility with conditions (such as limits to size and height of the signage or the duration the signage may be displayed).

   - If the Council supports two temporary signs where one is allowed and increasing the size for one of the signs from 32 square feet to 64 square feet, staff recommends that these signs be allowed to remain on site only until 90% of the building permits for the residential development have been issued.

5. *Allow Siberian Elm trees to be exempt from tree replacement calculations.*

   City Code Section 1107.07 establishes requirements for tree protection and replacement. Subdividers are allowed to remove up to 60% of the existing significant trees on a site. The Code does not exempt any tree species from replacement provisions, meaning that all trees removed over the 60% threshold are factored into the replacement calculations. All trees provide some shade and erosion control value.

The applicant's tree inventory provided in Attachment G shows that there are currently 663 significant trees on the site. Based on this number, a maximum of 398 trees may be removed before replacement is required. The applicant is proposing to remove approximately 453 (68%) of the significant trees, thus requiring replacement. Based on the replacement standards in City Code Section 1107.11 Subd. 3, the applicant is required to replace 1609 caliper inches or 644 trees (based on a minimize deciduous tree size standard of 2.5 caliper inches).

The applicant is requesting that Siberian Elm trees be excluded from the required tree replacement calculations. The applicant's narrative reasons that Siberian Elm trees are identified in Section 1107.11, Subd. 7 of the City Code as an "unacceptable tree" for new landscaping because of their structural instability and invasive nature.

By excluding Siberian Elm trees from the tree replacement calculations, the applicant would be able to exclude 186 trees from the tree replacement calculations. By excluding these trees, the applicant would fall below the required 60% replacement threshold and not be required to plant any replacement trees (beyond the required landscaping required for the subdivision).

The applicant's narrative states that, if allowed to exempt Siberian Elm trees from the replacement calculation, a total of 342 trees will be planted in the development – 270 of the trees being planted on individual lots (2 per lot) to satisfy the minimum landscaping requirement within the development and 72 trees being planted in common areas to replace some of the removed trees. The landscape plan does not show these proposed trees because only the first phase is shown. Staff also notes that the applicant is asking for PUD flexibility to further reduce landscaping on site by eliminating the required landscape buffer adjacent to Marketplace Drive (PUD amendment #6 below).

As noted, the most recent landscape plan submitted by the applicant does not show all 72 of the proposed replacement trees. A condition of approval has been added to require the applicant to provide an updated landscaping plan to reflect the decision of the Council. Staff recommends that a landscape plan for the entire site be provided prior to release of the final plat for filing to ensure that the landscape requirement will be met.

The City Council should evaluate the request for this additional PUD flexibility. The City Council may deny the requested flexibility, approve the requested flexibility, or approve the requested flexibility with conditions (such as requiring more than 72 common area trees to be planted or requiring three rather than two trees per lot). Council direction on the PUD amendments regarding boulevard landscaping and the landscape buffer along Marketplace Drive will affect the impact of this request.

- If Council supports this PUD flexibility, they may wish to direct staff to amend the ordinance standards to exempt future developers from including Siberian Elm in the tree preservation calculations.

6. *Allow a fence in lieu of a landscape buffer along Marketplace Drive*

City Code Section 1006.06, Subd. 4(3) requires that all lots located along Collector streets have a 20-foot landscape buffer yard consisting of plantings to screen the homes from the street. The code requires:

- Deciduous shrubs planted not more than four feet on center, and/or evergreen shrubs not more than three feet on center.
- Deciduous trees intended for screening shall be planted not more than 40 feet apart. Evergreen trees intended for screening shall be planted not more than 15 feet apart.

The PUD approvals granted in 2022 reduced this setback along Marketplace Drive from 45 feet to 20 feet, leaving little space for the required plantings in the 20-foot buffer yard. The applicant is proposing to construct a 6-foot-tall vinyl privacy fence in the designated buffer yard area with the one backyard tree that is proposed on all lots in this development. The applicant's narrative proposes the fence to be constructed in lieu of the required landscape buffer.

A fence is not one of the permitted screening materials allowed in a buffer yard. However, the applicant's narrative reasons that a fence will provide better year-round screening for the development.

The City Council should evaluate the request for this additional PUD flexibility. The City Council may deny the requested flexibility, approve the requested flexibility, or approve the requested flexibility with conditions (such as requiring a specific fence style or material).



Figure 1. Recommended Fence Material

- Staff is supportive of the request with the condition that the fence meets a higher architectural standard than that of a typical white vinyl fence. Staff recommends the use of a material such as a brown vinyl fence with a wood-like appearance. Staff believes that this material will age better and provide a higher level of design than a white vinyl fence.

The applicant's narrative also requests that the City be responsible for snow removal and maintenance of the right-of-way of Marketplace Drive. However, because Marketplace Drive is a public collector street, maintenance and snow removal within the Marketplace Drive corridor has always been the responsibility of the City. Staff reviewed the PUD approval resolution and found that maintenance and snow removal along the corridor was not a responsibility of the applicant required in the development stage PUD approval. Therefore, the City Council does not need to approve an amendment to the PUD for this request.

FINAL STAGE PUD

The Final Stage PUD is meant to be a final approval for a PUD in the City and should match all preliminary approvals except for conditions or modifications that were requested. In this case, the requested amendments are detailed above. All other aspects of the Final Stage PUD align closely with what was approved in the Development Stage PUD and the PUD flexibility granted.

Homeowner's Association

The applicant has provided draft Homeowners Association (HOA) documents for review. The City Attorney is reviewing the documents to ensure all relevant conditions of approval have been met. These documents will need to be finalized and approved by the City Attorney prior to release of the Final Plat. These documents will be recorded with the Final Plat.

FINAL PLAT

The applicant is requesting approval of a Final Plat to create 50 single family home lots and seven outlots on Outlots C and G of Big Lake Marketplace North and Outlot A of Marketplace Crossing. The applicant is proposing

to phase the development into two phases. Phase I will include 50 single family home lot and the outlots for the private park (Outlot A), private street (Outlot E), drainage ponds (Outlots B, C and D to be deeded to the City), and future phases of development (Outlots F and G). The Final Plat is generally consistent with the Preliminary Plat, except for the requested PUD amendments described above.

DEVELOPMENT FEES

Park Dedication

During the Preliminary Plat approval, the City Council agreed to grant park dedication credit for the dedication of Outlot A as a private open space park in accordance with the standards in Section 1108, Subd. 10. Consistent with Resolution 2022-61, approving the Preliminary Plat of Prairie Rose, the 5.59-acre Outlot A will meet the required 3.27 acre (10% of net project area) minimum required for park dedication of land for the project area (phases I and II). The HOA will own and maintain the private park. A copy of the June 5, 2026 technical memorandum regarding the site is attached. As land is being dedicated, no park dedication fee will be collected.

Trunk Sewer Fee, Trunk Water Fee and Trunk Storm Sewer Fee

When land is developed, trunk sewer and trunk water fees are charged based on the amount of land that is being developed. These fees are "per acre" and help the City cover the costs of providing sewer and water infrastructure as the City grows. The fees are set every year by a City Council resolution and generally increase each year to account for inflation and actual costs of providing infrastructure. Trunk fees are generally not paid on outlots but only on buildable lots. This is one of the reasons that outlots are not considered buildable. They have not paid the correct fees to be considered "shovel-ready."

The 2026 Fee Schedule sets trunk fees at $1,650 per acre for trunk water and $5,330 per acre for trunk sewer. Trunk storm sewer fees are "case by case" and are waived entirely if all storm water is contained within the plat boundary.

Sewer Access Charges (SAC) and Water Access Charges (WAC) Fees

These fees, which are used to fund investments in expanding the capacity of the City's sewer and water plants and infrastructure as the City grows, are collected at the time of building permit issuance. They are calculated by the City's Building Official and are based on the anticipated sewer and water impact of the proposed use on the City's utility system. SAC and WAC fees will be collected for each building based on the size of the building, the use of the building, and the sewer and water hookups that are going to be used.

STAFF COMMENTS:

Engineering and Public Works:

The City Engineer has provided a comment letter. The City Engineer has requested that the drainage and utility easement along the rear property line of lots 11 through 20 be revised to be 20 feet on all of these lots. The City Engineer has also identified that the applicant is proposing to place trees in the drainage and utility easement on these lots and that the trees on Lots 15, 16, and 20, Block 4 are located within drainage swales. The applicant shall revise the landscape plan to replace the white pine tree on Lot 20, Block 4 within the swale with a wet soil tolerant coniferous tree.

SUMMARY

The Council is asked to consider six PUD amendments along with the Final Plat and Final Planned Unit Development. Staff has prepared a resolution reflecting the contents of the staff report. If the Council wishes to modify the PUD amendment conditions, they should modify condition 4 in the draft resolution.

FINANCIAL IMPACT

N/A

STAFF RECOMMENDATION

Staff recommends the City Council make the following motions:

Motion to approve a RESOLUTION approving the Final Plat and Planned Unit Development of Prairie Rose with Minor Amendments to the development stage Planned Unit Development.

Motion to approve the Prairie Rose Development Contract, contingent upon review and approval from the City Attorney.

ATTACHMENTS

Attachment A:	Site Location Map
Attachment B:	Public Hearing Notice
Attachment C:	Applicant's narrative dated July 1, 2026
Attachment D:	Civil Plans dated June 26, 2026
Attachment E:	Landscape Plan dated May 15, 2026
Attachment F:	Tree Preservation Plan excluding Siberian Elm dated June 24, 2026
Attachment G:	Tree Inventory including Siberian Elm dated June 24, 2026
Attachment H:	Technical Memorandum dated June 5, 2026
Attachment I:	House Plans
Attachment J:	Preliminary Plat dated May 15, 2026
Attachment K:	Final Plat
Attachment L:	Engineer's Memo dated July 8, 2026
Attachment M:	Resolution approving the Amendments to the Development Stage PUD, Final Plat, Final Stage PUD, and Development Contact.
Attachment N:	Draft Development Contract to be finalized by City Attorney
Attachment O:	Deed for Stormwater Ponds

Attachment A
Site Location Map


10-00121-1400
Walnut Circle
10-00121-1201
10-00122-2203
10-00122-2400
10-00122-2202
201st Avenue
65-00022-3205
65-00543-0010
65-00543-0030
166th Street
Marketplace Drive
65-00609-0105
65-00609-0010
65-00543-0070
Houghton Drive
February Street
10-00121-4200
65-00543-0050
168th Street
65-00555-0010
10
65-00528-0110
65-00528-0120
65-00581-0105
65-00581-0010
65-00581-0020
198th Avenue
65-00528-0030
65-00528-0050
65-00534-003

Attachment B
Public Hearing Notice

CITY OF BIG LAKE
COUNTY OF SHERBURNE
STATE OF MINNESOTA

NOTICE OF PUBLIC HEARING FOR A REQUEST FOR MINOR AMENDMENTS TO THE PRAIRIE ROSE PLANNED UNIT DEVELOPMENT

You are hereby notified that the Big Lake City Council will hold a public hearing to consider minor amendments to the Prairie Rose Planned Unit Development (PUD). The hearing will be held in the Big Lake City Hall Council Chambers located at 160 Lake Street North on **Wednesday, July 15, 2026, at or about 6:30 p.m.** or shortly thereafter.

Applicant:	Heather Lorch, Capstone Homes, Inc., 14015 Sunfish Lake Boulevard NW, Ramsey, MN 55303
Owner:	Big Lake 648-1, LLC, 14015 Sunfish Lake Boulevard NW, Ramsey, MN 55303
Location:	Northwest of the intersection of Marketplace Drive and 166th Street
PID:	#65-00543-0070, #65-00543-0030, and #65-00609-0010
Request(s):	Amend the Prairie Rose PUD to reduce the scope of maintenance (snow removal, lawn and boulevard tree care) provided by the Homeowners Association, eliminate the entrance monument sign, allow temporary development signs to exceed size allowances, and exempt Siberian Elm trees from tree replacement calculations.

If you desire to be heard in reference to this matter, you are encouraged to attend the scheduled public meeting or submit written comments to City Hall prior to the hearing. Comments can be emailed to Consultant Planner Kendra Lindahl, AICP at klindahl@landform.net or mailed to City Hall at 160 Lake Street North.

Kendra Lindahl, AICP
Consulting City Planner
City of Big Lake

(Patriot News Becker, MN) (July 4, 2026 Edition) (Small Legal)

Attachment C
Applicant's Narrative

PRAIRIE ROSE — 1ST ADDITION
Final Stage PUD Application Narrative
City of Big Lake, Minnesota
Submitted by: Capstone Homes, Inc. | June 2026

1. Project Overview

Capstone Homes, Inc. (Developer), acting through its project entity Big Lake 648-1, LLC, respectfully submits this narrative in support of the Final Stage Planned Unit Development (PUD) application for Prairie Rose 1st Addition, located in the City of Big Lake, Sherburne County, Minnesota.

The subject property consists of Outlots C and G of Big Lake Marketplace North and Outlot A of Marketplace Crossing, together with that part of the vacated 168th Street which accrued to the subject property by reason of vacation thereof. The site is located north of Marketplace Drive and west of 166th Street NW, comprising approximately 32.66 gross acres.

The Preliminary Plat and Development Stage PUD for Prairie Rose were approved by the Big Lake City Council on July 27, 2022, under Resolution No. 2022-61. Subsequent extensions were approved in June 2023 (through July 27, 2025) and July 2025 (through July 27, 2027). This Final Stage PUD application is submitted for Prairie Rose 1st Addition, the first of two planned phases of development.

Prairie Rose 1st Addition proposes to plat 50 single family lots on the eastern and central portions of the site, utilizing the Liberty 40-foot product. The 1st Addition corresponds to Outlots C and G from the Big Lake Marketplace North and Outlot A from Marketplace Crossing plats, which are being replatted as Prairie Rose. The remaining lots will be developed as a future addition.

Sample Color Renderings included in this application are intended to show architectural character of homes to be built at Prairie Rose.

2. PUD Development Plan — Changes from Preliminary Approval

The PUD Development Plan for Prairie Rose 1st Addition is consistent with the 2022 preliminary approval with the following modifications. These changes reflect the evolution of the project design and discussions with City staff and are presented for City Council consideration as part of this Final Stage PUD application.

2a. HOA Maintenance Scope — Lawn and Snow Removal

Resolution No. 2022-61 identified individual lot lawn maintenance and snow removal from individual lots and public sidewalks as responsibilities of the Homeowners Association (HOA). City staff does not object to this modification, and Council approval is requested as part of this Final Stage PUD application.

Prairie Rose is a single family community in which each homeowner owns and occupies their individual lot. Lawn maintenance and snow removal are appropriately the responsibility of individual homeowners, consistent with the single family ownership model. This will include maintenance of the boulevard trees located within the public right-of-way.

The HOA maintenance scope will include: the private street (Outlot C/E), common area landscaping, Outlot A private park, and public sidewalk snow removal along 168th Street NW. A

draft HOA declaration reflecting these responsibilities will be submitted to the City for review and approval concurrently with this application.

2b. Entrance Monuments
Entrance monuments are not proposed as part of Prairie Rose 1st Addition. Accordingly, HOA maintenance of entrance monuments is not applicable to this development.

2c. Subdivision Identification Signs
The Developer intends to install temporary marketing signs at the two principal entrances to Prairie Rose during the sales and construction period. The sign dimensions are as follows:

- Primary entrance: 8 feet by 8 feet (64 square feet)
- Secondary entrance: 8 feet by 4 feet (32 square feet)

The secondary entrance sign complies with the 32 square foot area standard for temporary freestanding signs under City Code Section 1300.08, Subd. 3.4. The primary entrance sign exceeds that standard; City staff has indicated that a sign up to 64 square feet may be allowed at the primary entrance for the duration of the sales and construction period.

Signs will be located on private property and will be removed upon completion of the sales program. Permanent subdivision identification signage, if any, will be addressed at a future date in conformance with applicable City sign standards.

2d. Marketplace Drive Maintenance
Marketplace Drive is a public city street adjacent to the Prairie Rose development. Lawn maintenance and snow removal along the Marketplace Drive corridor will be the responsibility of the City of Big Lake, consistent with standard municipal maintenance of public streets.

2e. Tree Preservation and Replacement
A significant tree survey and preservation plan was completed for the Prairie Rose site by Carlson Engineering (Ryan J. Ruttger, RLA), building on tree survey data originally collected by Kjolhaug Environmental Services. The survey identified 663 significant trees across the site. Of those, 210 are proposed for preservation and 453 are proposed for removal in connection with site grading and construction.

Of the 453 trees proposed for removal, approximately 184 are Siberian Elm — a species explicitly identified as invasive and structurally unstable under City Code. The Developer requests that Siberian Elm specifically, and only Siberian Elm, be excluded from the removal-percentage and replacement calculation. No other species proposed for removal are requested to be excluded. The Developer acknowledges that City Code does not differentiate by species for purposes of this calculation; this request is made in recognition of the public benefit of removing this invasive species, and reflects that Siberian Elm accounts for the large majority of trees that would otherwise trigger a replacement obligation under the existing code matrix calculation in City Code Section 1107.11, Subd. 3.6. If granted, the remaining qualifying removals fall below the 60% threshold established in City Code Section 1107.11, and no tree replacement would be required.

In recognition of the City's consideration of this request, the Developer proposes to plant 342 new trees — 270 trees (2 per lot) from the City's approved species list, plus an additional 72 common-area replacement trees (overstory and evergreen) installed at larger-than-minimum sizes.

2f. Marketplace Drive Fence
The Developer respectfully requests that a privacy fence be approved in lieu of a landscape buffer, to be maintained by the Homeowners Association. The Developer believes a fence offers a more effective and durable solution for this corridor for the following reasons:

- Because the fence will be maintained by the HOA rather than by individual homeowners, the City can expect consistent long-term upkeep, rather than a buffer whose appearance and effectiveness varies lot-by-lot dependent on homeowner upkeep.
- Marketplace Drive is in close proximity to Highway 10; a fence provides an added safety benefit for residents, particularly children, given this proximity to both roadways.
- A fence provides a permanent, weather-independent visual buffer between the neighborhood and Marketplace Drive / Highway 10, unlike landscape plantings, which take time to mature and remain subject to die-off, disease, or seasonal dieback in the interim.
- The corridor along Marketplace Drive offers limited space for a substantial landscape buffer; a fence achieves the intended screening within this constrained area.

The following sections (3–5) provide supporting information consistent with the approved 2022 Preliminary Plat and do not constitute additional requested modifications.

3. Park Dedication — Outlot A
Consistent with Resolution No. 2022-61 and Section 1108.11, Subd. 6 of the City's Subdivision Ordinance, the Developer proposes to satisfy the park dedication requirement through the dedication of Outlot A (approximately 5.59 acres) as a private open space park, owned and maintained by the Prairie Rose Homeowners Association.

Outlot A encompasses the former gravel pit area in the western portion of the site. The Developer has completed an extensive environmental investigation and remediation planning process in coordination with the Minnesota Pollution Control Agency (MPCA). A Development Response Action Plan (DRAP) was approved by the MPCA on June 28, 2022, and was confirmed as still valid by MPCA staff on May 27, 2026. The DRAP provides for site grading with Carlson McCain overwatch, a minimum 4-foot clean soil buffer over buried debris, and the recording of an Environmental Covenant restricting future land use of Outlot A to park and greenspace purposes.

A Technical Memorandum prepared by Danny Margarit, PhD, Senior Environmental Scientist at Carlson McCain, LLC (dated June 5, 2026) is included with this application and provides a detailed summary of the environmental status of Outlot A and the DRAP implementation process. Soil conditions within Outlot A meet MPCA Residential/Recreational screening standards.

The 5.59-acre Outlot A exceeds the required 3.27 acres of park dedication (10% of net project area) and will provide recreational open space for Prairie Rose residents, consistent with the City Council's approval of Option 2 in Resolution No. 2022-61.

Deeds conveying the applicable Outlots to the City of Big Lake and to the Prairie Rose Homeowners Association will be submitted for review prior to the July 15, 2026 City Council meeting.

4. Environmental Status and DRAP
See the attached Technical Memorandum prepared by Carlson McCain, LLC (June 5, 2026) for a full summary of the environmental history, current status, and next steps associated with

Outlot A and the MPCA DRAP process. Key conclusions from the memorandum are summarized below:

- Soil within the mixed fill area meets MPCA Residential/Recreational screening standards. No excavation or removal of fill is required.
- Groundwater DRO impact is localized to a single monitoring point (SB-7) at a concentration below the MPCA action level of 1,000 ppb, is stable, and poses no risk to drinking water supplies.
- The DRAP approved June 28, 2022 remains valid, as confirmed by MPCA in May 2026.
- Site grading of Outlot A will proceed under Carlson McCain oversight per the DRAP. An Environmental Covenant will be recorded on Outlot A upon completion of grading and MPCA approval of the DRAP Implementation Report.

5. Development Phasing

Prairie Rose 1st Addition (50 lots) constitutes Phase 1 of the approved multi-phase development. Tree clearing and subsequent grading is targeted to commence June 27, 2026, with base course paving anticipated by early October 2026. The remaining lots will be platted as a future addition consistent with the approved Preliminary Plat.

The phasing exhibit submitted with this application identifies the 1st Addition boundary and the future addition area. All public improvements for the 1st Addition will be constructed as part of this phase.

6. Conclusion

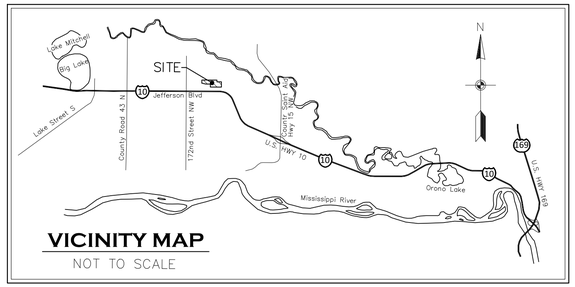
Capstone Homes, Inc. respectfully requests Final Stage PUD approval for Prairie Rose 1st Addition. The development is consistent with the approved Preliminary Plat and Development Stage PUD (Resolution No. 2022-61), the City's Comprehensive Plan, and the R-2 Medium Density Residential zoning district standards as modified by the approved PUD flexibilities. The modifications described in Section 2 of this narrative represent reasonable and appropriate adjustments to the approved conditions, reflecting the single family ownership model and discussions with City staff.

The Developer looks forward to working with City staff and the City Council to bring Prairie Rose to fruition as a high-quality residential community in Big Lake.

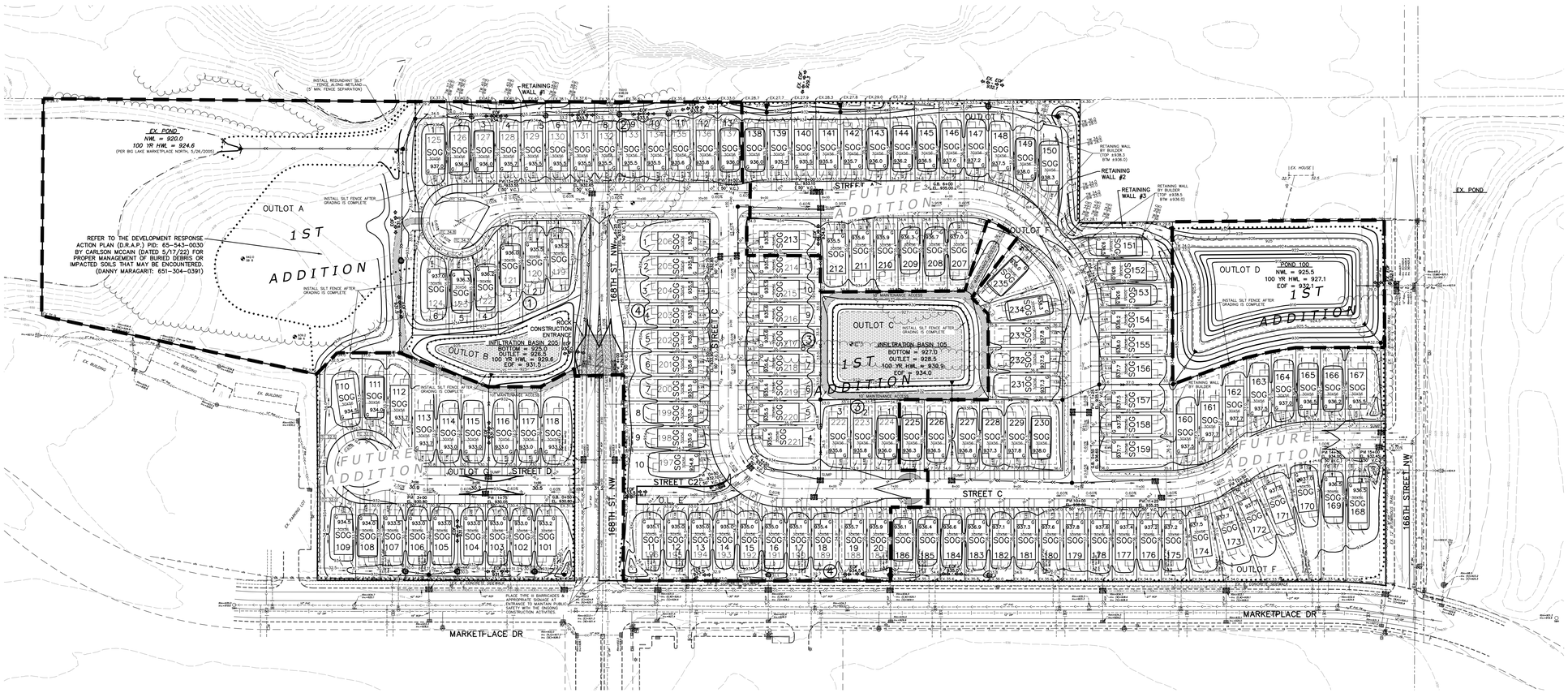
Respectfully submitted,
Capstone Homes, Inc.
Heather Lorch, Land Manager

Attachment D
Civil Plans

PRAIRIE ROSE
GRADING, DEVELOPMENT, AND EROSION CONTROL PLANS
BIG LAKE, MINNESOTA



VICINITY MAP
NOT TO SCALE



SHEET INDEX

1.	COVER
2.	GRADING INDEX
3–4.	GRADING DEVELOPMENT & EROSION CONTROL PLAN
5–7.	DETAILS
8.	RETAINING WALL PROFILES
S1.	SEEDING PLAN
SP1–SP2.	STORMWATER POLLUTION PREVENTION PLAN
T1–T5.	TREE PRESERVATION PLAN

N

0 50 100 200
(IN FEET)

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #93794 (Name: 7102 AD). Elev.= 938.50 ft. (NAVD 88)
2. Minnesota Department of Transportation GSID Station #109095 (Name: 7102 AQ). Elev.= 927.61 ft. (NAVD 88)

APPROVED BY CITY ENGINEER

LAYNE OTTESON, P.E. _____ DATE

THIS PLAN HAS BEEN APPROVED FOR CONSTRUCTION BY THE CITY OF BIG LAKE ENGINEERING DEPARTMENT AND SUBJECT TO CURRENT CITY CONSTRUCTION STANDARDS AND REQUIREMENTS AT THE TIME OF CONSTRUCTION.

CALL BEFORE YOU DIG — 811 — Know what's below. Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

CARLSON ENGINEERING — ENGINEERING SURVEYING PLANNING
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SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature: _____
Date: 06/05/26 License #: 25063

Drawn: GJS
Designed: BJK
Date: 06/05/26

Revisions:
1. 6/26/26 per City Comments

BIG LAKE 648-1, LLC.
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN, 55303

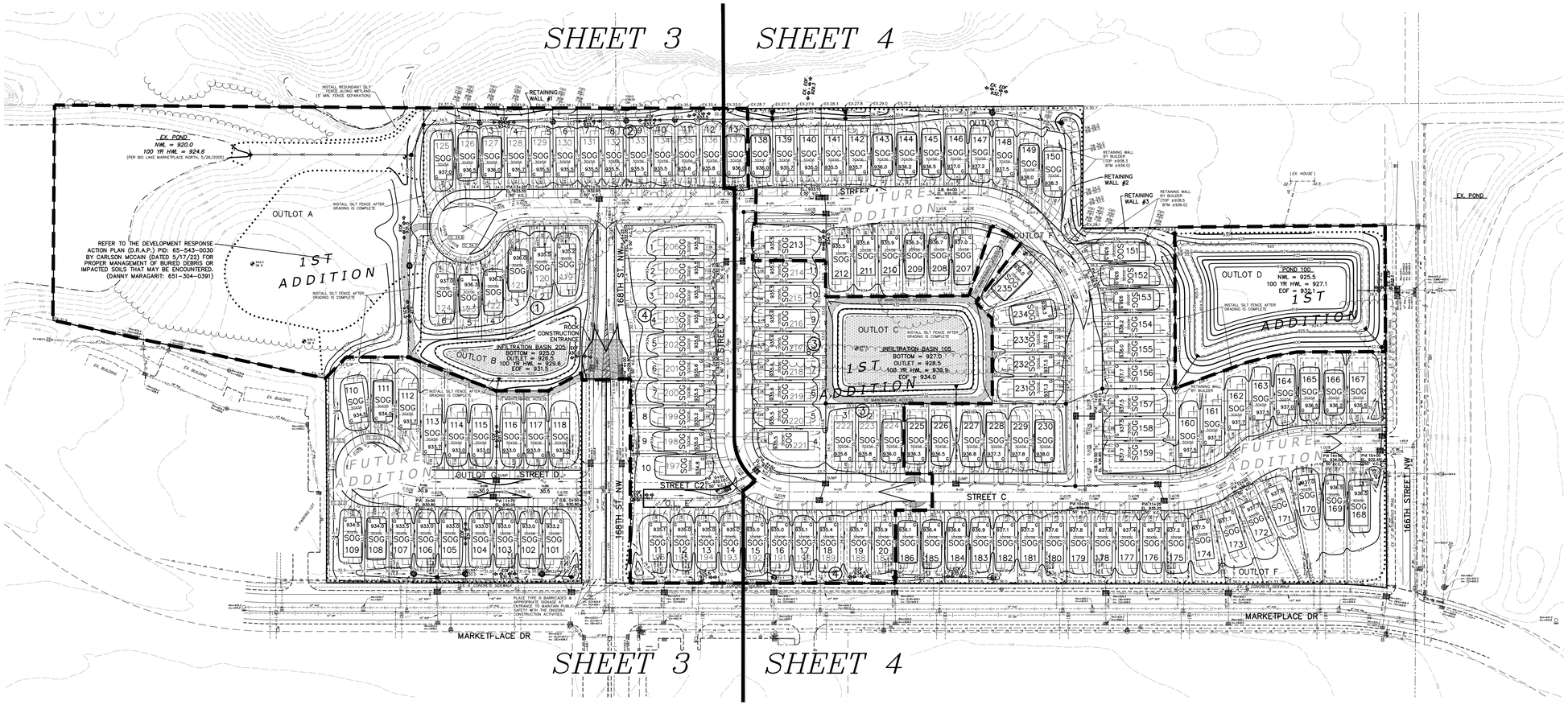
PRAIRIE ROSE
Big Lake, MN

COVER

1 of 8

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#9664



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
SANITARY SEWER FORCE-MAIN	FM	
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY	ohe	
UNDER GROUND UTILITY	ue	ue
UNDER GROUND FIVER-OPTICS	u/o	u/o
STORM CATCH BASIN		
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE	HYD MH	
HYDRANT		
GATE VALVE	GV	
TELEVISION BOX	TV	
TELEPHONE BOX	TB	
UTILITY POLE		
RETAINING WALL		
FENCE	x x	
10' CONTOUR		
2' CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION	00.0	00.0
EMERGENCY OVERFLOW		E.O.F.
SILT FENCE (STANDARD DTL #2001)		000.0
TREE FENCE		
TREELINE		
SOIL BORING		TH
HAND AUGER PROBE		HAP

DENOTES INLET PROTECTION

WETLAND SUMMARY

THERE ARE NO PROPOSED WETLAND IMPACTS.

NOTES

1. CONSTRUCTION EQUIPMENT SHALL NOT TRACK OVER INFILTRATION AREAS AND SEDIMENT CONTROL SHALL BE INSTALLED AROUND THE INFILTRATION BASINS ONCE COMPLETED TO ENSURE THE BASINS WILL FUNCTION PROPERLY.
2. REFER TO SEEDING PLAN S1 FOR TURF ESTABLISHMENT.
3. REFER TO THE STORMWATER POLLUTION PREVENTION PLAN BOOK (DATED 5/15/26) AND SHEETS SP1-SP2 FOR POLLUTION PREVENTION AND SEDIMENT CONTROL MEASURES.

N

0 50 100 200
(IN FEET)

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CARLSON-ENGINEERING.COM

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Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 06/05/26 License #: 25063

Drawn: GJS
Designed: BJK
Date: 06/05/26

Revisions:
1. 6/26/26 per City Comments

BIG LAKE 648-1, LLC.
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN, 55303

PRAIRIE ROSE
Big Lake, MN

INDEX

2 of 8

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#9664

INSTALL REDUNDANT SILT FENCE ALONG WETLAND (5' MIN. FENCE SEPARATION)

RETAINING WALL #1

EX. POND
NWL = 920.0
100 YR HWL = 924.6
(PER BIG LAKE MARKETPLACE NORTH, 5/26/2005)

INSTALL SILT FENCE AFTER GRADING IS COMPLETE

OUTLOT A

REFER TO THE DEVELOPMENT RESPONSE ACTION PLAN (D.R.A.P.) PID: 65-543-0030 BY CARLSON MCCAIN (DATED 5/17/22) FOR PROPER MANAGEMENT OF BURIED DEBRIS OR IMPACTED SOILS THAT MAY BE ENCOUNTERED. (DANNY MARAGARIT: 651-304-0391)

1ST ADDITION

INSTALL SILT FENCE AFTER GRADING IS COMPLETE

ROCK CONSTRUCTION ENTRANCE

INFILTRATION BASIN 205
BOTTOM = 925.0
OUTLET = 926.5
100 YR HWL = 929.6
EOF = 931.5

OUTLOT B

INSTALL SILT FENCE AFTER GRADING IS COMPLETE

10' MAINTENANCE ACCESS

168TH ST. NW

STREET C

STREET A

FUTURE ADDITION

OUTLOT C

INSTALL SILT FENCE AFTER GRADING IS COMPLETE

INFILTRATION BASIN 105
BOTTOM = 927.0
OUTLET = 928.5
100 YR HWL = 930.9
EOF = 934.0

10' MAINTENANCE ACCESS

OUTLOT G

STREET D

STREET C2

EX. PARKING LOT

EX. BUILDING

EX. 6' CONCRETE SIDEWALK

PLACE TYPE III BARRICADES & APPROPRIATE SIGNAGE AT ENTRANCE TO MAINTAIN PUBLIC SAFETY WITH THE ONGOING CONSTRUCTION ACTIVITIES.

MARKETPLACE DR

N

0 25 50 100
(IN FEET)

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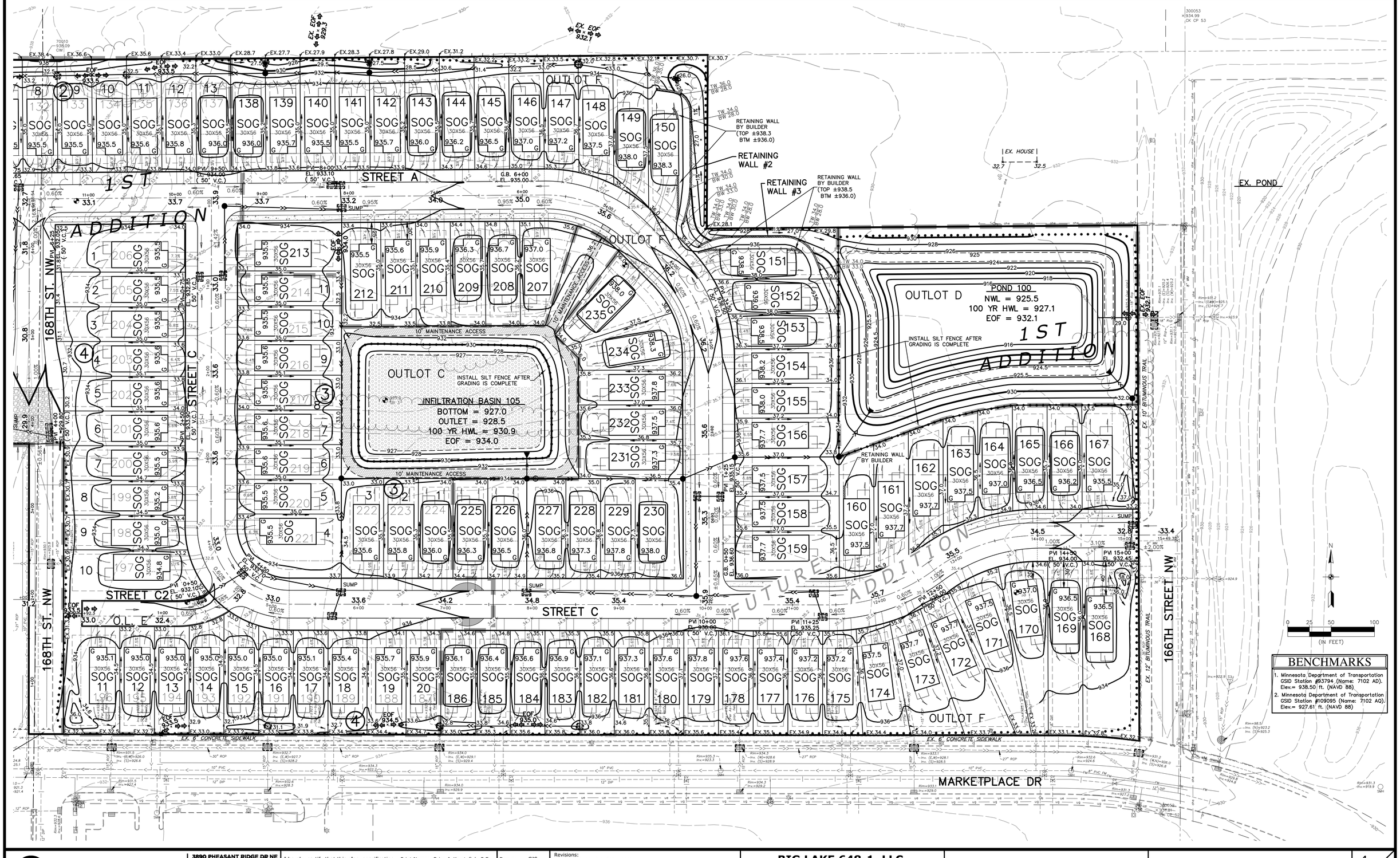
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PRAIRIE ROSE
Big Lake, MN

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

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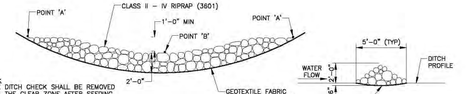
PRAIRIE ROSE
Big Lake, MN

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

4 of 8

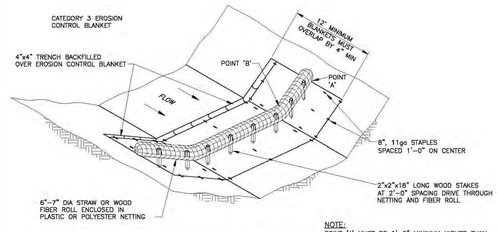
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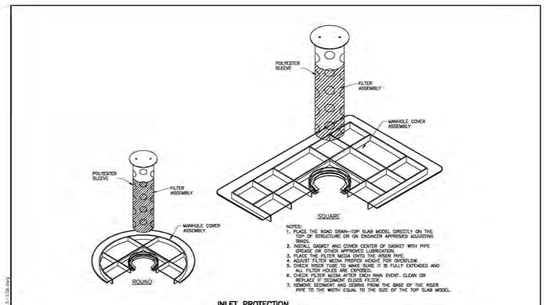
DITCH CHECK – RIPRAP
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BOLTON & MENK, INC. Consulting Engineers & Surveyors	DITCH CHECK – RIPRAP	City of Big Lake	DATE: 01/2013 / STD. DETAIL 3-001



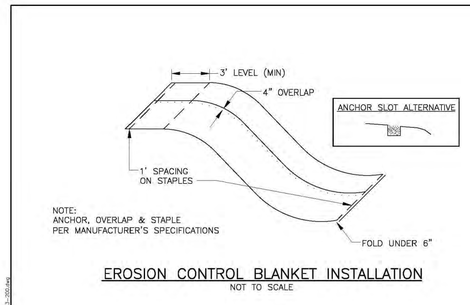
DITCH CHECK – BIOROLL
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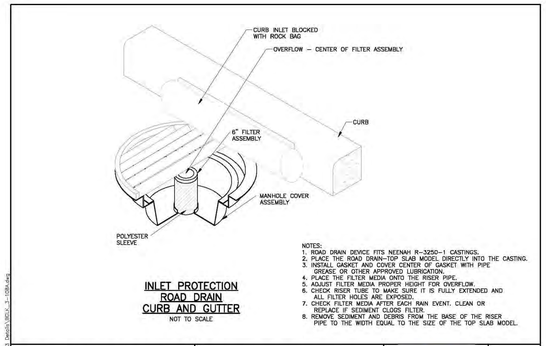
INLET PROTECTION
ROAD DRAIN
NOT TO SCALE

BOLTON & MENK, INC. Consulting Engineers & Surveyors	INLET PROTECTION ROAD DRAIN	City of Big Lake	DATE: 01/2013 / STD. DETAIL 3-108



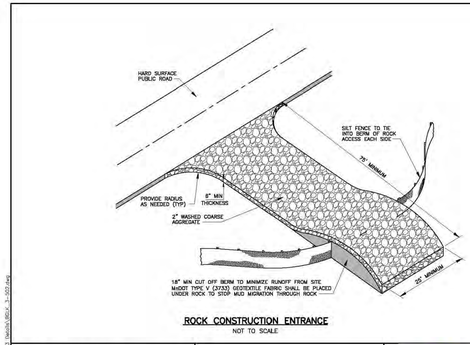
EROSION CONTROL BLANKET INSTALLATION
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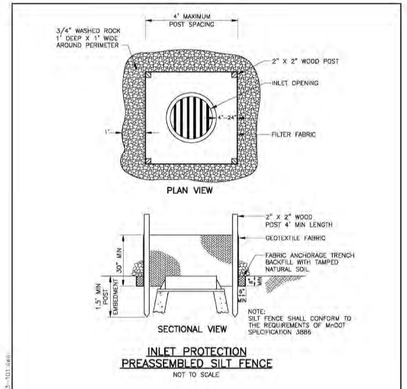
INLET PROTECTION
ROAD DRAIN
CURB AND GUTTER
NOT TO SCALE

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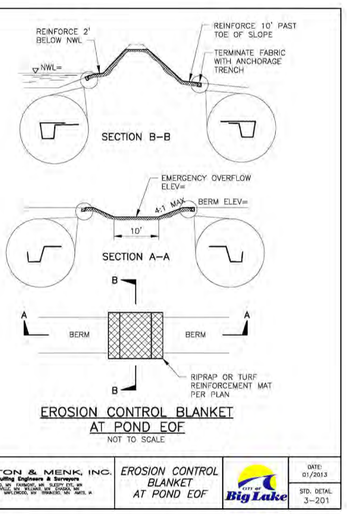
ROCK CONSTRUCTION ENTRANCE
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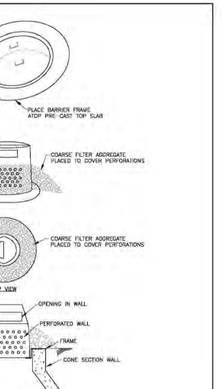
INLET PROTECTION
PREASSEMBLED SILT FENCE
NOT TO SCALE

BOLTON & MENK, INC. Consulting Engineers & Surveyors	INLET PROTECTION PREASSEMBLED SILT FENCE	City of Big Lake	DATE: 01/2013 / STD. DETAIL 3-101



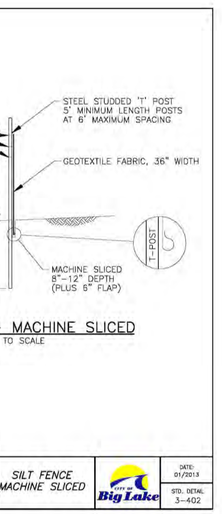
EROSION CONTROL BLANKET
AT POND EOF
NOT TO SCALE

BOLTON & MENK, INC. Consulting Engineers & Surveyors	EROSION CONTROL BLANKET AT POND EOF	City of Big Lake	DATE: 01/2013 / STD. DETAIL 3-201



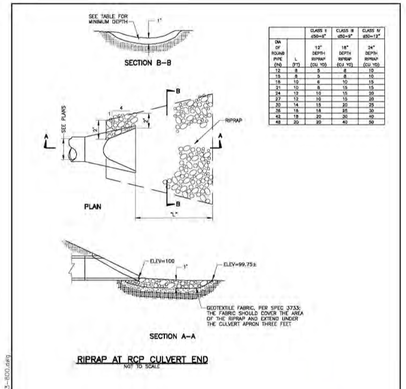
INLET PROTECTION
PERFORATED WALL
NOT TO SCALE

BOLTON & MENK, INC. Consulting Engineers & Surveyors	INLET PROTECTION PERFORATED WALL	City of Big Lake	DATE: 01/2013 / STD. DETAIL 3-107



SILT FENCE – MACHINE SLICED
NOT TO SCALE

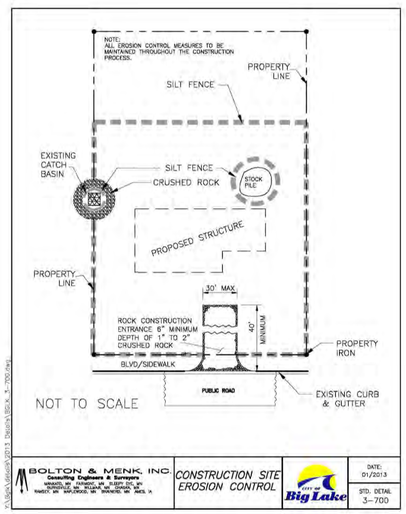
BOLTON & MENK, INC. Consulting Engineers & Surveyors	SILT FENCE MACHINE SLICED	City of Big Lake	DATE: 01/2013 / STD. DETAIL 3-402



DIA OF RIPRAP RING (IN)	L (FT)	CLASS I d50=4" 12" DEPTH 200 YDS	CLASS III d50=9" 18" DEPTH 300 YDS	CLASS IV d50=13" 24" DEPTH 400 YDS
12	8	5	8	15
15	8	5	8	15
18	10	5	10	15
21	10	5	10	15
24	12	10	15	25
27	12	10	15	25
30	14	15	20	35
36	16	15	25	35
42	18	20	30	40
48	20	20	40	50

RIPRAP AT RCP CULVERT END
NOT TO SCALE

BOLTON & MENK, INC. Consulting Engineers & Surveyors	RIPRAP AT RCP CULVERT END	City of Big Lake	DATE: 01/2013 / STD. DETAIL 3-600



BOLTON & MENK, INC. Consulting Engineers & Surveyors	CONSTRUCTION SITE EROSION CONTROL	City of Big Lake	DATE: 01/2013 / STD. DETAIL 3-700

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PRAIRIE ROSE
Big Lake, MN

DETAILS

5 of 8

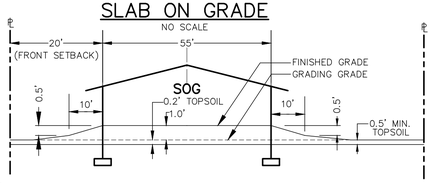
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#9664

40 'LOTS
DETACHED TOWNHOME HOLDDOWNS

SLAB ON GRADE

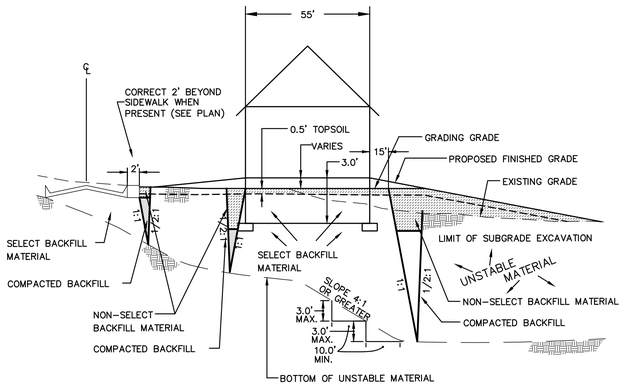
NO SCALE



NOTES:

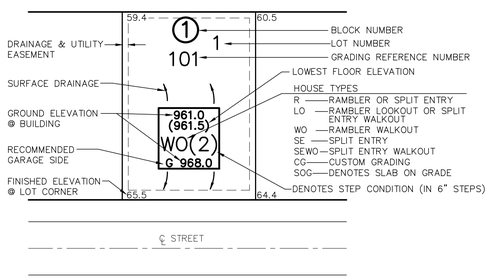
1. ALL MAIN FLOOR & GARAGE FLOOR ELEVATIONS SHALL BE A MIN. 18 IN. ABOVE CURB & GUTTER FLOWLINE.
2. LOWEST OPENING SHALL BE A MINIMUM OF 3 FT. ABOVE ADJACENT HIGH WATER LEVELS (HWL).
3. FINISHED GRADE 10 FT. FROM THE REAR AND SIDE OF STRUCTURES SHALL BE A MIN. OF 0.5 FT. BELOW THE GROUND ELEVATION AT THE STRUCTURE.

SUBGRADE CORRECTION
40' DETACHED TOWNHOME LOTS

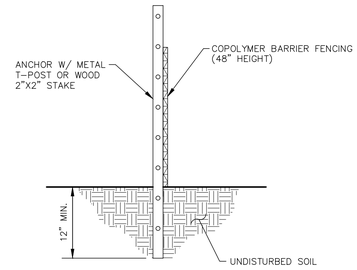


NOTE: REMOVE TREE ROOTS IN ROADWAY/BUILDING PAD PER CITY STANDARDS.

GRADING PLAN LOT KEY



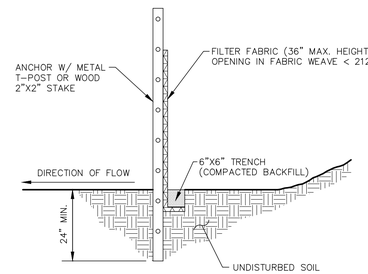
TREE FENCE



NOTES:

1. TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
2. ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
4. SEE MNDOT SPECIFICATION 2572.

SILT FENCE

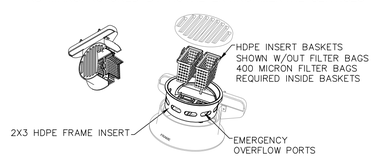


NOTES:

1. DIG A 6"X6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"X6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

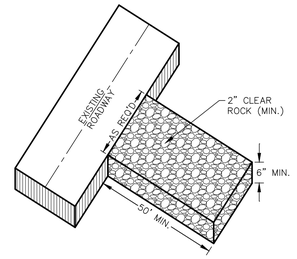
INFRASAFE – 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



- MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3250-A OR R-3250-1 (MNDOT 801) FRAME CASTING

ROCK CONSTRUCTION ENTRANCE



TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

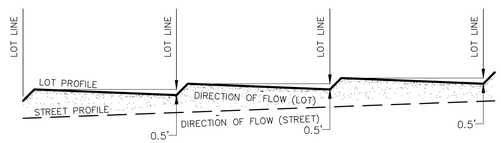
SEED: MnDOT MIXTURE 25–141 AT 60 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 1 10–10–10 AT 200 POUNDS PER ACRE.

LOT BENCHING DETAIL



CARLSON ENGINEERING
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3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 06/05/26 License #: 25063

Drawn: GJS
Designed: BJK
Date: 06/05/26

Revisions:
1. 6/26/26 per City Comments

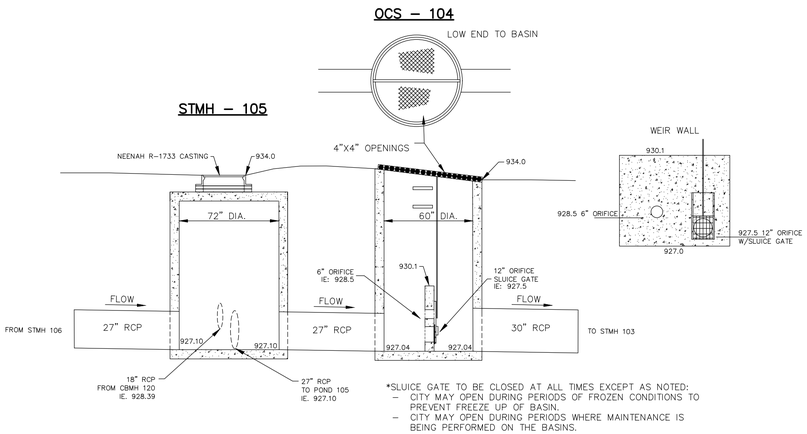
BIG LAKE 648-1, LLC.
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN, 55303

PRAIRIE ROSE
Big Lake, MN

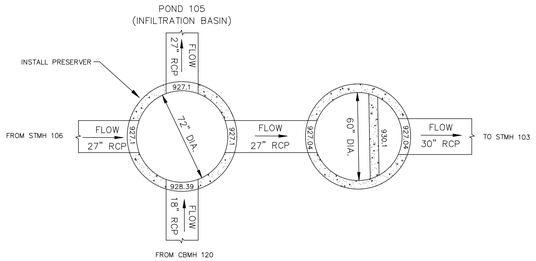
DETAILS

6 of 8

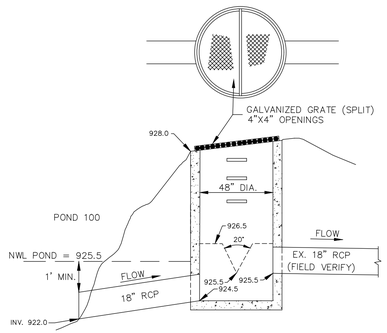
OUTLET CONTROL STRUCTURE POND 105



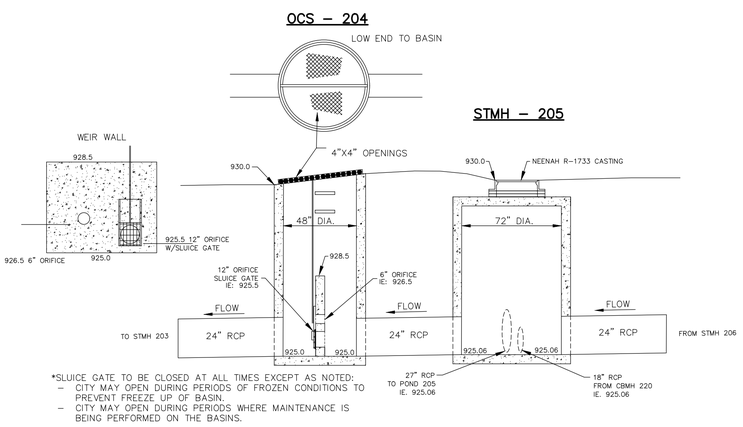
*SLUICE GATE TO BE CLOSED AT ALL TIMES EXCEPT AS NOTED:
- CITY MAY OPEN DURING PERIODS OF FROZEN CONDITIONS TO PREVENT FREEZE UP OF BASIN.
- CITY MAY OPEN DURING PERIODS WHERE MAINTENANCE IS BEING PERFORMED ON THE BASINS.



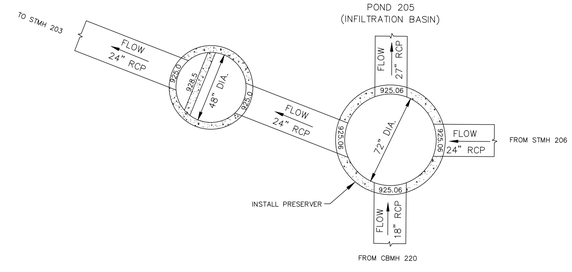
OUTLET CONTROL STRUCTURE POND 100



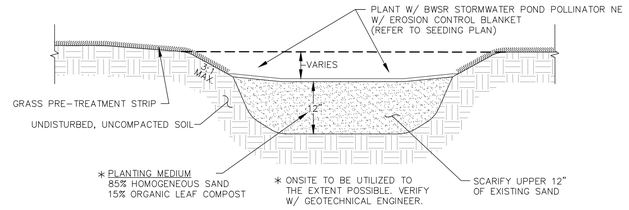
OUTLET CONTROL STRUCTURE POND 205



*SLUICE GATE TO BE CLOSED AT ALL TIMES EXCEPT AS NOTED:
- CITY MAY OPEN DURING PERIODS OF FROZEN CONDITIONS TO PREVENT FREEZE UP OF BASIN.
- CITY MAY OPEN DURING PERIODS WHERE MAINTENANCE IS BEING PERFORMED ON THE BASINS.

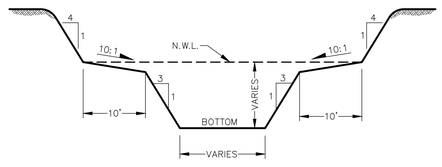


INFILTRATION BASIN

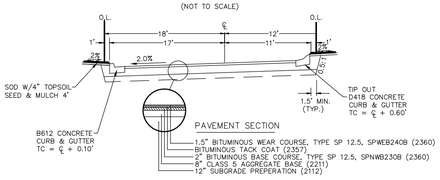


NOTE: CONDUCT POST-CONSTRUCITON INFILTRATION TEST OF EACH INFILTRATION BASIN.
NOTIFY CITY OF BIG LAKE PRIOR TO CONDUCTING TEST TO ALLOW TEST OBSERVATION.
TWO DOUBLE RING INFILTRATION TESTS PER BASIN IS REQUIRED.

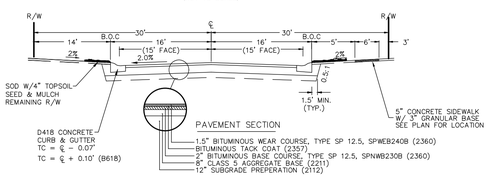
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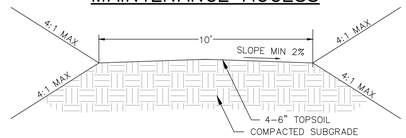
TYPICAL STREET SECTION



TYPICAL STREET SECTION



MAINTENANCE ACCESS



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PLANNING
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 06/05/26 License #: 25063

Drawn: GJS
Designed: BJK
Date: 06/05/26

Revisions:
1. 6/26/26 per City Comments

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14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN, 55303

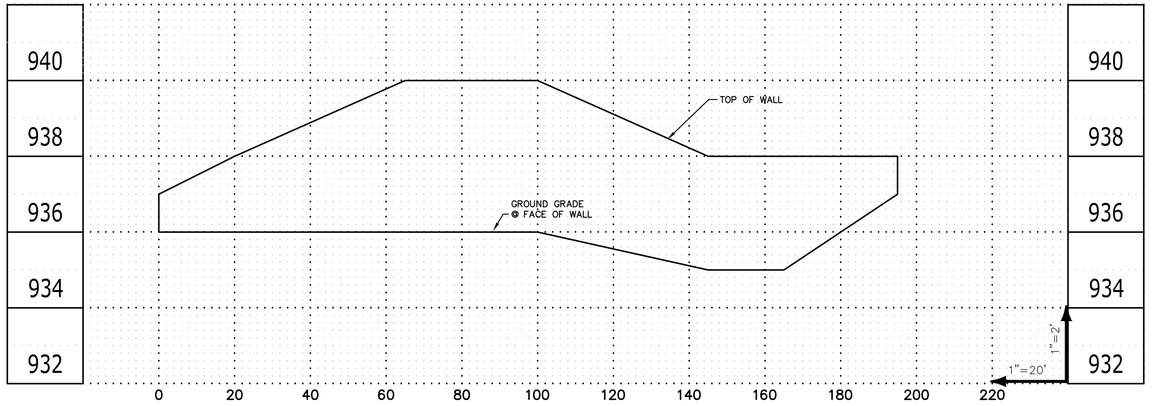
PRAIRIE ROSE
Big Lake, MN

DETAILS

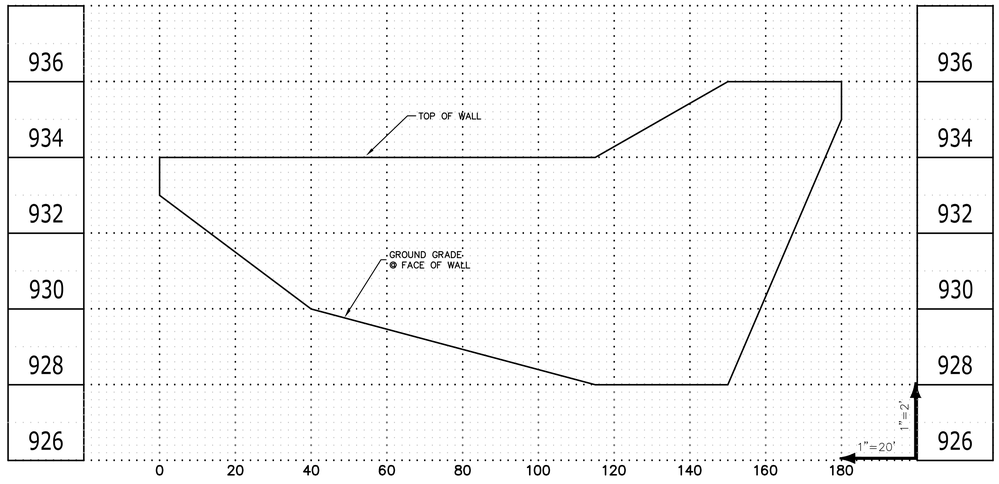
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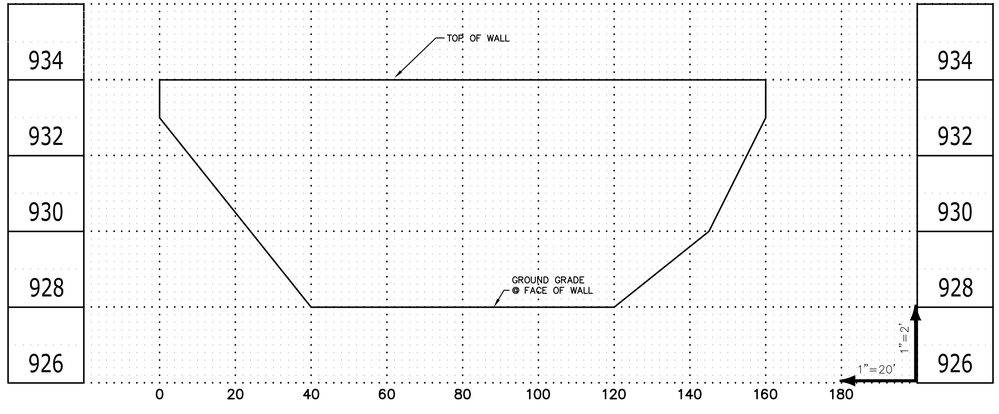
BOULDER RETAINING WALL #1
(585 SF)



BOULDER RETAINING WALL #2
(855 SF)



BOULDER RETAINING WALL #3
(785 SF)



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SUITE 100
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TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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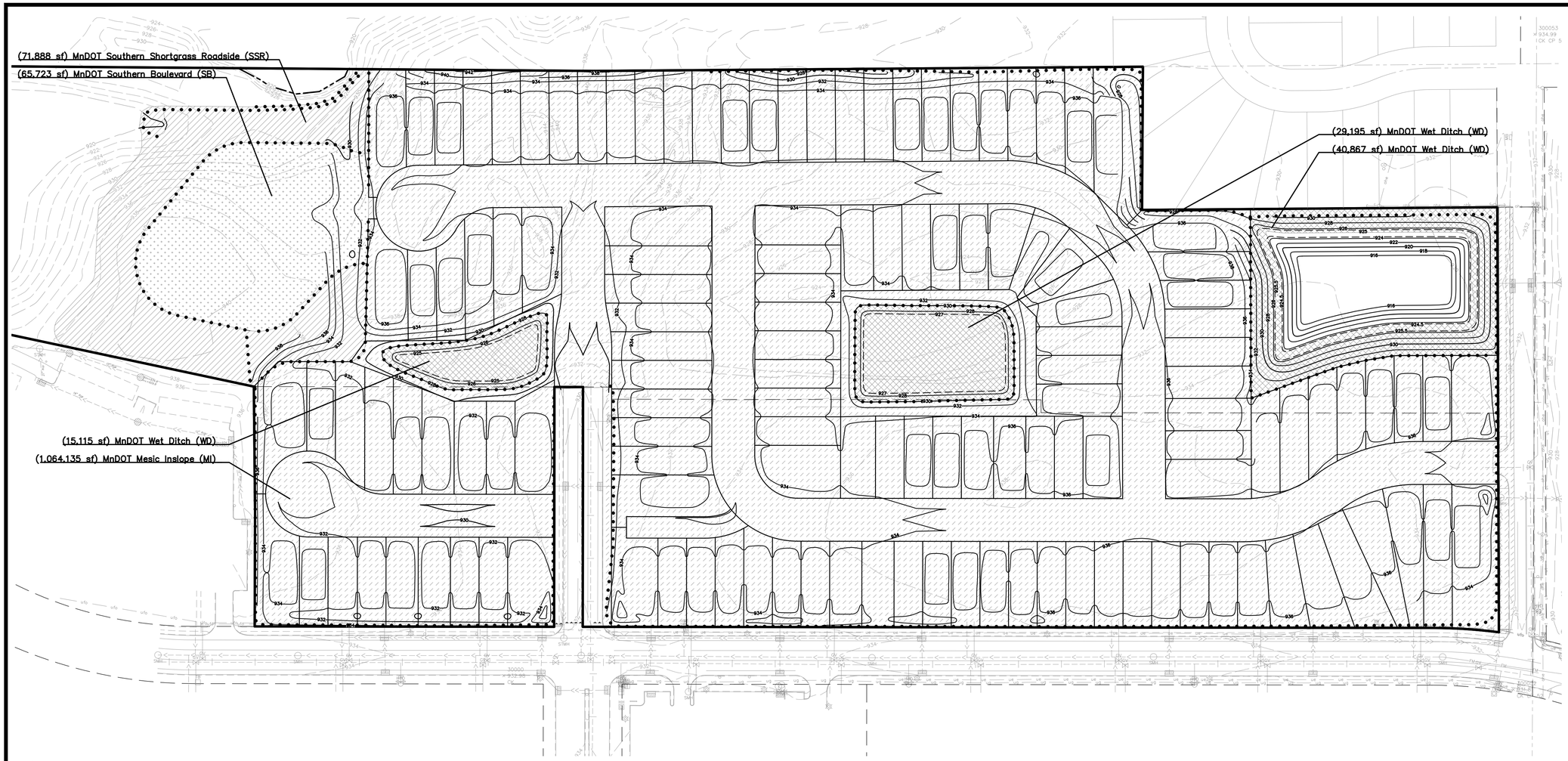
BIG LAKE 648-1, LLC.
14015 Sunfish Lake Blvd. NW, Suite 400
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Big Lake, MN

RETAINING WALL PROFILES

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1 / S1 OVERALL SEEDING PLAN

SEEDING SPECIFICATIONS

1. TREE PROTECTION. ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6' STEEL FENCE POSTS SPACED 6' O.C. MAX.

2. EROSION CONTROL. REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPS, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE SEEDING PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPS MUST BE IMPLEMENTED WITHIN 7 DAYS USING MnDOT RAPID STABILIZATION METHOD 3.

3. SOIL PREPARATION. REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.

4. TOPSOIL MATERIAL. ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.

5. SEEDING AND TURF ESTABLISHMENT. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWED AT THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY DISC-ANCHORED TYPE I MULCH AT A RATE OF 2000 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.

6. NATIVE PLANT ESTABLISHMENT. THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS INCLUDED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAT 3 YEARS AFTER INITIAL SEEDING – ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.

7. FINAL ACCEPTANCE. UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.

8. WARRANTY. ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWSE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

PLANT SCHEDULE SEEDING

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GROUND COVERS					
	TI	65,723 sf	Type I - Turf Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 220 lb/ac	MnDOT Southern Boulevard (SB)	seed
	TII	85,177 sf	Type II - Stormwater Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 25 lb/ac	MnDOT Wet Ditch (WD)	seed
	TIII	71,888 sf	Type III - Native Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 35 lb/ac	MnDOT Southern Shortgrass Roadside (SSR)	seed
	TIV	1,064,135 sf	Type IV - Interim Grading Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 95 lb/ac	MnDOT Mesic Inslope (MI)	seed

N

0 40 80 160
(IN FEET)

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3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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 Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 06/05/26 License #: 56346

Drawn: RJR
Designed: RJR
Date: 06/05/26

Revisions:
1. 6/26/26 per City Comments

BIG LAKE 648-1, LLC.
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN, 55303

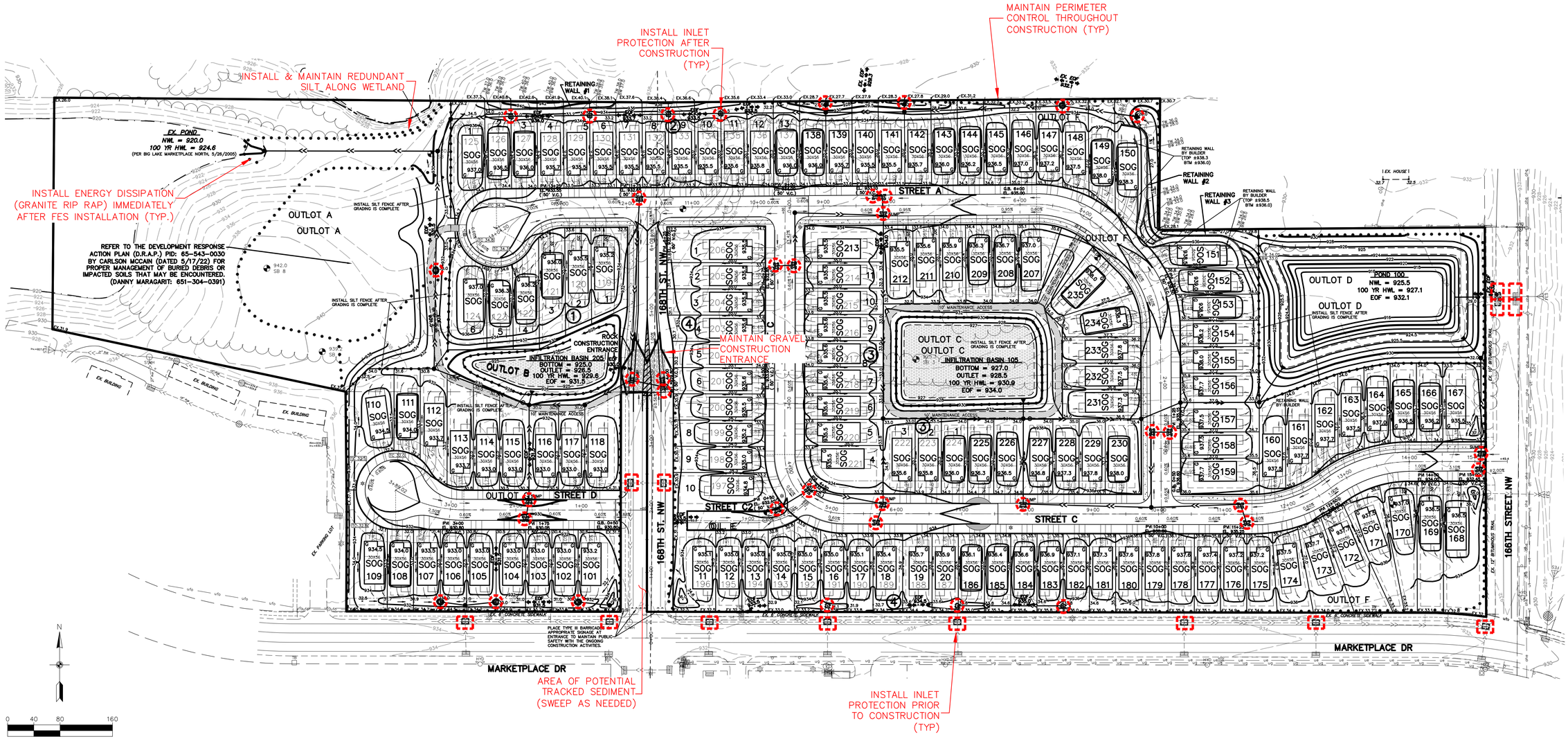
PRAIRIE ROSE
Big Lake, MN

SEEDING PLAN

S1 of 1

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#9664



BENCHMARKS

1. Minnesota Department of Transportation GSID Station #93794 (Name: 7102 AD). Elev.= 938.50 ft. (NAVD 88)
2. Minnesota Department of Transportation GSID Station #109095 (Name: 7102 AQ). Elev.= 927.61 ft. (NAVD 88)

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FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Aaron D. Briski, P.E.
Signature: Aaron Briski
Date: 6/5/2026 License #: 57811

Drawn: GJS
Designed: ADB
Date: 6/5/2026

Revisions:
1. 6/26/26 per City Comments

BIG LAKE 648-1, LLC.
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN, 55303

PRAIRIE ROSE
Big Lake, MN

STORMWATER POLLUTION PREVENTION PLAN

SP1 of SP2

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#9664

GENERAL INFORMATION
MINNESOTA'S CONSTRUCTION STORMWATER PERMIT IS AN EXTENSION OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM STORMWATER PROGRAM, WHICH IS PART OF THE FEDERAL CLEAN WATER ACT. REGULATED PARTIES MUST DEVELOP A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP PROVIDES INFORMATION ON THE EXISTING AND PROPOSED SITE CONDITIONS, CONTROL MEASURES FOR STORMWATER POLLUTION PREVENTION BEFORE, DURING AND AFTER CONSTRUCTION, INSPECTION, MAINTENANCE AND INFORMATION RELATED TO THE PERMANENT STORMWATER MANAGEMENT SYSTEM. THE SWPPP SHALL BE KEPT ON SITE AT ALL TIMES DURING ACTIVE CONSTRUCTION.

PROJECT INFORMATION
PROJECT NAME: PRAIRIE ROSE
PROJECT LOCATION: BIG LAKE, SHERBURNE COUNTY, MINNESOTA
PROJECT OWNER: BIG LAKE 648-1, LLC

RESPONSIBLE PARTIES
THE OWNER MUST IDENTIFY A PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S.

SITE MANAGER: _____

TRAINING DOCUMENTATION: _____

EXISTING SITE CONDITIONS
THE SITE IS BOUNDED TO THE SOUTH BY MARKETPLACE DRIVE, TO THE EAST BY 166TH STREET, TO THE WEST BY AN EXISTING STORMWATER POND AND EXISTING APARTMENT BUILDING, AND TO THE NORTH BY 2 WOODED ACREAGE LOTS AND A WETLAND. THE SITE IS CURRENTLY A MIXTURE OF GRASS AREAS AND WOODS. THERE IS A PART OF A WETLAND PRESENT ONSITE ALONG A PORTION OF THE NORTH PROPERTY LINE. THE SITE BOUNDARY IS AN AREA OF APPROXIMATELY 32.7 ACRES WITH APPROXIMATELY 0.22 ACRES OF EXISTING ONSITE IMPERVIOUS SURFACE (A PORTION OF 168TH STREET IS WITHIN THE SITE BOUNDARY).

THE SOUTHERN PORTION OF THE SITE ALONG MARKETPLACE DRIVE HAS BEEN PREVIOUSLY GRADED FOR PLANNED COMMERCIAL DEVELOPMENT. THERE ARE A TOTAL OF TEN 15" STORM SEWER STUBS TO THE SITE THAT ARE THERE TO COLLECT ADDITIONAL STORMWATER FROM THIS PLANNED COMMERCIAL DEVELOPMENT. THE NORTHERN PORTION OF THE SITE HAS A HANDFUL OF LOW AREAS BUT NONE OF THESE LOW AREAS ARE DELINEATED WETLANDS. THE MAJORITY OF THE SITE FLOWS TO A CENTRALLY LOCATED LOW SPOT THAT DOES NOT DISCHARGE FOR ANY MODELED EVENTS. THERE ARE PORTIONS OF THE SITE THAT FLOWS NORTH, EAST AND WEST. A PORTION OF THE SITE FLOWS SOUTH TO MARKETPLACE DRIVE AND IS COLLECTED BY THE AFOREMENTIONED STORM SEWER THAT FLOWS TO THE EXITING PONDS EAST AND WEST OF THE SITE. ALL OF THE DISCHARGE ULTIMATELY FLOWS NORTH TO THE ELK RIVER.

PROPOSED SITE CONDITIONS
THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF 135 DETACHED TOWNHOMES WITH CORRESPONDING STREET AND UTILITIES, TWO INFILTRATION BASINS AND A STORMWATER POND. THE SITE WILL BE GRADED TO PROMOTE SURFACE WATER DRAINAGE AND TO MAXIMIZE THE AMOUNT OF RUNOFF THAT IS TREATED BEFORE LEAVING THE SITE. DISTURBED AREAS WILL BE TILLED, SEEDED AND MULCHED OR SODDED AFTER CONSTRUCTION IS COMPLETE.

SOIL INFORMATION
HAUGO GEOTECHNICAL SERVICES COMPLETED 8 SOIL BORINGS ON THE SITE. THE SOIL BORINGS INDICATED A LAYER OF TOPSOIL BETWEEN 1' AND 4.5' IN DEPTH. BORINGS #1 TO #5 INDICATE POORLY GRADED SAND AS THE PREDOMINANT SOIL TYPE. BORINGS #6 TO #8 INDICATE SILTY SAND AS THE PREDOMINANT SOIL TYPE. ROUGHLY THE EASTERN TWO THIRDS OF THE SITE CAN BE CLASSIFIED AS HSG A SOIL AND THE WESTERN THIRD OF THE SITE CAN BE CLASSIFIED HSG B SOIL.

GROUNDWATER WAS OBSERVED IN ALL OF THE 8 SOIL BORINGS. THE OBSERVED GROUNDWATER ELEVATIONS WERE BETWEEN 914.1 AND 929.5. SOIL BORING #6 IS LOCATED NEAR THE PROPOSED INFILTRATION BASIN, POND 205. BORING #6 HAD AN OBSERVED GROUNDWATER ELEVATION OF 914.7 WHICH IS MORE THAN 3' BELOW THE BOTTOM OF THE INFILTRATION BASIN. SOIL BORING #3 IS LOCATED WITHIN THE PROPOSED INFILTRATION BASIN, POND 105. BORING #3 HAD AN OBSERVED GROUNDWATER ELEVATION OF 915.3 WHICH IS MORE THAN 3' BELOW THE BOTTOM OF THE INFILTRATION BASIN.

WETLAND CONSIDERATIONS
THE CONSTRUCTION STORMWATER PERMIT CANNOT BE ISSUED UNTIL ALL WETLAND PERMITS, DECISIONS, ETC. REQUIRED IN SECTION 22 HAVE BEEN COMPLETED AND DOCUMENTED. THERE IS ONE WETLAND LOCATED ON THE NORTH EDGE OF THE SITE AND WILL REMAIN UNDISTURBED THROUGHOUT CONSTRUCTION.

STORMWATER RECEIVING WATERS
ALL STORMWATER FROM THE SITE EVENTUALLY DRAINS INTO ELK RIVER.

SPECIAL/IMPAIRED WATER CONSIDERATIONS
THERE ARE NO SPECIAL/IMPAIRED WATERS WITHIN ONE MILE OF THE SITE.

STORMWATER MANAGEMENT PLAN
INFILTRATION HAS BEEN INCORPORATED BY THE ADDITION OF TWO INFILTRATION BASINS. ONE WET SEDIMENTATION POND WILL BE PROVIDED FOR WATER QUALITY AS WELL. SEE STORMWATER MANAGEMENT PLAN FOR INFILTRATION BASIN AND POND DESIGN DETAILS.

PRIOR TO START OF CONSTRUCTION
THE FOLLOWING STORMWATER POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION. REFER TO GRADING AND EROSION CONTROL PLANS FOR LOCATIONS.

1. SILT AND TREE FENCE
   SILT FENCE SHALL BE INSTALLED AT THE LIMIT OF GRADING ON ANY FILL SLOPE. ADDITIONAL SILT FENCE MAY BE REQUIRED IN CUT SLOPE AREAS. SILT FENCE SHALL ALSO BE INSTALLED AROUND ANY INFILTRATION/FILTRATION PRACTICE. TREE FENCE SHALL BE PLACED AROUND ANY AREA WHERE TREES AND/OR SHRUBS SHALL BE SAVED.

2. SOIL SEDIMENT CONTROL
   ANY SEDIMENT CONTROL MADE OF SOIL MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 24 HOURS.

3. GRAVEL CONSTRUCTION ENTRANCE
   GRAVEL CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THE GRADING AND EROSION CONTROL PLANS.

4. CATCH BASINS
   ALL CATCH BASINS SHALL BE PROTECTED WITH INLET PROTECTION DEVICES APPROVED BY THE LOCAL GOVERNING UNIT. THESE SHALL INCLUDE, BUT ARE NOT LIMITED TO, WIMCO PROTECTION DEVICES, INFRASAFE PROTECTION DEVICES, FILTER FABRIC, BIO ROLLS AND STRAW BALES.

5. TEMPORARY SEDIMENTATION BASIN
   WHERE FIVE OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION, A TEMPORARY (OR PERMANENT) SEDIMENT BASIN MUST BE PROVIDED PRIOR TO RUNOFF LEAVING THE CONSTRUCTION SITE OR ENTERING SURFACE WATERS. THE TEMPORARY (OR PERMANENT) BASINS MUST BE CONSTRUCTED AND MADE OPERATIONAL CONCURRENT WITH THE START OF SOIL DISTURBANCE THAT IS UPGRADIENT OF THE AREA AND CONTRIBUTES RUNOFF TO THE BASIN. WHERE THE TEMPORARY SEDIMENT BASIN IS NOT ATTAINABLE DUE TO SITE LIMITATIONS, EQUIVALENT SEDIMENT CONTROLS SUCH AS SMALLER SEDIMENT BASINS, AND/OR SEDIMENT TRAPS, SILT FENCES, VEGETATIVE BUFFER STRIPS OR ANY APPROPRIATE COMBINATION OF MEASURES ARE REQUIRED FOR ALL DOWN SLOPE BOUNDARIES OF THE CONSTRUCTION AREA AND FOR THOSE SIDE SLOPE BOUNDARIES DEEMED APPROPRIATE AS DICTATED BY INDIVIDUAL SITE CONDITIONS. IN DETERMINING WHETHER INSTALLING A SEDIMENT BASIN IS ATTAINABLE, THE PERMITTEE(S) MUST CONSIDER PUBLIC SAFETY AND MAY CONSIDER FACTORS SUCH AS SITE SOILS, SLOPE AND AVAILABLE AREA ON SITE. THE BASIN MUST BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 14. OF THE MPCA CONSTRUCTION STORMWATER PERMIT.

   FOR THE PRAIRIE ROSE PROJECT, THE PROPOSED PONDS/BASINS SHALL BE EXCAVATED PRIOR TO ANY UPGRADIENT LAND DISTURBING ACTIVITIES AND SHALL BE USED AS TEMPORARY SEDIMENT BASINS. THE BASINS SHALL BE RESTORED TO DESIGN GRADES PRIOR TO FINAL STABILIZATION.

6. RECREATIONAL TRAILS
   RECREATIONAL TRAILS THAT ARE SET APART FROM THE ROADWAY ARE NOT CONSIDERED IMPERVIOUS SURFACES

7. INSPECTION AND REPAIRS
   ALL POLLUTION PREVENTION MEASURES SHALL BE INSPECTED AND REPAIRED PER REQUIREMENTS OF SECTION 8 OF THE MPCA NPDES PERMIT.

DURING CONSTRUCTION
THE FOLLOWING STORMWATER POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED DURING CONSTRUCTION. REFER TO GRADING AND EROSION CONTROL PLANS FOR LOCATIONS.

1. PHASED GRADING
   TO THE EXTENT POSSIBLE, GRADING SHALL BE PHASED TO MINIMIZE THE AMOUNT OF DISTURBED AREAS DURING SITE CONSTRUCTION. THE DISTURBED AREA SHALL NOT BE MORE THAN CAN BE EFFECTIVLY MAINTAINED.

2. TRACKED SEDIMENT
   ANY SEDIMENT TRACKED FROM THE SITE ONTO THE STREET SHALL BE REMOVED WITHIN 24 HOURS OF DETECTION. IN ADDITION, THE GRAVEL CONSTRUCTION ENTRANCE SHALL BE INSPECTED AND REPAIRED IF INUNDATED WITH SEDIMENT.

3. STOCKPILES
   STOCKPILES SHALL BE PLACED IN AN AREA THAT WILL MINIMIZE THE NEED FOR RELOCATION. IF A STOCKPILE WILL REMAIN IN PLACE FOR AN EXTENDED PERIOD OF TIME, STABILIZATION MEASURES SHALL BE IMPLEMENTED, INCLUDING BUT NOT LIMITED TO, SEEDING AND SILT FENCING. TEMPORARY STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, CONDUITS OR DITCHES. PERIMETER PROTECTION MUST BE IN PLACE AT THE DOWNGRADIENT SIDE AT THE BASE OF THE STOCKPILE PRIOR TO INITIATING STOCKPILING.

4. BUFFERS
   NATURAL BUFFERS SHALL BE PRESERVED ONSITE OR REDUNDANT SEDIMENT CONTROLS SHALL BE USED WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECTS EARTH DISTURBANCES AND DRAINS TO THE SURFACE WATER. NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, STORMWATER CONVEYANCES CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS. IT IS NOT REQUIRED TO ENHANCE THE QUALITY OF THE VEGETATION THAT ALREADY EXISTS IN THE BUFFER OR PROVIDE VEGETATION IN NONE EXIST. IF THE 50-FOOT NATURAL BUFFER CANNOT BE MET REDUNDANT SEDIMENT CONTROL PRACTICES MUST BE IMPLEMENTED. THE REDUNDANT SEDIMENT CONTROL PRACTICES MUST BE SPACED AT LEAST 5 FEET APART.

5. TOPSOIL
   TOPSOIL SHALL BE PRESERVED AT THE SITE TO THE EXTENT PRACTICAL. UPON GRADING COMPLETION, A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE PLACED OVER ALL DISTURBED AREAS, EXCLUDING PROPOSED STREET AREAS. ALL AREAS NOT REQUIRING COMPACTION SHOULD BE GRADED USING TRACKED EQUIPMENT TO MINIMIZE COMPACTION OF THE GREEN SPACE AREAS. IF A NON-COMPACTION AREA IS EXCESSIVELY COMPACTED DURING CONSTRUCTION, THE AREA SHALL BE SCARIFIED TO A DEPTH OF 24" PRIOR TO TOPSOIL PLACEMENT.

6. EROSION CONTROL & STABALIZATION
   ALL DISTURBED AREAS NOT ACTIVELY WORKED SHALL BE RESTORED WITH SEED AND MULCH, EROSION CONTROL BLANKET AND/OR SOD WITHIN 14 DAYS. CONSIDER USING NATURAL-NETTED PRODUCTS INSTEAD OF PLASTIC NETTED. STABILIZATION SHALL COMMENCE AS SOON AS PRACTICABLE, BUT NO LATER THAN THE END OF THE WORK DAY, FOLLOWING THE DAY WHEN THE EARTH-DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, IF THE PERMITTEE(S) KNOW THAT CONSTRUCTION WORK ON THAT PORTION OF THE SITE WILL BE TEMPORARILY CEASED FOR 14 DAYS.

7. SLOPES
   IN ORDER TO MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, THERE SHALL BE NO UNBROKEN SLOPE LENGTH OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER.

8. DRAINAGE DITCHES
   THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH THAT DRAINS WATER FROM A CONSTRUCTION SITE, OR DIVERTS WATER AROUND A SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE TO ANY SURFACE WATER. STABILIZATION MUST BE COMPLETED WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER.

   STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES SHALL BE COMPLETED WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED.

   TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION (WITH PROPERLY DESIGNED ROCK-DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED DURING THE TEMPORARY PERIOD OF USE AS A SEDIMENT CONTAINMENT. THESE ARE MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

   APPLYING MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES IS ACCEPTABLE STABILIZATION IN TEMPORARY OR PERMANENT DITCHES OR AREAS WHERE CONCENTRATED OVERLAND FLOW OCCURS AND THE CONTINUOUS SLOPE IS NO GREATER THAN 2 PERCENT. IF THE CONTINUOUS SLOPE IS GREATER THAN 2 PERCENT OR THE AFOREMENTIONED BMP'S ARE PROVING INADEQUATE, EROSION CONTROL BLANKETS OR OTHER APPROVED PRODUCT SHALL BE USED FOR DITCH STABILIZATION.

   CATEGORY 3 EROSION CONTROL BLANKET SHALL BE USED ON THE SIDE SLOPES OF DITCHES WITH CONCENTRATED FLOWS (SEE GRADING PLAN FOR LOCATIONS). AREAS IN BACKYARDS WHERE THERE WILL BE SWALES WITH NO CONCENTRATED FLOW WILL BE USED AS TEMPORARY SEDIMENT BASINS. INLET PROTECTION WILL BE ADDED TO ALL CATCH BASINS ONCE INSTALLED AND SOD WILL BE PLACED AS FINAL STABILIZATION.

9. PIPE OUTLETS
   PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.

10. CATCH BASINS
    ALL CATCH BASINS SHALL BE PROTECTED WITH INLET PROTECTION DEVICES APPROVED BY THE LOCAL GOVERNING UNIT. THESE SHALL INCLUDE, BUT ARE NOT LIMITED TO, WIMCO PROTECTION DEVICES, INFRASAFE PROTECTION DEVICES, FILTER FABRIC, BIO ROLLS AND STRAW BALES.

11. DUST
    CONSTRUCTION DUST SHALL BE CONTAINED TO THE EXTENT POSSIBLE. IF THE SITE BECOMES EXCESSIVELY DUSTY, APPROPRIATE MEASURES SHALL BE TAKEN TO REDUCE DUST BEING TRANSPORTED FROM THE SITE. DUST CONTROL MEASURES INCLUDE, BUT ARE NOT LIMITED TO, WATERING AND CALCIUM CHLORIDE APPLICATION.

12. DEWATERING
    DEWATERING ACTIVITIES SHALL BE CONDUCTED WITH AND APPROVED BY THE LOCAL GOVERNING UNIT. IF THERE WILL BE ANY DEWATERING OR BASIN DRAINING THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE, THE WATER MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. APPROPRIATE BMPS SHALL BE USED FOR EROSION AND SEDIMENT CONTROL AND ENERGY DISSIPATION. IF NUISANCE CONDITIONS RESULT, CEASE DEWATERING IMMEDIATELY AND PERFORM CORRECTIVE ACTIONS. THE OUTLET SHALL BE PHOTOGRAPHED BEFORE THE START OF DEWATERING AND ONCE EVERY 24 HOURS WHILE THE DEWATERING IS OCCURRING.

13. CONSTRUCTION MATERIALS AND DEBRIS
    CONSTRUCTION MATERIALS SHALL BE STORED IN AN ORDERLY MANNER AND IN AN AREA THAT WILL MINIMIZE CONFLICTS WITH OTHER CONSTRUCTION ACTIVITIES. CONSTRUCTION DEBRIS SHALL BE CONTAINED IN DUMPSTERS AND REMOVED FROM THE SITE AS NECESSARY. BUILDING PRODUCTS AND CHEMICALS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS MUST BE COVER (E.G. PLASTIC SHEETING OR TEMPORARY ROOFS) TO PREVENT THE DISCHARGE OF POLLUTANTS OR PROTECTED BY A SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PRODUCTS OR WASTES WHICH ARE NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER ARE EXEMPT.

14. CHEMICALS
    CHEMICALS SHALL BE STORED IN A SAFE AREA IN SEALED CONTAINERS WITH THE ORIGINAL LABELING AND MATERIAL SAFETY DATA SHEETS AVAILABLE.

15. SPILLS AND CONTAMINATION
    IF FUEL, OIL OR A HAZARDOUS CHEMICAL IS SPILLED OR DETECTED DURING CONSTRUCTION ACTIVITIES, ALL APPROPRIATE AGENCIES SHALL BE IMMEDIATELY NOTIFIED, INCLUDING, BUT NOT LIMITED TO, THE MINNESOTA DUTY OFFICER AT 800-422-0798.

16. CONCRETE WASHOUT AREA
    PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

17. INSPECTION AND REPAIRS
    ALL POLLUTION PREVENTION MEASURES SHALL BE INSPECTED AND REPAIRED PER REQUIREMENTS OF SECTION 8 OF THE MPCA NPDES PERMIT.

18. CONTAMINATED SOIL/GROUNDWATER
    IF CONTAMINATED SOIL/GROUNDWATER IS ENCOUNTERED (VISUALLY AND/OR AN ODOR) DURING ONSITE CONSTRUCTION THE CITY OF BIG LAKE SHALL BE IMMEDIATELY NOTIFIED. DISTURBANCE IF THE AREA OF CONTAMINATED SOIL/GROUNDWATER SHALL CEASE UNTIL FURTHER DIRECTION IS GIVEN.

19. ADDITIONAL EROSION CONTROL MEASURES/CONSIDERATIONS
    WHERE APPROPRIATE, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING AND OTHER CONSTRUCTION PRACTICES THAT MINIMIZE EROSION SHALL BE USED. SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS. TEMPORARY AND PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS THAT ARE DESIGNED AS PART OF A TREATMENT SYSTEM (E.G. DITCHES WITH ROCK CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS. IF THE DOWN GRADIENT TREATMENT SYSTEM IS OVERLOADED, ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES MUST BE INSTALLED TO ELIMINATE THE OVERLOADING, AND THE SWPPP MUST BE AMENDED TO IDENTIFY THESE ADDITIONAL PRACTICES.

    THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING AND GRUBBING OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

POST CONSTRUCTION
WHEN THE SITE HAS BEEN COMPLETELY CONSTRUCTED, THE SITE MUST UNDERGO FINAL STABILIZATION. FINAL STABILIZATION OCCURS WHEN ALL OF THE GRADING, INFRASTRUCTURE AND BUILDING ACTIVITIES HAVE BEEN COMPLETED. TO ACHIEVE FINAL STABILIZATION, THE FOLLOWING MEASURES SHALL BE COMPLETED.

1. ALL DISTURBED AREAS WITHOUT PERMANENT IMPERVIOUS SURFACES SHALL BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER. AREAS NOT REQUIRING SOD OR EROSION CONTROL BLANKET SHALL BE SEEDED AND MULCHED.

2. SEDIMENT FROM CONVEYANCES AND TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS SHALL BE CLEANED OUT. SEDIMENTATION BASINS SHALL BE SUFFICIENTLY CLEANED OUT TO RETURN THE BASIN TO DESIGN CAPACITY. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN OR CONVEYANCES DISCHARGING OFF-SITE OR TO SURFACE WATERS.

3. WHEN STABILIZED VEGETATION HAS BEEN ESTABLISHED OVER 70 PERCENT OF THE PERVIOUS SURFACE AREA, ALL SYNTHETIC TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED. THIS INCLUDES, BUT IS NOT LIMITED TO, SILT FENCE, TREE FENCE AND CATCH BASIN INLET PROTECTION DEVICES.

SWPPP DRAWING UPDATES
UPDATE SWPPP DRAWING FOR LOCATIONS OF CONSTRUCTION DUMPSTER, PORTABLE TOILET, EQUIPMENT STAGING AREA(S), FUELING AREA(S), ETC. WHEN THEIR RESPECTIVE LOCATIONS ARE KNOWN.

INSPECTIONS & RECORD KEEPING
STORMWATER POLLUTION PREVENTION INSPECTIONS SHALL OCCUR ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. INSPECTION REPORTS SHALL BE SENT TO THE CITY INSPECTOR FOLLOWING EVERY INSPECTION EVENT. INSPECTIONS MAY BE CEASED DURING FROZEN GROUND CONDITIONS. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE WITHIN 24 HOURS AFTER RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST. DURING THE COURSE OF CONSTRUCTION, IT MAY BE DETERMINED THAT ADDITIONAL STORMWATER POLLUTION PREVENTION MEASURES MAY BE NEEDED, OR CERTAIN MEASURES ARE NOT PRACTICAL TO INSTALL. IN THESE CASES, AN AMENDMENT TO THE SWPPP SHALL BE MADE, AND SUPPORTING REASONS SHALL BE DOCUMENTED IN THE SWPPP.

1. AN INSPECTOR SHALL BE DETERMINED FOR THE EROSION CONTROL INSPECTIONS.

2. RECORD NAME OF INSPECTOR AND DATE AND TIME OF INSPECTION.

3. RECORD RAINFALL AMOUNT SINCE MOST RECENT INPSECTION.

4. INSPECT ROCK CONSTRUCTION ENTRANCES FOR SEDIMENTATION. INSPECT ADJACENT STREETS FOR SEDIMENT TRACKING.

5. INSPECT SITE FOR EXCESSIVE EROSION AND SEDIMENT ACCUMULATION.

   A. INSPECT SILT FENCE AND OTHER TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES FOR EROSION, SEDIMENTATION AND MALFUNCTIONING.
   B. INSPECT FLARED END SECTIONS FOR EROSION AND SEDIMENTATION.
   C. INSPECT PONDS, INFILTRATION BASINS, TEMPORARY SEDIMENTATION BASINS AND ALL OTHER BMP'S FOR EROSION AND SEDIMENTATION.
   D. INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION.

6. INSPECT SITE AND ADJACENT PROPERTIES FOR CONSTRUCTION DEBRIS, TRASH AND SPILLS.

7. INSPECT STABILIZED AREAS FOR EROSION.

8. RECORD RECOMMENDED REPAIRS, MAINTENANCE AND/OR REPLACEMENTS REQUIRED TO ENSURE EROSION AND SEDIMENTATION CONTROL MEASURES ARE SUFFICIENT.

9. RECORD RECOMMENDED AMENDMENTS TO THE SWPPP.

10. RECORD REPAIRS, MAINTENANCE AND/OR REPLACEMENTS THAT WERE COMPLETED SINCE THE LAST INSPECTION.

NOTE: FOR AREAS THAT HAVE UNDERGONE FINAL STABILIZATION, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH.

MAINTENANCE
DURING CONSTRUCTION THE OWNER/CONTRACTOR IS RESPONSIBLE FOR THE OPERATION, INSPECTION AND MAINTENANCE OF ALL STORMWATER POLLUTION PREVENTION MEASURES FOR THE DURATION OF THE PROJECT. THE FOLLOWING GUIDELINES SHALL BE USED TO DETERMINE NECESSARY REPAIRS, MAINTENANCE AND/OR REPLACEMENT OF THE EROSION AND SEDIMENTATION CONTROL MEASURES.

1. ROCK CONSTRUCTION ENTRANCES SHALL BE REPAIRED OR REPLACED IF THE ROCK BECOMES INUNDATED WITH SEDIMENT AND/OR EXCESSIVE SEDIMENT IS BEING TRACKED FROM THE SITE. SEDIMENT TRACKED ONTO ADJACENT STREETS SHALL BE REMOVED. MEASURES SHALL BE TAKEN IMMEDIATELY UPON DISCOVERY.

2. SILT FENCE SHALL BE REPAIRED OR REPLACED WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE, THE SILT FENCE IS DAMAGED AND/OR THE SILT FENCE BECOMES NONFUNCTIONAL. MEASURES SHALL BE TAKEN WITHIN 24 HOURS OF DISCOVERY.

3. CATCH BASIN INLET PROTECTION DEVICES SHALL BE CLEANED WHEN SEDIMENT REACHES ½ THE HEIGHT OF THE SEDIMENT TRAP AND/OR REPAIRED OR REPLACED IF THE DEVICE BECOMES NONFUNCTIONAL. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.

4. FLARED END SECTIONS SHALL BE CLEANED IF DEBRIS IS RESTRICTING FLOW OR IF SEDIMENT HAS ACCUMULATED AT THE OUTLET. IF A FLARED END SECTION BECOMES NONFUNCTIONAL OR DAMAGED, IT SHALL BE REPAIRED OR REPLACED. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.

5. IF SEDIMENT IS OBSERVED OFF-SITE OR NEAR SURFACE WATERS, THE SOURCE OF SEDIMENT SHALL BE DETECTED AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED. THE PERMITEE(S) SHALL COORDINATE SEDIMENT RETRIEVAL FROM SURFACE WATERS WITH ALL APPROPRIATE AGENCIES. MEASURES SHALL BE TAKEN WITHIN 7 DAYS OF DISCOVERY.

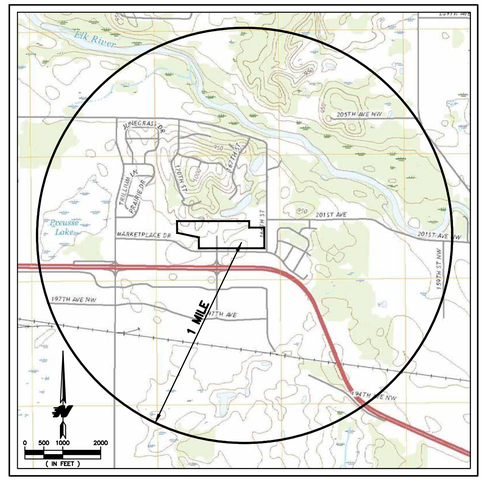
6. PONDS, INFILTRATION BASINS, TEMPORARY SEDIMENTATION BASINS AND ALL OTHER BMP'S SHALL BE CLEANED IF DEBRIS IS PRESENT AND/OR EXCESSIVE SEDIMENTATION HAS OCCURRED. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN SEDIMENT HAS FILLED THE BASIN TO 1/2 THE STORAGE VOLUME. NO SEDIMENT SHALL BE ALLOWED TO ACCUMULATE IN INFILTRATION BASINS. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.

NOTICE OF TERMINATION
THE PERMITEE(S) MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITEE) HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION. WHEN SUBMITTING THE NOT, THE PERMITTEE(S) MUST SUBMIT GROUND OR AERIAL PHOTOGRAPHS SHOWING PERMIT TERMINATION REQUIREMENTS HAVE BEEN MET. PHOTOGRAPHS MUST INCLUDE THE DATE THE PHOTOGRAPH WAS TAKEN.

QUANTITIES
THE FOLLOWING TABLE PROVIDES ESTIMATED QUANTITIES FOR STORMWATER POLLUTION PREVENTION THROUGHOUT THE PROJECT:

ITEM	UNIT	ESTIMATED QUANTITY
GRAVEL CONST. ENTRANCE	EA.	1
SILT FENCE	L.F.	8,250
EROSION CONTROL BLANKET	S.Y.	AS NEEDED
TURF ESTABLISHMENT	AC.	35.0
INLET CONTROL	EA	51
GRANITE RIP RAP CL. 3	C.Y.	76

SWPPP BOOK
REFER TO THE STORMWATER POLLUTION PREVENTION PLAN BOOK (DATED 5/15/26) FOR ADDITIONAL INFORMATION REGARDING THE POLLUTION PREVENTION AND SEDIMENT CONTROL REQUIREMENTS.

SITE LOCATION MAP


SWPPP DESIGN CERTIFICATION

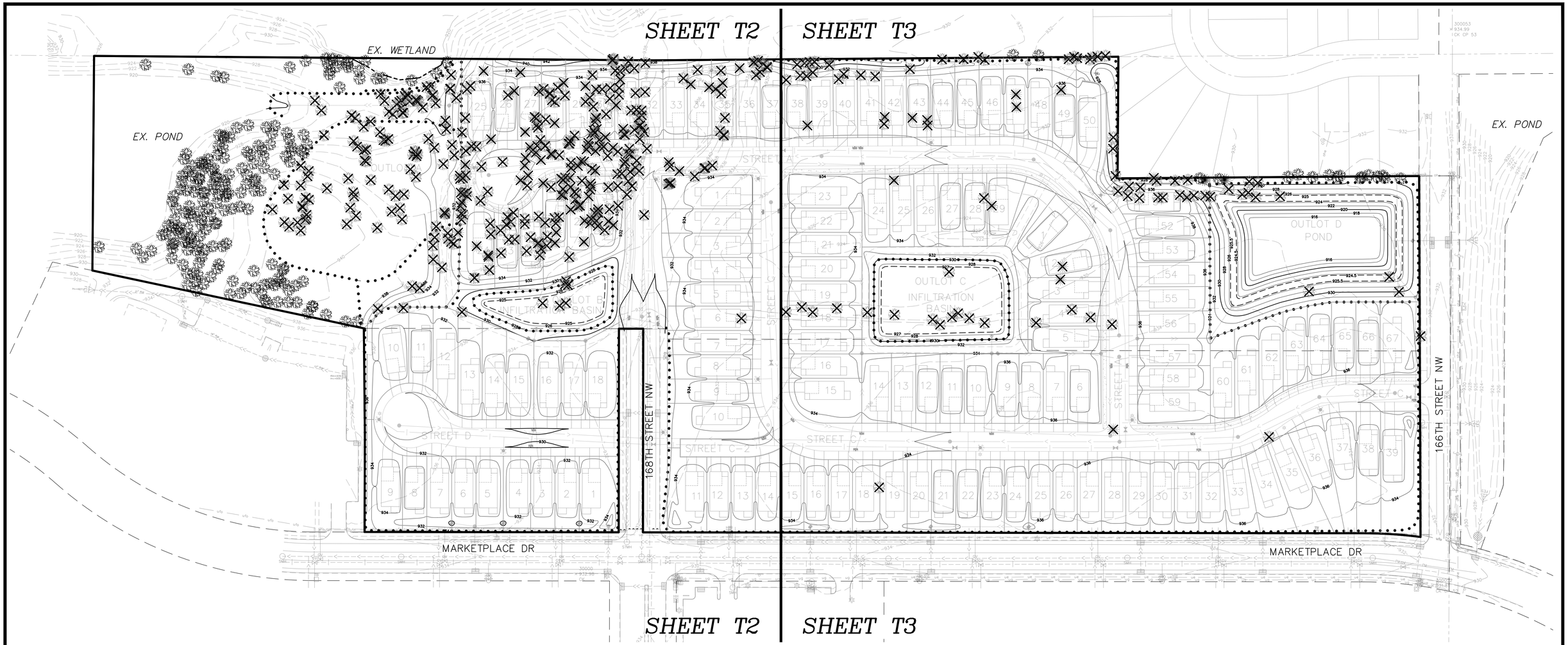
UNIVERSITY OF MINNESOTA

Aaron D. Briski

Construction Site Management (May 31 2025)
Design of Construction SWPPP (May 31 2027)

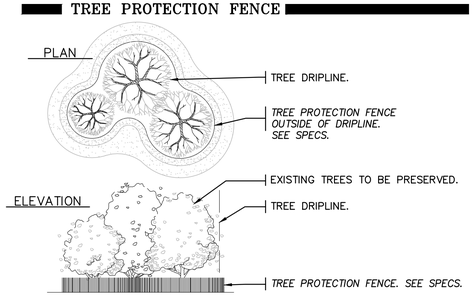
Erosion and Stormwater Management

The bearer of this card has been tested and is certified in the area(s) shown on the reverse of this card. Certification expiration dates appear after each cert



1 / T1 OVERALL TREE PRESERVATION PLAN

TREE PROTECTION FENCE



ERECT TREE PROTECTION FENCE PRIOR TO ANY CONSTRUCTION ACTIVITY. DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN PROTECTIVE AREA. REMOVE THE TREE PROTECTION FENCE ONLY AFTER CONSTRUCTION OPERATIONS ARE COMPLETED.

TREE PRESERVATION PLAN NOTES

1. TREE SURVEY DATA COLLECTION AND FIELD WORK COMPLETED BY KJOLHAUG ENVIRONMENTAL.
2. ALL TREE PRESERVATION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING, UTILITY INSTALLATION, DEMOLITION, OR CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
3. TREE PROTECTION FENCING AND / OR SILT FENCE SHALL BE INSTALLED AT THE LIMITS SHOWN ON THE APPROVED TREE PRESERVATION PLAN.
4. NO GRADING, EXCAVATION, TRENCHING, STOCKPILING OF MATERIALS, EQUIPMENT PARKING, CONCRETE WASHOUT, VEHICLE TRAFFIC, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN DESIGNATED TREE PRESERVATION AREAS UNLESS SPECIFICALLY APPROVED BY THE CITY.
5. EXISTING TREES DESIGNATED FOR PRESERVATION SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES, ROOTS, AND SURROUNDING SOIL THROUGHOUT CONSTRUCTION. ANY ROOTS GREATER THAN TWO INCHES (2") IN DIAMETER ENCOUNTERED DURING EXCAVATION SHALL BE CLEANLY CUT WITH A SHARP SAW OR PRUNING TOOL. ROOT PRUNING SHALL BE PERFORMED UNDER THE DIRECTION OF A QUALIFIED ARBORIST WHEN REQUIRED.
6. UTILITY INSTALLATIONS SHALL BE ROUTED OUTSIDE OF TREE PRESERVATION AREAS WHENEVER PRACTICAL. WHERE UTILITIES MUST PASS THROUGH PROTECTED AREAS, TRENCHLESS INSTALLATION METHODS ARE ENCOURAGED.
7. NO ATTACHMENTS, SIGNS, ROPES, CABLES, OR CONSTRUCTION MATERIALS SHALL BE FASTENED TO PRESERVED TREES.
8. IF DAMAGE OCCURS TO ANY TREE DESIGNATED FOR PRESERVATION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND CITY IMMEDIATELY. CORRECTIVE MEASURES, INCLUDING ARBORIST EVALUATION AND TREATMENT, MAY BE REQUIRED AT THE CONTRACTOR'S EXPENSE.
9. TREES DESIGNATED FOR REMOVAL SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO CONSTRUCTION. ONLY THOSE TREES SPECIFICALLY IDENTIFIED FOR REMOVAL MAY BE REMOVED.
10. ANY PRESERVED TREE THAT DIES OR IS DETERMINED BY THE CITY TO BE SIGNIFICANTLY DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES MAY BE SUBJECT TO REPLACEMENT IN ACCORDANCE WITH CITY REQUIREMENTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TREE PROTECTION MEASURES AND REPLACING DAMAGED FENCING AS NECESSARY THROUGHOUT THE DURATION OF CONSTRUCTION.
12. UPON COMPLETION OF CONSTRUCTION ACTIVITIES AND FINAL STABILIZATION OF DISTURBED AREAS, ALL TREE PROTECTION FENCING AND ASSOCIATED PRESERVATION MEASURES SHALL BE REMOVED. REMOVAL SHALL BE PERFORMED IN A MANNER THAT AVOIDS DAMAGE TO PRESERVED TREES, ROOTS, AND SURROUNDING VEGETATION.

KEY

	SAVE	REMOVE
DECIDUOUS TREE	✿	✕
CONIFEROUS TREE	✹	✕
SILT FENCE	• • • • • • • • •	

– Denotes Existing Contour per MNDNR LIDAR

– Denotes Proposed Contour

N

0 40 80 160

(IN FEET)

CALL BEFORE YOU DIG

811 Know what's **below.** **Call** before you dig.

CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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 Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 06/05/26 License #: 56346

Drawn: RJR
Designed: RJR
Date: 06/05/26

Revisions:
1. 6/26/26 per City Comments

BIG LAKE 648-1, LLC.
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN, 55303

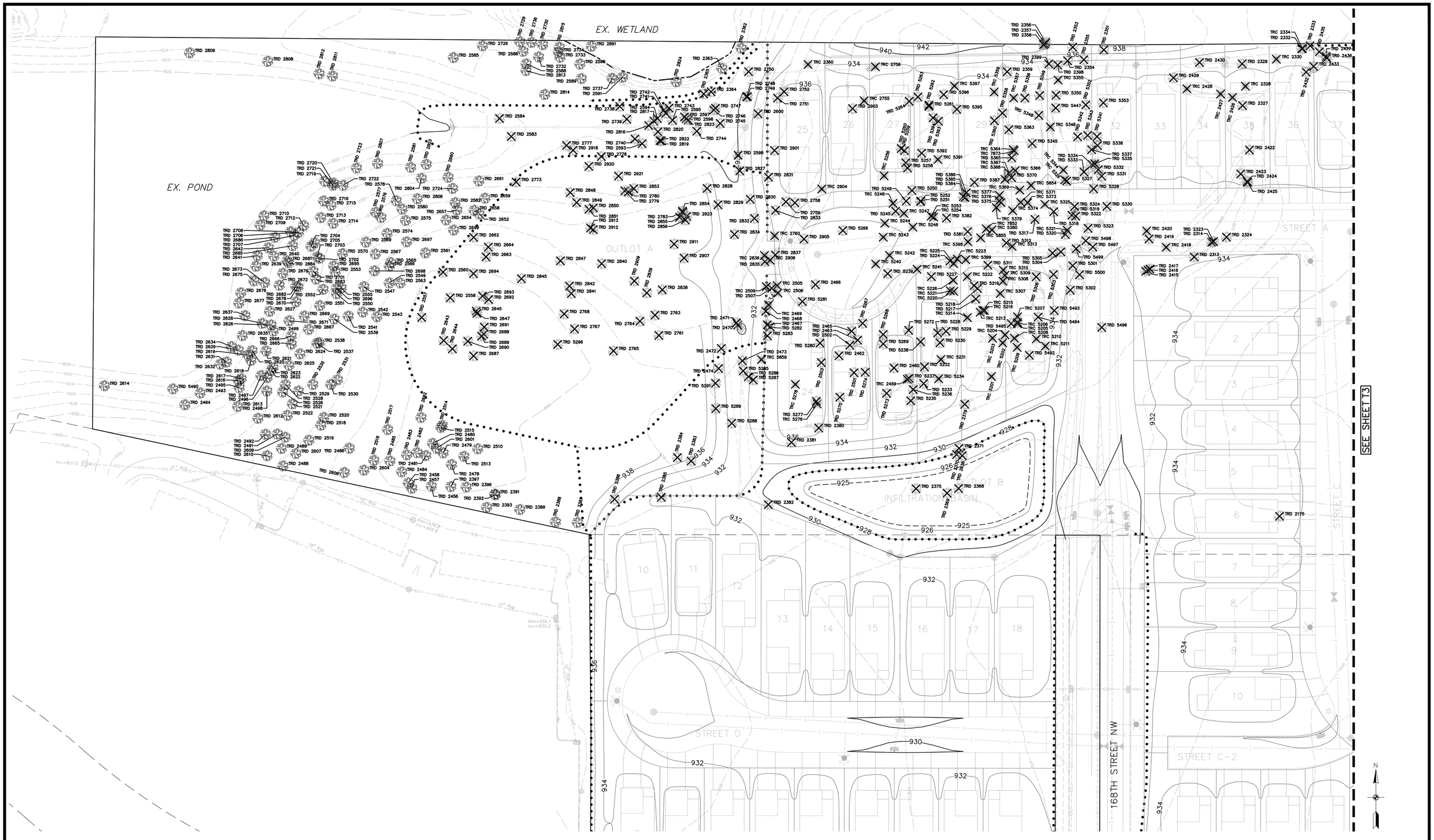
PRAIRIE ROSE
Big Lake, MN

TREE PRESERVATION PLAN

T1 of 5

Save Date: 06/26/26 | f:\jobs\9661 - 9680\9664 - capstone - big lake\cad c3d\landscape\9664_tree preservation.dwg

#9664



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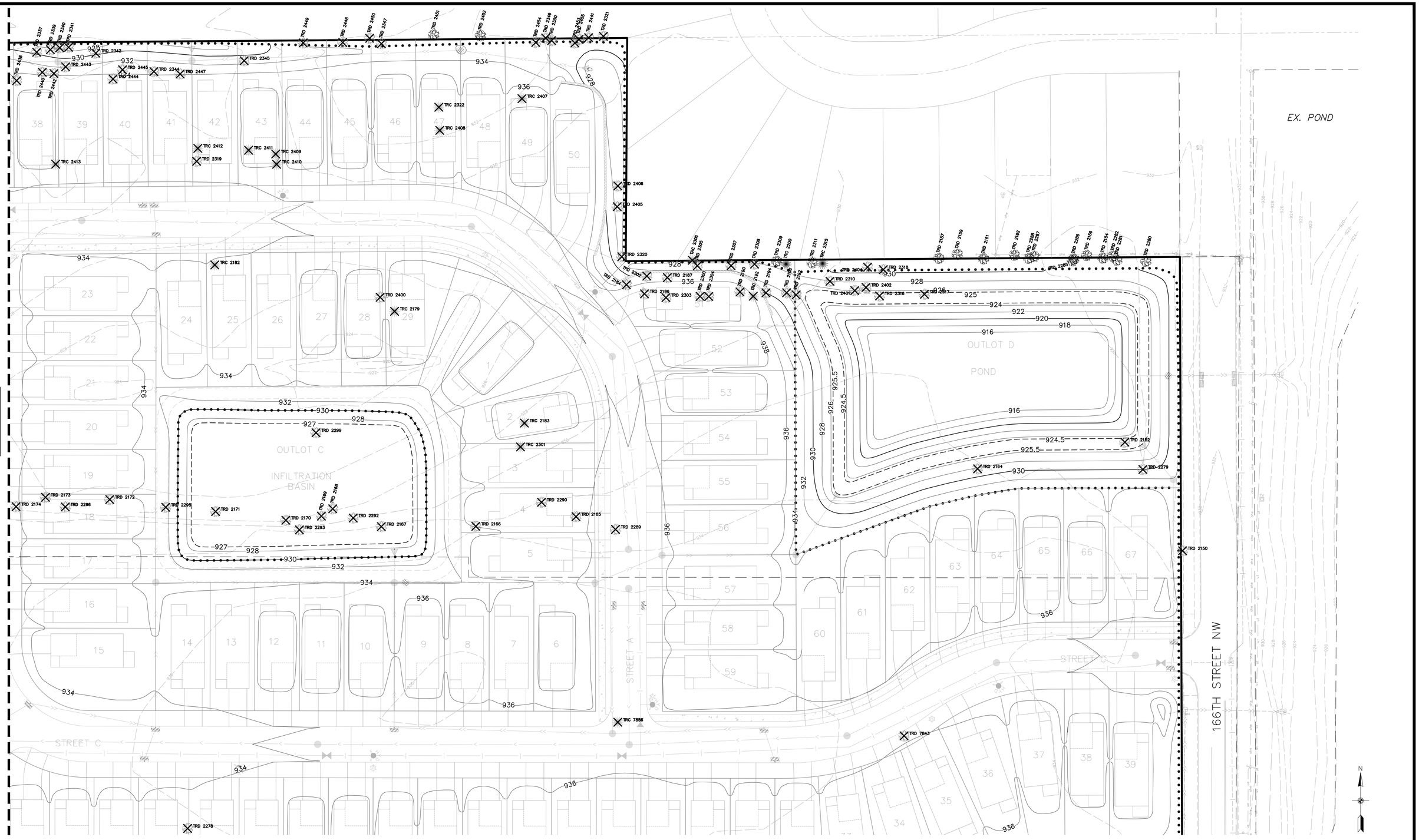
PRAIRIE ROSE
Big Lake, MN

TREE PRESERVATION PLAN

T2 of 5

Save Date: 06/26/26 | f:\jobs\9661 - 9680\9664 - capstone - big lake\cad c3d\landscape\9664_tree preservation.dwg

#9664



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PRAIRIE ROSE
Big Lake, MN

TREE PRESERVATION PLAN

T3 of 5

Save Date: 06/26/26 | F:\jobs\9661 - 9680\9664 - capstone - big lake\cad c3d\landscape\9664_tree preservation.dwg

#9664

TREE INVENTORY

Tag #	Tree Size (DBH)	Species (Common Name)	Condition (0-4)	Significant	Notes	Designation
2150	13	Boxelder	4	X		REMOVE
2152	9	Quaking Aspen	3	X		REMOVE
2154	10	White Ash	4	X		SAVE
2156	12	White Ash	4	X		SAVE
2157	11	White Ash	4	X		SAVE
2159	10	White Ash	4	X		SAVE
2161	15	White Ash	4	X		SAVE
2162	11	White Ash	4	X		SAVE
2164	*15*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2165	*17*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2166	*18*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2167	*16*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2168	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2169	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2170	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2171	*14*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2172	*15*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2173	*13*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2174	*15*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2175	*12*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2179	5	Red Cedar	4	X		REMOVE
2182	5	Red Cedar	4	X		REMOVE
2183	9	Scots Pine	4	X		REMOVE
2184	*18*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2185	*10*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2187	*14*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2190	*14*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2192	4	Red Cedar	4	X		REMOVE
2194	*8*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2196	*12*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2197	*15*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2200	4	Red Cedar	4	X		SAVE
2278	*10*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2279	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2280	11	White Ash	4	X		SAVE
2281	8	White Ash	4	X		SAVE
2282	17	White Ash	4	X		SAVE
2285	21	Red Maple	4	X		SAVE
2286	9	Red Maple	4	X		SAVE
2287	13	White Ash	4	X		SAVE
2288	9	White Ash	4	X		SAVE
2289	8	White Ash	4	X		REMOVE
2290	*10*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2292	8	*Siberian Elm*	4	X		*Remove (Exempt)*
2293	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2295	*13*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2296	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2299	9	Quaking Aspen	4	X		REMOVE
2300	*10*	*Siberian Elm*	*2*	*X*		*Remove (Exempt)*
2301	4	Red Cedar	4	X		REMOVE
2302	*14*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2303	*24*	*Siberian Elm*	*2*	*X*		*Remove (Exempt)*
2304	*13*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2305	11	White Ash	4	X		REMOVE
2306	14	Blue Spruce	4	X		REMOVE
2307	*9*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2308	10	Bur Oak	4	X		REMOVE
2309	10	Bur Oak	4	X		SAVE
2310	15	*Siberian Elm*	3	X		*Remove (Exempt)*
2311	12	Bur Oak	4	X		SAVE
2313	*48*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2314	*19*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2315	4	Red Cedar	4	X		SAVE
2316	*21*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2317	*13*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2318	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2319	13	Quaking Aspen	4	X		REMOVE
2320	*12*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2321	*9*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2322	4	Red Cedar	4	X		REMOVE
2323	*11*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2324	*14*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2327	*11*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2328	5	Red Cedar	4	X		REMOVE
2329	30	Cottonwood	4	X		REMOVE
2330	16	Red Cedar	4	X		REMOVE
2332	15	Pin Oak	4	X		REMOVE
2333	10	Cottonwood	4	X		REMOVE
2334	9	Red Cedar	4	X		REMOVE
2337	31	Peachleaf Willow	4	X		REMOVE
2339	17	Peachleaf Willow	4	X		REMOVE
2340	16	Peachleaf Willow	4	X		REMOVE
2341	15	Peachleaf Willow	4	X		REMOVE
2342	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2344	*12*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2345	*10*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2347	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2349	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2350	*22*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2351	27	Bur Oak	4	X		REMOVE
2353	8	Bur Oak	4	X		REMOVE
2354	8	Bur Oak	4	X		REMOVE
2355	9	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2356	10	Cottonwood	4	X		REMOVE
2357	15	Cottonwood	4	X		REMOVE
2358	10	Cottonwood	4	X		REMOVE
2359	8	Cottonwood	4	X		REMOVE
2360	4	Red Cedar	4	X		REMOVE
2362	12	Siberian Elm	4	X		SAVE
2363	11	Siberian Elm	4	X		SAVE
2364	*15*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2365	*14*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2368	*18*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2369	*24*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*

TREE INVENTORY

Tag #	Tree Size (DBH)	Species (Common Name)	Condition (0-4)	Significant	Notes	Designation
2370	*11*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2371	*21*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2375	*32*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2379	*15*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2380	*13*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2381	*40*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2382	*59*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2383	*24*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2384	*15*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2385	*46*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2386	*28*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2387	13	Siberian Elm	4	X		SAVE
2388	9	Siberian Elm	4	X		SAVE
2389	8	Siberian Elm	4	X		SAVE
2391	8	Siberian Elm	4	X		SAVE
2392	8	Siberian Elm	4	X		SAVE
2393	18	Cottonwood	4	X		SAVE
2396	8	Cottonwood	4	X		SAVE
2397	12	Cottonwood	4	X		SAVE
2398	*15*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2399	*13*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2400	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2401	*18*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2402	*15*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2404	*11*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2405	*8*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2406	*11*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2407	7	Red Cedar	4	X		REMOVE
2408	4	Red Cedar	4	X		REMOVE
2409	5	Red Cedar	4	X		REMOVE
2410	4	Red Cedar	4	X		REMOVE
2411	5	Red Cedar	4	X		REMOVE
2412	5	Red Cedar	4	X		REMOVE
2413	4	Red Cedar	4	X		REMOVE
2415	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2416	*11*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2417	*11*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2418	4	Red Cedar	4	X		REMOVE
2419	11	Cottonwood	4	X		REMOVE
2420	5	Red Cedar	4	X		REMOVE
2422	10	Pin Cherry	4	X		REMOVE
2423	*8*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2424	*10*	*Siberian Elm*	*1*			*Remove (Exempt)*
2425	*12*	*Siberian Elm*	*0*			*Remove (Exempt)*
2426	14	Red Cedar	4	X		REMOVE
2427	8	Red Cedar	4	X		REMOVE
2428	4	Red Cedar	4	X		REMOVE
2429	*11*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2430	*9*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2432	*12*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2433	*9*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2435	*9*	*Siberian Elm*	*2*	*X*		*Remove (Exempt)*
2436	*11*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2437	*8*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2438	11	Boxelder	4	X		REMOVE
2440	11	Cottonwood	4	X		REMOVE
2441	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2442	*11*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2443	9	Cottonwood	4	X		REMOVE
2444	8	Boxelder	3	X		REMOVE
2445	12	Boxelder	3	X		REMOVE
2447	9	White Ash	4	X		REMOVE
2448	*12*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2449	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2450	*16*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2451	14	Siberian Elm	3	X	Off-Site	SAVE
2452	9	Siberian Elm	4	X	Off-Site	SAVE
2453	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2454	*22*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2455	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2456	10	Cottonwood	4	X		SAVE
2457	8	Siberian Elm	4	X		SAVE
2458	8	Cottonwood	4	X		SAVE
2459	7	Red Cedar	4	X		REMOVE
2460	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2462	27	Cottonwood	4	X		REMOVE
2463	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2465	9	Cottonwood	4	X		REMOVE
2466	*12*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2467	*15*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2468	*17*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2469	4	Red Cedar	4	X		REMOVE
2470	*14*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2471	*24*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2472	*16*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2473	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2474	*24*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2478	8	Cottonwood	4	X		SAVE
2479	8	Cottonwood	4	X		SAVE
2480	8	Cottonwood	4	X		SAVE
2481	8	Siberian Elm	4	X		SAVE
2482	9	Cottonwood	4	X		SAVE
2483	10	Siberian Elm	4	X		SAVE
2484	8	Siberian Elm	4	X		SAVE
2485	9	Siberian Elm	4	X		SAVE
2486	8	Siberian Elm	4	X		SAVE
2488	8	Cottonwood	4	X		SAVE
2489	8	Cottonwood	4	X		SAVE
2491	8	Cottonwood	2	X		SAVE
2492	8	Cottonwood	4	X		SAVE
2493	8	Peachleaf Willow	4	X		SAVE
2494	10	Cottonwood	4	X		SAVE
2495	8	Cottonwood	4	X		SAVE
2496	9	Cottonwood	4	X		SAVE

TREE INVENTORY

Tag #	Tree Size (DBH)	Species (Common Name)	Condition (0-4)	Significant	Notes	Designation
2497	11	Cottonwood	4	X		SAVE
2498	8	Siberian Elm	4	X		SAVE
2499	10	Cottonwood	4	X		SAVE
2501	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2502	*22*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2503	*12*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2505	4	Red Cedar	4	X		REMOVE
2506	5	Red Cedar	4	X		REMOVE
2507	27	Basswood	4	X		REMOVE
2509	6	Red Cedar	4	X		REMOVE
2510	8	Cottonwood	4	X		SAVE
2513	10	Cottonwood	4	X		SAVE
2514	9	Quaking Aspen	4	X		SAVE
2515	8	Quaking Aspen	4	X		SAVE
2516	11	Cottonwood	4	X		SAVE
2517	14	Siberian Elm	4	X		SAVE
2518	8	Quaking Aspen	4	X		SAVE
2519	9	Quaking Aspen	4	X		SAVE
2520	11	Quaking Aspen	4	X		SAVE
2521	12	Quaking Aspen	4	X		SAVE
2522	18	Quaking Aspen	4	X		SAVE
2526	8	Quaking Aspen	4	X		SAVE
2528	9	Quaking Aspen	4	X		SAVE
2529	9	Cottonwood	4	X		SAVE
2530	22	Quaking Aspen	4	X		SAVE
2531	19	Quaking Aspen	4	X		SAVE
2535	15	Quaking Aspen	4	X		SAVE
2537	16	Quaking Aspen	4	X		SAVE
2538	19	Quaking Aspen	4	X		SAVE
2539	15	Siberian Elm	4	X		SAVE
2541	14	Quaking Aspen	4	X		SAVE
2542	11	Siberian Elm	4	X		SAVE
2543	14	Quaking Aspen	4	X		SAVE
2547	17	Quaking Aspen	4	X		SAVE
2549	8	Quaking Aspen	4	X		SAVE
2550	9	Quaking Aspen	4	X		SAVE
2551	11	Quaking Aspen	4	X		SAVE
2552	9	Quaking Aspen	4	X		SAVE
2553	8	Quaking Aspen	4	X		SAVE
2555	8	Cottonwood	4	X		SAVE
2557	8	Quaking Aspen	4	X		REMOVE
2558	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2560	17	Quaking Aspen	4	X		REMOVE
2561	37	Cottonwood	3	X		SAVE
2563	14	Quaking Aspen	4	X		SAVE
2565	9	Quaking Aspen	4	X		SAVE
2566	16	Quaking Aspen	4	X		SAVE
2567	12	Quaking Aspen	4	X		SAVE
2569	9	Quaking Aspen	4	X		SAVE
2570	9	Quaking Aspen	4	X		SAVE
2574	17	Quaking Aspen	4	X		SAVE
2575	9	Quaking Aspen	4	X		SAVE
2576	10	Quaking Aspen	4	X		SAVE
2577	8	Quaking Aspen	4	X		SAVE
2578	23	Quaking Aspen	4	X		SAVE
2580	8	Quaking Aspen	4	X		SAVE
2581	9	Quaking Aspen	4	X		SAVE
2582	11	Black Locust	4	X		SAVE
2578	23	Quaking Aspen	4	X		REMOVE
2580	8	Quaking Aspen	4	X		REMOVE
2581	9	Quaking Aspen	4	X		SAVE
2582	11	Black Locust	4	X		SAVE
2583	9	Quaking Aspen	4	X		REMOVE
2584	8	Quaking Aspen	4	X		REMOVE
2585	8	Siberian Elm	4	X		SAVE
2586	9	Siberian Elm	4	X		SAVE
2558	14	Siberian Elm	4	X		SAVE
2559	10	Boxelder	4	X		SAVE
2590	15	Boxelder	4	X		SAVE
2591	8	American Elm	4	X		SAVE
2593	17	Cottonwood	4	X		REMOVE
2594	19	Cottonwood	4	X		REMOVE
2595	13	Cottonwood	4	X		REMOVE
2596	10	Peachleaf Willow	4	X		REMOVE
2597	19	Cottonwood	4	X		REMOVE
2598	35	Cottonwood	4	X		REMOVE
2600	*26*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2601	10	Cottonwood	4	X		SAVE
2604	9	Cottonwood	4	X		SAVE
2606	12	Cottonwood	4	X		SAVE
2607	12	Cottonwood	4	X		SAVE
2609	8	Cottonwood	4	X		SAVE
2610	10	Cottonwood	4	X		SAVE
2612	9	Siberian Elm	4	X		SAVE
2613	8	Siberian Elm	4	X		SAVE
2614	9	Peachleaf Willow	4	X		SAVE
2616	9	Cottonwood	4	X		SAVE
2617	16	Cottonwood	4	X		SAVE
2618	11	Cottonwood	4	X		SAVE
2619	8	Siberian Elm	4	X		SAVE
2620	30	Cottonwood	4	X		SAVE
2621	10	Cottonwood	4	X		SAVE
2622	9	Siberian Elm	4	X		SAVE
2623	14	Cottonwood	4	X		SAVE
2624	9	Cottonwood	4	X		SAVE
2625	15	Cottonwood	4	X		SAVE
2626	10	Cottonwood	4	X		SAVE
2627	12	Cottonwood	4	X		SAVE
2628	14	Cottonwood	4	X		SAVE
2629	8	Cottonwood	4	X		SAVE
2631	8	Cottonwood	4	X		SAVE
2632	9	Peachleaf Willow	4	X		SAVE
2634	9	Cottonwood	4	X		SAVE
2635	9	Cottonwood	4	X		SAVE
2636	8	Cottonwood	4	X		REMOVE
2637	12	Cottonwood	4	X		SAVE
2639	12	Sandbar Willow	4	X		SAVE
2640	12	American Elm	4	X		SAVE

TREE INVENTORY

Tag #	Tree Size (DBH)	Species (Common Name)	Condition (0-4)	Significant	Notes	Designation
2641	10	Sandbar Willow	4	X		SAVE
2642	16	Cottonwood	4	X		SAVE
2643	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2644	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2645	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2647	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2652	8	Siberian Elm	4	X		SAVE
2654	10	Black Locust	4	X		SAVE
2657	18	Siberian Elm	4	X		SAVE
2658	12	Siberian Elm	4	X		SAVE
2659	9	Siberian Elm	4	X		SAVE
2660	8	Siberian Elm	4	X		SAVE
2661	8	Siberian Elm	4	X		SAVE
2662	27	Cottonwood	4	X		REMOVE
2663	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2664	9	American Elm	4	X		REMOVE
2665	12	Cottonwood	4	X		SAVE
2666	11	Siberian Elm	4	X		SAVE
2667	9	Cottonwood	4	X		SAVE
2669	13	Cottonwood	4	X		SAVE
2670	19	Cottonwood	4	X		SAVE
2671	8	Cottonwood	4	X		SAVE
2672	24	Cottonwood	4	X		SAVE
2673	19	Cottonwood	4	X		SAVE
2675	10	American Elm	3	X		SAVE
2676	13	Cottonwood	4	X		SAVE
2677	9	Sandbar Willow	4	X		SAVE
2678	8	Cottonwood	4	X		SAVE
2679	10	Cottonwood	4	X		SAVE
2681	9	Cottonwood	4	X		SAVE
2682	14	Cottonwood	4	X		SAVE
2683	10	Cottonwood	4	X		SAVE
2685	13	Cottonwood	4	X		SAVE
2686	15	Cottonwood	4	X		SAVE
2687	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2688	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2689	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2690	12	Cottonwood	4	X		REMOVE
2691	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2692	8	Siberian Elm	4	X		SAVE
2693	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2694	*15*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2695	11	Cottonwood	4	X		SAVE
2696	12	Cottonwood	3	X		SAVE
2697	20	Cottonwood	4	X		SAVE
2698	9	Cottonwood	3	X		SAVE
2699	9	Cottonwood	4	X		SAVE
2701	12	Cottonwood	4	X		SAVE
2702	8	Cottonwood	4	X		SAVE
2703	13	Cottonwood	4	X		SAVE
2704	12	Cottonwood	4	X		SAVE
2705	11	Cottonwood	4	X		SAVE
2706	12	Cottonwood	4	X		SAVE
2707	11	Cottonwood	4	X		SAVE
2708	8	Siberian Elm	4	X		SAVE
2709	9	Sandbar Willow	4	X		SAVE
2710	14	Cottonwood	4	X		SAVE
2712	15	Cottonwood	4	X		SAVE
2713	16	Cottonwood	4	X		SAVE
2714	12	American Elm	4	X		SAVE
2715	13	Cottonwood	4	X		SAVE
2715	9	Cottonwood	4	X		SAVE
2719	11	American Elm	2	X		SAVE
2720	10	Cottonwood	4	X		SAVE
2721	13	Black Locust	4	X		SAVE
2722	10	Siberian Elm	4	X		SAVE
2723	16	Cottonwood	4	X		SAVE
2724	9	Black Locust	4	X		SAVE
2726	10	Siberian Elm	4	X		SAVE
2729	20	Cottonwood	4	X		SAVE
2730	12	American Elm	4	X		SAVE
2732	9	Siberian Elm	4	X		SAVE
2733	34	Cottonwood	4	X		SAVE
2734	16	Cottonwood	4	X		SAVE
2736	8	Siberian Elm	4	X		SAVE
2737	36	Cottonwood	4	X		SAVE
2738	8	American Elm	4	X		REMOVE
2739	11	American Elm	4	X		REMOVE
2740	22	Cottonwood	4	X		REMOVE
2741	14	Cottonwood	4	X		REMOVE
2742	13	Peachleaf Willow	4	X		REMOVE
2743	12	Cottonwood	4	X		REMOVE
2744	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2745	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2746	8	American Elm	4	X		REMOVE
2747	9	Boxelder	4	X		REMOVE
2748	9	Boxelder	4	X		REMOVE
2749	13	Boxelder	4	X		REMOVE
2750	*10*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2751	8	Quaking Aspen	4	X		REMOVE
2752	8	Quaking Aspen	4	X		REMOVE
2755	7	Red Cedar	4	X		REMOVE
2756	6	Red Cedar	4	X		REMOVE
2758	11	American Elm	4	X		REMOVE
2759	10	Boxelder	4	X		REMOVE
2760	5	Red Cedar	4	X		REMOVE
2761	*28*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2763	13	Black Cherry	3	X		REMOVE
2764	27	Boxelder	2	X		REMOVE
2765	11	Cottonwood	4	X		REMOVE
2767	8	Cottonwood	4	X		REMOVE
2768	10	Cottonwood	4	X		REMOVE
2773	21	Cottonwood	4	X		REMOVE
2777	9	Cottonwood	4	X		REMOVE

TREE INVENTORY

Tag #	Tree Size (DBH)	Species (Common Name)	Condition (0-4)	Significant	Notes	Designation
2778	9	Cottonwood	4	X		REMOVE
2779	8	Cottonwood	4	X		REMOVE
2780	8	Cottonwood	4	X		REMOVE
2783	9	Quaking Aspen	4	X		REMOVE
2803	9	Cottonwood	4	X		SAVE
2804	12	Siberian Elm	4	X		SAVE
2806	17	Black Locust	4	X		SAVE
2807	8	Cottonwood	4	X		SAVE
2808	18	Cottonwood	4	X		SAVE
2809	11	Sandbar Willow	4	X		SAVE
2811	11	Peachleaf Willow	4	X		SAVE
2812	12	Peachleaf Willow	4	X		SAVE
2813	12	Siberian Elm	4	X		SAVE
2814	15	Boxelder	4	X		SAVE
2815	12	Siberian Elm	4	X		SAVE
2816	18	Cottonwood	4	X		REMOVE
2817	16	Cottonwood	4	X		REMOVE
2819	16	Cottonwood	4	X		REMOVE
2820	9	Cottonwood	4	X		REMOVE
2822	10	Cottonwood	4	X		REMOVE
2823	8	Boxelder	4	X		REMOVE
2824	30	Siberian Elm	4	X		SAVE
2827	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2828	*30*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2829	*22*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2830	11	Boxelder	4	X		REMOVE
2831	*10*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2832	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2833	*13*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2834	*26*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2835	9	American Elm	4	X		REMOVE
2836	5	Red Cedar	4	X		REMOVE
2837	*14*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2838	16	Boxelder	4	X		REMOVE
2839	22	Boxelder	4	X		REMOVE
2840	26	Cottonwood	4	X		REMOVE
2841	31	Boxelder	4	X		REMOVE
2842	*12*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2845	11	Cottonwood	4	X		REMOVE
2847	17	Boxelder	4	X		REMOVE
2848	*22*	*Siberian Elm

TREE INVENTORY

Tag #	Tree Size (DBH)	Species (Common Name)	Condition (0-4)	Significant	Notes	Designation
5242	6	Red Cedar	4	X		REMOVE
5243	8	Red Cedar	4	X		REMOVE
5244	9	Red Cedar	4	X		REMOVE
5245	11	Cottonwood	4	X		REMOVE
5246	9	Red Cedar	4	X		REMOVE
5247	6	Red Cedar	4	X		REMOVE
5248	6	Red Cedar	4	X		REMOVE
5249	8	Cottonwood	4	X		REMOVE
5250	9	Cottonwood	4	X		REMOVE
5251	14	Cottonwood	4	X		REMOVE
5252	8	Cottonwood	4	X		REMOVE
5253	4	Red Cedar	4	X		REMOVE
5254	8	Red Cedar	4	X		REMOVE
5256	4	Red Cedar	4	X		REMOVE
5257	8	Cottonwood	4	X		REMOVE
5258	32	Cottonwood	4	X		REMOVE
5259	*10*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5260	9	Cottonwood	4	X		REMOVE
5261	18	Cottonwood	4	X		REMOVE
5262	17	Cottonwood	4	X		REMOVE
5263	*14*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5264	16	Cottonwood	4	X		REMOVE
5265	*15*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5267	*22*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5268	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5269	*13*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
5272	*16*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5273	*24*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5274	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5275	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5276	5	Red Cedar	4	X		REMOVE
5277	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5278	5	Red Cedar	3	X		REMOVE
5280	*13*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5281	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5282	*23*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5283	*10*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5285	*11*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5286	*14*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5287	*12*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5288	*20*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5289	*11*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5291	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5296	8	Quaking Aspen	4	X		REMOVE
5301	20	Red Oak	4	X		REMOVE
5302	11	Bur Oak	4	X		REMOVE
5303	21	Bur Oak	4	X		REMOVE
5304	8	American Elm	4	X		REMOVE
5305	9	American Elm	4	X		REMOVE
5306	9	American Elm	4	X		REMOVE
5307	8	Red Cedar	4	X		REMOVE
5308	8	Red Cedar	4	X		REMOVE
5309	7	Red Cedar	4	X		REMOVE
5310	6	Red Cedar	4	X		REMOVE
5311	8	Red Oak	4	X		REMOVE
5312	35	Red Oak	4	X		REMOVE
5313	4	Red Cedar	4	X		REMOVE
5317	19	Red Oak	4	X		REMOVE
5318	9	Boxelder	4	X		REMOVE
5319	26	Red Oak	4	X		REMOVE
5320	8	Common Hackberry	4	X		REMOVE
5321	4	Red Cedar	4	X		REMOVE
5322	9	Bur Oak	4	X		REMOVE
5323	25	Bur Oak	4	X		REMOVE
5324	10	Hackberry	3	X		REMOVE
5325	9	Red Cedar	4	X		REMOVE
5326	5	Red Cedar	4	X		REMOVE
5327	10	Boxelder	4	X		REMOVE
5328	9	Boxelder	4	X		REMOVE
5330	9	Quaking Aspen	4	X		REMOVE
5331	8	Quaking Aspen	4	X		REMOVE
5332	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5333	8	Boxelder	4	X		REMOVE
5334	10	Quaking Aspen	4	X		REMOVE
5335	8	Quaking Aspen	4	X		REMOVE
5337	8	Quaking Aspen	4	X		REMOVE
5338	10	Quaking Aspen	4	X		REMOVE
5341	8	Quaking Aspen	4	X		REMOVE
5342	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5343	12	Quaking Aspen	4	X		REMOVE
5344	8	Red Cedar	4	X		REMOVE
5345	15	Bur Oak	4	X		REMOVE
5346	8	Red Cedar	4	X		REMOVE
5348	*11*	*Boxelder*	*1*			*Remove (Exempt)*
5349	*15*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5350	*16*	*Siberian Elm*	*2*	*X*		*Remove (Exempt)*
5352	10	Boxelder	2	X		REMOVE
5353	*10*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5355	4	Red Cedar	4	X		REMOVE
5356	12	Pin Oak	4	X		REMOVE
5357	7	Red Cedar	4	X		REMOVE
5358	12	Cottonwood	4	X		REMOVE
5359	5	Red Cedar	4	X		REMOVE
5360	10	Cottonwood	4	X		REMOVE
5363	15	Hackberry	4	X		REMOVE
5364	10	Red Cedar	4	X		REMOVE
5365	14	Red Oak	4	X		REMOVE
5366	8	Red Cedar	4	X		REMOVE
5367	6	Red Cedar	4	X		REMOVE
5368	9	Red Cedar	4	X		REMOVE
5369	8	Red Cedar	4	X		REMOVE
5370	24	Pin Oak	4	X		REMOVE
5371	9	Red Cedar	4	X		REMOVE
5373	5	Red Cedar	4	X		REMOVE

TREE INVENTORY

Tag #	Tree Size (DBH)	Species (Common Name)	Condition (0-4)	Significant	Notes	Designation
5374	8	Red Cedar	4	X		REMOVE
5375	23	Red Oak	4	X		REMOVE
5376	4	Red Cedar	4	X		REMOVE
5377	6	Red Cedar	4	X		REMOVE
5379	13	Red Cedar	4	X		REMOVE
5380	10	Red Cedar	4	X		REMOVE
5381	*12*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5382	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5384	*15*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5385	*10*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5386	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5387	13	Red Oak	4	X		REMOVE
5391	4	Red Cedar	4	X		REMOVE
5392	12	Cottonwood	4	X		REMOVE
5393	20	Cottonwood	4	X		REMOVE
5394	10	Cottonwood	4	X		REMOVE
5395	29	Cottonwood	4	X		REMOVE
5396	8	Cottonwood	4	X		REMOVE
5397	5	Red Cedar	4	X		REMOVE
5398	5	Red Cedar	4	X		REMOVE
5399	4	Red Cedar	4	X		REMOVE
5447	15	Hackberry	4	X		REMOVE
5490	9	Cottonwood	4	X		SAVE
5492	13	Red Oak	4	X		REMOVE
5493	20	Bur Oak	4	X		REMOVE
5494	27	Pin Oak	3	X		REMOVE
5495	20	Bur Oak	4	X		REMOVE
5496	12	Siberian Elm	3	X		Remove (Exempt)
5497	10	Boxelder	4	X		REMOVE
5498	27	Bur Oak	3	X		REMOVE
5499	16	Bur Oak	4	X		REMOVE
5500	22	Bur Oak	4	X		REMOVE
5854	4	Red Pine	4	X		REMOVE
5855	7	Red Pine	4	X		REMOVE
5859	4	Eastern Red Cedar	4	X		REMOVE
7843	8	Bur Oak	4	X		REMOVE
7852	5	Eastern Red Cedar	4	X		REMOVE
7856	5	Eastern Red Cedar	4	X		REMOVE
7873	9	Eastern Red Cedar	4	X		REMOVE

SUMMARY	No. of Trees
Significant Trees Saved	210
Significant Trees Removed	269
Removed Trees Exempt from Replacement (0-1 condition, invasive species)	184
Significant Trees Total	663
Allowable Tree Removal (60%)	398
Mitigation Required	0

CARLSON ENGINEERING
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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 Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 06/05/26 License #: 56346

Drawn: RJR
Designed: RJR
Date: 06/05/26

Revisions:
1. 6/26/26 per City Comments

BIG LAKE 648-1, LLC.
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN, 55303

PRAIRIE ROSE
Big Lake, MN

TREE PRESERVATION PLAN

T5 of 5

Save Date: 06/26/26 | F:\jobs\9661 - 9680\9664 - capstone - big lake\cad c3d\landscape\9664_tree preservation.dwg

#9664

Attachment E
Landscape Plan

PRAIRIE ROSE 1ST ADDITION

FINAL LANDSCAPE PLANS

BIG LAKE, MINNESOTA

CITY OF BIG LAKE LANDSCAPE REQUIREMENTS

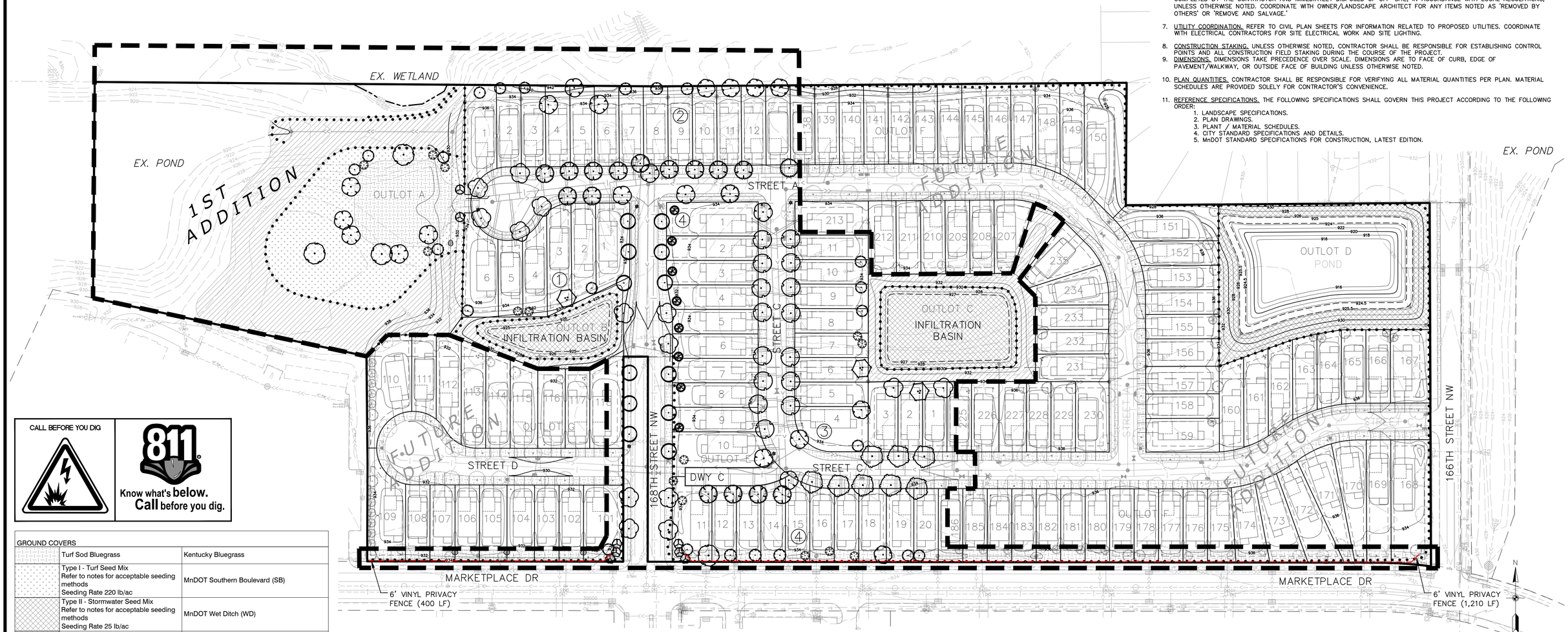
1. NUMBER OF TREES. MINIMUM TWO (2) TREES PER DWELLING UNIT FOR SINGLE FAMILY RESIDENTIAL. THE COMPLEMENT OF TREES FULFILLING THE REQUIREMENTS OF THIS SECTION SHALL BE NOT LESS THAN TWENTY–FIVE (25) PERCENT DECIDUOUS AND NOT LESS THAN TWENTY–FIVE (25) PERCENT CONIFEROUS.

   TREES REQUIRED = 98 (49 LOTS X 2)
   TREES PROVIDED = 147

2. SOD AND GROUND COVER. ALL AREAS NOT OTHERWISE IMPROVED IN ACCORDANCE WITH APPROVED SITE PLANS SHALL HAVE A MINIMUM DEPTH OF FOUR (4) INCHES OF TOPSOIL (BLACK DIRT CONSISTING OF NOT MORE THAN THIRTY–FIVE (35) PERCENT SAND) AND BE SODDED INCLUDING BOULEVARD AREAS LOCATED TWO (2) FEET BEHIND THE BACK OF CURB (FOR EROSION CONTROL). EXCEPTIONS TO THESE CRITERIA MAY BE APPROVED BY THE ZONING ADMINISTRATOR AS FOLLOWS:
   A) SEED MAY BE PROVIDED IN LIEU OF SOD IN ANY OF THE FOLLOWING CASES:
      1. WHERE THE SEED IS APPLIED TO FUTURE EXPANSION AREAS AS SHOWN ON APPROVED PLANS.
      2. WHERE THE SEED IS APPLIED ADJACENT TO NATURAL AREAS OR WETLANDS. (SEED MIXTURE TO BE APPROVED BY THE CITY ENGINEER).

LANDSCAPE PLAN NOTES

1. EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE–CALL AT 651–454–0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG–TERM STORAGE OF MATERIALS OR SUPPLIES ON–SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF–SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
7. UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
    1. LANDSCAPE SPECIFICATIONS.
    2. PLAN DRAWINGS.
    3. PLANT / MATERIAL SCHEDULES.
    4. CITY STANDARD SPECIFICATIONS AND DETAILS.
    5. MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.



CALL BEFORE YOU DIG

811 Know what's **below.** **Call** before you dig.

GROUND COVERS		
	Turf Sod Bluegrass	Kentucky Bluegrass
	Type I - Turf Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 220 lb/ac	MnDOT Southern Boulevard (SB)
	Type II - Stormwater Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 25 lb/ac	MnDOT Wet Ditch (WD)
	Type III - Native Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 35 lb/ac	MnDOT Southern Shortgrass Roadside (SSR)

1 / L1 OVERALL LANDSCAPE PLAN

0 40 80 160 (IN FEET)

CARLSON ENGINEERING — ENGINEERING SURVEYING PLANNING
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CARLSON-ENGINEERING.COM

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Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 1/7/22 56346

Drawn: RJR
Designed: RJR
Date: 1/7/22

Revisions:
1. 4/14/22 Revise Layout per Owner
2. 9/6/22 per City Comments
3. 5/15/26 per City Comments

BIG LAKE 648-1, LLC.
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

PRAIRIE ROSE
Big Lake, Minnesota

LANDSCAPE PLAN

L1 of 3

Save Date: 06/11/26 F:\jobs\9661 - 9680\9664 - capstone - big lake\cad c3d\landscape\9664_landscape_final.dwg

#9664

GROUND COVERS		
	Turf Sod Bluegrass	Kentucky Bluegrass
	Type I - Turf Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 220 lb/ac	MnDOT Southern Boulevard (SB)
	Type II - Stormwater Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 25 lb/ac	MnDOT Wet Ditch (WD)
	Type III - Native Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 35 lb/ac	MnDOT Southern Shortgrass Roadside (SSR)

EX. WETLAND

1ST ADDITION

OUTLOT A

OUTLOT B

INFILTRATION BASIN

OUTLOT C

INFILTRATION BASIN

OUTLOT E

OUTLOT F

OUTLOT G

STREET A

STREET C

STREET D

DWY C

168TH STREET NW

MARKETPLACE DR

FUTURE ADDITION

FUTURE ADDITION

FUTURE ADDITION

WP 3 | FM 3 | CH 3 | WO 4

HO 3 | WP 4 | FM 5 | BH 4 | HT 2

HL 12 | RM 5 | BF 8 | FM 3 | BL 6 | KC 1 | FM 1 | AE 15

BH 2 | RB 1 | WP 2 | RM 3 | BL 6

WP 3 | BH 2 | RB 2 | WO 1 | WP 1

RM 2 | HB 8 | FM 3 | HL 4

RM 4 | CA 3 | BH 3 | CA 3

WP 1 | WP 1 | HO 1 | CH 3 | BH 3 | WO 1 | WP 2

6' VINYL PRIVACY FENCE (400 LF)

6' VINYL PRIVACY FENCE (400 LF)

CLEAR VIEW TRIANGLE AREA (30' TYP. PER 1001.02)

6' VINYL PRIVACY FENCE (1,210 LF)

N

0 25 50 100

(IN FEET)

1 L2 LANDSCAPE PLAN ENLARGEMENT

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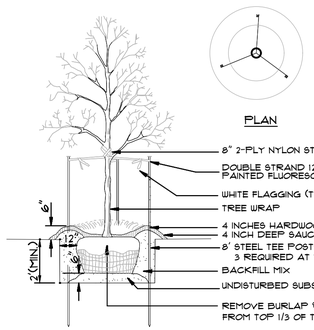
PRAIRIE ROSE
Big Lake, Minnesota

LANDSCAPE PLAN

L2 of 3

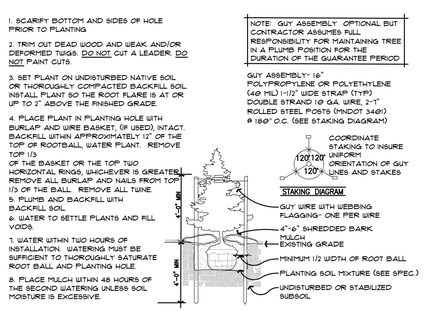
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#9664



NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



B CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE

LANDSCAPE SPECIFICATIONS

1. TREE PROTECTION. ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6' STEEL FENCE POSTS SPACED 6' O.C. MAX.

2. EROSION CONTROL. REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPS, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPS MUST BE IMPLEMENTED WITHIN 7 DAYS USING MnDOT RAPID STABILIZATION METHOD 3.

3. CLEARING AND GRUBBING. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.

4. SOIL PREPARATION. REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.

5. TOPSOIL MATERIAL. ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.

6. SEEDING AND TURF ESTABLISHMENT. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWED AT ONE-HALF THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY DISC-ANCHORED TYPE I MULCH AT A RATE OF 2000 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.

7. SODDING. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 10-10-10 GRANULAR STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.

8. PLANT MATERIAL. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

9. PLANT MATERIAL SUBSTITUTIONS. ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.

10. PLANT INSTALLATION AND ESTABLISHMENT. REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.

11. MULCH MATERIAL. DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.

12. LANDSCAPE EDGING. INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.

13. IRRIGATION. DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND READJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPLERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.

14. MAINTENANCE. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES, HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.

15. WATERING. UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.

16. NATIVE PLANT ESTABLISHMENT. THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAT 3 YEARS AFTER INITIAL SEEDING - ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.

17. FINAL ACCEPTANCE. UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.

18. WARRANTY. ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

PLANT SCHEDULE 1ST ADDITION

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	14	Acer rubrum `Northwood`	Northwoods Red Maple	2.5" Cal.	B&B
	FM	15	Acer x freemanii `Sienna`	Sienna Glen Maple	2.5" Cal.	B&B
	RB	3	Betula nigra Clump Form, 2.5" Cal Equivalent	River Birch Multi-Trunk	10` Ht.	B&B
	HB	8	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B
	HL	16	Gleditsia triacanthos inermis `Harve`	Northern Acclaim Thornless Honey Locust	2.5" Cal.	B&B
	KC	1	Gymnocladus dioica `Espresso`	Kentucky Coffeetree	2.5" Cal.	B&B
	WO	6	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
	HO	4	Quercus x macdanielii `Clemons` TM	Heritage Oak	2.5" Cal.	B&B
	BL	12	Tilia americana `Boulevard`	Boulevard Linden	2.5" Cal.	B&B
	AE	15	Ulmus americana `Princeton`	American Elm	2.5" Cal.	B&B
		94	SUBTOTAL:			
CONIFEROUS TREES						
	BF	8	Abies balsamea	Balsam Fir	6` Ht.	B&B
	BH	14	Picea glauca densata	Black Hills Spruce	6` Ht.	B&B
	WP	17	Pinus strobus	White Pine	6` Ht.	B&B
	CH	6	Tsuga canadensis	Canadian Hemlock	6` Ht.	B&B
		45	SUBTOTAL:			
ORNAMENTAL TREES						
	HT	2	Crataegus crus-galli `Inermis`	Thornless Hawthorn	2" Cal.	B&B
	CA	6	Malus x `Prairifire` Red Flowers	Prairifire Crabapple	2" Cal.	B&B
		8	SUBTOTAL:			

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Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 1/7/22 56346

Drawn: RJR
Designed: RJR
Date: 1/7/22

Revisions:
1. 4/14/22 Revise Layout per Owner
2. 9/6/22 per City Comments
3. 5/15/26 per City Comments

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Ramsey, MN 55303

PRAIRIE ROSE
Big Lake, Minnesota

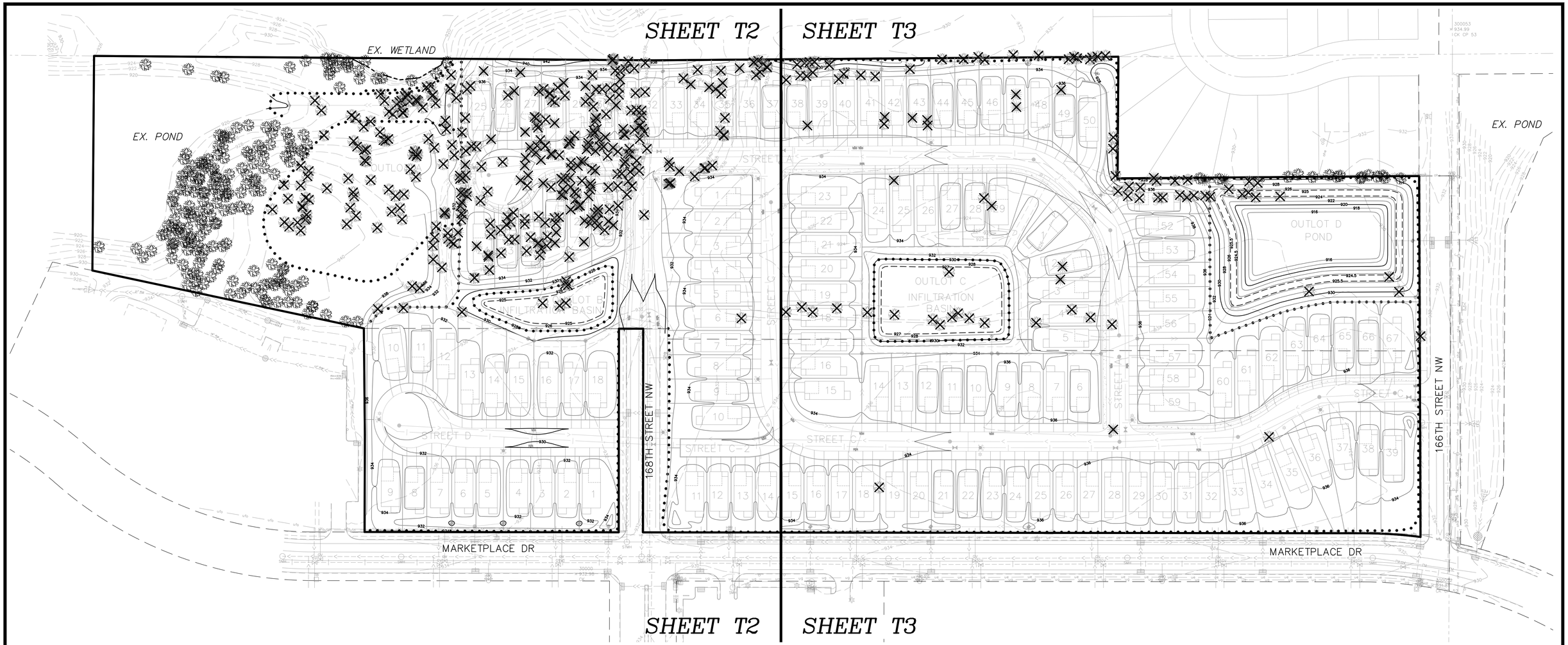
LANDSCAPE PLAN

L3 of 3

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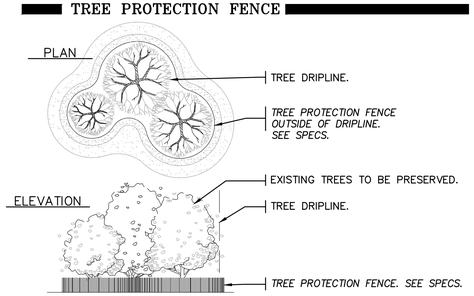
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Attachment F
Tree Preservation Plan excluding Siberian Elm



1 T1 OVERALL TREE PRESERVATION PLAN

TREE PROTECTION FENCE



ERECT TREE PROTECTION FENCE PRIOR TO ANY CONSTRUCTION ACTIVITY. DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN PROTECTIVE AREA. REMOVE THE TREE PROTECTION FENCE ONLY AFTER CONSTRUCTION OPERATIONS ARE COMPLETED.

TREE PRESERVATION PLAN NOTES

1. TREE SURVEY DATA COLLECTION AND FIELD WORK COMPLETED BY KJOLHAUG ENVIRONMENTAL.
2. ALL TREE PRESERVATION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING, UTILITY INSTALLATION, DEMOLITION, OR CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
3. TREE PROTECTION FENCING AND / OR SILT FENCE SHALL BE INSTALLED AT THE LIMITS SHOWN ON THE APPROVED TREE PRESERVATION PLAN.
4. NO GRADING, EXCAVATION, TRENCHING, STOCKPILING OF MATERIALS, EQUIPMENT PARKING, CONCRETE WASHOUT, VEHICLE TRAFFIC, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN DESIGNATED TREE PRESERVATION AREAS UNLESS SPECIFICALLY APPROVED BY THE CITY.
5. EXISTING TREES DESIGNATED FOR PRESERVATION SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES, ROOTS, AND SURROUNDING SOIL THROUGHOUT CONSTRUCTION. ANY ROOTS GREATER THAN TWO INCHES (2") IN DIAMETER ENCOUNTERED DURING EXCAVATION SHALL BE CLEANLY CUT WITH A SHARP SAW OR PRUNING TOOL. ROOT PRUNING SHALL BE PERFORMED UNDER THE DIRECTION OF A QUALIFIED ARBORIST WHEN REQUIRED.
6. UTILITY INSTALLATIONS SHALL BE ROUTED OUTSIDE OF TREE PRESERVATION AREAS WHENEVER PRACTICAL. WHERE UTILITIES MUST PASS THROUGH PROTECTED AREAS, TRENCHLESS INSTALLATION METHODS ARE ENCOURAGED.
7. NO ATTACHMENTS, SIGNS, ROPES, CABLES, OR CONSTRUCTION MATERIALS SHALL BE FASTENED TO PRESERVED TREES.
8. IF DAMAGE OCCURS TO ANY TREE DESIGNATED FOR PRESERVATION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND CITY IMMEDIATELY. CORRECTIVE MEASURES, INCLUDING ARBORIST EVALUATION AND TREATMENT, MAY BE REQUIRED AT THE CONTRACTOR'S EXPENSE.
9. TREES DESIGNATED FOR REMOVAL SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO CONSTRUCTION. ONLY THOSE TREES SPECIFICALLY IDENTIFIED FOR REMOVAL MAY BE REMOVED.
10. ANY PRESERVED TREE THAT DIES OR IS DETERMINED BY THE CITY TO BE SIGNIFICANTLY DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES MAY BE SUBJECT TO REPLACEMENT IN ACCORDANCE WITH CITY REQUIREMENTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TREE PROTECTION MEASURES AND REPLACING DAMAGED FENCING AS NECESSARY THROUGHOUT THE DURATION OF CONSTRUCTION.
12. UPON COMPLETION OF CONSTRUCTION ACTIVITIES AND FINAL STABILIZATION OF DISTURBED AREAS, ALL TREE PROTECTION FENCING AND ASSOCIATED PRESERVATION MEASURES SHALL BE REMOVED. REMOVAL SHALL BE PERFORMED IN A MANNER THAT AVOIDS DAMAGE TO PRESERVED TREES, ROOTS, AND SURROUNDING VEGETATION.

KEY

	SAVE	REMOVE
DECIDUOUS TREE	✻	✕
CONIFEROUS TREE	✻	✕
SILT FENCE	• • • • • • • • •	

– Denotes Existing Contour per MNDNR LIDAR

– Denotes Proposed Contour

N

0 40 80 160

(IN FEET)

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811

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Signature:
Date: 01/07/22 56346

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Designed: RJR
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Revisions:
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2. 09/06/22 - per City Comments
3. 05/15/26 - per City Comments
4. 06/24/26 - Tree Preservation Plan

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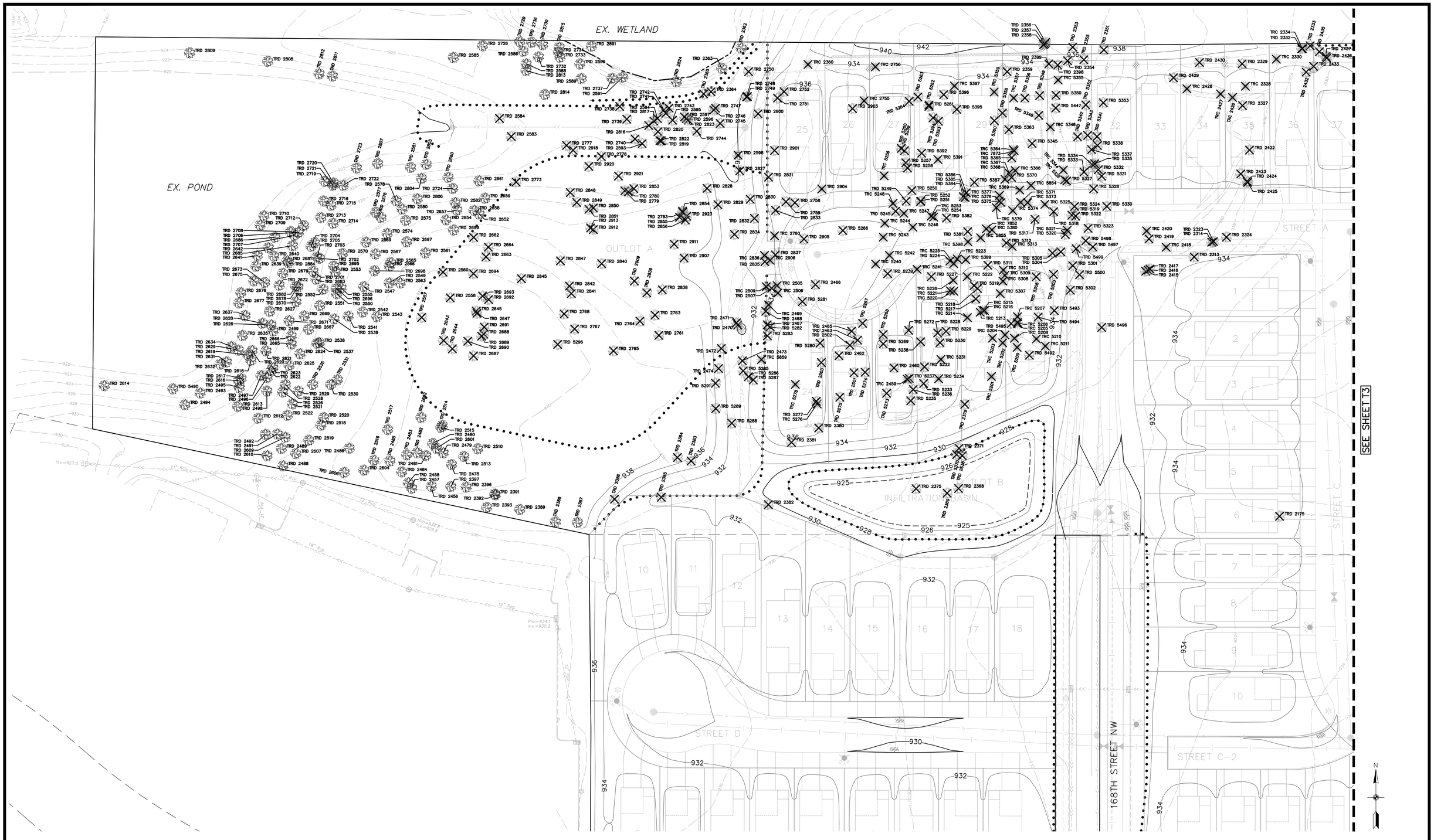
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Big Lake, Minnesota

TREE PRESERVATION PLAN

T1 of 5

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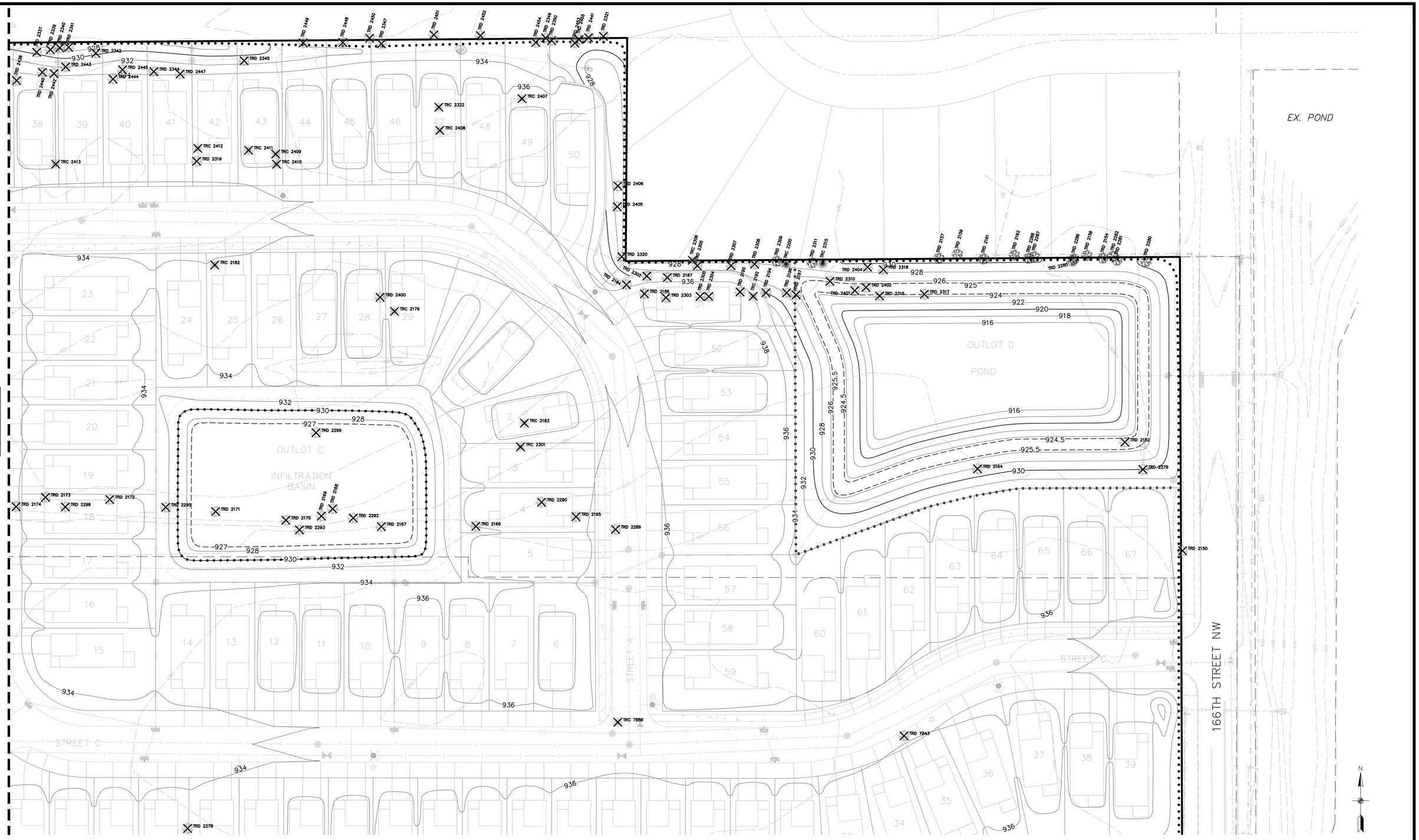
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Big Lake, Minnesota

TREE PRESERVATION PLAN

T2 of 5

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TREE PRESERVATION PLAN

T3 of 5

Save Date: 06/24/26 | F:\jobs\9661 - 9680\9664 - capstone - big lake\cad c3d\landscape\9664_tree preservation.dwg

#9664

TREE INVENTORY

Tag #	Tree Size (DBH)	Species (Common Name)	Condition (0-4)	Significant	Notes	Designation
2150	13	Boxelder	4	X		REMOVE
2152	9	Quaking Aspen	3	X		REMOVE
2154	10	White Ash	4	X		SAVE
2156	12	White Ash	4	X		SAVE
2157	11	White Ash	4	X		SAVE
2159	10	White Ash	4	X		SAVE
2161	15	White Ash	4	X		SAVE
2162	11	White Ash	4	X		SAVE
2164	*15*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2165	*17*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2166	*18*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2167	*16*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2168	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2169	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2170	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2171	*14*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2172	*15*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2173	*13*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2174	*15*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2175	*12*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2179	5	Red Cedar	4	X		REMOVE
2182	5	Red Cedar	4	X		REMOVE
2183	9	Scots Pine	4	X		REMOVE
2184	*18*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2185	*10*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2187	*14*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2190	*14*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2192	4	Red Cedar	4	X		REMOVE
2194	*8*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2196	*12*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2197	*15*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2200	4	Red Cedar	4	X		SAVE
2278	*10*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2279	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2280	11	White Ash	4	X		SAVE
2281	8	White Ash	4	X		SAVE
2282	17	White Ash	4	X		SAVE
2285	21	Red Maple	4	X		SAVE
2286	9	Red Maple	4	X		SAVE
2287	13	White Ash	4	X		SAVE
2288	9	White Ash	4	X		SAVE
2289	8	White Ash	4	X		REMOVE
2290	*10*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2292	8	*Siberian Elm*	4	X		*Remove (Exempt)*
2293	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2295	*13*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2296	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2299	9	Quaking Aspen	4	X		REMOVE
2300	*10*	*Siberian Elm*	*2*	*X*		*Remove (Exempt)*
2301	4	Red Cedar	4	X		REMOVE
2302	*14*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2303	*24*	*Siberian Elm*	*2*	*X*		*Remove (Exempt)*
2304	*13*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2305	11	White Ash	4	X		REMOVE
2306	14	Blue Spruce	4	X		REMOVE
2307	*9*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2308	10	Bur Oak	4	X		REMOVE
2309	10	Bur Oak	4	X		SAVE
2310	*15*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2311	12	Bur Oak	4	X		SAVE
2313	*48*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2314	*19*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2315	4	Red Cedar	4	X		SAVE
2316	*21*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2317	*13*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2318	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2319	13	Quaking Aspen	4	X		REMOVE
2320	*12*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2321	*9*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2322	4	Red Cedar	4	X		REMOVE
2323	*11*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2324	*14*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2327	*11*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2328	5	Red Cedar	4	X		REMOVE
2329	30	Cottonwood	4	X		REMOVE
2330	16	Red Cedar	4	X		REMOVE
2332	15	Pin Oak	4	X		REMOVE
2333	10	Cottonwood	4	X		REMOVE
2334	9	Red Cedar	4	X		REMOVE
2337	31	Peachleaf Willow	4	X		REMOVE
2339	17	Peachleaf Willow	4	X		REMOVE
2340	16	Peachleaf Willow	4	X		REMOVE
2341	15	Peachleaf Willow	4	X		REMOVE
2342	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2344	*12*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2345	*10*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2347	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2349	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2350	*22*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2351	27	Bur Oak	4	X		REMOVE
2353	8	Bur Oak	4	X		REMOVE
2354	8	Bur Oak	4	X		REMOVE
2355	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2356	10	Cottonwood	4	X		REMOVE
2357	15	Cottonwood	4	X		REMOVE
2358	10	Cottonwood	4	X		REMOVE
2359	8	Cottonwood	4	X		REMOVE
2360	4	Red Cedar	4	X		REMOVE
2362	12	Siberian Elm	4	X		SAVE
2363	11	Siberian Elm	4	X		SAVE
2364	*15*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2365	*14*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2368	*18*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2369	*24*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*

TREE INVENTORY

Tag #	Tree Size (DBH)	Species (Common Name)	Condition (0-4)	Significant	Notes	Designation
2370	*11*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2371	*21*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2375	*32*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2379	*15*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2380	*13*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2381	*40*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2382	*59*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2383	*24*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2384	*15*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2385	*46*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2386	*28*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2387	13	Siberian Elm	4	X		SAVE
2388	9	Siberian Elm	4	X		SAVE
2389	8	Siberian Elm	4	X		SAVE
2391	8	Siberian Elm	4	X		SAVE
2392	8	Siberian Elm	4	X		SAVE
2393	18	Cottonwood	4	X		SAVE
2396	8	Cottonwood	4	X		SAVE
2397	12	Cottonwood	4	X		SAVE
2398	*15*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2399	*13*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2400	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2401	*18*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2402	*15*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2404	*11*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2405	*8*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2406	*11*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2407	7	Red Cedar	4	X		REMOVE
2408	4	Red Cedar	4	X		REMOVE
2409	5	Red Cedar	4	X		REMOVE
2410	4	Red Cedar	4	X		REMOVE
2411	5	Red Cedar	4	X		REMOVE
2412	5	Red Cedar	4	X		REMOVE
2413	4	Red Cedar	4	X		REMOVE
2415	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2416	*11*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2417	*11*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2418	4	Red Cedar	4	X		REMOVE
2419	11	Cottonwood	4	X		REMOVE
2420	5	Red Cedar	4	X		REMOVE
2422	10	Pin Cherry	4	X		REMOVE
2423	*8*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2424	*10*	*Siberian Elm*	*1*			*Remove (Exempt)*
2425	*12*	*Siberian Elm*	*0*			*Remove (Exempt)*
2426	14	Red Cedar	4	X		REMOVE
2427	8	Red Cedar	4	X		REMOVE
2428	4	Red Cedar	4	X		REMOVE
2429	*11*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2430	*9*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2432	*12*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2433	*9*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2435	*9*	*Siberian Elm*	*2*	*X*		*Remove (Exempt)*
2436	*11*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2437	*8*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2438	11	Boxelder	4	X		REMOVE
2440	11	Cottonwood	4	X		REMOVE
2441	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2442	*11*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2443	9	Cottonwood	4	X		REMOVE
2444	8	Boxelder	3	X		REMOVE
2445	12	Boxelder	3	X		REMOVE
2447	9	White Ash	4	X		REMOVE
2448	*12*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2449	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2450	*16*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2451	*14*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
2452	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2453	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2454	*22*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2455	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2456	10	Cottonwood	4	X		SAVE
2457	8	Siberian Elm	4	X		SAVE
2458	8	Cottonwood	4	X		SAVE
2459	7	Red Cedar	4	X		REMOVE
2460	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2482	27	Cottonwood	4	X		REMOVE
2463	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2485	9	Cottonwood	4	X		REMOVE
2466	*12*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2467	*15*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2468	*17*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2469	4	Red Cedar	4	X		REMOVE
2470	*14*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2471	*24*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2472	*16*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2473	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2474	*24*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2478	8	Cottonwood	4	X		SAVE
2479	8	Cottonwood	4	X		SAVE
2480	8	Cottonwood	4	X		SAVE
2481	8	Siberian Elm	4	X		SAVE
2482	9	Cottonwood	4	X		SAVE
2483	10	Siberian Elm	4	X		SAVE
2484	8	Siberian Elm	4	X		SAVE
2485	9	Siberian Elm	4	X		SAVE
2486	8	Siberian Elm	4	X		SAVE
2488	8	Cottonwood	4	X		SAVE
2489	8	Cottonwood	4	X		SAVE
2491	8	Cottonwood	2	X		SAVE
2492	8	Cottonwood	4	X		SAVE
2493	8	Peachleaf Willow	4	X		SAVE
2494	10	Cottonwood	4	X		SAVE
2495	8	Cottonwood	4	X		SAVE
2496	9	Cottonwood	4	X		SAVE

TREE INVENTORY

Tag #	Tree Size (DBH)	Species (Common Name)	Condition (0-4)	Significant	Notes	Designation
2497	11	Cottonwood	4	X		SAVE
2498	8	Siberian Elm	4	X		SAVE
2499	10	Cottonwood	4	X		SAVE
2501	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2502	*22*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2503	*12*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2505	4	Red Cedar	4	X		REMOVE
2506	5	Red Cedar	4	X		REMOVE
2507	27	Basswood	4	X		REMOVE
2509	6	Red Cedar	4	X		REMOVE
2510	8	Cottonwood	4	X		SAVE
2513	10	Cottonwood	4	X		SAVE
2514	9	Quaking Aspen	4	X		SAVE
2515	8	Quaking Aspen	4	X		SAVE
2516	11	Cottonwood	4	X		SAVE
2517	14	Siberian Elm	4	X		SAVE
2518	8	Quaking Aspen	4	X		SAVE
2519	9	Quaking Aspen	4	X		SAVE
2520	11	Quaking Aspen	4	X		SAVE
2521	12	Quaking Aspen	4	X		SAVE
2522	18	Quaking Aspen	4	X		SAVE
2526	8	Quaking Aspen	4	X		SAVE
2528	9	Quaking Aspen	4	X		SAVE
2529	9	Cottonwood	4	X		SAVE
2530	22	Quaking Aspen	4	X		SAVE
2531	19	Quaking Aspen	4	X		SAVE
2535	15	Quaking Aspen	4	X		SAVE
2537	16	Quaking Aspen	4	X		SAVE
2538	19	Quaking Aspen	4	X		SAVE
2539	15	Siberian Elm	4	X		SAVE
2541	14	Quaking Aspen	4	X		SAVE
2542	11	Siberian Elm	4	X		SAVE
2543	14	Quaking Aspen	4	X		SAVE
2547	17	Quaking Aspen	4	X		SAVE
2549	8	Quaking Aspen	4	X		SAVE
2550	9	Quaking Aspen	4	X		SAVE
2551	11	Quaking Aspen	4	X		SAVE
2552	9	Quaking Aspen	4	X		SAVE
2553	8	Quaking Aspen	4	X		SAVE
2555	8	Cottonwood	4	X		SAVE
2557	8	Quaking Aspen	4	X		REMOVE
2558	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2560	17	Quaking Aspen	4	X		REMOVE
2561	37	Cottonwood	3	X		SAVE
2563	14	Quaking Aspen	4	X		SAVE
2565	9	Quaking Aspen	4	X		SAVE
2566	16	Quaking Aspen	4	X		SAVE
2567	12	Quaking Aspen	4	X		SAVE
2569	9	Quaking Aspen	4	X		SAVE
2570	9	Quaking Aspen	4	X		SAVE
2574	17	Quaking Aspen	4	X		SAVE
2575	9	Quaking Aspen	4	X		SAVE
2576	10	Quaking Aspen	4	X		SAVE
2577	8	Quaking Aspen	4	X		SAVE
2578	23	Quaking Aspen	4	X		SAVE
2580	8	Quaking Aspen	4	X		SAVE
2581	9	Quaking Aspen	4	X		SAVE
2582	11	Black Locust	4	X		SAVE
2578	23	Quaking Aspen	4	X		SAVE
2580	8	Quaking Aspen	4	X		SAVE
2581	9	Quaking Aspen	4	X		SAVE
2582	11	Black Locust	4	X		SAVE
2583	9	Quaking Aspen	4	X		REMOVE
2584	8	Quaking Aspen	4	X		REMOVE
2585	8	Siberian Elm	4	X		SAVE
2586	9	Siberian Elm	4	X		SAVE
2558	14	Siberian Elm	4	X		SAVE
2559	10	Boxelder	4	X		SAVE
2590	15	Boxelder	4	X		SAVE
2591	8	American Elm	4	X		SAVE
2593	17	Cottonwood	4	X		REMOVE
2594	19	Cottonwood	4	X		REMOVE
2595	13	Cottonwood	4	X		REMOVE
2596	10	Peachleaf Willow	4	X		REMOVE
2597	19	Cottonwood	4	X		REMOVE
2598	35	Cottonwood	4	X		REMOVE
2600	*26*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2601	10	Cottonwood	4	X		SAVE
2604	9	Cottonwood	4	X		SAVE
2606	12	Cottonwood	4	X		SAVE
2607	12	Cottonwood	4	X		SAVE
2609	8	Cottonwood	4	X		SAVE
2610	10	Cottonwood	4	X		SAVE
2612	9	Siberian Elm	4	X		SAVE
2613	8	Siberian Elm	4	X		SAVE
2614	9	Peachleaf Willow	4	X		SAVE
2616	9	Cottonwood	4	X		SAVE
2617	16	Cottonwood	4	X		SAVE
2618	11	Cottonwood	4	X		SAVE
2619	8	Siberian Elm	4	X		SAVE
2620	30	Cottonwood	4	X		SAVE
2621	10	Cottonwood	4	X		SAVE
2622	9	Siberian Elm	4	X		SAVE
2623	14	Cottonwood	4	X		SAVE
2624	9	Cottonwood	4	X		SAVE
2625	15	Cottonwood	4	X		SAVE
2626	10	Cottonwood	4	X		SAVE
2627	12	Cottonwood	4	X		SAVE
2628	14	Cottonwood	4	X		SAVE
2629	8	Cottonwood	4	X		SAVE
2631	8	Cottonwood	4	X		SAVE
2632	9	Peachleaf Willow	4	X		SAVE
2634	9	Cottonwood	4	X		SAVE
2635	9	Cottonwood	4	X		SAVE
2636	8	Cottonwood	4	X		REMOVE
2637	12	Cottonwood	4	X		SAVE
2639	12	Sandbar Willow	4	X		SAVE
2640	12	American Elm	4	X		SAVE

TREE INVENTORY

Tag #	Tree Size (DBH)	Species (Common Name)	Condition (0-4)	Significant	Notes	Designation
2641	10	Sandbar Willow	4	X		SAVE
2642	16	Cottonwood	4	X		SAVE
2643	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2644	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2645	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2647	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2652	8	Siberian Elm	4	X		SAVE
2654	10	Black Locust	4	X		SAVE
2657	18	Siberian Elm	4	X		SAVE
2658	12	Siberian Elm	4	X		SAVE
2659	9	Siberian Elm	4	X		SAVE
2660	8	Siberian Elm	4	X		SAVE
2661	8	Siberian Elm	4	X		SAVE
2662	27	Cottonwood	4	X		REMOVE
2663	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2664	9	American Elm	4	X		REMOVE
2665	12	Cottonwood	4	X		SAVE
2666	11	Siberian Elm	4	X		SAVE
2667	9	Cottonwood	4	X		SAVE
2669	13	Cottonwood	4	X		SAVE
2670	19	Cottonwood	4	X		SAVE
2671	8	Cottonwood	4	X		SAVE
2672	24	Cottonwood	4	X		SAVE
2673	19	Cottonwood	4	X		SAVE
2675	10	American Elm	3	X		SAVE
2676	13	Cottonwood	4	X		SAVE
2677	9	Sandbar Willow	4	X		SAVE
2678	8	Cottonwood	4	X		SAVE
2679	10	Cottonwood	4	X		SAVE
2681	9	Cottonwood	4	X		SAVE
2682	14	Cottonwood	4	X		SAVE
2683	10	Cottonwood	4	X		SAVE
2685	13	Cottonwood	4	X		SAVE
2686	15	Cottonwood	4	X		SAVE
2687	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2688	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2689	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2690	12	Cottonwood	4	X		REMOVE
2691	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2692	8	Siberian Elm	4	X		SAVE
2693	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2694	*15*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2695	11	Cottonwood	4	X		SAVE
2696	12	Cottonwood	3	X		SAVE
2697	20	Cottonwood	4	X		SAVE
2698	9	Cottonwood	3	X		SAVE
2699	9	Cottonwood	4	X		SAVE
2701	12	Cottonwood	4	X		SAVE
2702	8	Cottonwood	4	X		SAVE
2703	13	Cottonwood	4	X		SAVE
2704	12	Cottonwood	4	X		SAVE
2705	11	Cottonwood	4	X		SAVE
2706	12	Cottonwood	4	X		SAVE
2707	11	Cottonwood	4	X		SAVE
2708	8	Siberian Elm	4	X		SAVE
2709	9	Sandbar Willow	4	X		SAVE
2710	14	Cottonwood	4	X		SAVE
2712	15	Cottonwood	4	X		SAVE
2713	16	Cottonwood	4	X		SAVE
2714	12	American Elm	4	X		SAVE
2715	13	Cottonwood	4	X		SAVE
2716	9	Cottonwood	4	X		SAVE
2719	11	American Elm	2	X		SAVE
2720	10	Cottonwood	4	X		SAVE
2721	13	Black Locust	4	X		SAVE
2722	10	Siberian Elm	4	X		SAVE
2723	16	Cottonwood	4	X		SAVE
2724	9	Black Locust	4	X		SAVE
2726	10	Siberian Elm	4	X		SAVE
2729	20	Cottonwood	4	X		SAVE
2730	12	American Elm	4	X		SAVE
2732	9	Siberian Elm	4	X		SAVE
2733	34	Cottonwood	4	X		SAVE
2734	16	Cottonwood	4	X		SAVE
2736	8	Siberian Elm	4	X		SAVE
2737	36	Cottonwood	4	X		SAVE
2738	8	American Elm	4	X		REMOVE
2739	11	American Elm	4	X		REMOVE
2740	22	Cottonwood	4	X		REMOVE
2741	14	Cottonwood	4	X		REMOVE
2742	13	Peachleaf Willow	4	X		REMOVE
2743	12	Cottonwood	4	X		REMOVE
2744	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2745	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2746	8	American Elm	4	X		REMOVE
2747	9	Boxelder	4	X		REMOVE
2748	9	Boxelder	4	X		REMOVE
2749	13	Boxelder	4	X		REMOVE
2750	*10*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2751	8	Quaking Aspen	4	X		REMOVE
2752	8	Quaking Aspen	4	X		REMOVE
2755	7	Red Cedar	4	X		REMOVE
2756	6	Red Cedar	4	X		REMOVE
2758	11	American Elm	4	X		REMOVE
2759	10	Boxelder	4	X		REMOVE
2760	5	Red Cedar	4	X		REMOVE
2761	*28*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2763	13	Black Cherry	3	X		REMOVE
2764	27	Boxelder	2	X		REMOVE
2765	11	Cottonwood	4	X		REMOVE
2767	8	Cottonwood	4	X		REMOVE
2768	10	Cottonwood	4	X		REMOVE
2773	21	Cottonwood	4	X		REMOVE
2777	9	Cottonwood	4	X		REMOVE

TREE INVENTORY

Tag #	Tree Size (DBH)	Species (Common Name)	Condition (0-4)	Significant	Notes	Designation
2778	9	Cottonwood	4	X		REMOVE
2779	8	Cottonwood	4	X		REMOVE
2780	8	Cottonwood	4	X		REMOVE
2783	9	Quaking Aspen	4	X		REMOVE
2803	9	Cottonwood	4	X		SAVE
2804	12	Siberian Elm	4	X		SAVE
2806	17	Black Locust	4	X		SAVE
2807	8	Cottonwood	4	X		SAVE
2808	18	Cottonwood	4	X		SAVE
2809	11	Sandbar Willow	4	X		SAVE
2811	11	Peachleaf Willow	4	X		SAVE
2812	12	Peachleaf Willow	4	X		SAVE
2813	12	Siberian Elm	4	X		SAVE
2814	15	Boxelder	4	X		SAVE
2815	12	Siberian Elm	4	X		SAVE
2816	18	Cottonwood	4	X		REMOVE
2817	16	Cottonwood	4	X		REMOVE
2819	16	Cottonwood	4	X		REMOVE
2820	9	Cottonwood	4	X		REMOVE
2822	10	Cottonwood	4	X		REMOVE
2823	8	Boxelder	4	X		REMOVE
2824	30	Siberian Elm	4	X		SAVE
2827	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2828	*30*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2829	*22*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2830	11	Boxelder	4	X		REMOVE
2831	*10*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2832	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2833	*13*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2834	*26*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2835	9	American Elm	4	X		REMOVE
2836	5	Red Cedar	4	X		REMOVE
2837	*14*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2838	16	Boxelder	4	X		REMOVE
2839	22	Boxelder	4	X		REMOVE
2840	26	Cottonwood	4	X		REMOVE
2841	31	Boxelder	4	X		REMOVE
2842	*12*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
2845	11	Cottonwood	4	X		REMOVE
2847	17	Boxelder	4	X		REMOVE
2848

TREE INVENTORY

Tag #	Tree Size (DBH)	Species (Common Name)	Condition (0-4)	Significant	Notes	Designation
5242	6	Red Cedar	4	X		REMOVE
5243	8	Red Cedar	4	X		REMOVE
5244	9	Red Cedar	4	X		REMOVE
5245	11	Cottonwood	4	X		REMOVE
5246	9	Red Cedar	4	X		REMOVE
5247	6	Red Cedar	4	X		REMOVE
5248	6	Red Cedar	4	X		REMOVE
5249	8	Cottonwood	4	X		REMOVE
5250	9	Cottonwood	4	X		REMOVE
5251	14	Cottonwood	4	X		REMOVE
5252	8	Cottonwood	4	X		REMOVE
5253	4	Red Cedar	4	X		REMOVE
5254	8	Red Cedar	4	X		REMOVE
5256	4	Red Cedar	4	X		REMOVE
5257	8	Cottonwood	4	X		REMOVE
5258	32	Cottonwood	4	X		REMOVE
5259	*10*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5260	9	Cottonwood	4	X		REMOVE
5261	18	Cottonwood	4	X		REMOVE
5262	17	Cottonwood	4	X		REMOVE
5263	*14*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5264	16	Cottonwood	4	X		REMOVE
5265	*15*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5267	*22*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5268	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5269	*13*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
5272	*16*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5273	*24*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5274	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5275	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5276	5	Red Cedar	4	X		REMOVE
5277	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5278	5	Red Cedar	3	X		REMOVE
5280	*13*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5281	*9*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5282	*23*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5283	*10*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5285	*11*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5286	*14*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5287	*12*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5288	*20*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5289	*11*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5291	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5296	8	Quaking Aspen	4	X		REMOVE
5301	20	Red Oak	4	X		REMOVE
5302	11	Bur Oak	4	X		REMOVE
5303	21	Bur Oak	4	X		REMOVE
5304	8	American Elm	4	X		REMOVE
5305	9	American Elm	4	X		REMOVE
5306	9	American Elm	4	X		REMOVE
5307	8	Red Cedar	4	X		REMOVE
5308	8	Red Cedar	4	X		REMOVE
5309	7	Red Cedar	4	X		REMOVE
5310	6	Red Cedar	4	X		REMOVE
5311	8	Red Oak	4	X		REMOVE
5312	35	Red Oak	4	X		REMOVE
5313	4	Red Cedar	4	X		REMOVE
5317	19	Red Oak	4	X		REMOVE
5318	9	Boxelder	4	X		REMOVE
5319	26	Red Oak	4	X		REMOVE
5320	8	Common Hackberry	4	X		REMOVE
5321	4	Red Cedar	4	X		REMOVE
5322	9	Bur Oak	4	X		REMOVE
5323	25	Bur Oak	4	X		REMOVE
5324	10	Hackberry	3	X		REMOVE
5325	9	Red Cedar	4	X		REMOVE
5326	5	Red Cedar	4	X		REMOVE
5327	10	Boxelder	4	X		REMOVE
5328	9	Boxelder	4	X		REMOVE
5330	8	Quaking Aspen	4	X		REMOVE
5331	8	Quaking Aspen	4	X		REMOVE
5332	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5333	8	Boxelder	4	X		REMOVE
5334	10	Quaking Aspen	4	X		REMOVE
5335	8	Quaking Aspen	4	X		REMOVE
5337	8	Quaking Aspen	4	X		REMOVE
5338	10	Quaking Aspen	4	X		REMOVE
5341	8	Quaking Aspen	4	X		REMOVE
5342	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5343	12	Quaking Aspen	4	X		REMOVE
5344	8	Red Cedar	4	X		REMOVE
5345	15	Bur Oak	4	X		REMOVE
5346	8	Red Cedar	4	X		REMOVE
5348	*11*	*Boxelder*	*1*			*Remove (Exempt)*
5349	*15*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5350	*16*	*Siberian Elm*	*2*	*X*		*Remove (Exempt)*
5352	10	Boxelder	2	X		REMOVE
5353	*10*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5355	4	Red Cedar	4	X		REMOVE
5356	12	Pin Oak	4	X		REMOVE
5357	7	Red Cedar	4	X		REMOVE
5358	12	Cottonwood	4	X		REMOVE
5359	5	Red Cedar	4	X		REMOVE
5360	10	Cottonwood	4	X		REMOVE
5363	15	Hackberry	4	X		REMOVE
5364	10	Red Cedar	4	X		REMOVE
5365	14	Red Oak	4	X		REMOVE
5366	8	Red Cedar	4	X		REMOVE
5367	6	Red Cedar	4	X		REMOVE
5368	9	Red Cedar	4	X		REMOVE
5369	8	Red Cedar	4	X		REMOVE
5370	24	Pin Oak	4	X		REMOVE
5371	9	Red Cedar	4	X		REMOVE
5373	5	Red Cedar	4	X		REMOVE

TREE INVENTORY

Tag #	Tree Size (DBH)	Species (Common Name)	Condition (0-4)	Significant	Notes	Designation
5374	8	Red Cedar	4	X		REMOVE
5375	23	Red Oak	4	X		REMOVE
5376	4	Red Cedar	4	X		REMOVE
5377	6	Red Cedar	4	X		REMOVE
5379	13	Red Cedar	4	X		REMOVE
5380	10	Red Cedar	4	X		REMOVE
5381	*12*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5382	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5384	*15*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5385	*10*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5386	*8*	*Siberian Elm*	*4*	*X*		*Remove (Exempt)*
5387	13	Red Oak	4	X		REMOVE
5391	4	Red Cedar	4	X		REMOVE
5392	12	Cottonwood	4	X		REMOVE
5393	20	Cottonwood	4	X		REMOVE
5394	10	Cottonwood	4	X		REMOVE
5395	29	Cottonwood	4	X		REMOVE
5396	8	Cottonwood	4	X		REMOVE
5397	5	Red Cedar	4	X		REMOVE
5398	5	Red Cedar	4	X		REMOVE
5399	4	Red Cedar	4	X		REMOVE
5447	15	Hackberry	4	X		REMOVE
5490	9	Cottonwood	4	X		SAVE
5492	13	Red Oak	4	X		REMOVE
5493	20	Bur Oak	4	X		REMOVE
5494	27	Pin Oak	3	X		REMOVE
5495	20	Bur Oak	4	X		REMOVE
5496	*12*	*Siberian Elm*	*3*	*X*		*Remove (Exempt)*
5497	10	Boxelder	4	X		REMOVE
5498	27	Bur Oak	3	X		REMOVE
5499	18	Bur Oak	4	X		REMOVE
5500	22	Bur Oak	4	X		REMOVE
5854	4	Red Pine	4	X		REMOVE
5855	7	Red Pine	4	X		REMOVE
5859	4	Eastern Red Cedar	4	X		REMOVE
7843	8	Bur Oak	4	X		REMOVE
7852	5	Eastern Red Cedar	4	X		REMOVE
7856	5	Eastern Red Cedar	4	X		REMOVE
7873	9	Eastern Red Cedar	4	X		REMOVE

SUMMARY	No. of Trees
Significant Trees Saved	208
Significant Trees Removed	269
Removed Trees Exempt from Replacement (0-1 condition, invasive species)	186
Significant Trees Total	663
Allowable Tree Removal (60%)	398
Mitigation Required	0

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3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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 Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 01/07/22 56346

Drawn: RJR
Designed: RJR
Date: 01/07/22

Revisions:
1. 04/14/22 - Revise Layout per Owner
2. 09/06/22 - per City Comments
3. 05/15/26 - per City Comments
4. 06/24/26 - Tree Preservation Plan

BIG LAKE 648-1, LLC.
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

PRAIRIE ROSE
Big Lake, Minnesota

TREE PRESERVATION PLAN

T5 of 5

Save Date: 06/24/26 | F:\jobs\9661 - 9680\9664 - capstone - big lake\cad c3d\landscape\9664_tree preservation.dwg

#9664

Attachment G
Tree Inventory including Siberian Elm

TREE INVENTORY

Tag #	Tree Size (DBH)	Species (Common Name)	Condition (0-4)	Significant	Notes	Designation

SUMMARY	No. of Trees
Significant Trees Saved	210
Significant Trees Removed	453
Removed Trees Exempt from Replacement (0-1 condition, invasive species)	0
Significant Trees Total	663
Allowable Tree Removal (60%)	398
Mitigation Required (No. of Trees)	55
Total Replacement Caliper Inches (55 Largest Trees Removed)	1609
No. of Replacement Trees Required (2.5" Caliper)	644

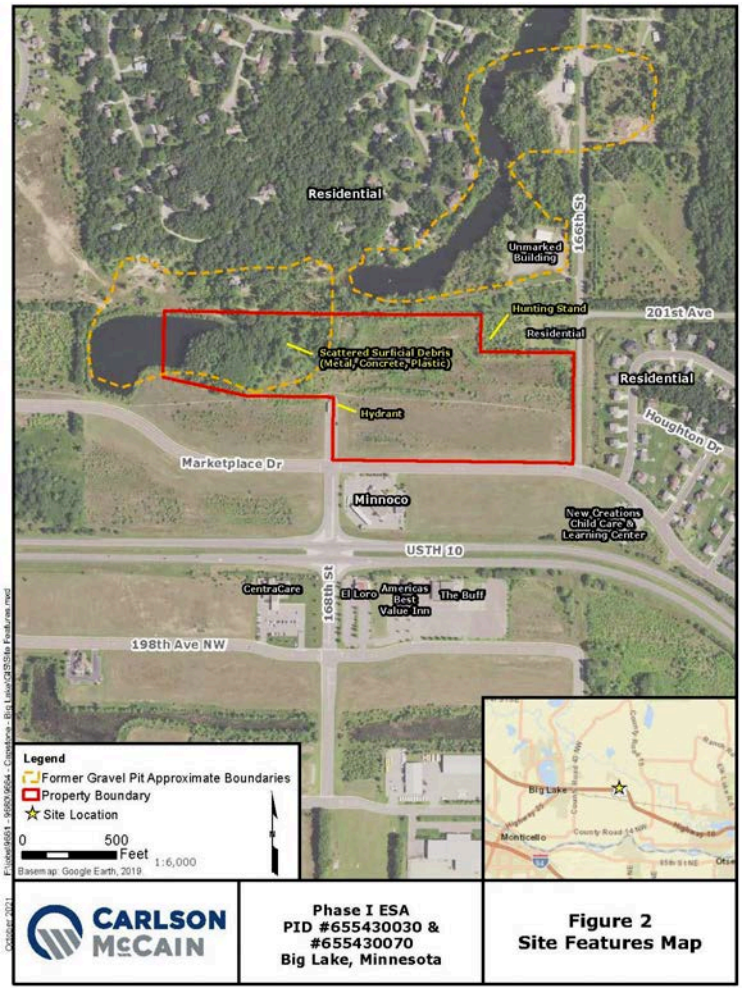
Attachment H
Technical Memorandum

Technical Memorandum
Prairie Rose, Big Lake, MN
June 5, 2026

The purpose of this Technical Memorandum is to serve as a "Memorandum of Current Understanding" and outline the steps necessary to resolve environmental and land development issues related to the mixed fill located within a former gravel pit located in the western portion of the proposed Prairie Rose project in Big Lake, Minnesota.

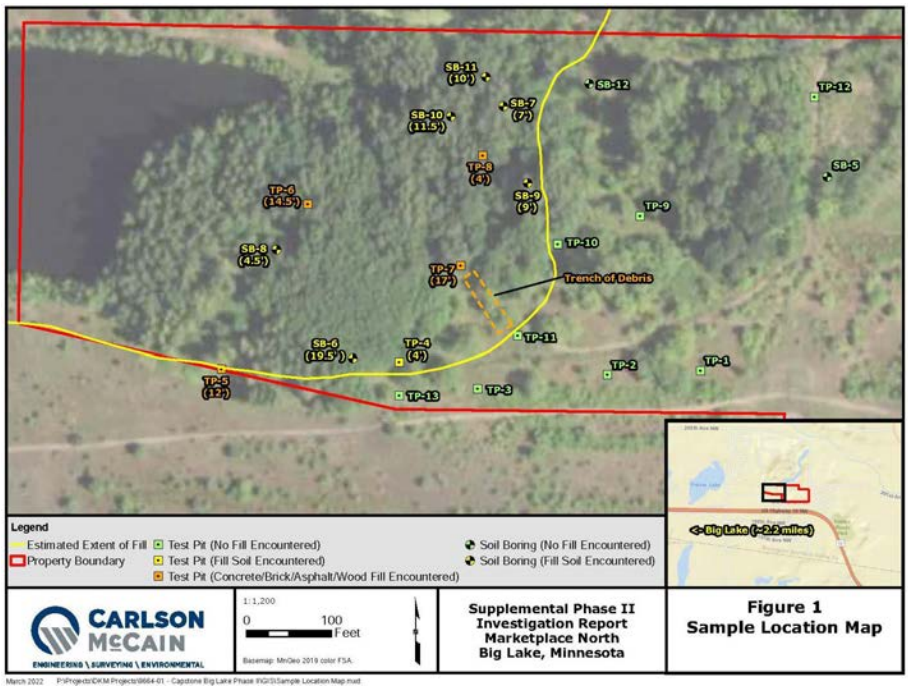
Background and Current Understanding

On December 2, 2021, Carlson McCain completed a Phase I Environmental Site Assessment (ESA) of the Property. The findings of the Phase I ESA determined that a gravel pit operation was present on the west side of the property from at least 1975 to approximately 2003. Since the source of the material used to fill in the gravel pit could not be determined, and there was the potential for buried items/debris or contaminated fill to be present. Figure 2 from the Phase I ESA is presented to the right.



To determine the nature of the materials present, soil and groundwater samples were collected by Carlson McCain. Laboratory analysis of the samples determined that low levels of diesel range organics (DRO) and polynuclear aromatic hydrocarbons (PAHs) were present is soil at concentrations below their respective Minnesota Pollution Control Agency (MPCA) "Residential/Recreational" Screening Limits. DRO was also identified in shallow groundwater within the central portion of the former gravel pit. A Supplemental Phase II field investigation was then conducted over 2 events.

The first event included the excavation of 13 test pits in and around the perimeter of the former gravel pit area. This work was completed to determine the boundary of the mixed fill and to better identify the composition of the fill materials. The test pits successfully identified the vertical and horizontal boundaries of the mixed fill, along with identifying buried concrete, brick, asphalt and some wood debris. Preliminary estimates determined that the total fill volume was about 40,000 cubic yards with roughly 75% of that volume comprised of mostly concrete. The second event included the advancement of 5 additional soil borings in and around the former gravel pit for the collection of additional laboratory samples.



Consistent with the initial investigation, laboratory analysis of the second round of samples collected determined that low-levels of DRO and PAHs were present in the soil matrix, but at concentrations below their respective MPCA "Residential/Recreational" Screening Limits. Also, DRO was not detected in any of the surrounding groundwater samples, indicating that the previous detection was not indicative of a widespread issue.

Capstone Homes has chosen to place the former gravel pit into an outlot and redevelop it as open park land/green space with a 4-foot clean soil buffer. Based on MPCA Guidance, the materials within the former gravel pit do not currently represent an environmental concern and do not require excavation/removal. Site grading activities will be completed with Carlson McCain oversight to ensure and document that there is at least four feet of clean soil above buried debris. If buried debris is encountered during the limited excavation located within the boundary of the former gravel pit, it will either be beneficially reused if possible (such as buried concrete that can be crushed for aggregate) or disposed of off-site at an industrial waste landfill.

Once grading has been completed, an Environmental Covenant would be placed onto the deed of the parcel which would restrict future land use other than for park/greenspace use. Long term maintenance of the outlot would likely be no different than any other "city park" or designated green space.

Please note, after completion of the Phase II work, an additional parcel was added to the Development Plans (on the northwest corner of Marketplace Drive and 168th Street). A review of the Phase I and Phase II data did not indicate any potential for contamination (and thus need for sampling on this addition).

Next Steps/Environmental Timeline

Previously, Carlson McCain prepared and submitted a "Development Response Action Plan" to the MPCA. The DRAP detailed the scope of the cleanup activities, site restoration and included contingency plans for handling any regulated materials which may be encountered. The goal upon completion of the project is to obtain an "Approval of Development Response Action Plan" letter from the MPCA. The DRAP was approved in a letter dated June 28, 2022. The Project was since paused, but has now been resumed. Carlson McCain recently reached out to the MPCA and they confirmed in an email dated May 27, 2026, that the plan proposed in the DRAP were still approved.

The "next steps" are as follows:

Step 1 –Site grading of Outlot A shall commence in accordance with the DRAP. Field work will include Carlson McCain oversight to segregate and manage materials which may be encountered, testing to ensure soil cover meets "Residential" Screening Limits, coordination for relocation or proper disposal of any buried wastes, and documentation of these activities.

Step 2 – Carlson McCain will prepare "DRAP Implementation Report" and submit to MPCA for review and approval in the form of a *DRAP Implementation Report Approval* letter.

Step 3 – Prepare Environmental Covenant (EC) and submit to MPCA for review. Once approved, the EC will be recorded and serve as a "deed restriction" for future park operations.

Conclusions and Opinions

Based on the field data collected and comparisons to MPCA Screening Limits, the following conclusions can be drawn:

Conclusions:

1. **Soil meets "residential/recreational" standards** – The soil matrix within the mixed fill is significantly less impacted than MPCA "residential/recreational" standards (which are the strictest standards published by the MPCA). In fact, correspondence with MPCA staff indicated that PAH impacts are not even strong enough to be considered a release to the environment.
2. **Petroleum impacts to groundwater are limited to a small area in the gravel pit footprint and are stable** – DRO was identified at test hole SB-7 at a concentration of 676 parts-per-billion, or ppb, which is below the MPCA action level of 1,000 ppb. Supplemental investigation work determined that DRO was not identified in any other surrounding test holes and is limited in depth to near the water table surface. In short, the horizontal and vertical boundary of the DRO impact have been defined and appear to be very localized to within the footprint of the former gravel pit. It is presumed that the presence of DRO at SB-7 is likely due to residual asphalt being in contact with the water table and the supplemental investigation results show that migration of DRO to down-gradient receptors in groundwater is unlikely.

Based upon the conclusions presented above, the following opinions are presented:

Opinions:

1. **Creation of Outlot A for use as park/greenspace is viable** – MPCA guidance on Risk-Based Screening Limits permits the former gravel pit to be placed into an outlot and redeveloped as open park land/green space (classified as residential/recreational" land use) with a 4-foot soil buffer. An Environmental Covenant would be placed onto the deed of the parcel which would restrict future land use other than for park/greenspace use. Long term maintenance of the outlot would likely be no different than any other "city park" or designated green space.

2. **Conveyance of Outlot A to Prairie Rose HOA for use as a park substantially meets standards** – According to Chapter 11 "Subdivision", Section 1108.11 "Property Dedication", Subd. 3 of the City of Big Lake Zoning & Subdivision Code, the proposed use of Outlot A as park land and/or open green space substantially meets all of the requirements. It is conveniently located to neighborhoods, is located above the ordinary high water level, has suitable grades and Capstone will ensure that proper stormwater controls and soil buffers are met according to the MPCA approved DRAP.

   With respect to the code requirement that "land with trash, junk, pollutants and/or unwanted structures is not acceptable", it should be noted that upon implementation of the DRAP and site grading activities it can be simply stated that Outlot A will not have any trash or junk. The buried concrete does not meet the "unwanted structures" criteria as that would presumably apply to a surficial building or structure which may impede the property for use as park land or have a significant cost to remove. The mixed soil fill and concrete will not impede Outlot A being used as a park including installation of features such as shallow footed structures, benches and/or playground equipment.

   Lastly, the term "pollutants" is very general and cannot be so narrowly construed to mean "free of any trace contaminants" based on current MPCA environmental policy, guidelines, and pragmatism. Based upon current MPCA policy, the highest cleanup level to achieve for a property is the "residential/recreational" standard which Outlot A currently meets for soil. Furthermore, the groundwater impact which was identified is very localized, confined to the water table, stable and poses no risk to drinking water supplies nor does it impede the land use as a park and/or open green space for public use.

Closing

Carlson McCain has prepared this Technical Memorandum for the exclusive use of Capstone Homes and the City of Big Lake for specific application to the proposed Prairie Rose project in Big Lake, Minnesota. The services performed by Carlson McCain for this project have been conducted in a manner consistent with the level of skill and care ordinarily exercised by other members of the profession currently practicing in this area. No other warranty, expressed or implied, is made.

Prepared by:



Danny Margarit, PhD
Senior Environmental Scientist

Attachment I
House Plans

Barrett

LIBERTY SERIES

3 BED | 3 BATH | 2 STALL GARAGE | 1,719 SQ FT LIVING SPACE



ELEVATION A



ELEVATION B



ELEVATION C

CAPSTONE HOMES

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The plan is an artistic rendering only, and should not be interpreted as an exact representation. Some information may differ from actual plans and may be subject to change.

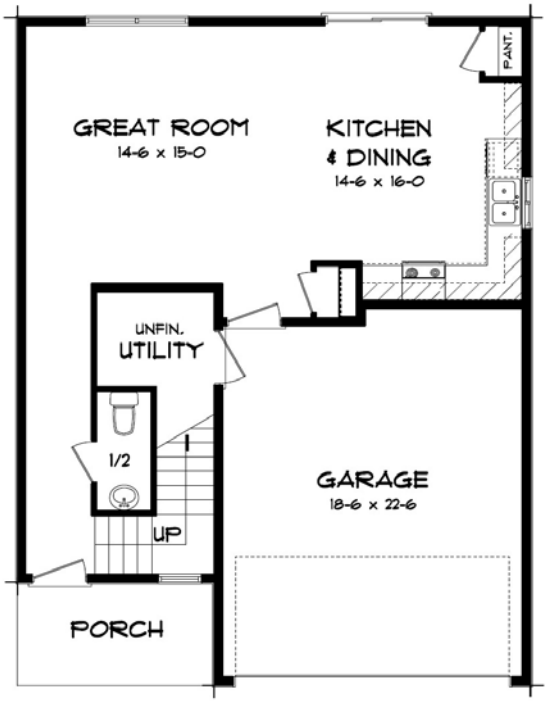
763-427-3090

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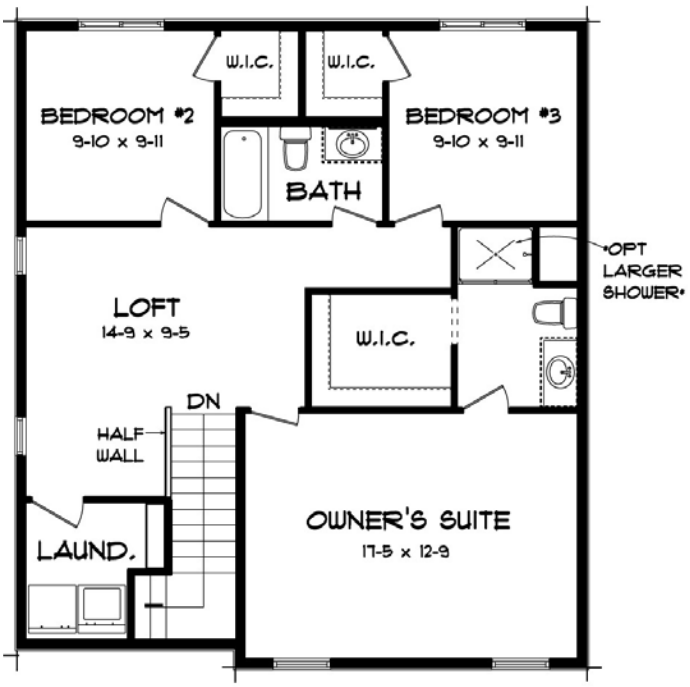
Barrett

LIBERTY SERIES

3 BED | 3 BATH | 2 STALL GARAGE | 1,719 SQ FT LIVING SPACE



MAIN LEVEL



UPPER LEVEL

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Baxter

LIBERTY SERIES

3 BED | 3 BATH | 2 STALL GARAGE | 1,603 SQ FT LIVING SPACE



ELEVATION A



ELEVATION B



ELEVATION C

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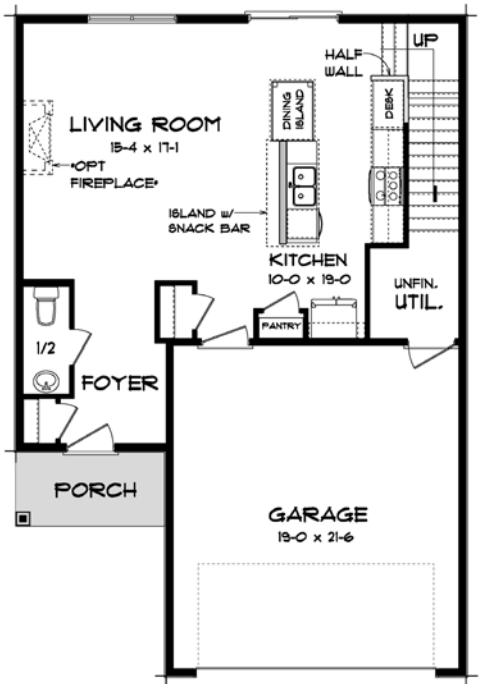
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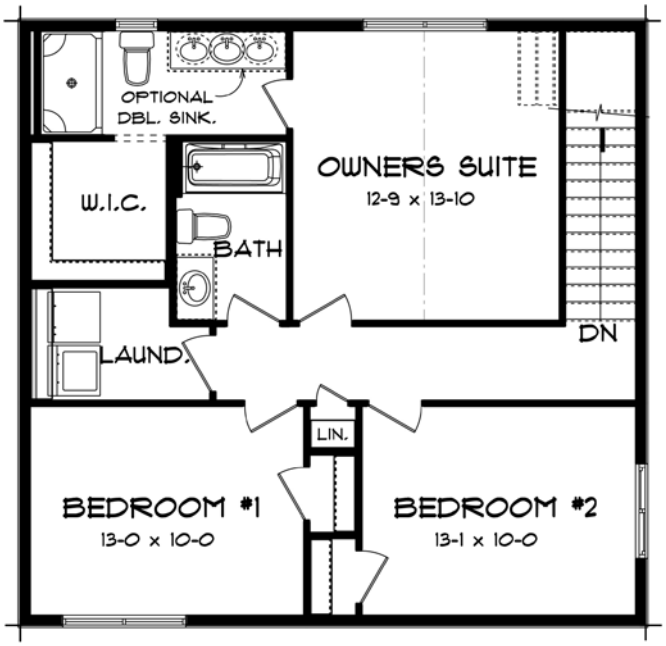
Baxter

FLOOR PLANS

3 BED | 3 BATH | 2 STALL GARAGE | 1,603 SQ FT LIVING SPACE



MAIN LEVEL



UPPER LEVEL

CAPSTONE HOMES

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Becker

LIBERTY SERIES

3 BED | 3 BATH | 2 STALL GARAGE | 2,087 SQ FT LIVING SPACE



ELEVATION A



ELEVATION B



ELEVATION C

CAPSTONE HOMES

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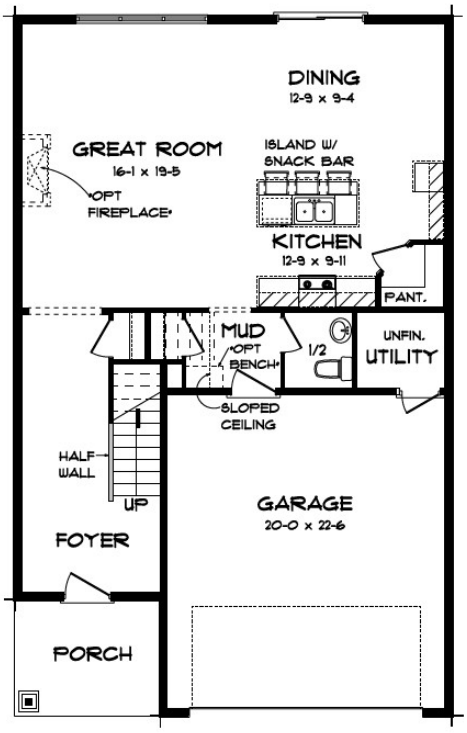
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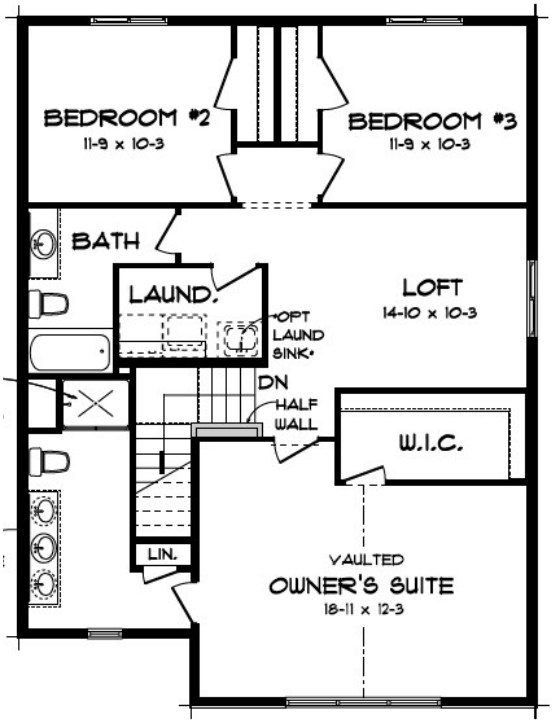
Becker

LIBERTY SERIES

3 BED | 3 BATH | 2 STALL GARAGE | 2,087 SQ FT LIVING SPACE



MAIN LEVEL



UPPER LEVEL

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Biscay

LIBERTY SERIES

4 BED | 3 BATH | 2 STALL GARAGE | 2,425 SQ FT LIVING SPACE



ELEVATION A



ELEVATION B



ELEVATION C

CAPSTONE HOMES

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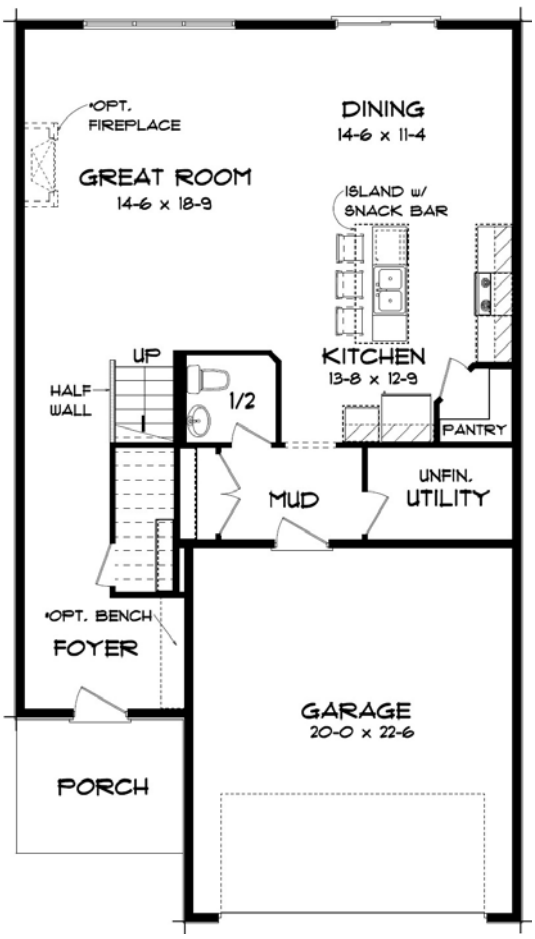
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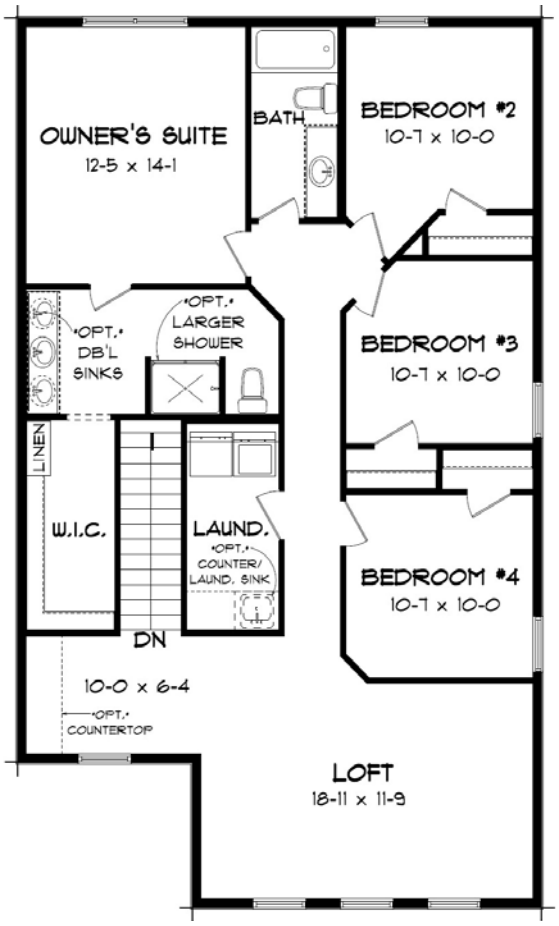
Biscay

FLOOR PLANS

4 BED | 3 BATH | 2 STALL GARAGE | 2,425 SQ FT LIVING SPACE



MAIN LEVEL



UPPER LEVEL

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Brookston

LIBERTY SERIES

5 BED | 3 BATH | 2 STALL GARAGE | 2,824 SQ FT LIVING SPACE



ELEVATION A



ELEVATION B



ELEVATION C

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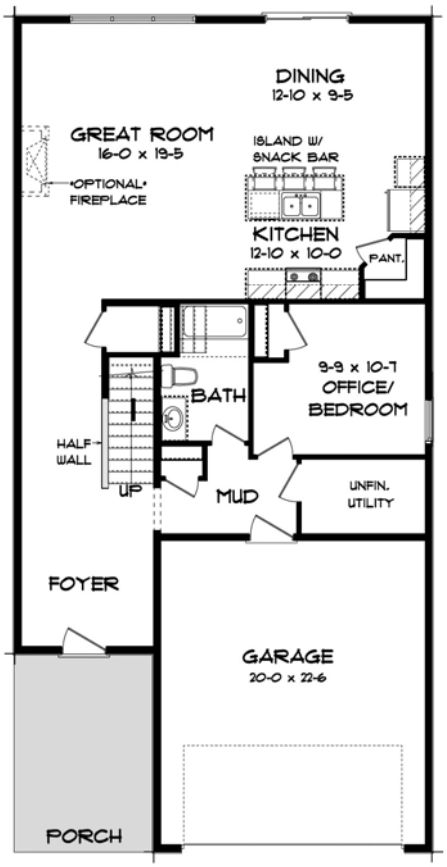
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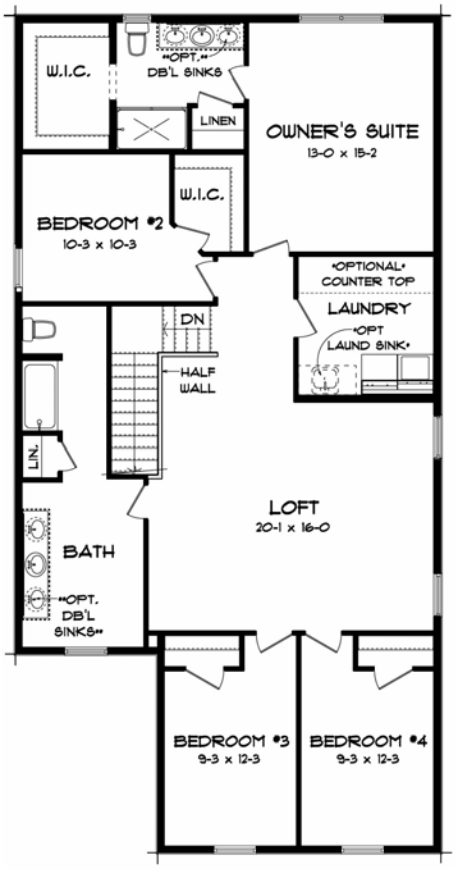
Brookston

LIBERTY SERIES

5 BED | 3 BATH | 2 STALL GARAGE | 2,824 SQ FT LIVING SPACE



MAIN LEVEL



UPPER LEVEL

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Camden IV

LIBERTY SERIES

2 BED | 1 BATH | 2 STALL GARAGE | 980 SQ FT LIVING SPACE



ELEVATION A



ELEVATION B



ELEVATION C

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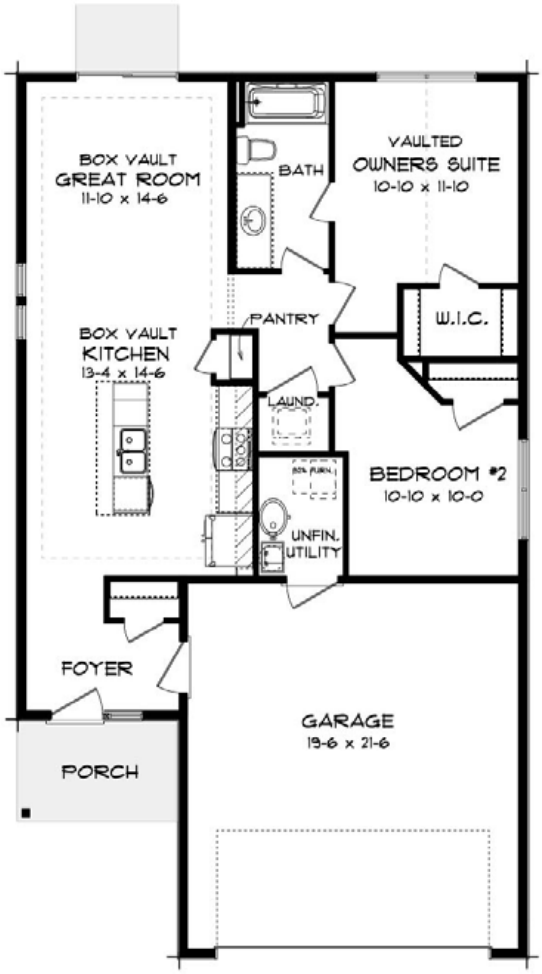
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Camden IV

FLOOR PLAN

2 BED | 1 BATH | 2 STALL GARAGE | 980 SQ FT LIVING SPACE



MAIN LEVEL

CAPSTONE HOMES

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Camden V

LIBERTY SERIES

3 BED | 2 BATH | 2 STALL GARAGE | 1,380 SQ FT LIVING SPACE



ELEVATION A



ELEVATION B



ELEVATION C

CAPSTONE HOMES

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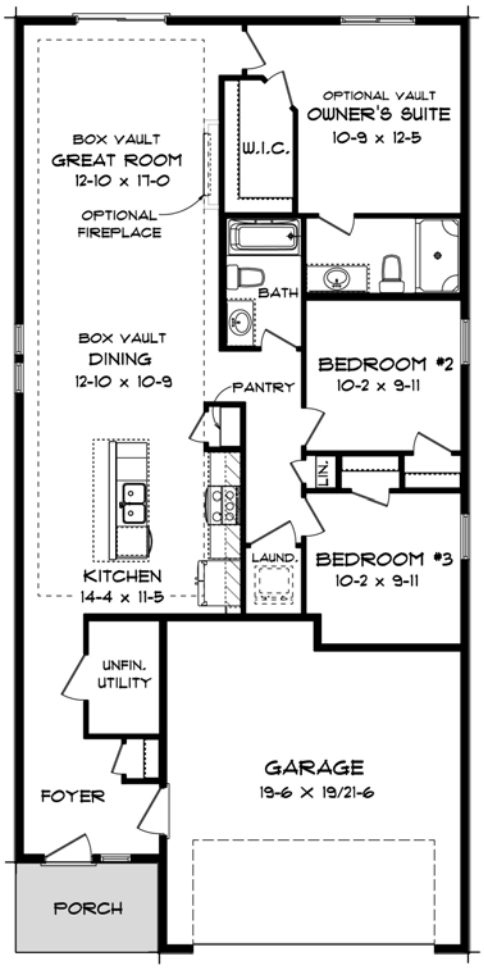
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Camden V

FLOOR PLAN

3 BED | 2 BATH | 2 STALL GARAGE | 1,380 SQ FT LIVING SPACE

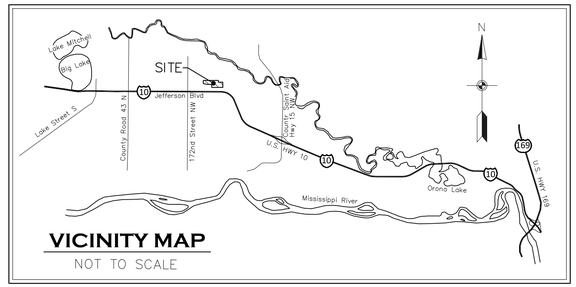


MAIN LEVEL

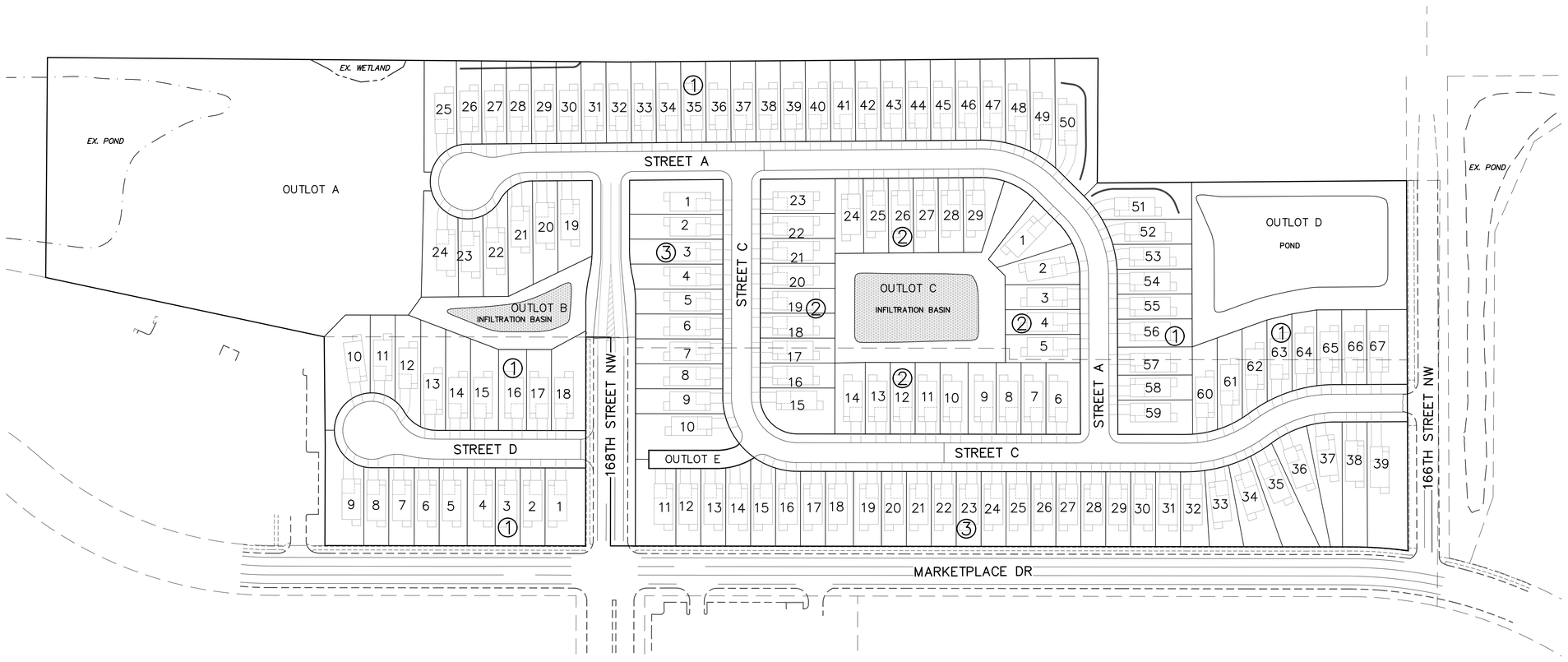
Attachment J
Preliminary Plat

PRAIRIE ROSE

BIG LAKE, MINNESOTA



VICINITY MAP
NOT TO SCALE



SHEET INDEX

1. COVER
2. EXISTING CONDITIONS
3. PRELIMINARY PLAT INDEX
4–5. PRELIMINARY PLAT
6. PRELIMINARY SITE & UTILITY PLAN
7. GRADING INDEX
8–9. PRELIMINARY GRADING & EROSION CONTROL PLANS
10–11. DETAILS
12. RETAINING WALL PROFILES
L1–L3. LANDSCAPE PLANS
S1–S2. PRELIMINARY SANITARY SEWER & WATERMAIN PROFILES
S3–S5. PRELIMINARY STORM SEWER PROFILES

N

0 50 100 200
(IN FEET)

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #93794 (Name: 7102 AD). Elev.= 938.50 ft. (NAVD 88)
2. Minnesota Department of Transportation GSID Station #109095 (Name: 7102 AQ). Elev.= 927.61 ft. (NAVD 88)

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3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 1/7/22 License #: 25063

Drawn: ADB
Designed: BJK
Date: 1/7/22

Revisions:
1. 4/14/22 Revise Layout per Owner
2. 9/6/22 per City Comments
3. 5/15/26 per City Comments

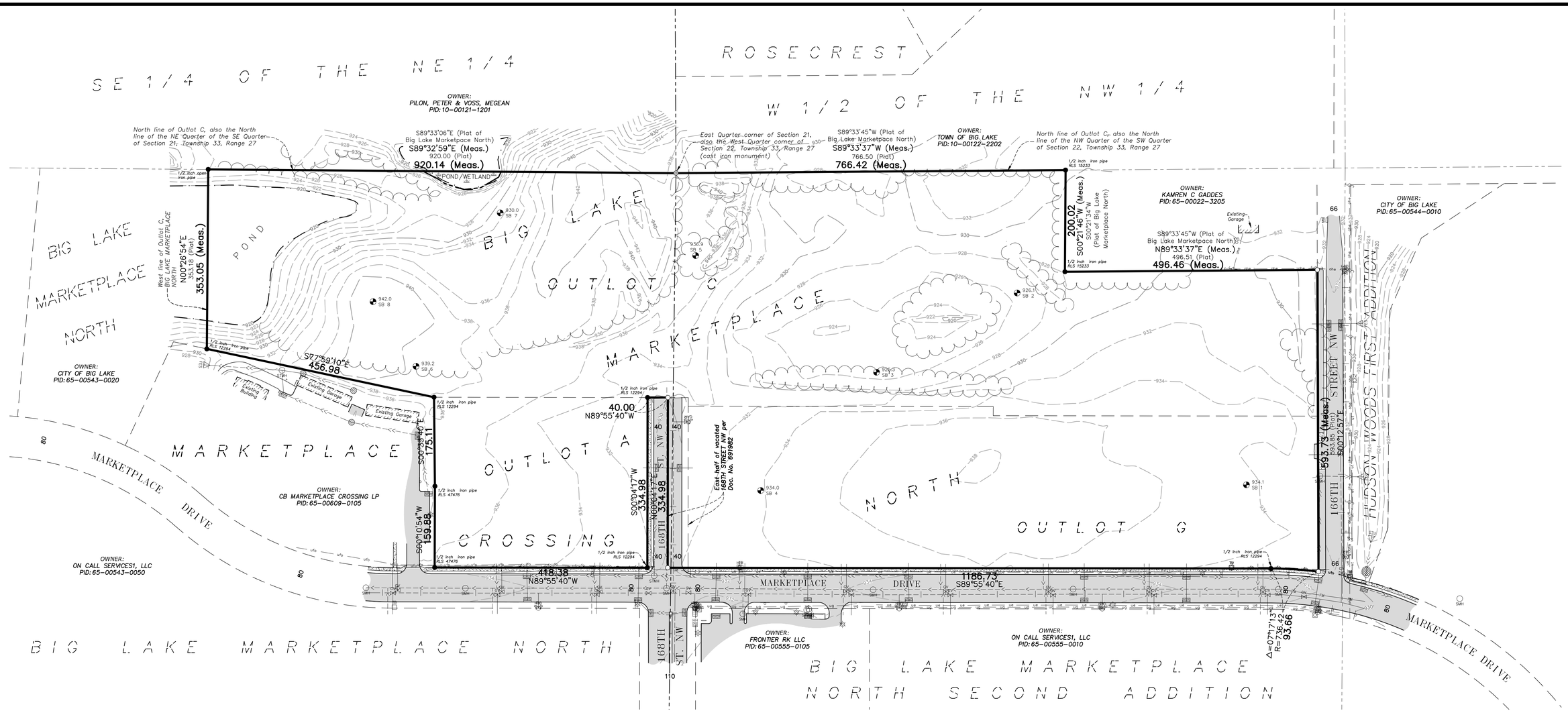
BIG LAKE 648-1, LLC.
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

PRAIRIE ROSE
Big Lake, Minnesota

COVER

Save Date: 05/14/26 F:\jobs\9661 - 9680\9664 - capstone - big lake\cad c3d\engineering\preliminary\9664_cvr.dwg

#9664



LEGEND

- Denotes Sherburne County Section Monument, as noted
- Denotes Found Iron Monument, as noted
- Denotes 5/8 inch by 14 inch rebar marked with RLS 40361
- Denotes Light Pole
- Denotes Sanitary Manhole
- Denotes Storm Manhole
- Denotes Catch Basin
- Denotes Flared End Section
- Denotes Fire Hydrant
- Denotes Cleanout
- Denotes Guy Wire
- Denotes Utility Pole
- Denotes Mail Box
- Denotes Telephone Box
- Denotes Electric Box
- Denotes Television Box
- Denotes Hand Hole
- Denotes Soil Boring, by Others
- Denotes Underground Electric
- Denotes Underground Gas
- Denotes Overhead Utility Line(s)
- Denotes Watermain
- Denotes Sanitary Sewer
- Denotes Storm Sewer
- Denotes Concrete Surface
- Denotes Bituminous Surface
- Denotes Wetlands delineated by Kjolhaug Environmental Services Company in 2021
- Denotes Existing 2 Ft. Contour
- Denotes Existing Tree line

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #93794 (Name: 7102 AD). Elev.= 938.50 ft. (NAVD 88)
2. Minnesota Department of Transportation GSID Station #109095 (Name: 7102 AQ). Elev.= 927.61 ft. (NAVD 88)

N

0 50 100 200

(SCALE IN FEET)

PARCEL DESCRIPTION:

Outlot C, BIG LAKE MARKETPLACE NORTH, Sherburne County, Minnesota.

Together with that part of the vacated 168th Street which accrued thereto by reason of vacation thereof.

AND

Outlot G, BIG LAKE MARKETPLACE NORTH, Sherburne County, Minnesota.

Together with that part of the vacated 168th Street which accrued thereto by reason of vacation thereof.

AND

Outlot A, MARKETPLACE CROSSING, Sherburne County, Minnesota.

(abstract property)

GENERAL NOTES:

1) *The field work for this survey was completed on November 19, 2021 and updated May 7, 2026.*
2) *Bearings shown are based on the West line of Outlot C, BIG LAKE MARKETPLACE NORTH, which is assumed to bear N00°26'54"E.*
3) *Surveyed property addresses are unassigned.*
4) Above ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.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 Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 1/07/22 License #: 40361

DRAWN BY: kcm/bjs
ISSUE DATE: 1/07/22
FILE NO: 2375

Revisions:
1. 4/14/22 - Revise Layout per Owner
2. 5/15/26 - Per city comments

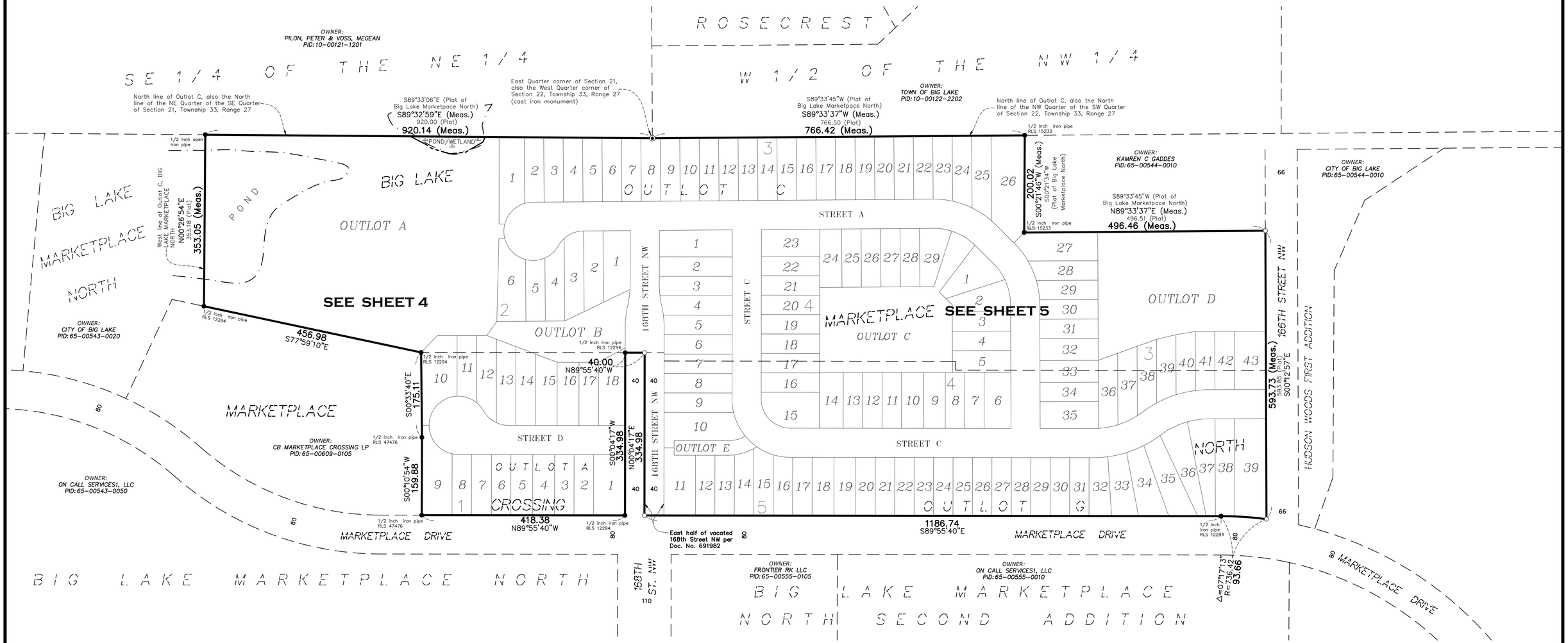
BIG LAKE 648-1, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

PRAIRIE ROSE
Big Lake, Minnesota

EXISTING CONDITIONS

[Save Date: 05/15/26] F:\jobs\9661 - 9680\9664 - capstone - big lake\cad c3d\survey\preliminary\9664_xcon.dwg

PRAIRIE ROSE



PARCEL DESCRIPTION:

Outlot C, BIG LAKE MARKETPLACE NORTH, Sherburne County, Minnesota.

Together with that part of the vacated 168th Street which accrued thereto by reason of vacation thereof.

AND

Outlot G, BIG LAKE MARKETPLACE NORTH, Sherburne County, Minnesota.

Together with that part of the vacated 168th Street which accrued thereto by reason of vacation thereof.

AND

Outlot A, MARKETPLACE CROSSING, Sherburne County, Minnesota.

(abstract property)

GENERAL NOTES:

1) Bearings shown are based on the West line of Outlot C, BIG LAKE MARKETPLACE NORTH, which is assumed to bear N00°26'54"E.

N

0 50 100 200

(SCALE IN FEET)

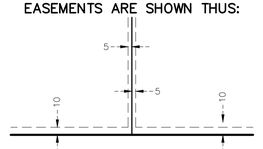
SITE DATA

TOTAL SITE AREA	±32.66 AC.	EXISTING ZONING	R-2/R-3
TOTAL ROW AREA	±5.50 AC.	PROPOSED ZONING	PUD
TOTAL OUTLOT AREA	±9.17 AC.		
OUTLOT A	±5.59 AC.	UTILITIES	AVAILABLE
OUTLOT B	±0.53 AC.		
OUTLOT C	±1.19 AC.	MINIMUM RESIDENTIAL SETBACK DATA:	
OUTLOT D	±1.75 AC.	FRONT	20 FT.
OUTLOT E	±.11 AC.	SIDE	5 FT.
TOTAL LOT AREA	±17.99 AC.	SIDE CORNER	20 FT.
SMALLEST LOT	±4,600 S.F.	REAR SETBACK	20 FT.
LARGEST LOT	±13,763 S.F.		
AVERAGE LOT	±6,074 S.F.		
TOTAL NUMBER OF LOTS	135		
GROSS DENSITY	4.13 LOTS/AC.		

LEGEND

- ◉ – Denotes Sherburne County Section Monument, as noted
- ● – Denotes Found Iron Monument, as noted
- ○ – Denotes 5/8 inch by 14 inch rebar marked with RLS 40361
- – Denotes Wetlands delineated by Kjolhaug Environmental Services Company in 2021

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

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Ramsey, MN 55303

PRAIRIE ROSE
Big Lake, Minnesota

PRELIMINARY PLAT INDEX

Save Date: 05/15/26 | F:\jobs\9661 - 9680\9664 - capstone - big lake\cad c3d\survey\preliminary\9664_prp index.dwg

PRAIRIE ROSE

S89°33'06"E (Plat of Big Lake Marketplace North)
S89°32'59"E (Meas.)
920.00 (Plat)
920.14 (Meas.)

North line of Outlot C, also the North line of the NE Quarter of the SE Quarter of Section 21, Township 33, Range 27

OWNER:
PILON, PETER & VOSS, MEGEAN
PID: 10-00121-1201

East Quarter corner of Section 21, also the West Quarter corner of Section 22, Township 33, Range 27 (cast iron monument)

S89°33'45"W (Plat of Big Lake Marketplace North)
S89°33'37"W (Meas.)
766.50 (Plat)
766.42 (Meas.)

1/2 inch open iron pipe

604.8

POND/WETLAND

BIG LAKE

BIG LAKE MARKETPLACE NORTH

West line of Outlot C, BIG LAKE MARKETPLACE NORTH
N00°26'54"E
353.18 (Plat)
353.05 (Meas.)

POND

OUTLOT A
±243,481 sq.ft.
Drainage and Utility Easement over all of Outlot A

OWNER:
CITY OF BIG LAKE
PID: 65-00543-0020

1/2 inch iron pipe RLS 12294

456.98
S77°59'10"E

1/2 inch iron pipe RLS 12294

1/2 inch iron pipe RLS 12294

1 ±8,185 sq.ft.
2 ±5,357 sq.ft.
3 ±5,319 sq.ft.
4 ±5,295 sq.ft.
5 ±5,270 sq.ft.
6 ±5,245 sq.ft.
7 ±5,220 sq.ft.
8 ±5,198 sq.ft.
9 ±5,193 sq.ft.
10 ±5,193 sq.ft.
11 ±5,193 sq.ft.
12 ±5,193 sq.ft.
13 ±5,193 sq.ft.
14 ±5,193 sq.ft.
15 ±5,194 sq.ft.
16 ±5,194 sq.ft.
17 ±5,194 sq.ft.
18 ±5,275 sq.ft.

Drainage and Utility Easement

STREET A

R=195.0
109.6

R=60.0
25.24

1 ±7,436 sq.ft.
2 ±6,264 sq.ft.
3 ±6,829 sq.ft.
4 ±5,870 sq.ft.
5 ±5,050 sq.ft.
6 ±8,501 sq.ft.

OUTLOT B
±23,087 sq.ft.

168TH STREET NW

1 ±8,277 sq.ft.
2 ±6,000 sq.ft.
3 ±5,989 sq.ft.
4 ±5,804 sq.ft.
5 ±5,613 sq.ft.
6 ±5,600 sq.ft.
7 ±5,600 sq.ft.
8 ±5,600 sq.ft.
9 ±5,630 sq.ft.
10 ±9,262 sq.ft.
Drainage and Utility Easement over all of Outlot E

OUTLOT E
±4,816 sq.ft.

East half of vacated 168th Street NW per Doc No. 699882

STREET C

23 ±6,643 sq.ft.
22 ±4,800 sq.ft.
21 ±4,800 sq.ft.
20 ±4,800 sq.ft.
19 ±4,800 sq.ft.
18 ±4,800 sq.ft.
17 ±4,800 sq.ft.
16 ±4,800 sq.ft.
15 ±8,089 sq.ft.
24 ±5,453 sq.ft.
25 ±4,81[illegible] sq.ft.
14 ±5,582 sq.ft.
13 ±4,600 sq.ft.

Drainage and Utility Easement

OUTLOT C
±51,706 sq.ft.

10 ±10,303 sq.ft.
11 ±5,155 sq.ft.
12 ±6,522 sq.ft.
13 ±6,[illegible] sq.ft.
14 ±6,186 sq.ft.
15 ±6,234 sq.ft.
16 ±5,850 sq.ft.
17 ±5,200 sq.ft.
18 ±7,973 sq.ft.

Drainage and Utility Easement

S00°33'40"E
175.11

MARKETPLACE

Drainage and Utility Easement

1/2 inch iron pipe RLS 47476

OWNER:
CB MARKETPLACE CROSSING LP
PID: 65-00609-0105

STREET D

CROSSING OUTLOT A

9 ±9,440 sq.ft.
8 ±5,005 sq.ft.
7 ±5,122 sq.ft.
6 ±4,999 sq.ft.
5 ±5,624 sq.ft.
4 ±5,624 sq.ft.
3 ±4,999 sq.ft.
2 ±4,999 sq.ft.
1 ±8,124 sq.ft.

S00°10'54"W
159.88

S00°04'17"W

168TH STREET NW

334.98

N89°55'40"W
40.00

East half of vacated 168th Street NW per Doc No. 699882

11 ±8,368 sq.ft.
12 ±4,960 sq.ft.
13 ±4,964 sq.ft.
14 ±5,202 sq.ft.
15 ±5,341 sq.ft.
16 ±4,861 sq.ft.
17 ±4,800 sq.ft.
18 ±5,400 sq.ft.
19 ±5,400 sq.ft.

1/2 inch iron pipe RLS 47476

418.38
N89°55'40"W (Meas.)

1186.73
S89°55'40"E

MARKETPLACE DRIVE

OWNER:
ON CALL SERVICES1, LLC
PID: 65-00543-0050

168TH 110 ST. NW

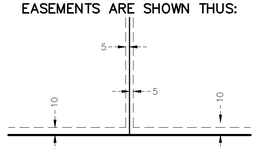
BIG LAKE MARKETPLACE NORTH SECOND ADDITION

OWNER:
FRONTIER RK LLC
PID: 65-00555-0105

N

0 25 50 100
(SCALE IN FEET)

PROPOSED
DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:



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LEGEND

- ◉ – Denotes Sherburne County Section Monument, as noted
- ● – Denotes Found Iron Monument, as noted
- ○ – Denotes 5/8 inch by 14 inch rebar marked with RLS 40361
- – Denotes Wetlands delineated by Kjolhaug Environmental Services Company in 2021.

BIG LAKE MARKETPLACE NORTH

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.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 Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature: Thomas R. Balluff
Date: 1/07/22 License #: 40361

DRAWN BY: kcm/bjs/npc
ISSUE DATE: 1/07/22
FILE NO: 2375

Revisions:
1. 4/14/22 - Revise Layout per Owner
2. 5/15/26 - Per city comments

BIG LAKE 648-1, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

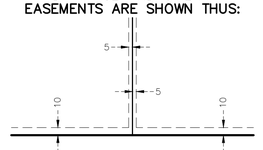
PRAIRIE ROSE
Big Lake, Minnesota

PRELIMINARY PLAT

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PRAIRIE ROSE

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- ○ – Denotes 5/8 inch by 14 inch rebar marked with RLS 40361

N

0 25 50 100

(SCALE IN FEET)

OWNER: PILON, PETER & VOSS, MEGEAN PID: 10-00121-1201

East Quarter corner of Section 21, also the West Quarter corner of Section 22, Township 33, Range 27 (cast iron monument)

S89°33'45"W (Plat of Big Lake Marketplace North)
S89°33'37"W (Meas.)
766.50 (Plat)
766.42 (Meas.)

OWNER: TOWN OF BIG LAKE PID: 10-00122-2202

North line of Outlot C, also the North line of the NW Quarter of the SW Quarter of Section 22, Township 33, Range 27

1/2 inch iron pipe RLS 15233

200.02
S00°21'46"W (Meas.)
S00°21'34"W (Plat of Big Lake Marketplace North)

1/2 inch iron pipe RLS 15233

OWNER: KAMREN C GADDES PID: 65-00022-3205

N89°33'45"E (Plat of Big Lake Marketplace North)
N89°33'37"E (Meas.)
496.46 (Meas.)

OWNER: CITY OF BIG LAKE PID: 65-00544-0010

593.73 (Meas.)
593.85 (Plat)
S00°12'57"E

1186.73
S89°55'40"E

93.66
R=736.42
Δ=07°17'13"

1/2 inch iron pipe RLS 12294

STREET A

STREET C

MARKETPLACE

168TH STREET NW

OUTLOT B ±23,087 sq.ft.

OUTLOT C ±51,706 sq.ft.

OUTLOT D ±76,199 sq.ft.

OUTLOT E ±4,816 sq.ft.

LOTS 1 & 2

NORTH

MARKETPLACE DRIVE

HUDSON WOODS FIRST ADDITION

OWNER: ON CALL SERVICES1, LLC PID: 65-00543-0050

OWNER: FRONTIER RK LLC PID: 65-00555-0105

OWNER: ON CALL SERVICES1, LLC PID: 65-00555-0010

BIG LAKE MARKETPLACE NORTH SECOND ADDITION

BIG LAKE MARKETPLACE NORTH SECOND ADDITION

CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
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CARLSON-ENGINEERING.COM

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Print Name: Thomas R. Balluff, L.S.
Signature:
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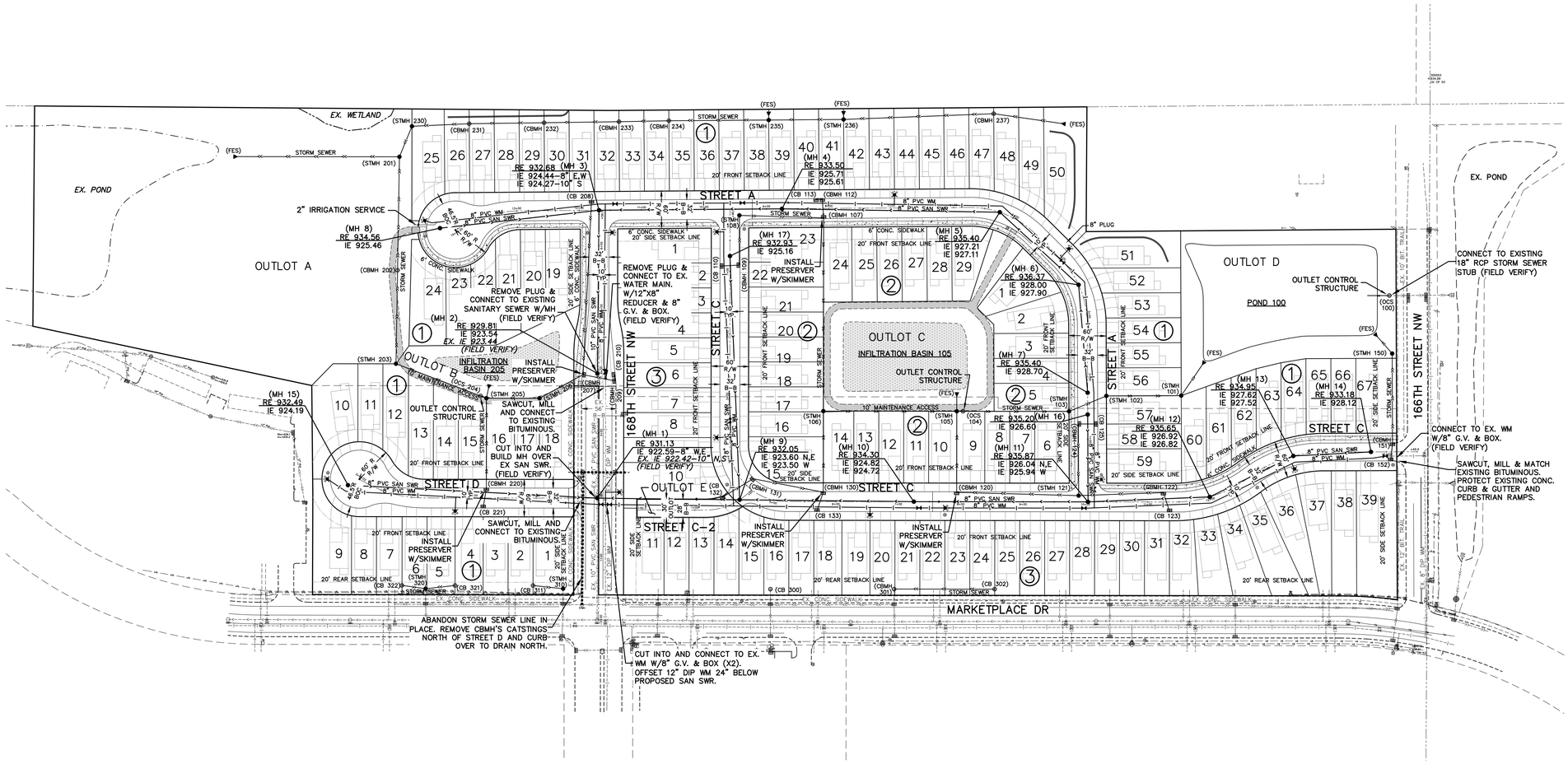
BIG LAKE 648-1, LLC
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

PRAIRIE ROSE
Big Lake, Minnesota

PRELIMINARY PLAT

5 of 12

Save Date: 05/15/26 f:\jobs\9661 - 9680\9664 - capstone - big lake\cad c3d\survey\preliminary\9664_prp.dwg



SITE PLAN LEGEND

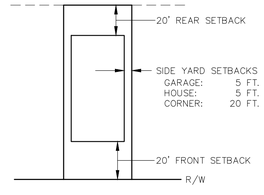
	EXISTING	PROPOSED
LIGHT POLE	☼	☼
SANITARY MANHOLE	SMH	●
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION	x0000.0	
EXISTING TREE		
TELEVISION BOX	TV	
FIRE HYDRANT	HYD	●
FLUSHING HYDRANT		
GATE VALVE	GV	⋈
CLEANOUT	CO	◉
ELECTRIC BOX	EB	
GAS METER	GM	
CATCH BASIN	or	or
RAIN GUARDIAN		RG
ELECTRIC METER	EM	
TELEPHONE BOX	TB	
UTILITY POLE	PP	
FLARED END SECTION	FES	▲
STORM MANHOLE	STMH	●
SERVICE	SRV	
SOIL BORING/TEST HOLE	TH	
RETAINING WALL		
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	FM
STORM SEWER		
REMOVE/ABANDON PIPE		
PROPERTY LINE		
SETBACK LINE		
CURB		
WETLAND		
DITCH		
UNDERGROUND TELEPHONE	ut	ut
UNDERGROUND ELECTRIC	ue	ue
UNDERGROUND GAS	ug	ug
UNDERGROUND FIBEROPTIC	uto	
FENCE	x	x
OVERHEAD ELECTRIC	ohe	
CONCRETE SURFACE		
BITUMINOUS SURFACE		
PRELIMINARY PLAT BLOCK NUMBER		①
PRELIMINARY PLAT LOT NUMBER		16

NOTES

1. REFER TO SHEETS S1-S2 FOR THE PRELIMINARY SANITARY SEWER AND WATER MAIN PROFILES.
2. REFER TO SHEETS S3-S5 FOR THE PRELIMINARY STORM SEWER PROFILES.

40' LOT DETAIL

(NOT TO SCALE)



TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26

CURB STOP SHALL BE PLACED 10' BEYOND THE R/W

N

0 50 100 200

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #93794 (Name: 7102 AD). Elev.= 938.50 ft. (NAVD 88)
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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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 1/7/22 License #: 25063

Drawn: ADB
Designed: BJK
Date: 1/7/22

Revisions:
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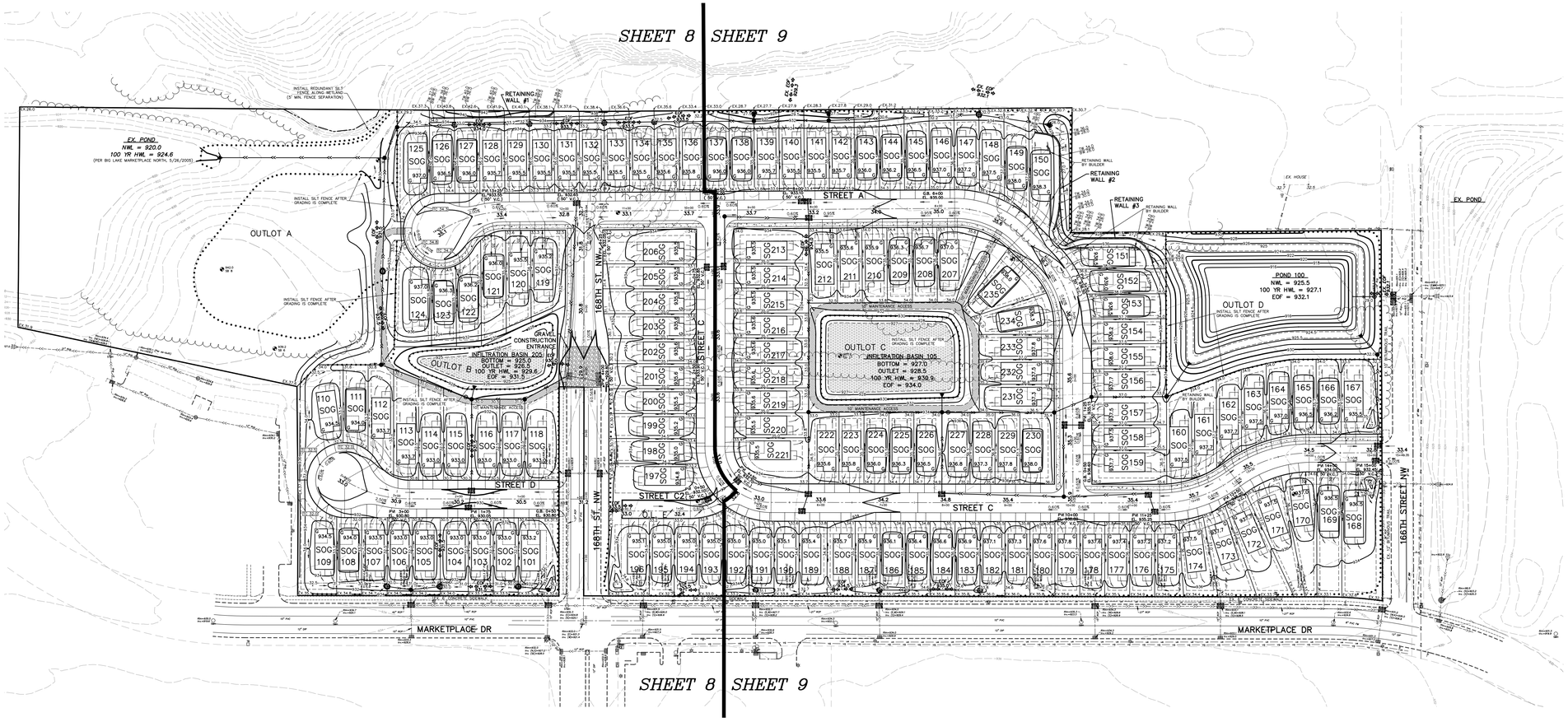
PRAIRIE ROSE
Big Lake, Minnesota

PRELIMINARY SITE & UTILITY PLAN

6 of 12

Save Date: 05/14/26 F:\jobs\9661 - 9680\9664 - capstone - big lake\cad c3d\engineering\prelimnary\9664_site.dwg

#9664



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
SANITARY SEWER FORCE-MAIN	FM	
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY	ohu	
UNDER GROUND UTILITY	uu uu	
UNDER GROUND FIVER-OPTICS	ufo ufo	
STORM CATCH BASIN		
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE	x x	
10' CONTOUR		
2' CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION	00.0	00.0 E.O.F.
EMERGENCY OVERFLOW		000.0
SILT FENCE (STANDARD DTL #2001)		
TREE FENCE		
TREELINE		
SOIL BORING	TH	
HAND AUGER PROBE	HAP	

DENOTES INLET PROTECTION

WETLAND SUMMARY

THERE ARE NO PROPOSED WETLAND IMPACTS.

NOTES

1. CONSTRUCTION EQUIPMENT SHALL NOT TRACK OVER INFILTRATION AREAS AND SEDIMENT CONTROL SHALL BE INSTALLED AROUND THE INFILTRATION BASINS ONCE COMPLETED TO ENSURE THE BASINS WILL FUNCTION PROPERLY.
2. REFER TO SEEDING PLAN FOR TURF ESTABLISHMENT.

N

0 50 100 200
(IN FEET)

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #93794 (Name: 7102 AD). Elev.= 938.50 ft. (NAVD 88)
2. Minnesota Department of Transportation GSID Station #109095 (Name: 7102 AQ). Elev.= 927.61 ft. (NAVD 88)

CALL BEFORE YOU DIG
811 Know what's below. Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

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CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 1/7/22 License #: 25063

Drawn: ADB
Designed: BJK
Date: 1/7/22

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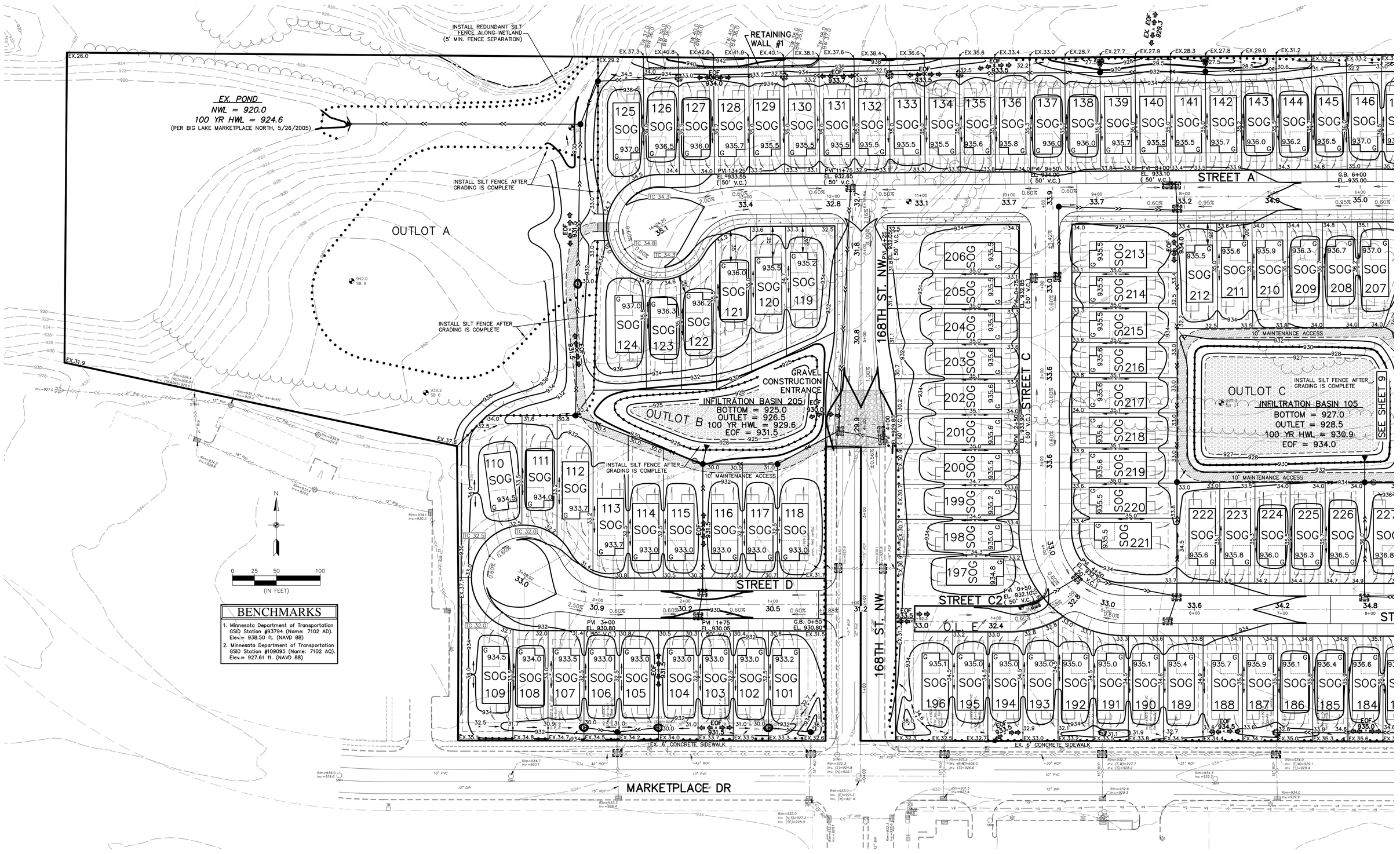
PRAIRIE ROSE
Big Lake, Minnesota

GRADING INDEX

7 of 12

Save Date: 05/14/26 | f:\jobs\9661 - 9680\9664 - capstone - big lake\cad c3d\engineering\preliminary\9664_gr.dwg

#9664



BENCHMARKS

1. Minnesota Department of Transportation GSID Station #93794 (Name: 7102 AD). Elev.= 938.50 ft. (NAVD 88)
2. Minnesota Department of Transportation GSID Station #109095 (Name: 7102 AQ). Elev.= 927.61 ft. (NAVD 88)

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature: [signature]
Date: 1/7/22 License #: 25063

Drawn: ADB
Designed: BJK
Date: 1/7/22

Revisions:
1. 4/14/22 Revise Layout per Owner
2. 9/6/22 per City Comments
3. 5/15/26 per City Comments

BIG LAKE 648-1, LLC.
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

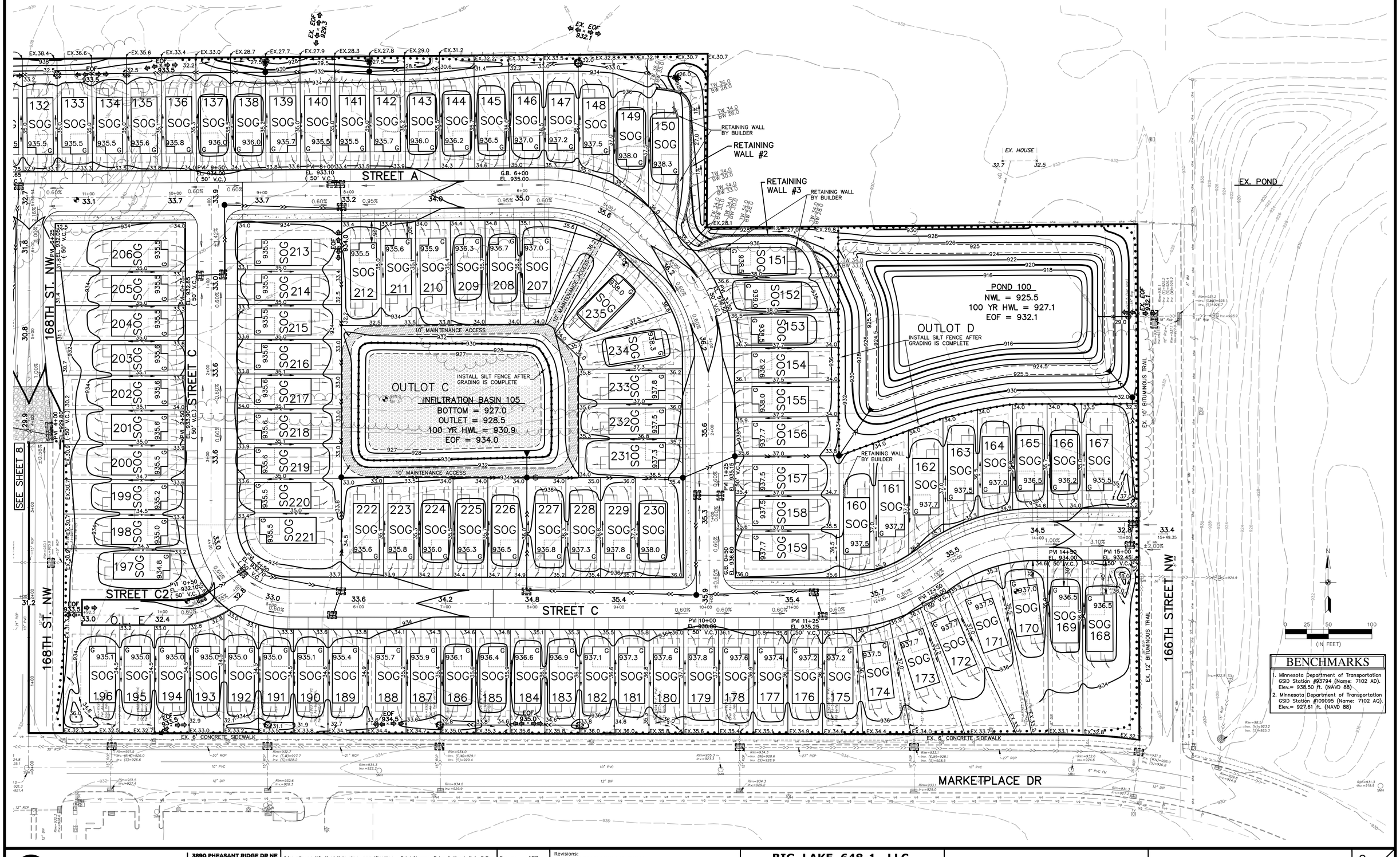
PRAIRIE ROSE
Big Lake, Minnesota

PRELIMINARY GRADING & EROSION CONTROL PLAN

8 of 12

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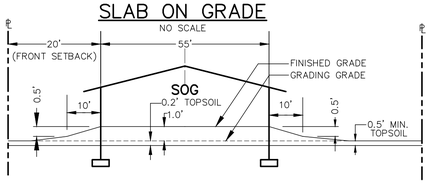
9 of 12

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#9664

40 'LOTS
DETACHED TOWNHOME HOLDDOWNS

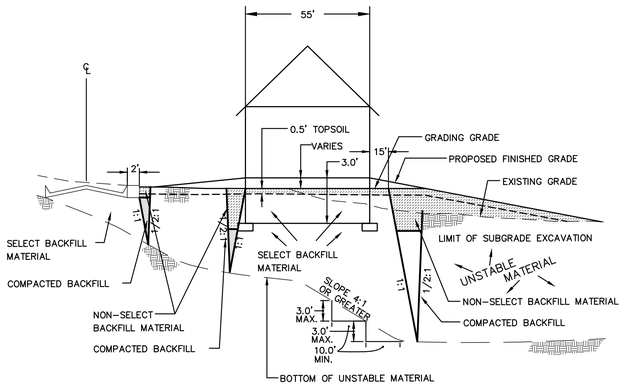
SLAB ON GRADE



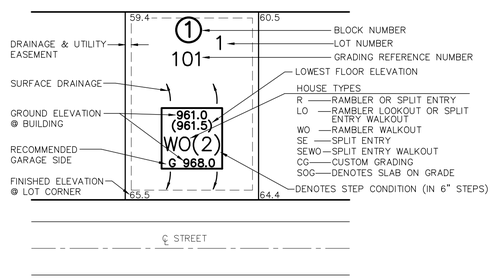
NOTES:

1. ALL MAIN FLOOR & GARAGE FLOOR ELEVATIONS SHALL BE A MIN. 18 IN. ABOVE CURB & GUTTER FLOWLINE.
2. LOWEST OPENING SHALL BE A MINIMUM OF 3 FT. ABOVE ADJACENT HIGH WATER LEVELS (HWL).
3. FINISHED GRADE 10 FT. FROM THE REAR AND SIDE OF STRUCTURES SHALL BE A MIN. OF 0.5 FT. BELOW THE GROUND ELEVATION AT THE STRUCTURE.

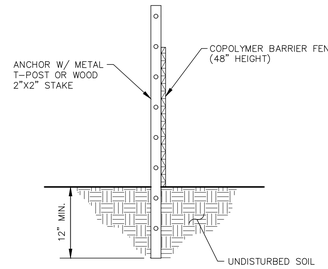
SUBGRADE CORRECTION
40' DETACHED TOWNHOME LOTS



GRADING PLAN LOT KEY



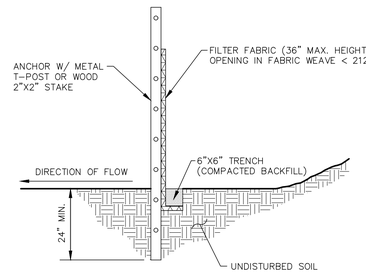
TREE FENCE



NOTES:

1. TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
2. ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
4. SEE MNDOT SPECIFICATION 2572.

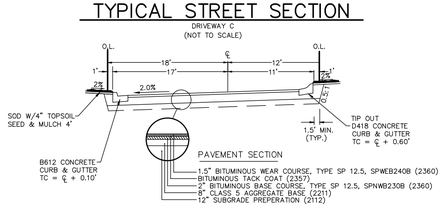
SILT FENCE



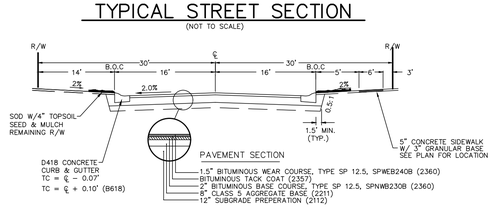
NOTES:

1. DIG A 6"X6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"X6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

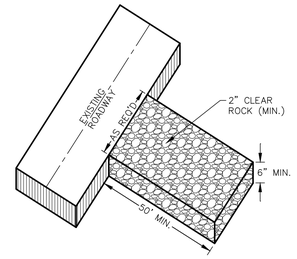
TYPICAL STREET SECTION



TYPICAL STREET SECTION



ROCK CONSTRUCTION ENTRANCE



TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

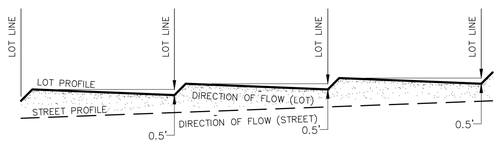
SEED: MnDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

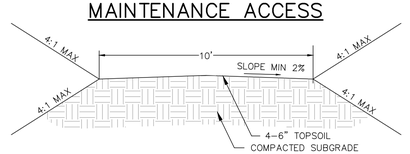
MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.

LOT BENCHING DETAIL



MAINTENANCE ACCESS



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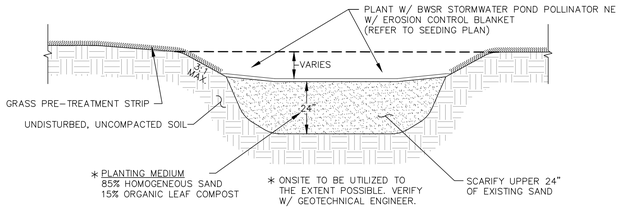
DETAILS

10 of 12

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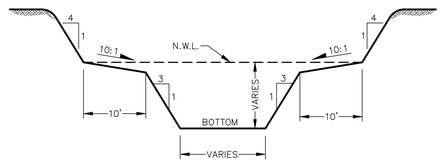
#9664

INFILTRATION BASIN



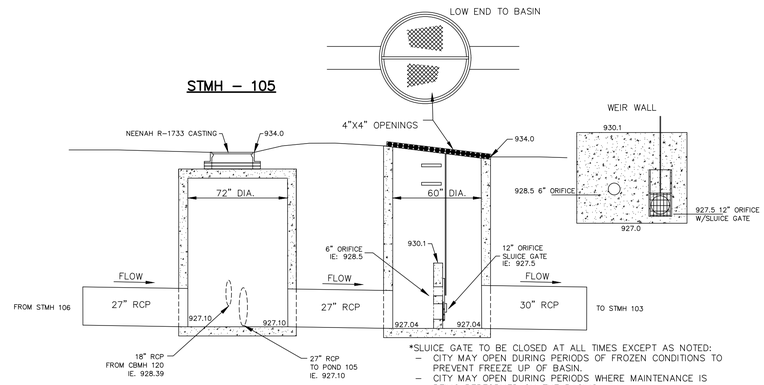
NOTE: CONDUCT POST-CONSTRUCITON TEST OF INFILTRATION BASIN BY FILLING BASINS TO MINIMUM 6-INCH DEPTH AND MONITORING THE TIME FOR THE BASIN TO DRAIN. NOTIFY THE CITY OF BIG LAKE PRIOR TO CONDUCTING TEST TO ALLOW TEST OBSERVATION. (NOTE: A DOUBLE RING FILTRATION TEST MAY BE DONE IN LIEU OF FILLING THE BASIN)

TYPICAL POND SECTION



OUTLET CONTROL STRUCTURE POND 105

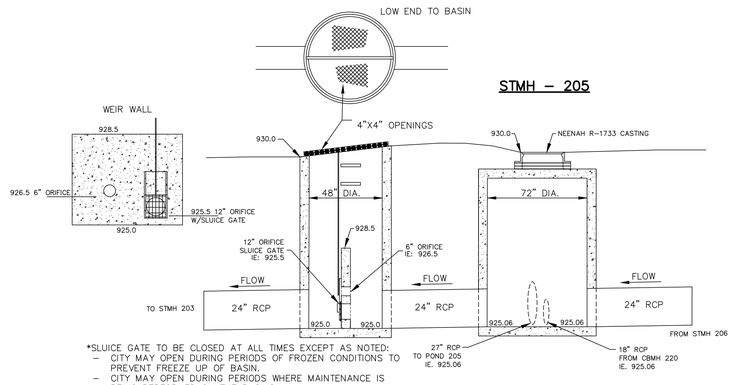
OCS – 104



*SLUICE GATE TO BE CLOSED AT ALL TIMES EXCEPT AS NOTED:
- CITY MAY OPEN DURING PERIODS OF FROZEN CONDITIONS TO PREVENT FREEZE UP OF BASIN.
- CITY MAY OPEN DURING PERIODS WHERE MAINTENANCE IS BEING PERFORMED ON THE BASINS.

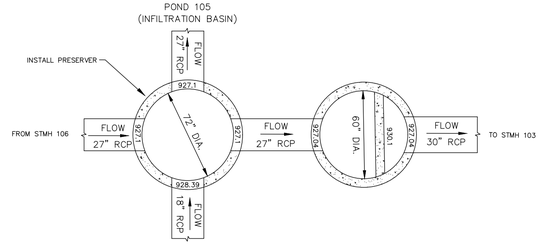
OUTLET CONTROL STRUCTURE POND 205

OCS – 204

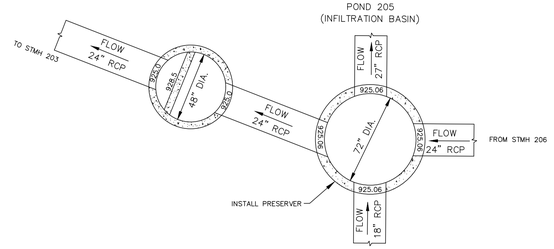


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POND 105
(INFILTRATION BASIN)

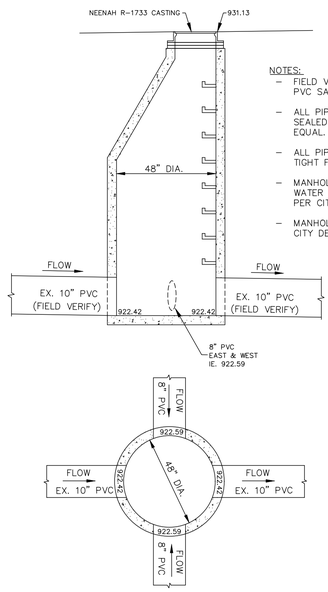


POND 205
(INFILTRATION BASIN)



SANITARY MH-1

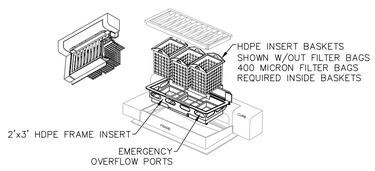
(NOT TO SCALE)



NOTES:
- FIELD VERIFY INVERTS OF EXISTING 10" PVC SANITARY LINE
- ALL PIPE PENETRATIONS SHALL BE SEALED WITH KOR-N-SEAL OR APROVED EQUAL.
- ALL PIPE PENETRATIONS SHALL BE WATER TIGHT FOR ALL SANITARY MANHOLES
- MANHOLE IS WITHIN 2-FEET OF THE WATER TABLE AND SHALL BE WRAPPED PER CITY DETAIL 5-008
- MANHOLE CONSTRUCTION SHALL FOLLOW CITY DETAIL 5-000

INFRASAFE – 2'x3' DEBRIS COLLECTION DEVICE

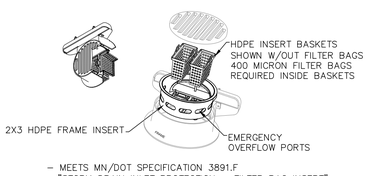
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



- MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3067 OR R-3290 SERIES

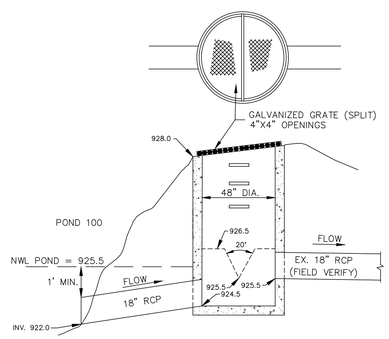
INFRASAFE – 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES

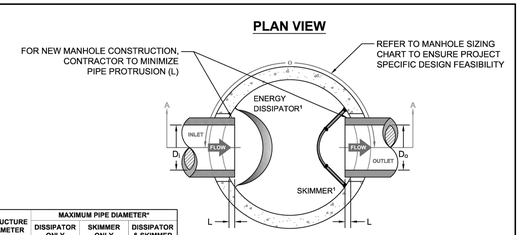


- MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3250-A OR R-3250-1 (MNDOT 801) FRAME CASTING

OUTLET CONTROL STRUCTURE POND 100



PLAN VIEW

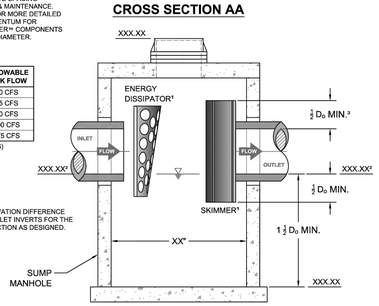


STRUCTURE DIAMETER	MAXIMUM PIPE DIAMETER*		
	DISSIPATOR ONLY	SKIMMER ONLY	DISSIPATOR & SKIMMER
48"	27"	24"	15"
60"	36"	30"	24"
72"	48"	42"	30"
84"		48"	36"
96"			48"

*RECOMMENDED TO PROVIDE ADEQUATE SPACING BETWEEN COMPONENTS FOR ACCESS & MAINTENANCE. REFER TO MANHOLE SIZING CHARTS FOR MORE DETAILED STRUCTURE SIZING OR CONTACT MOMENTUM FOR PROJECT SPECIFIC DETAILS. PRESERVER™ COMPONENTS ACCOMMODATE PIPE SIZES UP TO 48" DIAMETER.

NOTE 1: THE PRESERVER™ ENERGY DISSIPATOR WAS DESIGNED AND TESTED TO FUNCTION WITH OR WITHOUT A SKIMMER. DISSIPATORS & SKIMMERS CAN BE UTILIZED IN TANDEM OR INDEPENDENTLY.

CROSS SECTION AA



PART NUMBER**	PIPE DIAMETER	ALLOWABLE PEAK FLOW
D15 / S15	0"-15"	20 CFS
D21 / S21	16"-21"	35 CFS
D27 / S27	22"-27"	60 CFS
D36 / S36	28"-36"	100 CFS
D48 / S48	37"-48"	175 CFS

** "D" = DISSIPATOR, PLACED AT INLET(S)
"S" = SKIMMER, PLACED AT OUTLET

NOTE 2: MINIMIZE ELEVATION DIFFERENCE BETWEEN INLET AND OUTLET INVERTS FOR THE PRESERVER™ TO FUNCTION AS DESIGNED.

NOTE 3: STOCK SKIMMERS HAVE A MINIMUM FREEBOARD DEPTH OF ½ D_0. FOR GREATER FREEBOARD DEPTHS, DESIGNERS CAN UPSIZE THE SKIMMER, OR USE A CUSTOMIZED SKIMMER. FOR CUSTOM DESIGNS, AND/OR PROJECT SPECIFIC DETAILS, CONTACT MOMENTUM.

Not to Scale

PRESERVER™ by MOMENTUM ENVIRONMENTAL
877-773-0073 • www.MomentumEnv.com

THE PRESERVER™
STANDARD INSTALL DETAIL
ENERGY DISSIPATOR AND/OR SKIMMER

PROJECT | QUALITY MATERIALS | SERVICE
MADE IN THE USA: 100% recycled HDPE, Stainless Steel brackets, Stainless steel hardware

CONCEPTUAL PLAN DISCLAIMER:
THIS GENERIC DETAIL DOES NOT ENCOMPASS THE SIZING, FIT, AND APPLICABILITY OF THE PRESERVER FOR THIS SPECIFIC PROJECT. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO ASSURE THAT THE STORMWATER SYSTEM DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. MOMENTUM ENVIRONMENTAL LLC DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS. THE DESIGN ENGINEER IS RESPONSIBLE FOR ALL DESIGN DECISIONS.

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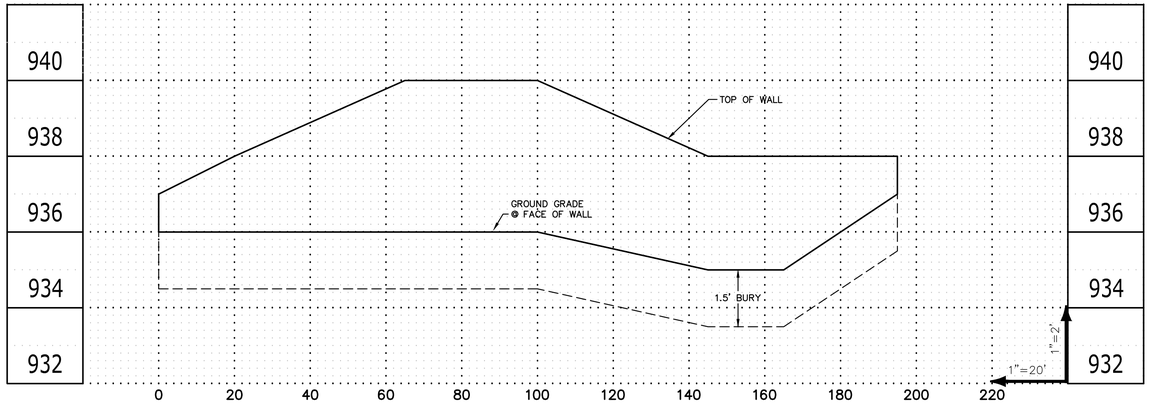
DETAILS

11 of 12

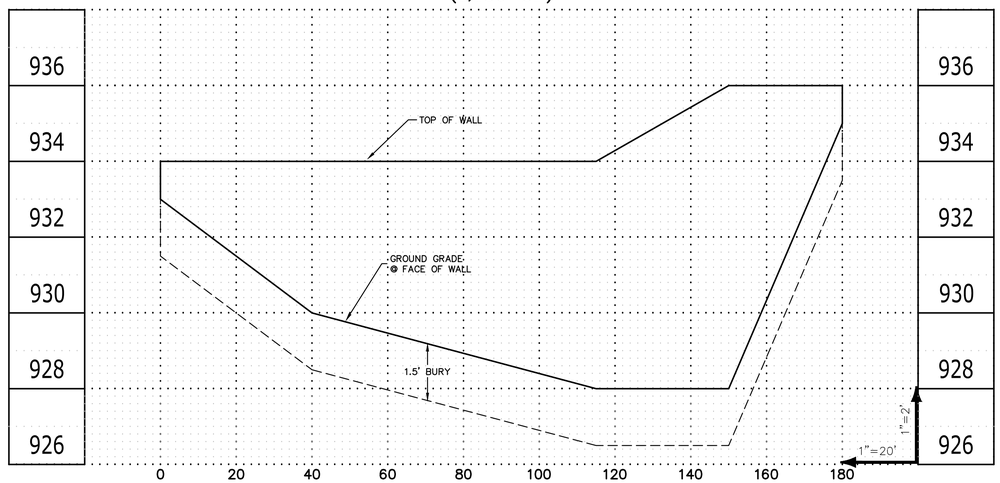
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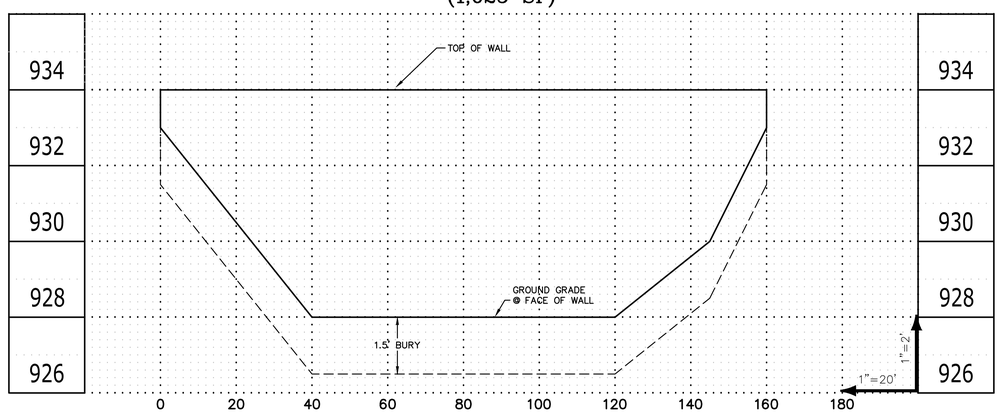
MODULAR RETAINING WALL #1
(875 SF)



MODULAR RETAINING WALL #2
(1,130 SF)



MODULAR RETAINING WALL #3
(1,025 SF)



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PLANNING

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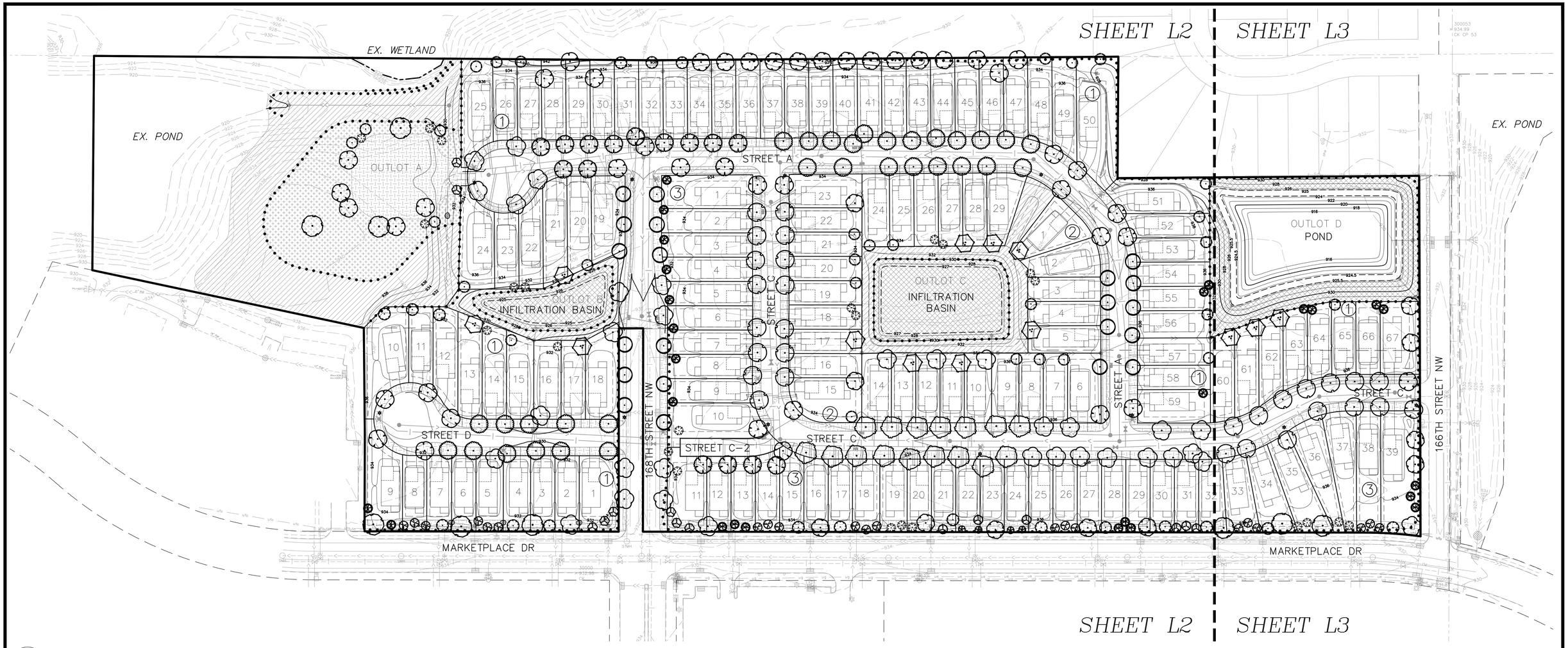
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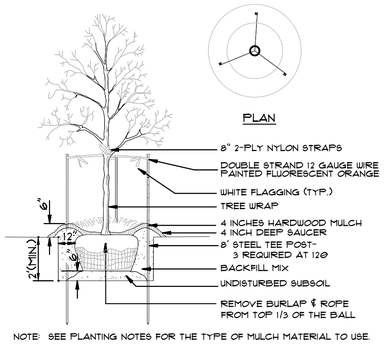
RETAINING WALL PROFILES

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#9664



1 L1 OVERALL LANDSCAPE PLAN



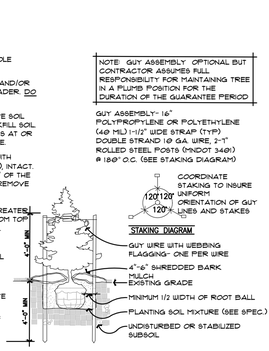
NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

1. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
2. TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
4. PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. BACKFILL WITHIN APPROXIMATELY 12" OF THE TOP OF ROOTBALL, WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWINE.
5. PLUMB AND BACKFILL WITH BACKFILL SOIL.
6. WATER TO SETTLE PLANTS AND FILL VOIDS.
7. WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

NOTE: GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD

GUY ASSEMBLY- 16" POLYPROPYLENE OR POLYETHYLENE (40 MIL) 1-1/2" WIDE STRAP (TYP) DOUBLE STRAND 10 GA. WIRE, 2-7' ROLLED STEEL POSTS (MNDOT 3401) @ 180° O.C. (SEE STAKING DIAGRAM)



B CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE

CITY OF BIG LAKE LANDSCAPE REQUIREMENTS

1. NUMBER OF TREES. MINIMUM TWO (2) TREES PER DWELLING UNIT FOR SINGLE FAMILY RESIDENTIAL. THE COMPLEMENT OF TREES FULFILLING THE REQUIREMENTS OF THIS SECTION SHALL BE NOT LESS THAN TWENTY-FIVE (25) PERCENT DECIDUOUS AND NOT LESS THAN TWENTY-FIVE (25) PERCENT CONIFEROUS.

   TREES REQUIRED = 270 (135 LOTS X 2)
   TREES PROVIDED = 341

2. OVERSTORY TREES. AN EQUIVALENT OF UP TO FIFTY (50) PERCENT OF THE REQUIRED NUMBER OF OVERSTORY TREES MAY BE SUBSTITUTED WITH THE USE OF OVERSTORY TREES IN COMBINATION WITH ORNAMENTAL TREES AND/OR SHRUBS. IN SUCH CASE, NOT LESS THAN THREE (3) ORNAMENTAL TREES/SHRUBS SHALL BE PROVIDED FOR EACH ONE (1) REQUIRED OVERSTORY TREE SUBSTITUTED.

3. SOD AND GROUND COVER. ALL AREAS NOT OTHERWISE IMPROVED IN ACCORDANCE WITH APPROVED SITE PLANS SHALL HAVE A MINIMUM DEPTH OF FOUR (4) INCHES OF TOPSOIL (BLACK DIRT CONSISTING OF NOT MORE THAN THIRTY-FIVE (35) PERCENT SAND) AND BE SODDED INCLUDING BOULEVARD AREAS LOCATED TWO (2) FEET BEHIND THE BACK OF CURB (FOR EROSION CONTROL). EXCEPTIONS TO THESE CRITERIA MAY BE APPROVED BY THE ZONING ADMINISTRATOR AS FOLLOWS:
   A) SEED MAY BE PROVIDED IN LIEU OF SOD IN ANY OF THE FOLLOWING CASES:
      1. WHERE THE SEED IS APPLIED TO FUTURE EXPANSION AREAS AS SHOWN ON APPROVED PLANS.
      2. WHERE THE SEED IS APPLIED ADJACENT TO NATURAL AREAS OR WETLANDS. (SEED MIXTURE TO BE APPROVED BY THE CITY ENGINEER).

LANDSCAPE PLAN NOTES

1. EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
7. UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
    1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
    2. LANDSCAPE SPECIFICATIONS.
    3. PLAN DRAWINGS.
    4. PLANT / MATERIAL SCHEDULES.
    5. CITY STANDARD SPECIFICATIONS AND DETAILS.
    6. MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

N

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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 Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 1/7/22 56346

Drawn: RJR
Designed: RJR
Date: 1/7/22

Revisions:
1. 4/14/22 Revise Layout per Owner
2. 9/6/22 per City Comments
3. 5/15/26 per City Comments

BIG LAKE 648-1, LLC.
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

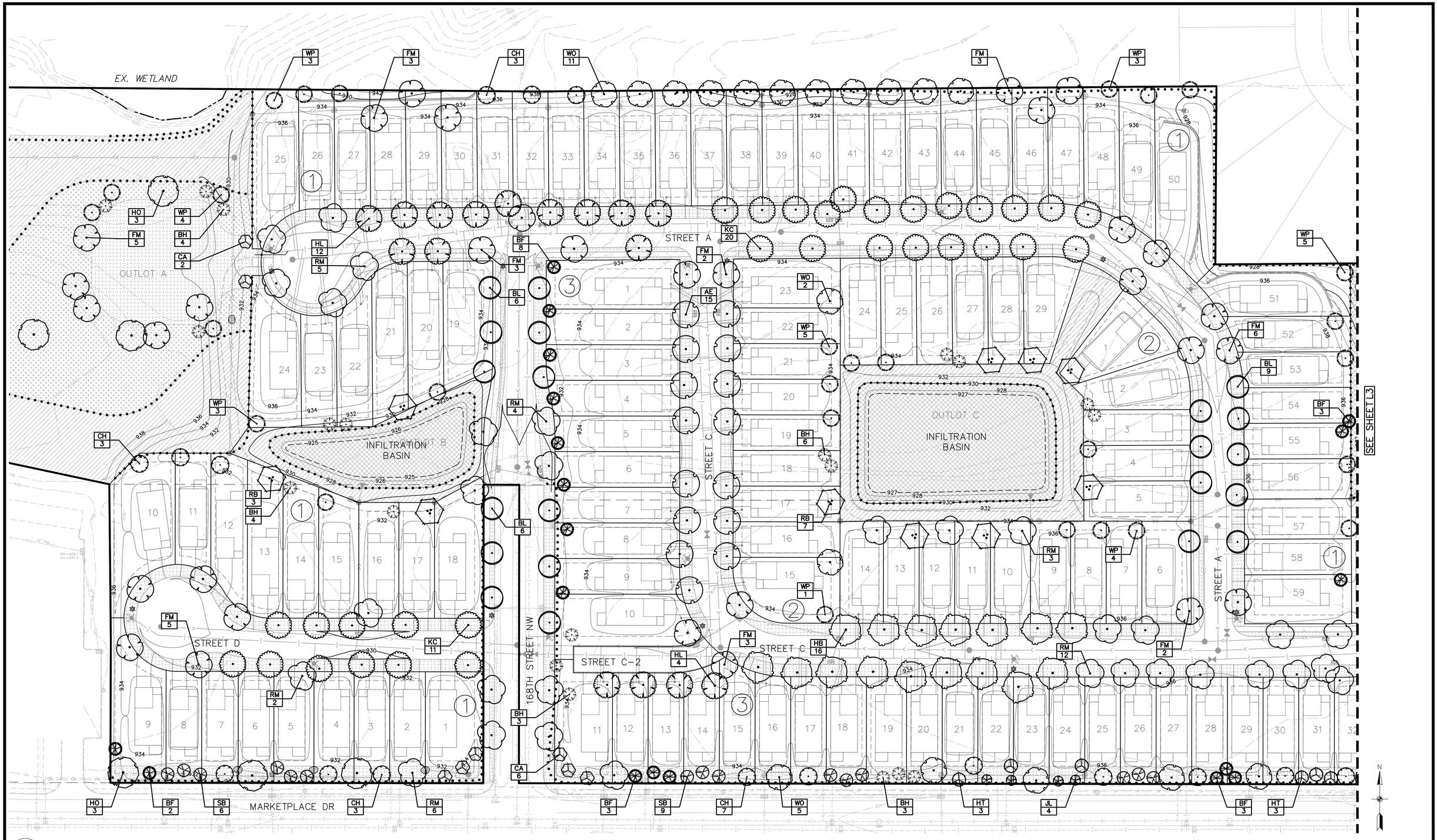
PRAIRIE ROSE
Big Lake, Minnesota

PRELIMINARY LANDSCAPE PLAN

L1 of 3

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1 L2 LANDSCAPE PLAN ENLARGEMENT – WEST

0 25 50 100 (IN FEET)

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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 Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 1/7/22 56346

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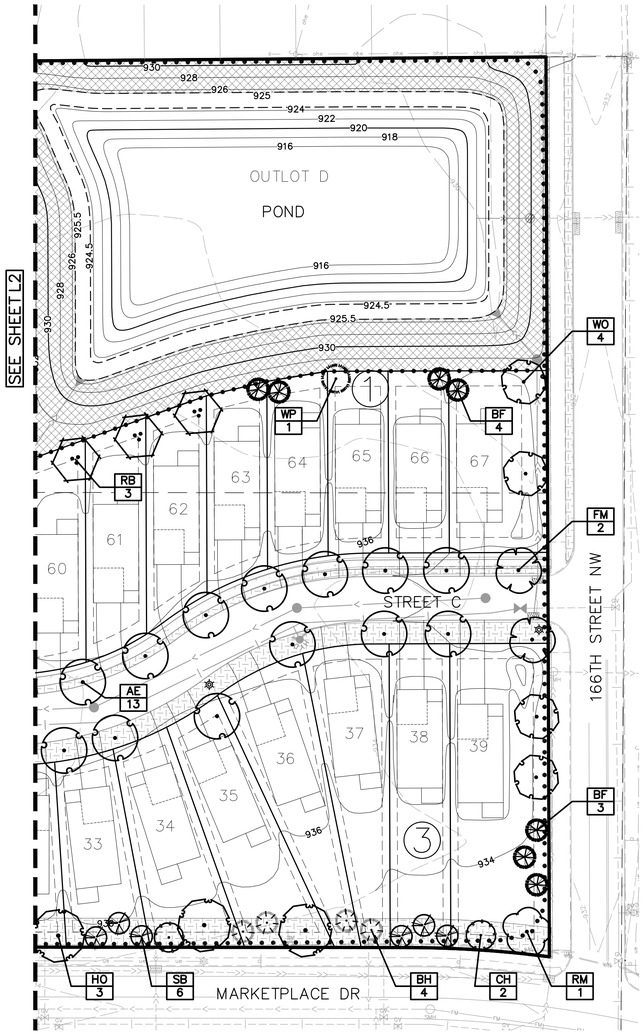
PRAIRIE ROSE
Big Lake, Minnesota

PRELIMINARY LANDSCAPE PLAN

L2 of 3

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#9664



1 L3 LANDSCAPE PLAN ENLARGEMENT – EAST

0 25 50 100
(IN FEET)

LANDSCAPE SPECIFICATIONS

1. TREE PROTECTION. ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6' STEEL FENCE POSTS SPACED 6' O.C. MAX.

2. EROSION CONTROL. REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPS, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPS MUST BE IMPLEMENTED WITHIN 7 DAYS USING MnDOT RAPID STABILIZATION METHOD 3.

3. CLEARING AND GRUBBING. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.

4. SOIL PREPARATION. REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.

5. TOPSOIL MATERIAL. ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.

6. SEEDING AND TURF ESTABLISHMENT. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWED AT ONE-HALF THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY DISC-ANCHORED TYPE I MULCH AT A RATE OF 2000 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.

7. SODDING. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 10-10-10 GRANULAR STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.

8. PLANT MATERIAL. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

9. PLANT MATERIAL SUBSTITUTIONS. ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.

10. PLANT INSTALLATION AND ESTABLISHMENT. REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.

11. MULCH MATERIAL. DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.

12. LANDSCAPE EDGING. INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.

13. IRRIGATION. DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND READJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPLERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.

14. MAINTENANCE. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES, HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.

15. WATERING. UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.

16. NATIVE PLANT ESTABLISHMENT. THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAT 3 YEARS AFTER INITIAL SEEDING – ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.

17. FINAL ACCEPTANCE. UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.

18. WARRANTY. ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

PLANT SCHEDULE LANDSCAPE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	33	Acer rubrum `Northwood`	Northwoods Red Maple	2.5" Cal.	B&B
	FM	34	Acer x freemanii `Sienna`	Sienna Glen Maple	2.5" Cal.	B&B
	RB	13	Betula nigra Clump Form, 2.5" Cal Equivalent	River Birch Multi-Trunk	10` Ht.	B&B
	HB	16	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B
	HL	16	Gleditsia triacanthos inermis `Harve`	Northern Acclaim Thornless Honey Locust	2.5" Cal.	B&B
	KC	31	Gymnocladus dioica `Espresso`	Kentucky Coffeetree	2.5" Cal.	B&B
	WO	22	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
	HO	9	Quercus x macdanielii `Clemons` TM	Heritage Oak	2.5" Cal.	B&B
	BL	21	Tilia americana `Boulevard`	Boulevard Linden	2.5" Cal.	B&B
	AE	28	Ulmus americana `Princeton`	American Elm	2.5" Cal.	B&B
CONIFEROUS TREES						
	BF	26	Abies balsamea	Balsam Fir	6` Ht.	B&B
	BH	24	Picea glauca densata	Black Hills Spruce	6` Ht.	B&B
	WP	29	Pinus strobus	White Pine	6` Ht.	B&B
	CH	18	Tsuga canadensis	Canadian Hemlock	6` Ht.	B&B
ORNAMENTAL TREES						
	SB	21	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, 2" Cal Equivalent	Autumn Brilliance Serviceberry	8` Ht.	B&B
	HT	6	Crataegus crus-galli `Inermis`	Thornless Hawthorn	2" Cal.	B&B
	CA	8	Malus x `Prairifire` Red Flowers	Prairifire Crabapple	2" Cal.	B&B
	JL	4	Syringa reticulata `Ivory Silk` White Flowers	Ivory Silk Japanese Tree Lilac	2" Cal.	B&B
GROUND COVERS						
	SOD	146,491 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	TI	44,766 sf	Type I - Low Maint. Turf Seed Refer to notes for acceptable seeding methods Seeding Rate 330 lb/ac	MnDOT Seed Mix 25-131	seed	
	TII	74,511 sf	Type II - Stormwater Pond Pollinator Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 47.5 lb/ac	BWSR Stormwater Pond Pollinator NE	seed	
	TIII	102,209 sf	Type III - Upland Pollinator Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 65.0 lb/ac	BWSR Pollinator Plot SE	seed	

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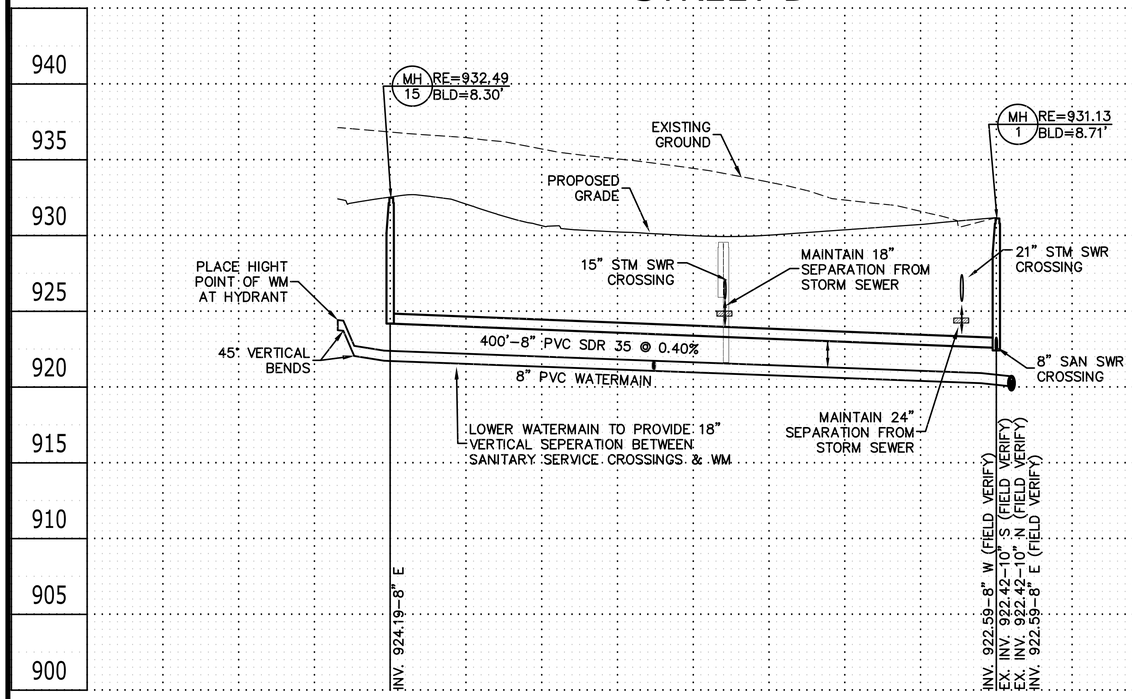
PRELIMINARY LANDSCAPE PLAN

L3 of 3

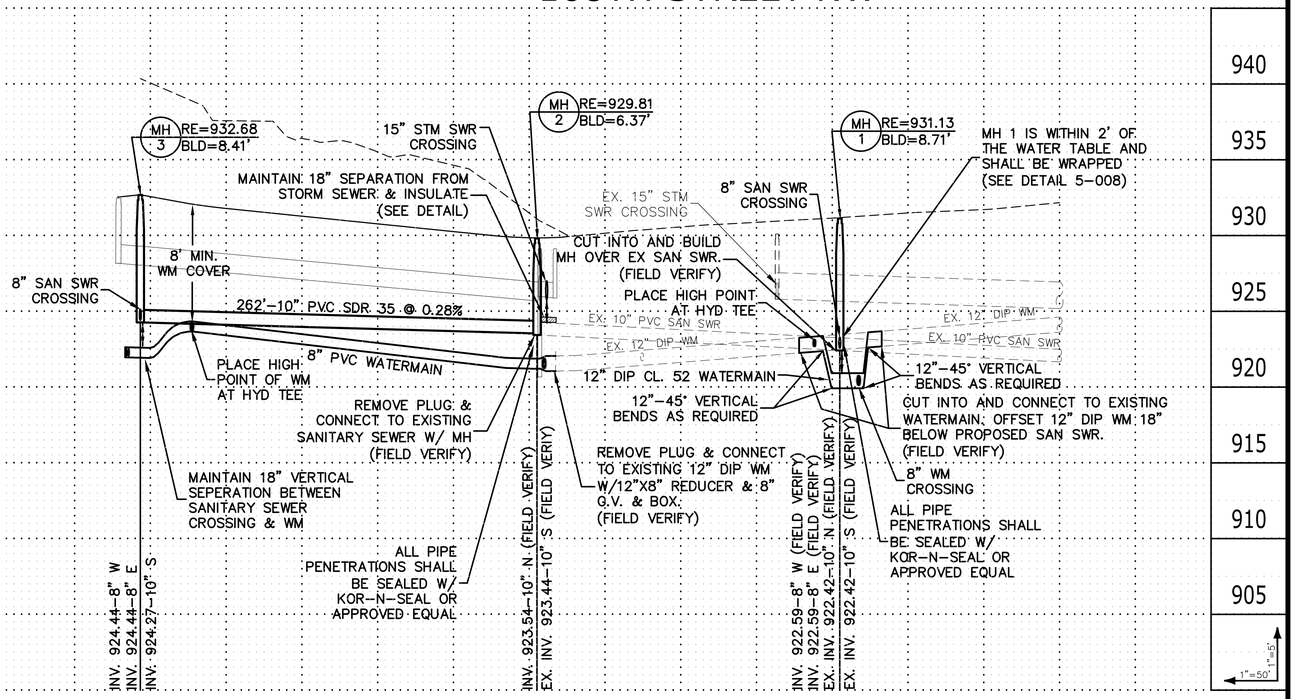
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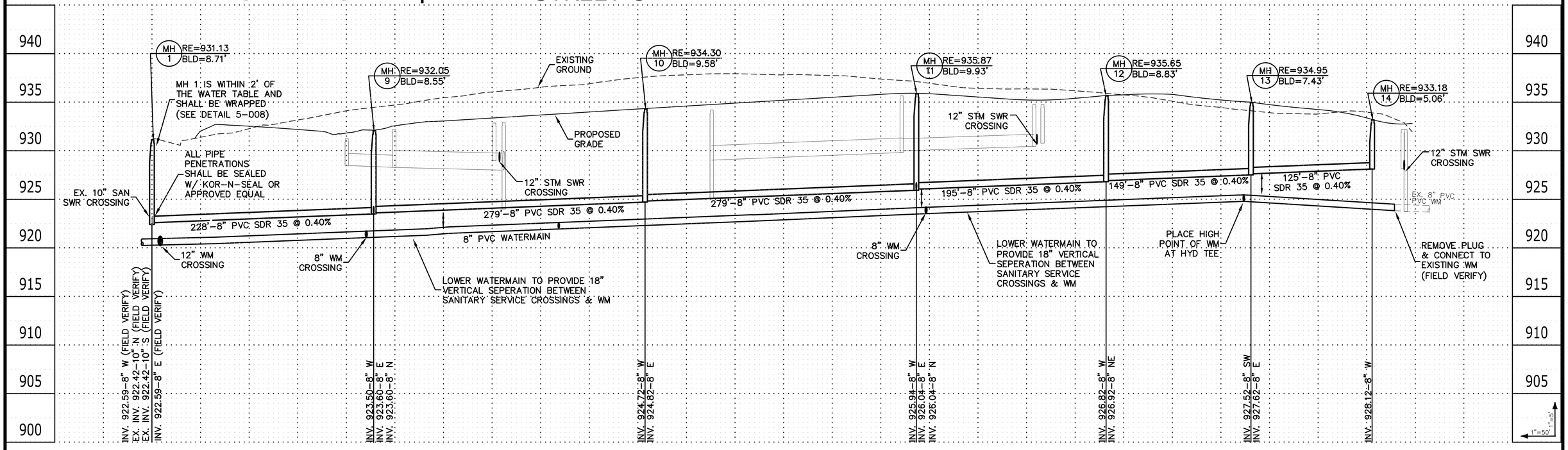
STREET D



168TH STREET NW



STREET C-2 ← | → STREET C



CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 1/7/22 License #: 25063

Drawn: ADB
Designed: BJK
Date: 1/7/22

Revisions:
1. 4/14/22 Revise Layout per Owner
2. 9/6/22 per City Comments
3. 5/15/26 per City Comments

BIG LAKE 648-1, LLC.
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

PRAIRIE ROSE
Big Lake, Minnesota

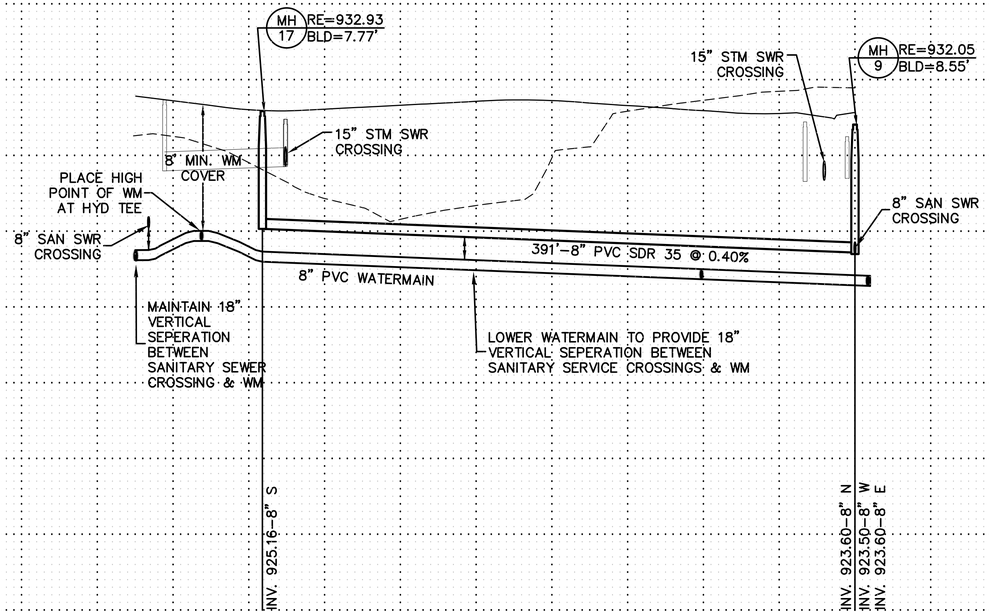
PRELIMINARY SANITARY SEWER & WATER MAIN PROFILES

S1 of S5

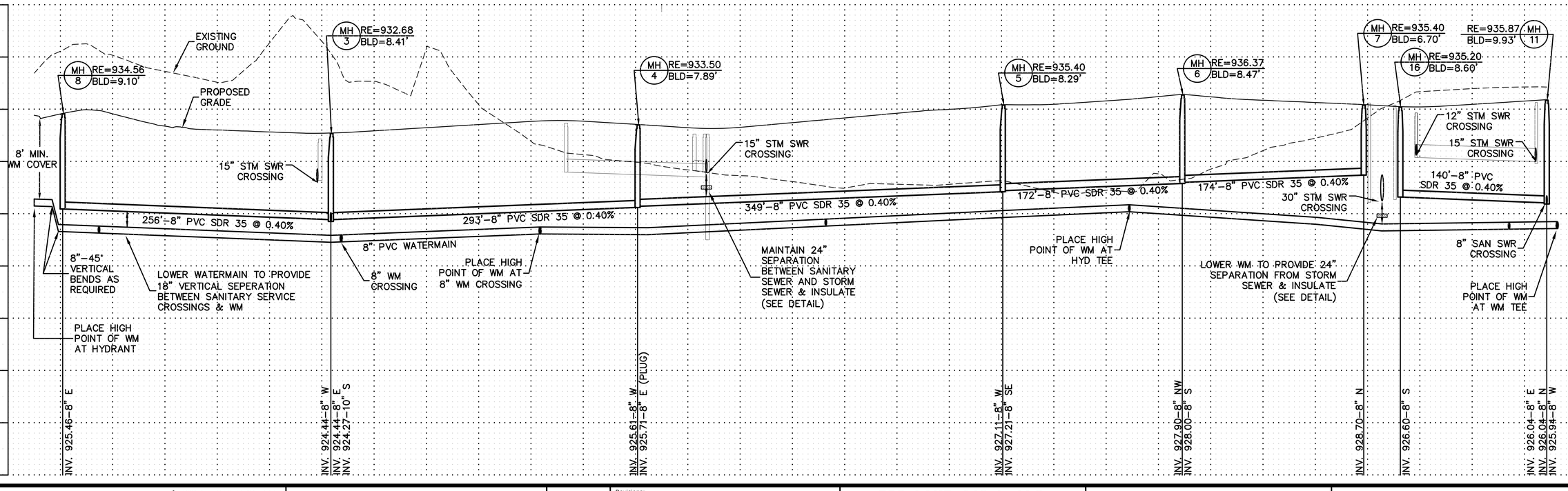
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STREET C



STREET A



CARLSON ENGINEERING
ENGINEERING
SURVEYING
PLANNING

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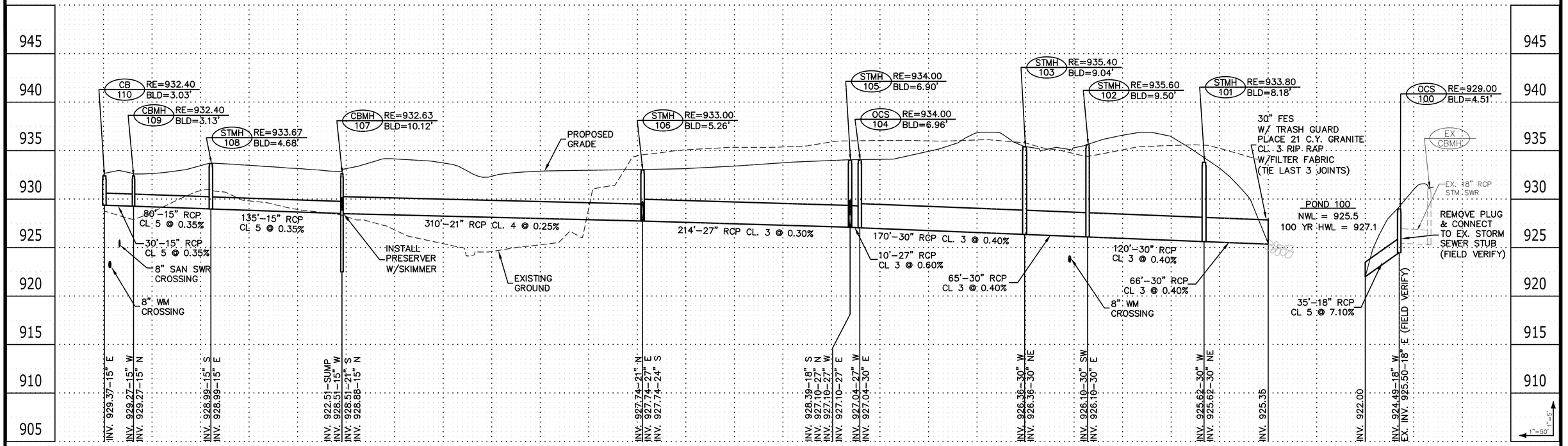
PRAIRIE ROSE
Big Lake, Minnesota

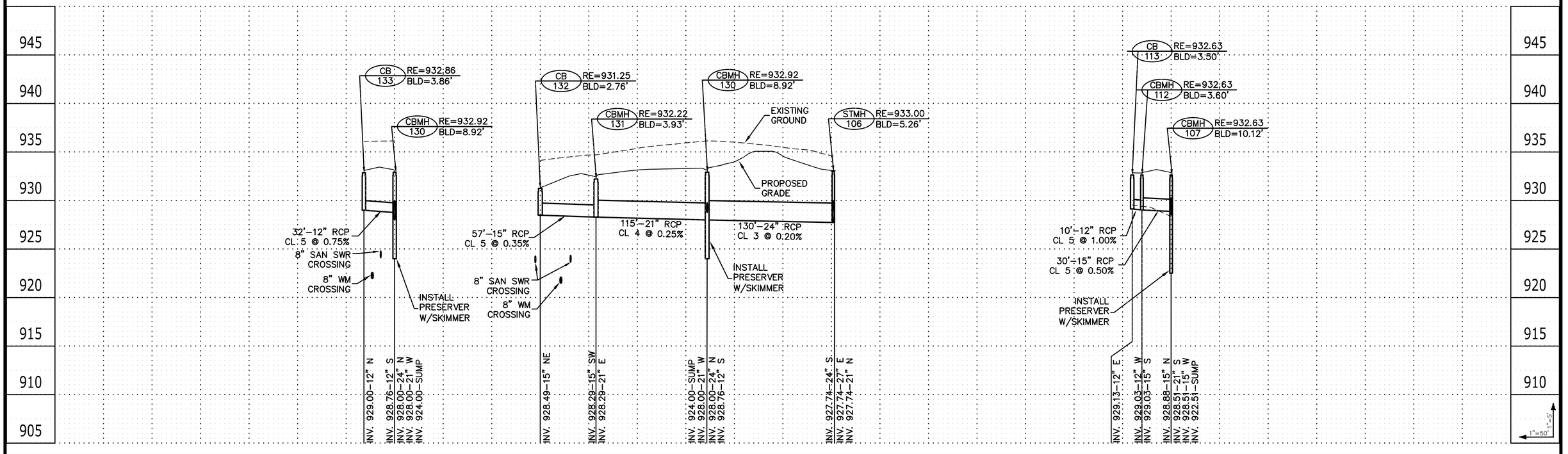
PRELIMINARY SANITARY SEWER & WATER MAIN PROFILES

S2 of S5

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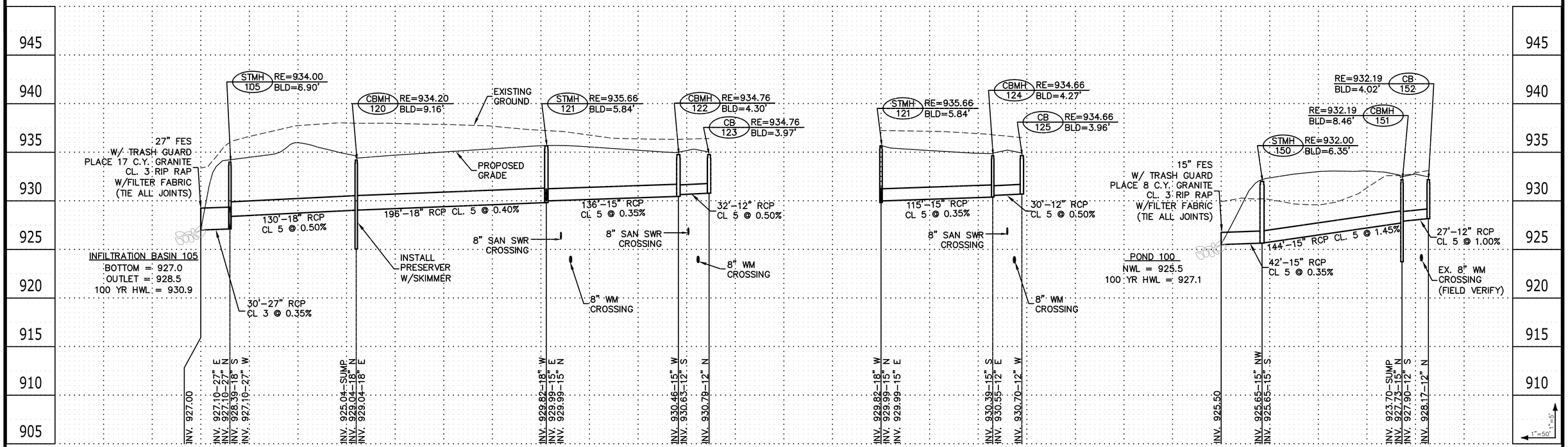
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Big Lake, Minnesota

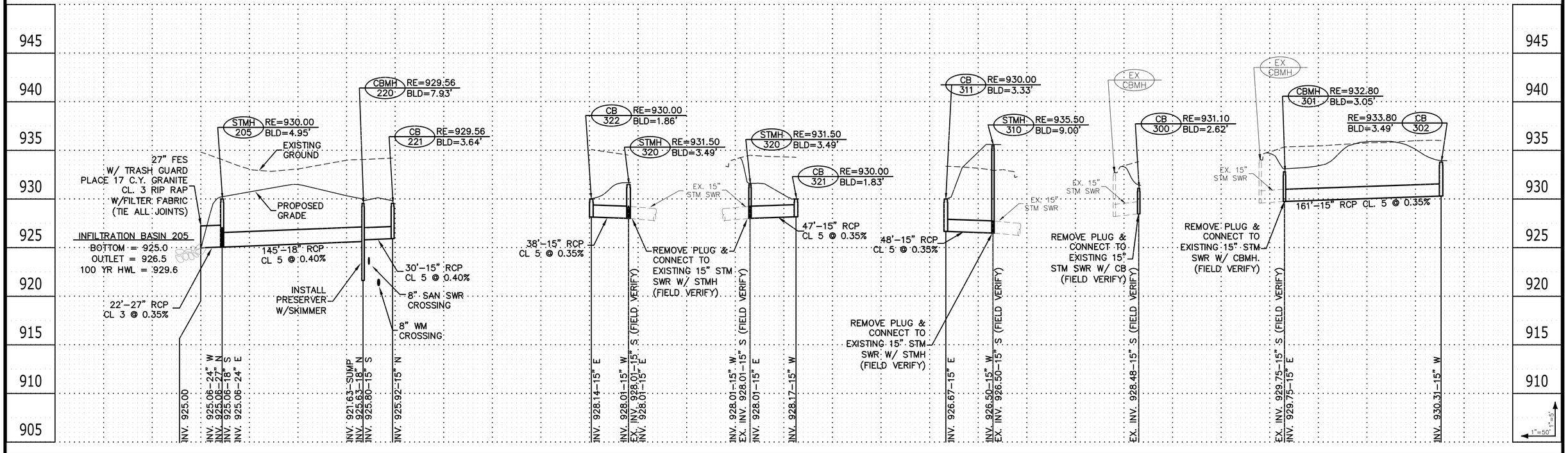
PRELIMINARY
STORM SEWER PROFILES

S3 of S5

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SURVEYING
PLANNING

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CARLSON-ENGINEERING.COM

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Signature:
Date: 1/7/22 License #: 25063

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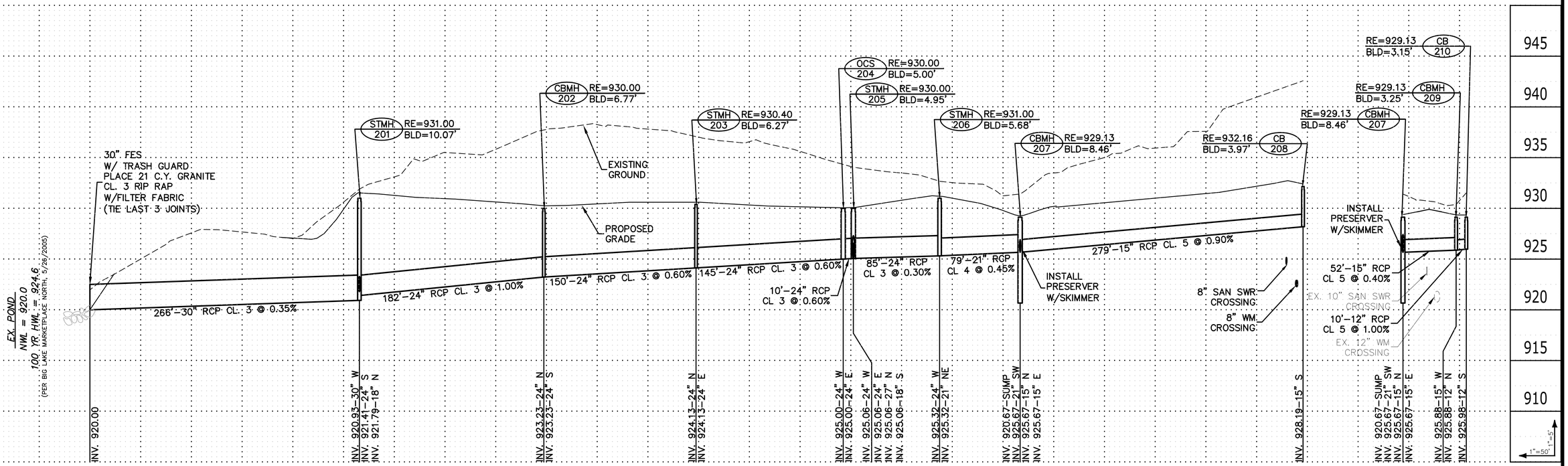
PRAIRIE ROSE
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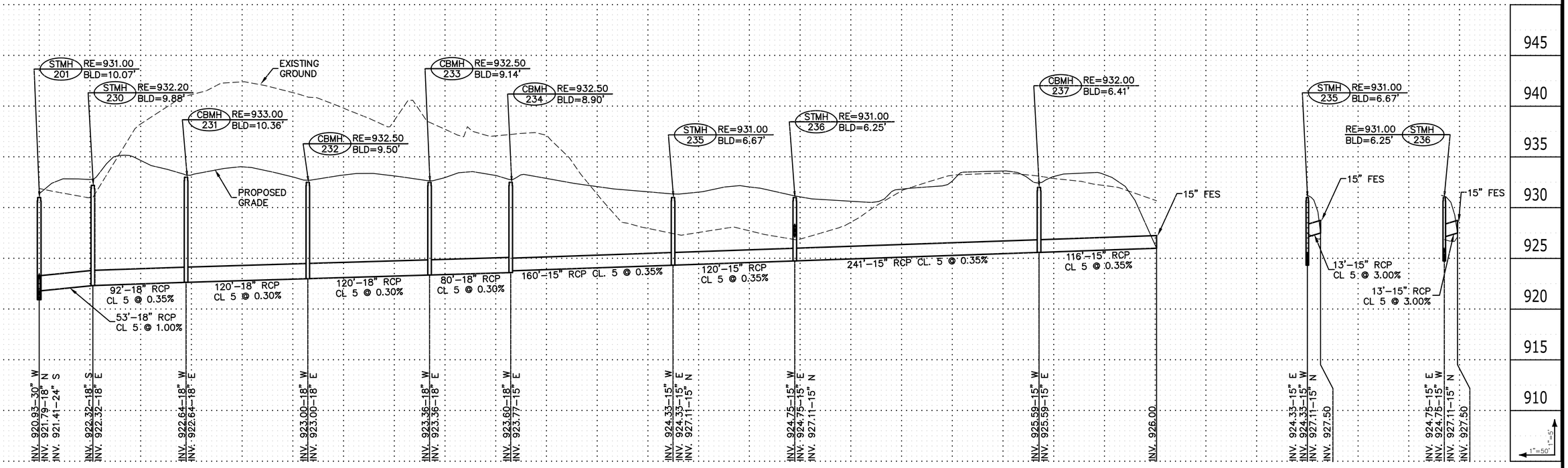
PRELIMINARY
STORM SEWER PROFILES

S4 of S5

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Signature:
Date: 1/7/22 License #: 25063

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Big Lake, Minnesota

PRELIMINARY
STORM SEWER PROFILES

S5 of S5

Save Date: 05/14/26 | F:\jobs\9661 - 9680\9664 - capstone - big lake\cad c3d\engineering\preliminary\9664_profiles.dwg

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Attachment K
Final Plat

PRAIRIE ROSE

KNOW ALL PERSONS BY THESE PRESENTS:

That Big Lake 648–1 Land LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Sherburne, State of Minnesota to wit:

Outlot C and Outlot G, BIG LAKE MARKETPLACE NORTH, Sherburne County, Minnesota.

Together with that part of the vacated 168th Street which accrued to the subject property by reason of vacation per Document No. 691982

AND

Outlot A, MARKETPLACE CROSSING, Sherburne County, Minnesota.

Has caused the same to be surveyed and platted as PRAIRIE ROSE and does hereby dedicate to the public for public use forever the thoroughfares as shown on this plat. Also dedicating to the public for public use forever the drainage and utility easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Big Lake 648–1 Land LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer to be hereunto affixed this _____ day of _____, 20____.

BIG LAKE 648–1 LAND LLC

_____

Stephen A. Bona, Vice President

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by Stephen A. Bona, Vice President of Big Lake 648–1 Land LLC, a Minnesota limited liability company, on behalf of the company.

_____ (Signed)

_____ (Printed)

Notary Public, _____

My commission expires _____

I, Thomas R. Balluff, 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_____.

_____

Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF MINNESOTA

COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20____ by Thomas R. Balluff, Land Surveyor, Minnesota License No. 40361.

_____ (Signed)

_____ (Printed)

Notary Public, _____

My commission expires _____

This plat of PRAIRIE ROSE was approved and accepted by the City Council of the City of Big Lake, Sherburne County, Minnesota at a regular meeting held the _____ day of _____, 20____.

_____, Mayor

Attest: _____, Clerk

Pursuant to Sherburne County Ordinance Number 006, I hereby certify that this plat has been checked and approved as to compliance with Chapter 505, Minnesota Statutes this _____ day of _____, 20____.

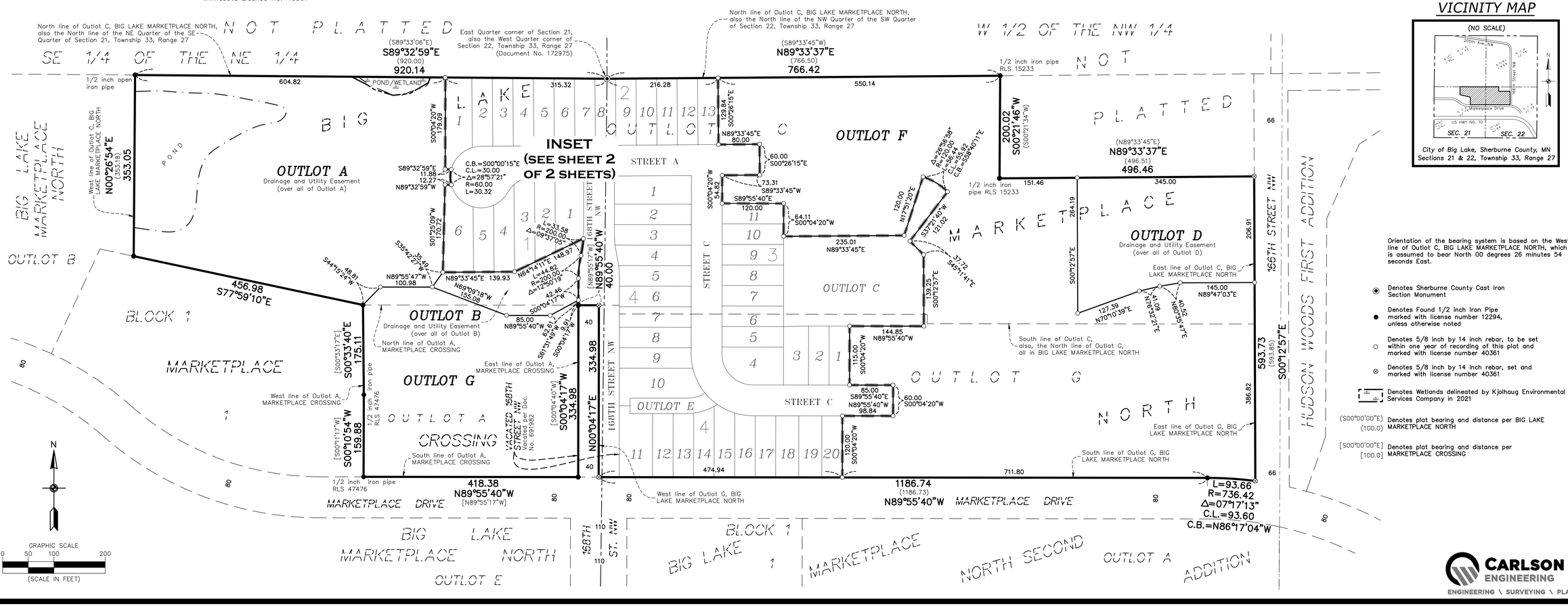
_____, Sherburne County Surveyor

I hereby certify that taxes payable in the year_____ on lands herein described are paid in full, and there are no delinquent taxes, and that transfer was entered this _____ day of _____, 20____.

_____, Sherburne County Auditor/Treasurer

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this _____ day of _____, 20___, at _____ o'clock ___M., and was duly recorded at Document No. _____.

_____, Sherburne County Recorder



VICINITY MAP

City of Big Lake, Sherburne County, MN
Sections 21 & 22, Township 33, Range 27

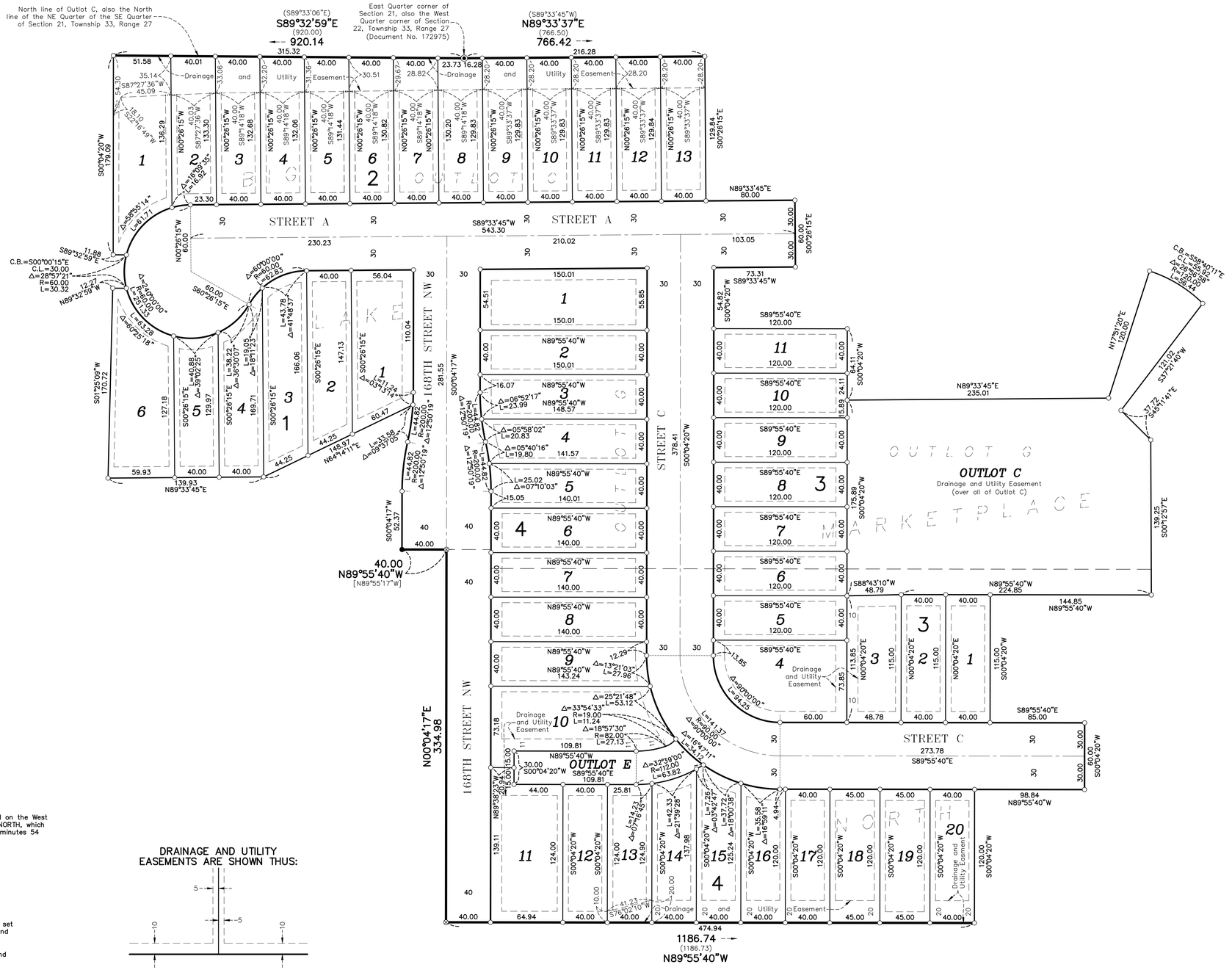
Orientation of the bearing system is based on the West line of Outlot C, BIG LAKE MARKETPLACE NORTH, which is assumed to bear North 00 degrees 26 minutes 54 seconds East.

- ◉ Denotes Sherburne County Cast Iron Section Monument
- ● Denotes Found 1/2 inch Iron Pipe marked with license number 12294, unless otherwise noted
- ○ Denotes 5/8 inch by 14 inch rebar, to be set within one year of recording of this plat and marked with license number 40361
- ⊗ Denotes 5/8 inch by 14 inch rebar, set and marked with license number 40361
- Denotes Wetlands delineated by Kjolhaug Environmental Services Company in 2021
- (S00°00'00"E) (100.0) Denotes plat bearing and distance per BIG LAKE MARKETPLACE NORTH
- [S00°00'00"E] [100.0] Denotes plat bearing and distance per MARKETPLACE CROSSING

CARLSON ENGINEERING
ENGINEERING \ SURVEYING \ PLANNING

PRAIRIE ROSE

INSET


North line of Outlot C, also the North line of the NE Quarter of the SE Quarter of Section 21, Township 33, Range 27
(S89°33'06"E)
S89°32'59"E
(920.00)
920.14
East Quarter corner of Section 21, also the West Quarter corner of Section 22, Township 33, Range 27 (Document No. 172975)
(S89°33'45"W)
N89°33'37"E
(766.50)
766.42
STREET A
STREET C
168TH STREET NW
OUTLOT C
Drainage and Utility Easement (over all of Outlot C)
OUTLOT E
OUTLOT G
BIG LAKE MARKETPLACE NORTH
BIG LAKE MARKETPLACE
N89°33'45"E 235.01
N89°55'40"W 273.78
S89°55'40"E 273.78
N89°55'40"W 1186.74
(1186.73)
Drainage and Utility Easement
Drainage and Utility Easement
Drainage and Utility Easement

Attachment L
Engineer's Memo

MEMORANDUM

To: Marie Popp, Community Development Director
Kendra Lindahl, City Planner

ENG26-038

From: Layne R. Otteson, City Engineer

Date: July 8, 2026

Re: Engineering Comments for Prairie Rose final plat and development contract (Big Lake 648-1 Land, LLC)

Tree removal and erosion control installation has taken place on the project subject to a temporary land alteration permit. Grading has been delayed until final grading plans are submitted and approved by the City. Preliminary street and utility plans were received but do not meet Private Development Standards for City of Big Lake yet. Preliminary engineering plans appeared to be in general conformance with City standards however require revision for construction. The most significant changes require street elevation and sanitary/watermain pipe depth adjustments. Developer's engineer is currently performing revisions for final design work and subject to review by City Engineer and Public Works.

The project is located in the area of 168th Avenue and Marketplace Drive. The City Council approved an early start agreement subject to approval by the City Engineer and City Planner. The NPDES permit application for storm water construction has been approved and issued by the State. The area is not within the Drinking Water Supply Management Area (DWSMA).

My engineering comments are as follows and apply to general development:

General

1. Complete civil site plans (grading, streets, utilities, drainage, lighting system, etc.) and submit to the City Engineer for review and comment. When final plans are approved by the City Engineer, they shall be identified with City Engineer approval block, signature and date.
2. All work is subject to Private Development Standards for City of Big Lake, 10 States Standards, CEAM 2023, MRWA Trace Wire 2014, MnDOT specifications, and other State agencies.
3. All contractors shall have approved plans on-site while working.
4. Plans not approved by the City Engineer shall not be on the project site.
5. Site work inspections shall be coordinated with City Engineer (763-251-2984).
6. Construction hauling shall be direct access to U.S. 10 via 168th Street. Use of any other street or route shall require approval by City Engineer and Big Lake Township.
7. Developer shall provide utilities ties and record drawings to the City Engineer at conclusion of project. They shall be provided in electronic format in .pdf and AutoCAD format for the site improvements. Escrow funds will be held until accepted by City Engineer.
8. Asphalt wear course shall be placed after 1 winter season after underground utilities are completed.
9. Developer shall protect catch basins and pedestrian curb ramps from snowplow damage with asphalt ramping per City detail.

Plan Comments

10. Developer shall submit final civil site plans for review and approval.
11. Developer shall submit revised drainage report for review and approval.

Development Contract

12. Final development contract shall be reviewed by City Engineer and City Planner upon receiving final engineering plans and subject to revision by City Attorney.

LO/lo
Cc: File

Attachment M
Resolution

CITY OF BIG LAKE
MINNESOTA

A general meeting of the City Council of the City of Big Lake, Minnesota was called to order by Mayor Paul Knier at 6:30 p.m. in the Council Chambers of City Hall, Big Lake, on Wednesday, July 15, 2026. The following Council Members were present: Ken Geroux, Ken Halverson, Kim Noding, and Paul Seefeld. A motion to adopt the following resolution was made by Council Member _____ and seconded by Council Member _____.

CITY OF BIG LAKE
RESOLUTION NO. 2026-XX

RESOLUTION APPROVING A FINAL PLANNED UNIT DEVELOPMENT WITH MINOR AMENDMENTS TO THE DEVELOPMENT STAGE PLANNED UNIT DEVELOPMENT, FINAL PLAT AND DEVELOPMENT CONTRACT FOR PRAIRIE ROSE.

WHEREAS, Capstone Homes, Inc., submitted an application for a Final Plat and Final Plan Planned Unit Development with minor amendments to the approved Development Stage Planned Unit Development; and

WHEREAS, the City approved a preliminary plat and development stage planned unit development on July 27, 2022 with Resolution 2022-61; and

WHEREAS, the City approved a two-year extension to the preliminary plat and development stage planned unit development approval on June 14, 2023; and

WHEREAS, the City approved a two-year extension to the preliminary plat and development stage planned unit development approval on July 23, 2025; and

WHEREAS, the City approved a rezoning of the subject property from R-3, High Density Residential and R-2, Medium Density Residential on July 27, 2022 in Ordinance No. 2022-10, which shall become effective with the approval of the Final Plat and Final Planned Unit Development Plan; and

WHEREAS, the City Council held a Public Hearing regarding minor amendments to the approved development stage Planned Unit Development of Prairie Rose on July 15, 2026; and

WHEREAS, notice of the public hearings were duly published and posted in accordance with applicable Minnesota Statutes and persons interested in said applications were afforded the opportunity to present their views and objections related to the project; and

WHEREAS, the Prairie Rose Final Plat is attached as Exhibit A and is consistent with the Preliminary Plat except as amended by the PUD amendments; and

WHEREAS, the Final Plat conforms to the requirements of the Zoning and Subdivision Ordinances and is consistent with the Comprehensive Plan; and

WHEREAS, the Final PUD Plan is consistent with the approved Development Stage PUD except as otherwise approved by this Resolution; and

WHEREAS the City Council of Big Lake makes the following Findings of Fact and decision:

A. The Planning Report dated July 15, 2026, shall be the governing document which includes the following attachments:

Attachment A:	Site Location Map
Attachment B:	Public Hearing Notice
Attachment C:	Applicant's narrative dated July 1, 2026
Attachment D:	Civil Plans dated June 26, 2026
Attachment E:	Landscape Plan dated May 15, 2026
Attachment F:	Tree Preservation Plan excluding Siberian Elm dated June 24, 2026
Attachment G:	Tree Inventory including Siberian Elm dated June 24, 2026
Attachment H:	Technical Memorandum dated June 5, 2026
Attachment I:	House Plans
Attachment J:	Preliminary Plat dated May 15, 2026
Attachment K:	Final Plat
Attachment L:	Engineer's Memo dated July 8, 2026

B. The legal description of the subject property is:

Outlot C and Outlot G, Big Lake Marketplace North, Sherburne County, Minnesota.

Together with that part of the vacated 168th Street which accrued to the subject property by reason of vacation per Document No. 691982

AND

Outlot A, Marketplace Crossing, Sherburne County, Minnesota.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Big Lake that it hereby approves the Final Plat, Planned Unit Development with Minor Amendments to the Development Stage Planned Unit Development, and Development Contract for Prairie Rose to allow for the development of a 50-lot residential subdivision, subject to the following conditions:

1. The Final Plat is approved in accordance with the plans and application received by the City on June 11, 2026 and additional materials received on June 12, 2026, June 17, 2026, June 18, 2026, June 25, 2026, June 26, 2026, and July 1, 2026, except as amended by this resolution.

2. This approval is contingent on meeting the conditions of all preliminary approvals including Resolution 2022-61.

3. The Preliminary Plat and Development Stage Planned Unit Development were approved with Resolution 2022-61 and the Final Plat and Final Plan PUD conforms to the conditions found therein, except as modified by the requested PUD amendments.

4. The applicant requested approval of six PUD amendments:

    a. A request to eliminate lawn maintenance and snow removal for individual lots from the scope of maintenance provided by the Homeowners Association (HOA).
        i. The requested amendment is approved. Lawn maintenance and snow removal on each individual lot shall be the responsibility of the property owner of the individual lot.
    b. A request to eliminate maintenance of trees within the street right-of-way from the scope of maintenance provided by the HOA.
        i. The requested amendment is denied. Maintenance of trees planted within the street right-of-way shall remain the responsibility of the HOA. The City does not allow trees to be planted in the public right-of-way and HOA maintenance was the condition of the PUD flexibility granted in 2022.
    c. A request to eliminate maintenance of entrance monument signs from the scope of maintenance provided by the HOA.
        i. The requested amendment is approved. Maintenance of a development monument sign by the Homeowner's Association is not required with this phase of the development because no development monument sign is proposed.
    d. A request to allow the installation of a 64-square foot temporary sign at the primary entrance (168th Street and Marketplace Drive) to the development and a 32-square foot temporary sign at the secondary entrance (Patriot Drive and 166th Street) to the development.
        i. The requested amendment is approved. The developer may install two temporary signs.

ii. One 64-square-foot temporary sign shall be allowed at the intersection 168th Street and Marketplace Drive and one 32-square-foot temporary sign at the intersection of 166th Street and Patriot Drive.
iii. The two temporary signs shall be allowed to remain only until 90% of the building permits for the residential development have been issued.
iv. The developer shall be responsible for maintaining the signs.

e. A request to allow Siberian Elm trees to be exempt from tree replacement calculations.
i. This requested amendment is approved.
ii. Siberian Elm trees are exempt from the significant tree survey and tree replacement calculations for this development.
iii. In exchange for this the developer shall be required to plant two trees on each lot (on boulevard tree shall count toward this requirement) and a minimum of 72 trees in the common area.
iv. An updated landscape plan for the entire development shall be submitted for City review and approval to ensure that the landscape requirements are met without conflict on city easements.

f. A fence in lieu of a landscape buffer on Marketplace Drive.
i. A fence shall be allowed in lieu of the required landscape buffer along Marketplace Drive.
ii. As a condition of approval, the applicant will provide a low maintenance fence in a neutral color. Fence details and specifications shall be submitted for review and approval by planning staff.

5. The rezoning of the subject property from R-3, High Density Residential and R-2, Medium Density Residential shall become effective with the approval of the Final Plat and Final Planned Unit Development Plan of Prairie Rose.

6. The applicant shall comply with all conditions of the City Engineer's Letter dated July 8, 2026.

7. The applicant shall provide an updated landscape plan to reflect the decision of the conditions of the planned unit development amendments and Final Plat approval.

8. The applicant shall revise the landscape plan to replace with white pine tree on Lot 20, Block 4 with a wet soil tolerant coniferous tree.

9. If trees marked for preservation are removed during construction, the applicant shall be required to provide an equivalent caliper inch replacement for the lost trees.

10. Telephone, electric, cable, gas service lines and/or other public utilities are to be placed underground in accordance with City standards.

11. All landscaping in rear yards and common areas shall be planted and inspected by the City within one year of issuance of a building permit.

12. Trees in the front yard shall be planted prior to issuance of certificate of occupancy for single family homes.

13. No variances are approved or implied.

14. Any signage must comply with the standards in Chapter 13 of the City Code except as amended by this Resolution. A separate signage permit will be required at time of building permit.

15. The development must comply with all applicable requirements of Section 1006.01 General Performance Standards in regard to noise, odors, glare, refuse, etc.

16. The applicant shall deed Outlots B, C, and D to the City of Big Lake. The deed must be executed and recorded with the plat.

17. The Homeowners Association Declarations must be approved by the City Attorney and recorded with the plat.

18. Sewer Access Charges (SAC) and Water Access Charges (WAC) will be collected at the time of building permit issuance.

19. Trunk sewer and trunk water charges shall be collected prior to the recording of the Final Plat.

20. Park dedication shall be granted as allowed by Section 1108.11, Subd. 3 for a residential subdivision.
    a. Park dedication is required based on the finding that the development will add 50 new single family homes to the City of phase I of Prairie Rose and 85 homes in future phases.
    b. The lots in this development are small and have limited space for outdoor recreation. Residents of the development will need access to recreation spaces that does not exist today.
    c. The applicant shall be required to maintain Outlot A as 5.59 acres of private open space in perpetuity to serve the development in lieu of paying a park dedication fee for Prairie Rose phases I and II. The HOA shall be responsible for maintenance in perpetuity and this shall be clearly spelled out in the HOA documents.

21. All construction shall be in accordance with City of Big Lake Standards.

22. No construction or grading activities shall be permitted until such time as a final plat and all associated documents have been approved and recorded with Sherburne County except as authorized by the Agreement to Allow Early Site Grading Work dated June 17, 2026.

23. All construction plans officially submitted to the City shall be treated as a formal agreement between the Applicant and the City. Once approved, no changes, modifications, or alterations shall be made to any plan detail, standard, or specification without prior submittal of a plan modifications request to the City Planner for review and approval.

24. This approval is contingent upon the applicant submitting complete civil site plans meeting Private Development Standards for the City of Big Lake, the Big Lake City Code and approved by the City Engineer.

25. As part of the final plat, the developer shall enter into a development contract with the City. That development contract shall require that the developer make an escrow deposit or furnish an irrevocable letter of credit as is determined by the City. The amount shall be equal to 125% of the City Engineer's estimate of the total costs of the improvement to be furnished under the contract.

26. The City shall not issue a building permit until the development contract is fully executed and recorded, all fees/escrow are paid and the letter of credit as required by the development contract have been presented to the City.

27. Lot and corner monuments shall be installed as required by the Subdivision Ordinance.

28. The following documents must be approved by the City Attorney and recorded at Sherburne County:

    - Deed for Outlots
    - Development Contract
    - Homeowners Association Documents

29. The applicant shall record the plat and associated documents within 180 days of the date of approval, otherwise the approval of the final plat shall be considered void, unless the applicant requests an extension, in writing, and receives approval from the City Council.

30. Any other conditions of the City Council, Staff, City consultants or other agency responsible for review of this application shall be addressed.

Adopted by the Big Lake City Council on the 15th day of July 2026.

_____

Mayor Paul Knier

Attest:

_____

Gina Wolbeck, City Clerk

The following Council Members voted in favor:
The following Council Members voted against or abstained:

Whereupon the motion was duly passed and executed.

Drafted By:
City of Big Lake
160 Lake Street North
Big Lake, MN 55309

STATE OF MINNESOTA)
) SS.
COUNTY OF SHERBURNE)

The foregoing instrument was acknowledged before me this _____ day of January 2026 by Paul Knier and Gina Wolbeck, the Mayor and City Clerk respectively of the City of Big Lake, a Minnesota municipal corporation, on behalf of the corporation.

_____
Notary Public

Exhibit A
Prairie Rose Final Plat Map

PRAIRIE ROSE

KNOW ALL PERSONS BY THESE PRESENTS:

That Big Lake 648–1 Land LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Sherburne, State of Minnesota to wit:

Outlot C and Outlot G, BIG LAKE MARKETPLACE NORTH, Sherburne County, Minnesota.

Together with that part of the vacated 168th Street which accrued to the subject property by reason of vacation per Document No. 691982

AND

Outlot A, MARKETPLACE CROSSING, Sherburne County, Minnesota.

Has caused the same to be surveyed and platted as PRAIRIE ROSE and does hereby dedicate to the public for public use forever the thoroughfares as shown on this plat. Also dedicating to the public for public use forever the drainage and utility easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Big Lake 648–1 Land LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer to be hereunto affixed this _____ day of _____, 20____.

BIG LAKE 648–1 LAND LLC

_____

Stephen A. Bona, Vice President

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by Stephen A. Bona, Vice President of Big Lake 648–1 Land LLC, a Minnesota limited liability company, on behalf of the company.

_____ (Signed)

_____ (Printed)

Notary Public, _____

My commission expires _____

I, Thomas R. Balluff, 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_____.

_____

Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF MINNESOTA

COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20____ by Thomas R. Balluff, Land Surveyor, Minnesota License No. 40361.

_____ (Signed)

_____ (Printed)

Notary Public, _____

My commission expires _____

This plat of PRAIRIE ROSE was approved and accepted by the City Council of the City of Big Lake, Sherburne County, Minnesota at a regular meeting held the _____ day of _____, 20____.

_____, Mayor

Attest: _____, Clerk

Pursuant to Sherburne County Ordinance Number 006, I hereby certify that this plat has been checked and approved as to compliance with Chapter 505, Minnesota Statutes this _____ day of _____, 20____.

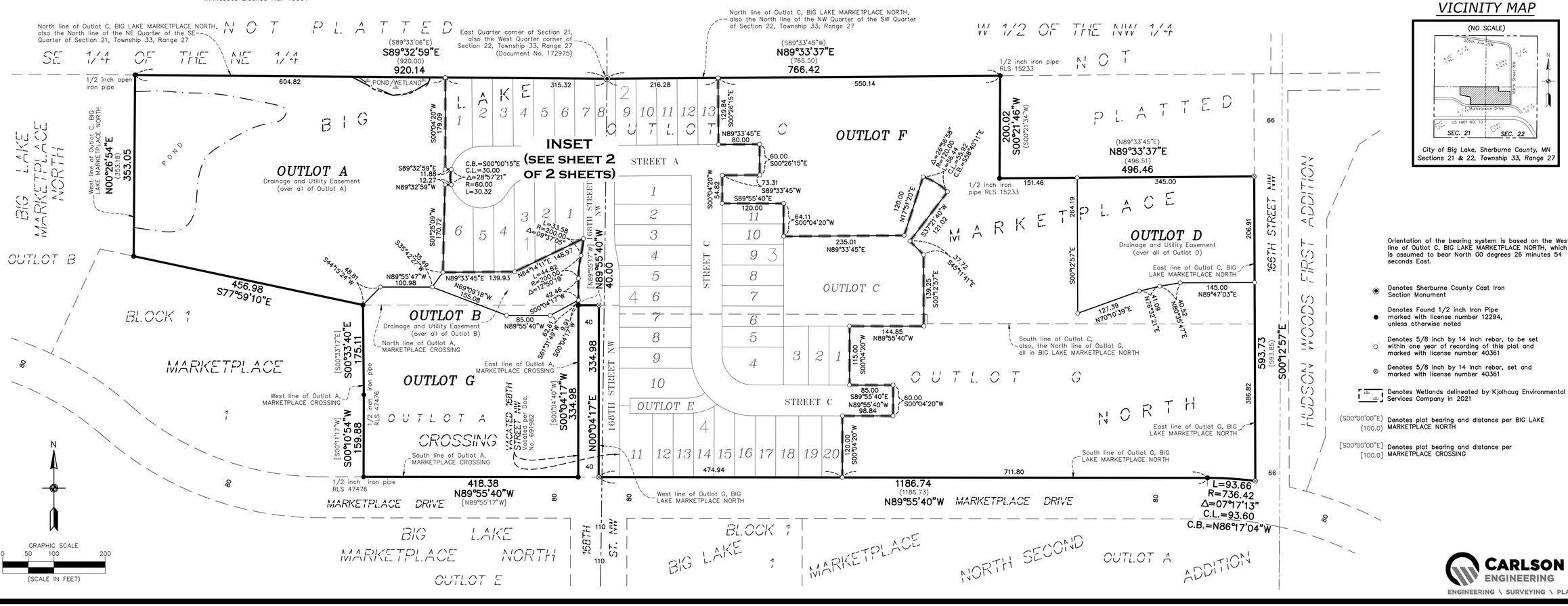
_____, Sherburne County Surveyor

I hereby certify that taxes payable in the year_____ on lands herein described are paid in full, and there are no delinquent taxes, and that transfer was entered this _____ day of _____, 20____.

_____, Sherburne County Auditor/Treasurer

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this _____ day of _____, 20___, at _____ o'clock ___M., and was duly recorded at Document No. _____.

_____, Sherburne County Recorder



VICINITY MAP

City of Big Lake, Sherburne County, MN
Sections 21 & 22, Township 33, Range 27

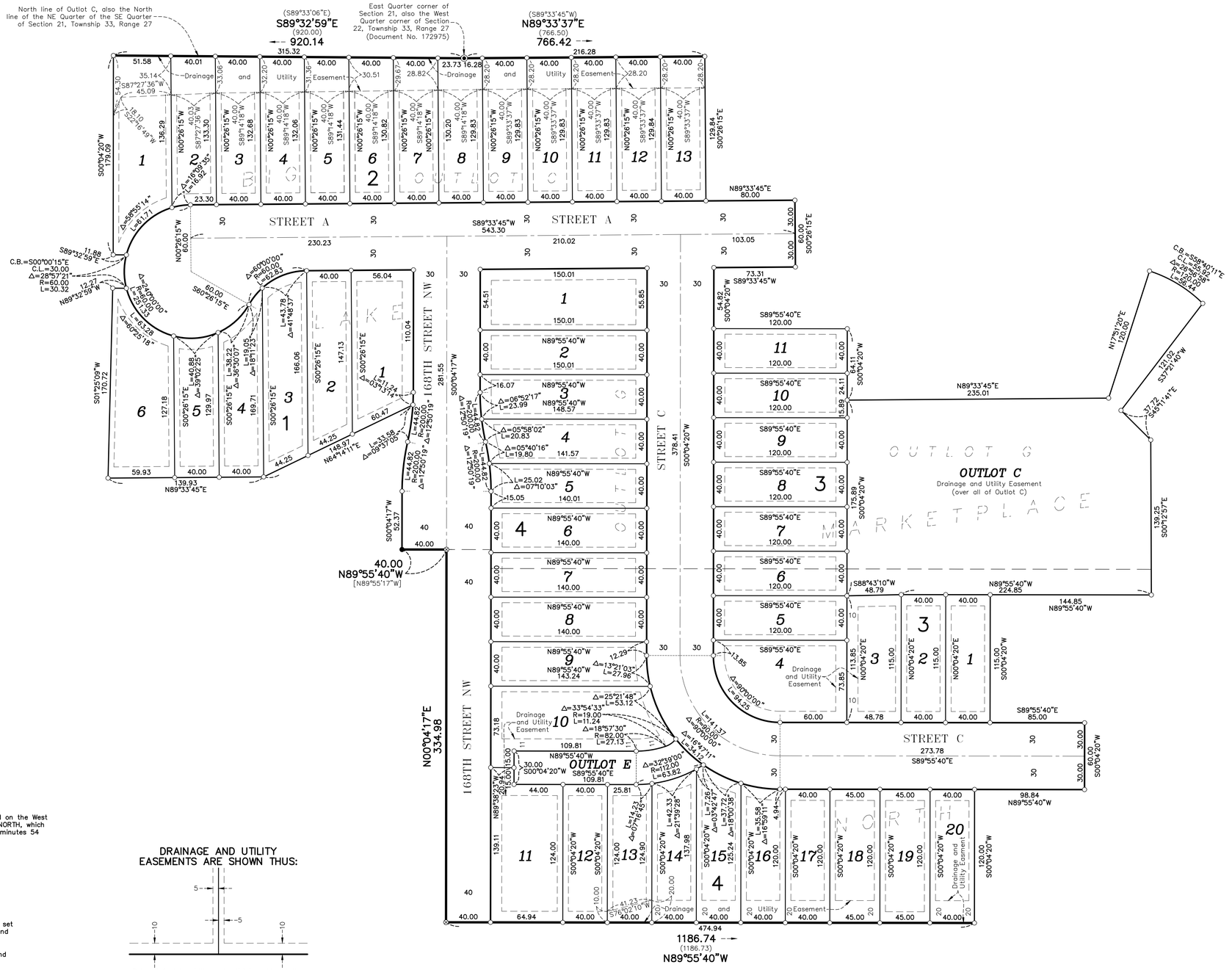
Orientation of the bearing system is based on the West line of Outlot C, BIG LAKE MARKETPLACE NORTH, which is assumed to bear North 00 degrees 26 minutes 54 seconds East.

- ◉ Denotes Sherburne County Cast Iron Section Monument
- ● Denotes Found 1/2 inch Iron Pipe marked with license number 12294, unless otherwise noted
- ○ Denotes 5/8 inch by 14 inch rebar, to be set within one year of recording of this plat and marked with license number 40361
- ⊗ Denotes 5/8 inch by 14 inch rebar, set and marked with license number 40361
- Denotes Wetlands delineated by Kjolhaug Environmental Services Company in 2021
- (S00°00'00"E) (100.0) Denotes plat bearing and distance per BIG LAKE MARKETPLACE NORTH
- [S00°00'00"E] [100.0] Denotes plat bearing and distance per MARKETPLACE CROSSING

CARLSON ENGINEERING
ENGINEERING \ SURVEYING \ PLANNING

PRAIRIE ROSE

INSET


North line of Outlot C, also the North line of the NE Quarter of the SE Quarter of Section 21, Township 33, Range 27
(S89°33'06"E)
S89°32'59"E
(920.00)
920.14
East Quarter corner of Section 21, also the West Quarter corner of Section 22, Township 33, Range 27 (Document No. 172975)
(S89°33'45"W)
N89°33'37"E
(766.50)
766.42
STREET A
STREET C
168TH STREET NW
OUTLOT C
Drainage and Utility Easement (over all of Outlot C)
OUTLOT E
OUTLOT G
BIG LAKE MARKETPLACE NORTH
BIG LAKE MARKETPLACE
N89°33'45"E 235.01
N89°55'40"W 273.78
S89°55'40"E 273.78
N89°55'40"W 1186.74
(1186.73)
Drainage and Utility Easement
Drainage and Utility Easement
Drainage and Utility Easement

Attachment N
Draft Development Contract

(reserved for recording information)

DEVELOPMENT CONTRACT

PRAIRIE ROSE

THIS DEVELOPMENT CONTRACT ("Contract") dated _____, 2026, is by and between the **CITY OF BIG LAKE**, a Minnesota municipal corporation ("City"), and **CAPSTONE HOMES, INC.,** a Minnesota corporation ("Developer").

1. **Request for Plat Approval**. Developer has asked the City to approve a plat for **PRAIRIE ROSE** (the "Plat", "Project" or "Property"), consisting of a Planned Unit Development comprised of 50 detached townhome lots. The land is situated in the City of Big Lake, County of Sherburne, State of Minnesota, legally described as set forth on **Exhibit A**, and includes PIDs 65-00543-0030, 65-00543-0070 and 65-00609-0010. Following recording of the final plat, the property shall be legally described as set forth on **Exhibit B**.

2. **Conditions of Plat Approval**. The City hereby approves the Plat on condition that Developer enter into this Contract, furnish the security required by it, and record the Plat with the Office of the Sherburne County Recorder or Registrar of Titles, as applicable, no later than **180 days** after the City Council approves the Plat.

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3. **Right to Proceed**. Within the Plat or land to be platted, Developer may not grade or otherwise disturb the earth, remove trees, construct sewer lines, water lines, streets, utilities, public or private improvements, or any buildings until all the following conditions have been satisfied: 1) this Contract has been fully executed by both parties and filed with the City Clerk; 2) the required security has been received by the City; 3) the Plat has been recorded the Office of the Sherburne County Recorder or Registrar of Titles, as applicable; and 4) the City's Administrator has issued a letter to Developer notifying Developer that all conditions have been satisfied, and allowing Developer to proceed.

4. **Phased Development**. If the Plat is a phase of a multi-phased preliminary plat, the City may refuse to approve final plats of subsequent phases if Developer has breached this Contract and the breach has not been remedied. The Plat has been approved as a phased development by the City.

5. **Preliminary Plat Status**. If the Plat is a phase of a multi-phased preliminary plat, for future phases, Developer shall obtain final plat approval for platting all land into lots and blocks, not outlots, within five years after preliminary plat approval. If final plat approval for all lands in such future phases is not complete by that time, the preliminary plat approval shall lapse and shall be void as applied to all phases still awaiting final plat approval.

6. **Changes in Official Controls**. For two (2) years from the date of this Contract, no amendments to the City's Comprehensive Plan, or official controls shall apply to or affect the use, development density, lot size, lot layout, or dedications of the approved preliminary plat unless required by state or federal law, or agreed to in writing by the City and Developer. After that date, notwithstanding anything in this Contract to the contrary, to the full extent permitted by state law, the City may require compliance with any amendments to the City's Comprehensive Plan, official controls, platting, or dedication requirements enacted after the date of this Contract with respect

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to that portion of the Property which did not receive final plat approval prior to any such amendments.

7. **Development Plans**. The Plat shall be developed in accordance with the plans listed below (collectively, the "Plans"). The Plans shall not be attached to this Contract. With the exception of Plan A, the Plans may be prepared, subject to City approval, after the effective date of this Contract, but before commencement of any work in the Plat. If the Plans vary from the written terms of this Contract, the written terms of this Contract shall control.

The Plans are:

Plan A – Final Plat
Plan B – Grading, Development & Erosion Control Plan
Plan C – Seeding Plan
Plan D – Stormwater Pollution Prevention Plan
Plan E – Final Landscape Plan
Plan F – Sanitary Sewer & Water Main Plan
Plan G – Storm Sewer Plan
Plan H – Street Construction Plan
Plan I – Signing, Striping & Lighting Plan

8. **Improvements**. Developer shall install and pay for the following improvements (collectively, the "Improvements") as required to be built within the subdivision as public improvements in accordance with the approved Plans:

A. Site Grading, Ponding, and Erosion Control
B. Sanitary Sewer
C. Watermain
D. Storm Sewer System
E. Surface Water Facilities (e.g., pipe, pond)
F. Filtration Basin
G. Wetland Buffers
H. Underground Utilities
I. Landscaping
J. Tree Preservation/Protection
K. Retaining Walls
L. Setting of Iron Monuments, including Monuments described in the Wetland Overlay District
M. Surveying and Staking
N. Street Signs and Traffic Control Signs
O. Street Lighting

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P. Sidewalks and Trails

The Improvements shall be installed in accordance with the City subdivision ordinance; City standard specifications for utilities and street construction; and any other applicable ordinances, including Section 1005.05, subdivision 10, of the City Code concerning erosion and drainage. Grading, construction activity, and the use of power equipment shall be prohibited between the hours of 7:00 p.m. and 7:00 a.m. Developer shall submit to the City plans and specifications, which have been prepared by a competent Minnesota professional engineer, for approval by the City Engineer. City Engineer approval shall be provided on the condition that such submittals comply with the Plans and this Contract. Developer shall instruct its engineer to provide adequate field inspection personnel to assure an acceptable level of quality control. In addition, the City may, at the City's discretion and at Developer's expense, have one or more City inspectors and a soil engineer inspect the work as the City may reasonably determine. Developer shall be responsible for retaining the services of a geotechnical engineer for construction testing. Developer, its contractors and subcontractors, shall follow all instructions received from the City's inspectors. Developer's engineer shall provide for on-site project management. Developer's engineer is responsible for design changes and contract administration between Developer and Developer's contractor. Developer or Developer's engineer shall schedule a pre-construction meeting at a mutually agreeable time at the City Council chambers with all parties concerned, including the City staff, to review the program for the construction work. Within thirty (30) days after the completion of the improvements and before the security is released, Developer shall supply the City with a complete set of reproducible "as constructed" plans, an electronic file of the "as constructed" plans in an Auto CAD file based upon the Sherburne County coordinate system, all prepared in accordance with City standards.

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9. **Iron Monuments**. In accordance with Minnesota Statutes Section 505.021, the final placement of iron monuments for all lot corners must be completed before the applicable security is released. Developer's surveyor shall also submit a written notice to the City certifying that the monuments have been installed.

10. **Permits**. Developer shall obtain, or require its contractors and subcontractors to obtain, all necessary permits, including but not limited to the following to the extent required:

A. City of Big Lake for Building Permits
B. City of Big Lake Sign Permit
C. City of Big Lake Right-of-Way Permit
D. MDH Watermain extension permit. Developer must submit copy to City.
E. DNR Dewatering permit. Developer must submit copy to City.
F. NPDES Construction Stormwater Permit. Developer must submit copy to City prior to construction.
G. MPCA Sanitary Sewer Extension permit. Developer must submit copy to City.

11. **Dewatering**. Due to the variable nature of groundwater levels and stormwater flows, it will be the responsibility of Developer and Developer's contractors and subcontractors to satisfy themselves with regard to the elevation of groundwater in the area and the level of effort needed to perform dewatering and storm flow routing operations. All dewatering shall be in accordance with all applicable county, state, and federal rules and regulations. DNR regulations regarding appropriations permits shall also be strictly followed.

12. **Time of Performance**. Developer shall install utility, concrete, and base course bituminous installation and all remaining required public improvements, including the final wearing course bituminous, by **October 31, 2026.** Developer may, however, request an extension of time from the City. If an extension is granted, it shall be conditioned upon updating the security posted by Developer to reflect cost increases, if any, and the extended completion date.

13. **License**. Developer hereby grants the City, its agents, employees, officers, and contractors a license to enter the Plat to perform all work and inspections deemed appropriate by the City in conjunction with Plat development.

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14. **Erosion Control**. Prior to initiating site grading, the Grading, Development & Erosion Control Plan and SWPPP Plan (Plans B & D) shall be implemented by Developer, and shall be inspected and approved by the City. All proposed erosion control BMP's, including those identified on Sheets SP1 and SP2, shall be identified on the SWPPP. Redundant erosion control BMP's shall be provided around the entire perimeter of all wetlands and infiltration basins. The City may impose additional erosion control requirements if reasonably required.

All areas disturbed by the excavation and backfilling operations shall be sodded—or seeded if explicitly permitted by City Code—within five (5) days after the completion of the work, weather permitting, or in an area that is inactive for more than ten (10) days unless authorized and approved by the City Engineer. Except as otherwise provided in the erosion control plan, sodding and seeding shall be in accordance with the City Code's current specifications. All sodded and seeded areas shall be fertilized and watered. The City and Developer recognize that time is of the essence in controlling erosion. If Developer does not comply with the erosion control plan and schedule or supplementary instructions received from the City, the City may take such action as it deems appropriate to control erosion. The City shall notify Developer in advance of any proposed action, but failure of the City to do so will not affect Developer's and City's rights or obligations under this Contract. If Developer does not reimburse the City for any cost the City incurred for such work within ten (10) days after written notice to Developer, the City may draw down the letter of credit to pay any costs. No development, utility, or street construction will be allowed and no building permits will be issued unless the Plat is in full compliance with the approved erosion control plan.

15. **Grading Plan**. The Plat shall be graded in accordance with the approved Grading, Development & Erosion Control Plan (Plan B). The Plan shall conform to City of Big Lake specifications. Within thirty (30) days after completion of the grading and before the City approves

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individual building permits, Developer shall provide the City with an "as constructed" grading plan certified by a Minnesota registered land surveyor or engineer that all ponds, swales, and ditches for public drainage have been constructed on public easements or land owned by the City. The "as constructed" plan shall include field verified elevations of the following: a) cross sections of ponds; b) location and elevations along all swales, wetlands, wetland mitigation areas if any, ditches, locations and dimensions of borrow areas/stockpiles, and installed "conservation area" posts; and c) lot corner elevations, and house pads. The City will withhold issuance of building permits until the approved certified grading plan is on file with the City and all erosion control measures are in place as determined by the City Engineer. Developer certifies to the City that all lots with house footings placed on fill have been monitored and constructed to meet or exceed FHA/HUD 79G specifications.

16. **Street Maintenance, Access During Construction**. Developer shall clean dirt and debris from streets that has resulted from construction work by Developer, their contractors, subcontractors, agents, or assigns. Prior to any construction in the Plat, Developer shall identify in writing a responsible party and schedule for erosion control, street cleaning, and street sweeping. Construction traffic access and egress for grading, public utility construction, and street construction is restricted to a direct route to US Highway 10 via 168th Street NW. No construction traffic is permitted on the adjacent public or private streets.

17. **Ownership of Improvements; Acceptance by the City**.

A. Upon completion of the work and construction required by this Contract, the Improvements lying within public easements shall become City property without further notice or action.

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B. Upon completion of the public improvements, the City shall inspect the public improvements and notify Developer if any of the improvements do not conform to the requirements of this Contract.

C. Prior to acceptance of the Improvements by the City, Developer must furnish the following affidavits:

i. Contractor's certificate
ii. Engineer's certificate
iii. Land surveyor's certificate
iv. Developer's certificate

These affidavits shall certify that all construction has been completed in accordance with the terms of this Contract.

D. Prior to City acceptance of public improvements and a full and final release of the financial securities required by this Contract, Developer shall provide the City with final "record" plans, in accordance with the City's most recent engineering guidelines.

E. Upon compliance with this Contract with respect to public improvements, the City shall give formal notice of acceptance to Developer, and thereafter Developer shall have no responsibility with respect to the maintenance of the public improvements, except during any warranty periods expressly set forth in this Contract.

F. Developer shall, at its expense, prepare any streets located in the subdivision for snowplowing and other maintenance that Developer wishes the City to undertake prior to formal acceptance by the City of such streets. This preparation shall include, without limitations, ramping any manholes as necessary to avoid damage to snowplows or other vehicles used in street maintenance. Should damage occur to City snowplows or other vehicles during the course of snowplowing or other maintenance procedures prior to formal acceptance of the street by the City, Developer shall pay all such damages and shall indemnify and hold the City harmless for all such damage, cost, or expense incurred by the City with regard to such damage.

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18. **City Engineering Administration and Construction Observation**. Developer shall, contemporaneously with the execution of this Contract, deposit with the City: (1) an escrow of $5,000 to cover the expenses for engineering administration and construction observation; (2) an escrow for $5,000 to cover the engineering application review process; and (3) an escrow of $5,000 for legal and planning application review process. Developer shall pay all fees relating to the Project including, but not limited to, legal, engineering, engineering administration, construction observation, planning, recording fees, administrative expenses, and other costs related to this Project.

A. *Engineering Administration*. City engineering administration will include monitoring of construction observation, consultation with Developer and its engineer on status or problems regarding the Project, coordination for final inspection and acceptance, project monitoring during the warranty period, and processing of requests for reduction in security.

B. *Construction Observation*. Developer shall pay for construction observation performed by the City's consulting engineer. Construction observation shall include part or full time inspection of proposed public utilities.

C. *Administration and Observation Costs*. Fees for engineering administration and construction observation shall be at standard hourly rates that are in effect at the time of execution of this Contract. The City will provide Developer a listing of the rates charged to Developer for the City's engineering administration and construction observation.

D. *Escrow*. All fees and costs incurred by the City in connection with the Project shall be charged against said escrow account which shall remain in effect until the completion of the Project. Any funds remaining in the escrow accounts after the completion of the Project shall be refunded to Developer. In the event that the escrow accounts herein are depleted, Developer agrees that upon request of the City, Developer shall post additional sums of money to replenish the

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accounts to their original balance to cover projected City costs as reasonably determined by the City. Developer agrees that the engineering administration and construction observation escrow account shall always have a balance of no less than $5,000. Developer shall be entitled, upon request, to an itemized statement of all costs and fees charged against these escrow accounts.

19. **Claims**. In the event that the City receives claims from labor, materialmen, or others that work required by this Contract has been performed, the sums due them have not been paid, and the laborers, materialmen, or others are seeking payment from the City, the City shall provide Developer with written notice of such claim or claims and Developer shall have twenty (20) days to satisfy such claim or claims or provide the City with Developer's defense to such claim or claims. In the event such claim or claims are valid and Developer has not provided the City with Developer's defense to such claim or claims, then Developer hereby authorizes the City to commence an Interpleader action pursuant to Rule 22, Minnesota Rules of Civil Procedure for the District Courts, to draw upon the letter of credit in an amount up to 125 percent (125%) of the claim(s) and deposit the funds in compliance with the Rule, and upon such deposit, Developer shall release, discharge, and dismiss the City from any further proceedings as it pertains to the performance bond deposited with the District Court, except that the Court shall retain jurisdiction to determine attorneys' fees pursuant to this Contract.

20. **Sanitary Sewer Trunk Charge and Sewer Access Charge**. Development of the Plat is subject to a charge for Sanitary Sewer Trunk expenses payable at the time of final plat approval. The Sanitary Sewer Trunk expenses will be $5,330 x 9.35 acres developed, for a total of $49,835.50. Development of the Plat is also subject to a Sewer Access Charge ("SAC") fee in the amount of $5,333 per unit for this Plat. Developer shall pay the SAC fee before the building permit is issued.

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21. **Water Trunk Charge and Water Access Charge**. Development of the Plat is subject to a charge for Water Trunk expenses payable at the time of final plat approval. The Water Trunk expenses will be $1,650 x 9.35 acres developed, for a total of $15,427.50. Development of the Plat is also subject to a Water Access Charge ("WAC") fee in the amount of $3,585 per unit for this Plat. Developer shall pay the WAC fee before the building permit is issued.

22. **Storm Sewer Charge**. Development of the Plat is subject to a charge for Storm Sewer expenses payable at the time of final plat approval. The Storm Sewer expenses were previously paid as part of the 2022 Street and Utility Improvement Project No. ST2022-1 and there are no further Storm Sewer charges due for this project.

23. **Park Dedication**. Park dedication will be satisfied by dedication of Outlot A, as depicted on sheet 1 of Plan A – Final Plat and consisting of approximately 5.59 acres, as a private open space park, owned and maintained by the Prairie Rose Homeowners Association. Development of the park shall comply with protocols and specifications outlined in the Marketplace North Development Response Action Plan, as approved by the MPCA.

24. **Engineering Costs**. Developer shall pay special engineering fees including:

A. Developer shall post security in the amount of $5,000.00 for the final placement of interior subdivision iron monuments at Property corners and the placement of all wetland monuments pursuant to Big Lake City Code Section 1109.01. The security was calculated as follows: 50 lots x $100 per lot. The security will be held by the City until Developer's land surveyor certifies that all irons have been set following site grading and utility and street construction. In addition, the certificate of survey must also include a certification that all irons for a specific lot have either been found or set prior to the issuance of a building permit for that lot.

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B. Developer shall pay the cost for the preparation of record construction drawings and City base map upgrading by the City Engineer as part of the Administrative/Engineering Fee at an estimated cost of $100 per lot, for a total of $5,000.00.

C. Before the City signs the final plat, Developer shall post a street light security of $TBD.

25. **Landscaping**. Developer shall follow all requirements of the City's Zoning Ordinance and the City's approved landscaping plan. See requirements in Report of City Planner dated July 15, 2026.

26. **Tree Preservation**. Developer shall design, grade, and build lots so that removal of significant trees shall be limited to 453 trees identified for removal in the significant tree survey conducted on Developer's behalf and submitted to the City. A tree preservation plan must be provided for each lot with building permit and include a running total of trees preserved on the overall site to ensure compliance.

27. **Special Provisions**. The following special provisions shall apply to Plat development:

A. Implementation of the recommendations listed in Planning Report prepared for the July 15, 2026, City Council meeting, and Resolution No. 2026-XX of July 15, 2026.

B. All easement documents and all deeds for any outlots transferred to the City shall be provided to the City simultaneously with delivery of the final plat for City signatures. Developer shall dedicate to the City on the final plat drainage and utility easements located within the property, including access, as required to serve the site.

C. The lighting plan must comply with the City of Big Lake Zoning and Subdivision Ordinances.

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D. The irrigation plan must comply with the City of Big Lake Zoning and Subdivision Ordinances.

E. Developer shall provide to the City warranty deeds granting the City title to Outlot B, C, and D where the infiltration basins on the property shall be located.

F. All construction shall be in accordance with City of Big Lake Standards.

G. Developer is required to submit the final plat in electronic format. The electronic format shall be Auto CAD file. Developer shall also submit one complete set of reproducible construction plans on paper, in .pdf formant, and AutoCAD.

H. Developer is required to establish and maintain a fifty (50) foot buffer around all wetlands. Developer shall be responsible for placing wetland buffer monuments with location subject to review and approval by the City Engineer. Any planned disturbance of the wetland buffer area during construction is subject to review and approval by the City Engineer.

I. Developer shall comply with the conditions of the City Engineer's Memo prepared by City Engineer Layne Otteson dated July 8, 2026.

J. Access shall be provided to all stormwater ponds.

K. All proposed buildings shall be constructed a minimum of three (3) feet above adjacent pond or wetland High Water Elevations.

L. All storm sewer structures immediately prior to ponds shall be constructed with a sump a minimum of three (3) feet in depth.

28. **Summary of Security Requirements**. To guarantee compliance with the terms of this Contract, payment of real estate taxes, payment of special assessments, payment of the costs of all public improvements, and construction of all public improvements, Developer shall furnish the City with a letter of credit, in the form attached hereto, from a bank ("Security") for **$3,371,265.**

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The amount of the Security includes all of the security requirements set forth in the preceding sections of this Contract, and was calculated as follows:

Construction Costs:	
Grading and Erosion Control – Development	$954,987.50
Grading and Erosion Control – Park Area	$112,000.00
Watermain	$364,975.00
Sanitary Sewer	$233,559.00
Storm Sewer	$558,778.00
Streets	$467,712.50
Street Lighting System	$TBD
Construction Subtotal:	**$2,692,012.00**
Other Costs:	
Lot Corners/Iron Monuments	$5,000.00
Landscaping <& Irrigation>	-
Other Costs Subtotal:	**$5,000.00**
TOTAL SECURITIES:	**$2,697,012.00**
GRAND TOTAL SECURITIES (125%):	**$3,371,265.00**

This breakdown is for historical reference; it is not a restriction on the use of the security. The bank shall be subject to the approval of the City Administrator. Individual security instruments may be for shorter terms provided they are replaced at least thirty (30) days prior to their expiration. The City may draw down the security, upon ten (10) business days prior written notice to Developer, for any violation of the terms of this Contract and Developer fails to cure such default within such ten (10) day time period. Amounts drawn shall not exceed the amounts necessary to cure the default. If the required public improvements are not completed at least thirty (30) days prior to the expiration of the security, the City may also draw it down. If the security is drawn down, the proceeds shall be used to cure the default. Upon receipt of proof satisfactory to the City that work has been completed and financial obligations to the City have been satisfied, with City approval the security shall be reduced from time to time by ninety percent (90%) of the financial obligations that have been satisfied. Ten percent (10%) of the amounts certified by Developer's

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engineer shall be retained as security until all improvements have been completed, all financial obligations to the City satisfied, the required "as constructed" plans have been received by the City, a warranty security is provided, and the public improvements are accepted by the City Council. The City standard specifications for utilities and street construction outline procedures for security reductions.

28. **Summary of Cash Requirements**. The following is a summary of the cash requirements under this Contract, which must be furnished to the City at the time of final plat approval and execution of this Contract by the City:

Engineering, City Administration Escrow	$10,000.00
Legal and Planning Expenses Escrow	$5,000.00
Sanitary Sewer Trunk Charges	$49,835.50
Water Trunk Charge	$15,427.50
Map Upgrade Fee	$5,000.00
TOTAL CASH REQUIREMENTS:	**$85,263.00**

The City is implementing a pass through billing process. The $15,000.00 escrow will be held and all bills will be forwarded for immediate payment. If payments are not made in a timely fashion, the project will stop until payments are made. If said fees are less than estimated, the City shall reimburse Developer within thirty (30) days of receipt of final invoices.

29. **Warranty**. Developer warrants all required improvements against poor material and faulty workmanship. The warranty period for streets is one (1) year. The warranty period for underground utilities as identified in Plan F and G is two years and shall commence following completion and acceptance by City Council. The one (1) year warranty period on streets shall commence after the final wear course has been installed and accepted by the City Council as documented in official City minutes. Developer shall post maintenance bonds in the amount of twenty-five percent (25%) of final certified construction costs to secure the warranties. The City shall retain ten percent (10%) of the security posted by Developer until the maintenance bonds are

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furnished the City or until the warranty period expires, whichever first occurs. The retainage may be used to pay for warranty work. The City standard specifications for utilities and street construction identify the procedures for final acceptance of streets and utilities.

30. **Responsibility for Costs**.

A. Except as otherwise specified herein, Developer shall pay all costs incurred by Developer or the City in conjunction with the development of the Plat, including but not limited to Soil and Water Conservation District charges, legal, planning, engineering and inspection expenses incurred in connection with approval and acceptance of the Plat, the preparation of this Contract, review of construction plans and documents, and all costs and expenses incurred by the City in monitoring and inspecting development of the Plat.

B. Developer shall hold the City and its officers, employees, and agents harmless from claims made by itself and third parties for damages sustained or costs incurred resulting from Plat approval and development. Developer shall indemnify the City and its officers, employees, and agents for all costs, damages, or expenses which the City may pay or incur in consequence of such claims, including attorneys' fees.

C. Developer shall reimburse the City for reasonable costs incurred in the enforcement of this Contract, including engineering and attorneys' fees.

D. Developer shall pay, or cause to be paid when due, and in any event before any penalty is attached, all special assessments referred to in this Contract. This is an obligation of Developer and shall continue in full force and effect even if Developer sells one or more lots, the entire Plat, or any part of it.

E. Developer shall pay in full all bills submitted to it by the City for obligations incurred under this Contract within thirty (30) days after receipt. If the bills are not paid on time,

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the City may halt Plat development and construction until the bills are paid in full. Bills not paid within thirty (30) days shall accrue interest at the rate of eight percent (8%) per year.

F. In addition to the charges and special assessments referred to herein, other charges as required by City ordinance may be imposed such as but not limited to building permit fees.

31. **Developer's Default**. In the event of default by Developer as to any of the work to be performed by Developer pursuant to this Contract, after a ten (10) day written notice of such default has been given to Developer by the City, and Developer has failed to cure such default within the ten (10) day time period, the City may, at its option, perform the work and Developer shall promptly reimburse the City for any expense incurred by the City, provided Developer, except in an emergency as determined by the City, is first given notice of the work in default, not less than forty-eight (48) hours in advance. This Contract is a license for the City to act, and it shall not be necessary for the City to seek a Court order for permission to enter the land. When the City does any such work, the City may, in addition to its other remedies, assess the cost in whole or in part.

32. **Miscellaneous**.

A. Developer shall be responsible for ensuring that all vacant lots comply with the City's Code regarding nuisances.

B. Third parties shall have no recourse against the City or Developer under this Contract.

C. Breach of the terms of this Contract by Developer shall be grounds for denial of building permits, including lots sold to third parties.

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D. If any portion, section, subsection, sentence, clause, paragraph, or phrase of this Contract is for any reason held invalid, such decision shall not affect the validity of the remaining portion of this Contract.

E. If building permits are issued prior to the acceptance of public improvements, Developer assumes all liability and costs resulting in delays in completion of public improvements and damage to public improvements caused by the City, Developer, its contractors, subcontractors, material men, employees, agents, or third parties. No sewer and water connection permits may be issued and no one may occupy a building for which a building permit is issued on either a temporary or permanent basis until the streets needed for access have been paved with at least one lift of bituminous surface and the utilities are accepted by the City Engineer in writing.

F. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Contract. To be binding, amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. The City's failure to promptly take legal action to enforce this Contract shall not be a waiver or release.

G. This Contract shall run with the land and shall be recorded against the title to the Property. Developer covenants with the City, its successors and assigns, that Developer is well seized in fee title of the Property being final platted and/or has obtained consents to this Contract, in the form attached to this Contract, from all parties who have an interest in the Property; that there are no unrecorded interests in the Property being final platted; and that Developer will indemnify and hold the City harmless for any breach of the foregoing covenants.

H. Developer shall take out and maintain, or cause to be taken out and maintained, until six (6) months after the City has accepted the public improvements, commercial general liability and property damage insurance covering personal injury, including death, and claims for property damage which may arise out of Developer's work or the work of its subcontractors or by

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one directly or indirectly employed by any of them. Limits for bodily injury and death shall be not less than $500,000 for one person and $1,000,000 for each occurrence; limits for property damage shall be not less than $200,000 for each occurrence; or a combination single limit policy of $1,000,000 or more. The City shall be named as an additional insured on the policy, and Developer shall file with the City a certificate evidencing coverage prior to the City signing the Plat. The certificate shall provide that the City must be given ten (10) days' advance written notice of the cancellation of the insurance.

I. Each right, power or remedy herein conferred upon the City is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, available to City, at law or in equity, or under any other agreement, and each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy.

J. Developer may not assign this Contract without the written permission of the City Council. Developer's obligation under this Contract shall continue in full force and effect even if Developer sells one or more lots, the entire Plat, or any part of it.

K. Retaining walls that require a building permit shall be constructed in accordance with plans and specifications prepared by a structural or geotechnical engineer licensed by the State of Minnesota. Following construction, a certification signed by the design engineer shall be filed with the City Engineer evidencing that the retaining wall was constructed in accordance with the approved plans and specifications. All retaining walls in the development plans, or special conditions referred to in this Contract required to be constructed, shall be constructed before any Certificate of Occupancy is issued for a lot on which a retaining wall is required to be built.

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L. Nothing contained in this Contract shall be deemed or construed to create a partnership, joint venture, joint enterprise, or other fiduciary relationship between the City and Developer. Neither party is authorized to act as an agent or on behalf of the other party.

M. The section headings of this Contract are for reference purposes only, and shall not otherwise affect the meaning, construction, or interpretation of any provision of this Contract.

33. **Successors and Assigns**. This Contract shall be binding upon and inure to the benefit of the parties and their respected successors and assigns, including without limitation, any and all future and present owners, tenants, occupants, licensee, mortgagee and any other parties with any interest in the Property. Should Developer convey any lot or lots in the Plat to a third party, the City and the owner of that lot or those lots may amend this Contract as applied to that lot or those lots without the approval or consent of Developer or the other lot owners within the Plat. Private agreements between the owners of lots within the Plat for shared service or access and related matters necessary for the efficient use of the Property shall be the responsibility of the lot owners and shall not bind or restrict City authority to approve applications from any lot owner.

34. **Counterparts**. This Contract may be simultaneously executed in any number of counterparts, each of which shall be an original, and all of which together shall constitute but one and the same instrument.

35. **Notices**. All notices provided for in this Contract must be in writing and shall be hand delivered; by United States mail via prepaid certified mail; or by prepaid overnight mail delivery service providing written evidence of delivery, and addressed as follows:

If to the City:

City of Big Lake
Big Lake City Hall
160 Lake Street North
Big Lake, Minnesota 55309
ATTN: City Administrator

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If to Developer:

Capstone Homes, Inc.
14015 Sunfish Lake Blvd., Suite 400
Ramsey, MN, 55303

36. **Incorporation of Exhibits**. The exhibits that are attached to this Contract are true and correct, and are incorporated into and made part of this Contract.

[Signature pages to follow]

DRAFT

CITY OF BIG LAKE

BY: _____
Paul Knier, Mayor

(SEAL)

BY: _____
Gina Wolbeck, City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF SHERBURNE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Paul Knier and Gina Wolbeck, the Mayor and City Clerk, respectively, of the City of Big Lake, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
NOTARY PUBLIC

DRAFTED BY:
CAMPBELL KNUTSON
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, MN 55121
Telephone: (651) 452-5000
SMM/crh

DRAFT

DEVELOPER:
Capstone Homes, Inc.

By: _____

Its: _____

Printed Name: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by _____, the _____ _____[printed title], of Capstone Homes, Inc., a Minnesota corporation, on behalf of the limited liability company.

_____
Notary Public

DRAFT

DRAFTED BY:
CAMPBELL KNUTSON
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, MN 55121
Telephone: (651) 452-5000
SMM/crh

EXHIBIT A
TO
DEVELOPMENT CONTRACT

Legal Description of Property Prior to Final Plat

Outlets C and G, BIG LAKE MARKETPLACE NORTH, Sherburne County, Minnesota.

Together with thot part of the vacated 168th Street which accrued to the subject property by reason of vacation per Document No. 691982

AND

Outlot A, MARKETPLACE CROSSING, Sherburne County, Minnesota.

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EXHIBIT B
TO
DEVELOPMENT CONTRACT

Legal Description of Property Following Recording of Final Plat

<insert legal description>

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MORTGAGEE CONSENT
TO
DEVELOPMENT CONTRACT

_____, which holds a mortgage on the subject property, the development of which is governed by the foregoing Development Contract, agrees that the Development Contract shall remain in full force and effect even if it forecloses on its mortgage.

Dated this _____ day of _____, 202__.

_____
<NAME>

By: _____
Its:

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by _____ the _____ of _____, on its behalf.

_____
Notary Public

DRAFTED BY:
CAMPBELL KNUTSON
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, MN 55121
Telephone: (651) 452-5000
SMM/crh

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FEE OWNER CONSENT
TO
DEVELOPMENT CONTRACT

Big Lake 648-1 Land, LLC, a Minnesota limited liability company, fee owner of all or part of the subject property, the development of which is governed by the foregoing Development Contract, affirms and consents to the provisions thereof and agrees to be bound by the provisions as the same may apply to that portion of the subject property owned by it.

Dated this _____ day of _____, 2026.

By: _____

Its:

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by _____, the_____ of **Big Lake 648-1 Land, LLC**, a Minnesota limited liability company, on behalf of said limited liability company.

_____
NOTARY PUBLIC

DRAFT

DRAFTED BY:
Campbell Knutson
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, Minnesota 55121
Telephone: (651) 452-5000

CONTRACT PURCHASER CONSENT
TO
DEVELOPMENT CONTRACT

_____, which/who has a contract purchaser's interest in all or part of the subject property, the development of which is governed by the foregoing Development Contract, affirms and consents to the provisions thereof, and agrees to be bound by the provisions as the same may apply to that portion of the subject property in which there is a contract purchaser's interest.

Dated this _____ day of _____, 202__.

_____
<NAME>

By: _____
Its:

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by _____ the _____ of _____, on its behalf.

_____
Notary Public

DRAFTED BY:
CAMPBELL KNUTSON
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, MN 55121
Telephone: (651) 452-5000
SMM/crh

DRAFT

[BANK LETTERHEAD]

IRREVOCABLE LETTER OF CREDIT

No. _____
Date: _____

TO: City of Big Lake

Dear Sir or Madam:

We hereby issue, for the account of _____ and in your favor, our Irrevocable Letter of Credit in the amount of $_____, available to you by your draft drawn on sight on the undersigned bank.

The draft must:

a) Bear the clause, "Drawn under Letter of Credit No. _____, dated _____, 202__, of (Name of Bank)____";

b) Be accompanied by an affidavit signed by the Mayor or City Administrator of the City of Big Lake certifying that _____ is in default of the Development Contract with the City of Big Lake and that ten (10) business days prior written notice has been given by the City to the Developer with respect to the existence of such default, and such default has not been cured.

c) Be presented for payment at ___(Address of Bank)___, on or before 4:00 p.m. on November 30, 202__.

This Letter of Credit shall automatically renew for successive one-year terms unless, at least forty-five (45) days prior to the next annual renewal date (which shall be November 30 of each year), the Bank delivers written notice to the Big Lake City Administrator that it intends to modify the terms of, or cancel, this Letter of Credit. Written notice is effective if sent by certified mail, postage prepaid, and deposited in the U.S. Mail, at least forty-five (45) days prior to the next annual renewal date addressed as follows: Big Lake City Administrator, Big Lake City Hall, 160 Lake Street, Big Lake, MN 55309, and is actually received by the City Administrator at least thirty (30) days prior to the renewal date.

This Letter of Credit sets forth in full our understanding which shall not in any way be modified, amended, amplified, or limited by reference to any document, instrument, or agreement, whether or not referred to herein.

This Letter of Credit is not assignable. This is not a Notation Letter of Credit. More than one draw may be made under this Letter of Credit.

This Letter of Credit shall be governed by the most recent revision of the Uniform Customs and Practice for Documentary Credits, International Chamber of Commerce Publication No. 600.

We hereby agree that a draft drawn under and in compliance with this Letter of Credit shall be duly honored upon presentation.

BY: _____

DRAFT

Its _____

DRAFT

AGENDA ITEM

Big Lake City Council

Prepared By: *Kendra Lindahl, AICP* *Consulting Planner*	***Meeting Date:*** *7/15/2026*	☒ ***Regular Agenda Item*** ☐ ***Consent Agenda Item***	***Item No.*** **7C**

Item Description: *Setback Variance for a replacement Septic System at 760 Shady Lane (PID #65-00124-1111)*	***Reviewed By:*** *Hanna Klimmek, City Administrator*
	Reviewed By: *Marie Popp, Community Development Director/EDA Executive Director*

60-DAY REVIEW DEADLINE: August 9, 2025

ACTION REQUESTED

The City Council is asked to make the following motions:

1. **Motion to approve a RESOLUTION approving a variance from Section 1004.03, Subd. 7.2.C for a setback of 68.2 feet for a sewage treatment system where 150 feet is required for property at 760 Shady Lane, subject to the conditions in the attached resolution.**

BACKGROUND/DISCUSSION

PLANNING COMMISSION

The Planning Commission held a public hearing on the variance during their meeting on July 6, 2026. Two members of the public spoke and questioned why the landowner was asking for a variance instead of connecting to public sanitary sewer and water. Planning Commission voted unanimously to recommend approval of the variance request.

APPLICATION

The applicant is requesting this variance to replace a failed septic system. They are currently not connected to public utilities and are unable to directly connect to the stub that ends further east on Shady Lane. The existing system does not meet the minimum setback from Blacks Lake and the new drainfield will be replaced in the same location. The applicant is requesting the following:

- A Variance from Section 1004.03, Subd. 7.2.C for a setback of 68.2 feet for a sewage treatment system where 150 feet is required from the Ordinary High Water Level (OHWL) of Blacks Lake.

The current mound is located 56.3 feet from the OHWL and the requested variance for the new system will increase the setback to 68.2 feet. The survey attached measured the setbacks to the existing water level, however, City Code measures setbacks from the OHWL and those are the measurements used in this report.

ANALYSIS OF REQUEST

VARIANCE REQUESTED:

Variance Standards

The purpose of a variance is to provide relief from the strict application of the terms of the Zoning Ordinance in instances where the strict enforcement would cause "practical difficulties." According to MN State Statute, practical difficulties means that the property owner 1.) proposes to use the property in a reasonable manner not permitted by the zoning ordinance, 2.) the plight of the landowner is due to circumstances unique to the property not created by the landowner, and 3.) the variance, if granted, will not alter the essential character of the locality. Statue further states that economic considerations alone do not constitute practical difficulties. Variances may only be granted in accordance with Minn. Stat. 462, including meeting all of the practical difficulties criteria above.

The proposed septic system replacement will not meet the required setback from the shoreland of Blacks Lake to the north. The applicant is requesting a variance from this setback to 68.2 feet where 150 feet is required from the OHWL of Blacks Lake.

There are 12 standards for reviewing a variance found in Section 1002.12 of the City Code. If the City Council finds that the standards have been met, then they should approve the variance. If the City Council finds that all standards have not been met, they must deny the variance application.

The following are the standards in Section 1002.12 of the City Code for granting Variances.

6. The Planning Commission shall hold the public hearing to consider the application and the possible adverse effects of the proposed variance. An application for variance shall not be approved unless a finding is made that failure to grant the variance will result in practical difficulties for the applicant in complying with the requirements of this chapter. Practical difficulties means that the applicant proposes to use the property in a reasonable manner not permitted by the chapter. In addition, as may be applicable, all of the following criteria must be met:

a. Because of the particular physical surroundings, lot shape, narrowness, shallowness, slope, or topographical conditions of the specific parcel of land involved, practical difficulties to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out;

The unique physical characteristics of the lot, such as the topography, limited upland area small lot size creates a practical difficulty in meeting the setbacks for a new septic system. The existing system does not comply with the setback requirements, and the new mound must be placed in the same location. The new mound will be smaller and will be placed further from the lake than the current mound but will still need a variance from the setback requirements. There is no other location on the lot where the septic system could be installed in compliance with the setback requirements. The mound replacement will allow the homeowner to use the existing septic tanks on site without replacing them.

b. The conditions upon which a petition for a variance is based are unique to the parcel of land for which the variance is sought and are not applicable, generally, to other property within the same zoning classification;

This parcel is unique as it is one of the few shoreland parcels in Big Lake that are not connected to municipal sewer and water. The entire lot is located within the shoreland overlay of Blacks Lake. The surrounding lots that are also not on municipal services, are also located in the shoreland overlay or are across the street and are not riparian lots.

c. The purpose of the variance is not based exclusively upon a desire to increase the value or income potential of the parcel of land;

The variance is not based exclusively on a desire to increase the value of the land. The landowner does not have access to municipal sanitary sewer and the failing septic must be replaced.

d. The alleged practical difficulties are caused by this chapter and have not been created by any persons having an interest in the parcel of land and are not self-created difficulties;

The practical difficulties are due to the unique location of this parcel of land and the location of the lake on the property. The practical difficulties were not created by the landowner.

e. The granting of the variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the neighborhood;

Granting the variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the neighborhood. The existing home will maintain an individual sewage treatment system in the same location as the existing drainfield.

f. The granting of the variance will not be detrimental to the public welfare or injurious to other land or improvements in the neighborhood in which the parcel of land is located;

This variance would not be detrimental to the public welfare or other improvements and land in the neighborhood. The variance will allow replacement of a failing system.

g. The variance is the minimum action required to eliminate the practical difficulties;

While connecting the home to city water and sewer is the preferred option when septic systems fail, the property is not located immediately adjacent to the stubs found further east on Shady Lane. City Code only requires connecting to the services when available and it is not currently available. Connection to the services would require opening the road and extending the sanitary sewer past other homes, which would require additional cost and time that would directly affect adjacent property owners. Therefore, the variance for setback is the minimum action required to relieve this practical difficulty.

h. The variance does not involve a use which is not allowed within the respective zoning district;

The variance does not involve a use which is not allowed in the district. No change to the existing use of the property is proposed.

i. The variance is in harmony with the general purposes and intent of this chapter;

The variance is in harmony with the general purpose and intent of the chapter, which allows homes and associated services such as sewage systems if municipal services are unavailable.

j. The variance is consistent with the Comprehensive Plan;

The property is guided lakeshore cottage neighborhood, and the existing/planned uses are consistent with the Comprehensive Plan.

k. The property owner proposes to use the property in a reasonable manner not permitted by this chapter; and

The property owners plan to use this property in a way that is consistent with this chapter, and in a reasonable matter. There are no planned changes to the existing uses on the properties.

l. The variance will not alter the essential character of the locality.

The variance will not alter the existing character of the locality.

Staff finds the variance meets all 12 standards.

DNR REVIEW

The variance request was shared with the MnDNR as requested. MnDNR staff had no objection to the request.

FINANCIAL IMPACT

N/A

STAFF RECOMMENDATION

Staff recommends approval of the RESOLUTION approving the variance, as recommended by the Planning Commission, subject to the conditions identified therein.

ATTACHMENTS

Attachment A:	Site Location Map
Attachment B:	Survey Dated June 10, 2026 (With Staff Redlines)
Attachment C:	Applicant Narrative dated May 19, 2026
Attachment D:	DNR Comments dated June 12, 2026
Attachment E:	Resolution approving the variance

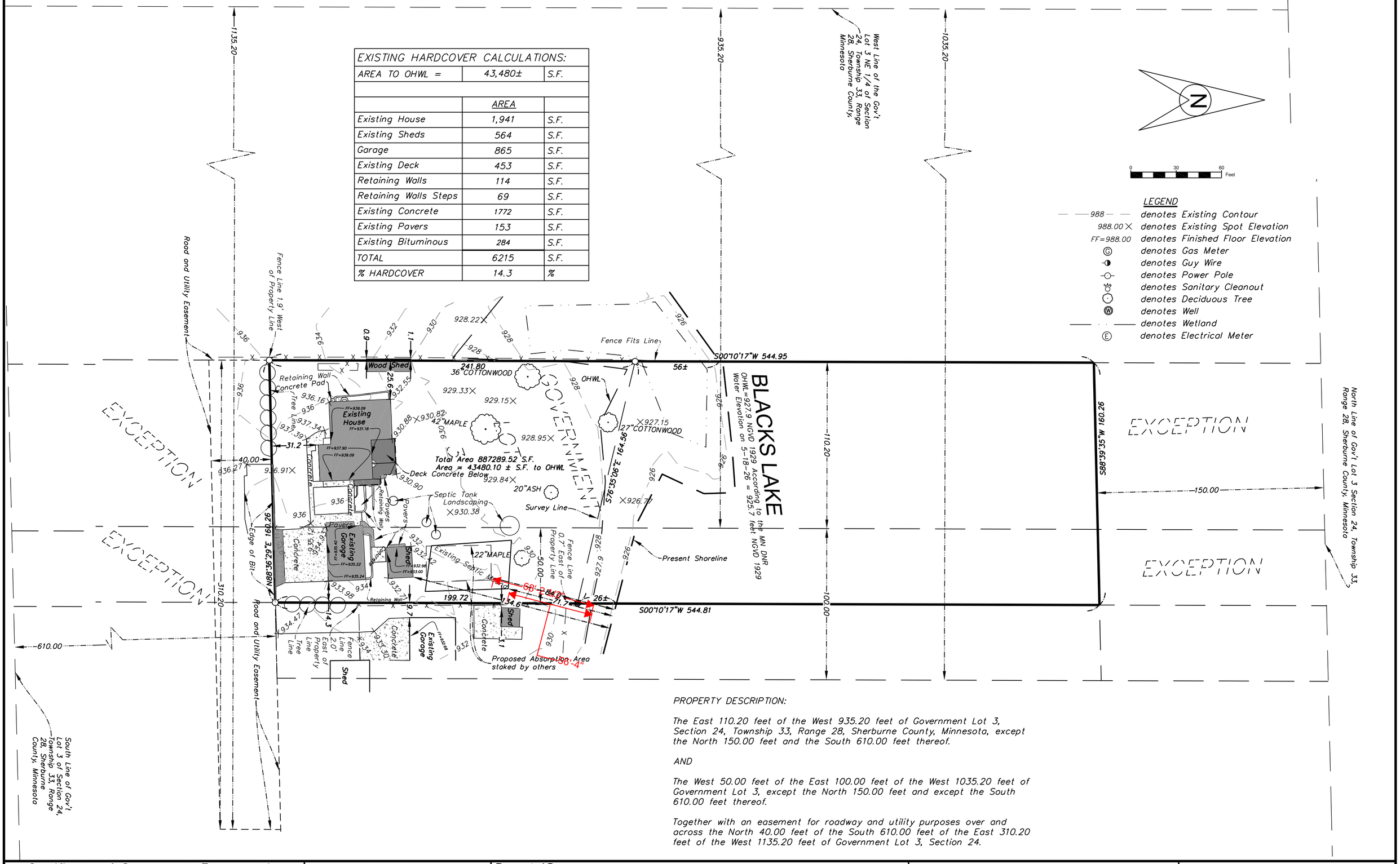
Attachment A
Site Location Map


65-00113-4305
8888
0324-2105
100
65-00124-1205
1

Attachment B
Survey

Certificate of Survey

EXISTING HARDCOVER CALCULATIONS:		
AREA TO OHWL =	43,480±	S.F.
	AREA	
Existing House	1,941	S.F.
Existing Sheds	564	S.F.
Garage	865	S.F.
Existing Deck	453	S.F.
Retaining Walls	114	S.F.
Retaining Walls Steps	69	S.F.
Existing Concrete	1772	S.F.
Existing Pavers	153	S.F.
Existing Bituminous	284	S.F.
TOTAL	6215	S.F.
% HARDCOVER	14.3	%



PROPERTY DESCRIPTION:

The East 110.20 feet of the West 935.20 feet of Government Lot 3, Section 24, Township 33, Range 28, Sherburne County, Minnesota, except the North 150.00 feet and the South 610.00 feet thereof.

AND

The West 50.00 feet of the East 100.00 feet of the West 1035.20 feet of Government Lot 3, except the North 150.00 feet and except the South 610.00 feet thereof.

Together with an easement for roadway and utility purposes over and across the North 40.00 feet of the South 610.00 feet of the East 310.20 feet of the West 1135.20 feet of Government Lot 3, Section 24.

Certificate of Survey and Topographic Survey on Part of Government Lot 3 of Section 24, Township 33, Range 28, Sherburne County, Minnesota

Revised:

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.

Paul E. Otto
License #40062 Date: 6-9-26

Requested By: **Debbie Brown**

Date:	Drawn By:	Scale:	Checked By:
6-2-26	K.R.B.	1"=40'	P.E.O.

OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.
www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

● denotes iron monument found
○ denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

Project No. 26-0263

Attachment C
Applicant Narrative

Drain Field Variance for 760 Shady Lane Big Lake Minnesota.

In April 2026 our septic system alarm went off and after checking the lift pump station and finding all was good with the system, we contacted the septic company. We were going to have the drain field jetted as we were thinking we had clogged drain field pipes. Before proceeding with jetting, it was recommended to have Ark Septic confirm that the drain field was certifiable. This is when we learned after soil samples that the drain field had failed completely. We had Kothrade septic service come out and empty the tanks and the tanks and lift station were working fine and certified. While hooking to the city sewer and water would be the ideal solution we simply can't because the infrastructure does not come to our property. The city sewer and water are 78 yards from our property. This home was built in 1978 and we could not find any records at the county. We purchased the house in 2013 after the street was already complete. We had Ark septic come out to draw up the plans for the replacement mound system and found out we needed a variance as we would not meet current codes. We can meet State and County setback, but the City of Big Lake in 2017 put in the ordinance for 150-foot setback, which there is nowhere on the property we could be compliant with said ordinance. The need for this variance is of imminent need due to the mound system not working. The average human uses between 80-100 gallons of water per day and our system can hold about 3000 gallons between our solids, effluent tank and lift station tank. Currently we have to pump our tanks every 4-5 weeks at 450.00 per service. We currently are doing our laundry in town, which is another additional cost. We have 3 people living in our home and are relegated to showereing every 2 days. We are curretly using disposable eating utensils, cups and plates to mitigate wastewater. Without this variance, our property has no market value. Our current property taxes are 6018.00 per year. We consider ourselves as middle income and don't have unlimited funds to keep this going. We need this variance because it is the only reasonable way to get us back to a normal quality of life. The current well and septic system have been working for 48 years and we simply cant wait for city infrastructure to be put in place because there would be opposition from our neighbors. Two of the neighbors are already on city sewer and water and the other has a working septic and well and the infrastructure would not be done in time for winter. We would also not be financially able to make that modification.

Thank you for your time and attention to our situation.

Jeffrey Brown

Deborah Brown

COMMUNITY DEVELOPMENT DEPARTMENT
160 LAKE STREET NORTH
BIG LAKE MN, 55309
763-263-2107
mpopp@biglakemn.org or
tkohl@biglakemn.org

VARIANCE APPLICATION CHECKLIST

PROCEDURE FOR VARIANCE APPLICATION

The City Council may allow a departure from the terms of the zoning ordinance pertaining to setbacks, height or width of structures or the size of yard and open spaces where such departure will still be in harmony with the general purpose and intent of the ordinance. A variance may be granted if enforcement of the ordinance provision as applied to a particular piece of property would cause the landowner "practical difficulties." For a variance to be granted, the applicant must satisfy a three-factor test for practical difficulties under state statute. **All** three factors must be satisfied to constitute practical difficulties. Complete and submit this checklist or attach a narrative answering the following questions, along with the official City land use application form, established fee and escrow, and data requirements listed below.

Explain the purpose of the variance: REPLACE A FAILED DRAIN FIELD FOR SEPTIC SYSTEM with Imminent need due to the failed mound System.

The practical difficulties factors are as follows

That the property owner proposes to use the property in a reasonable manner but cannot do so under the rules of the ordinance.

Explain how this applies to your request: CITY SEWER AND WATER INFRASTRUCTURE DO NOT EXTEND TO PROPERTY AND WOULD BE COST PROHIBITIVE TO INSTALL.

That the landowner's problem is due to circumstances unique to the property not caused by the landowner. There are uniquely exceptional circumstances or conditions applying to the land, structure or building in question that do not generally apply to other properties in the same zoning district i.e. sloping topography or other natural features.

Explain how this applies to your request: THE HOME WAS BUILT IN 1978 WITH LITTLE IF ANY REGULATIONS AND HAS PERFORMED WELL FOR 48 YEARS. SO REPLACEMENT OF DRAIN FIELD WHILE EXPENSIVE WOULD NOT FORCE HOME OWNERS INTO INSOLVENCY

That if the variance is granted it will not alter the essential character of the locality meaning the structure will not be out of scale, out of place, or otherwise inconsistent with the surrounding area.

Explain how this applies to your request: THE REPLACEMENT OF THIS DRAIN FIELD WOULD NOT CHANGE THE APPEARANCE OF THE PROPERTY AS IT CURRENTLY SITS.

Attachment D
DNR Comments

From:	Bedell, James (DNR)
To:	Layne Otteson; Kendra Lindahl, AICP
Cc:	Marie Popp
Subject:	RE: 760 Shady Lane Septic Variance - Big Lake
Date:	Friday, June 12, 2026 8:58:16 AM
Attachments:	image003.png image004.png image005.png image006.png

Kendra,

No comment on the variance request.

I would recommend to the city that during the next road maintenance project, city sewer and water be run to properties that are on the side streets from Lakeshore Dr, especially the side streets that have riparian land, to public water. I would also recommend that Big Lakes Ordinance have a stipulation that if water and sewer are available, properties are required to hook up once their private systems fail.

Please let me know if you have any questions.

Thank you,

James Bedell
Area Hydrologist | EWR

Minnesota Department of Natural Resources
1035 S Benton Dr.
Sauk Rapids, MN 56379
Phone: 320-726-0978
james.bedell@state.mn.us
mndnr.gov

DEPARTMENT OF NATURAL RESOURCES

From: Kendra Lindahl, AICP <KLindahl@landform.net>
Sent: Thursday, June 11, 2026 4:23 PM
To: Bedell, James (DNR) <james.bedell@state.mn.us>
Cc: Layne Otteson <LOtteson@Biglakemn.org>; Marie Popp <mpopp@biglakemn.org>
Subject: 760 Shady Lane Septic Variance - Big Lake

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James,

We have received an application for a septic variance at 760 Shady Lane. The item has been scheduled for Planning Commission on July 6, 2026 and City Council on July 15, 2026.

If possible, please provide comments by June 22nd. Thank you.

Kendra Lindahl, AICP
LANDFORM, Principal Planner
Direct: 612.638.0225

Aerial Operations / Civil Engineering
Land Surveying / Landscape Architecture / Planning

Phone: 612.252.9070 Web: landform.net

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Attachment E
Resolution Approving the Variance

CITY OF BIG LAKE
MINNESOTA

A general meeting of the City Council of the City of Big Lake, Minnesota was called to order by Mayor Paul Knier at 6:30 p.m. in the Council Chambers of City Hall, Big Lake, on Wednesday, July 15, 2026. The following Council Members were present: Ken Geroux, Ken Halverson, Paul Knier, Kim Noding, and Paul Seefeld. A motion to adopt the following resolution was made by Council Member ___ and seconded by Council Member ___.

BIG LAKE CITY COUNCIL
RESOLUTION NO. 2026-XX

RESOLUTION APPROVING A VARIANCE FOR AN INDIVIDUAL SEWAGE TREATMENT SYSTEM AT 760 SHADY LANE (PID 65-00124-1111)

WHEREAS, Deborah Brown and Jeffery Brown, the homeowners, submitted a variance request for a replacement septic system setback to Blacks Lake; and

WHEREAS, the Big Lake Planning Commission conducted a public hearing on July 6, 2026 and recommended that the City Council approve the request subject to the conditions identified herein; and

WHEREAS, notice of the public hearings were duly published and posted in accordance with applicable Minnesota Statutes and persons interested in said applications were afforded the opportunity to present their views and objections related to the project; and

WHEREAS, the variance requested conforms to the requirements of the Zoning Ordinance and is consistent with the Comprehensive Plan; and

WHEREAS the City Council of Big Lake makes the following Findings of Fact and decision:

A. A site location map showing the project location within the City is attached as Exhibit A.

B. The Planning Report dated July 15, 2026, shall be the governing document which includes the following attachments:

Attachment A: Site Location Map
Attachment B: Survey Dated June 10, 2026 (With Staff Redlines)
Attachment C: Applicant Narrative dated May 19, 2026
Attachment D: DNR Comments dated June 12, 2026
Attachment E: Resolution Approving the Variance

C. The legal description of the subject property is:

The East 110.20 feet of the West 935.20 feet of Government Lot 3, Section 24, Township 33, Range 28, Sherburne County, Minnesota, except the North 150.00 feet and the South 610.00 feet thereof.

AND

The West 50.00 feet of the East 100.00 feet of the West 1035.20 feet of Government Lot 3, except the North 150.00 feet and except the South 610.00 feet thereof.

Together with on easement for roadway and utility purposes over and across the North 40.00 feet of the South 610.00 feet of the East 310.20 feet of the West 1135.20 feet of Government Lot 3, Section 24.

D. The MnDNR has reviewed the request and has no comments.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Big Lake that it hereby approves the variance request for 760 Shady Lane subject to the following conditions:

A. The variance is approved in accordance with the application materials received on May 19, 2026 and additional information received on June 10, 2026.

B. A variance from Section 1004.03, Subd. 7.2.C is approved to allow a setback of 68.2 feet for a sewage treatment system where 150 feet is required from the Ordinary High Water Level (OHWL) of Blacks Lake, based on the following findings:

1. The unique physical characteristics of the lot, such as the topography, limited upland area small lot size creates a practical difficulty in meeting the setbacks for a new septic system. The existing system does not comply with the setback requirements, and the

new mound must be placed in the same location. The new mound will be smaller and will be placed further from the lake than the current mound but will still need a variance from the setback requirements. There is no other location on the lot where the septic system could be installed in compliance with the setback requirements. The mound replacement will allow the homeowner to use the existing septic tanks on site without replacing them.

2. This parcel is unique as it is one of the few shoreland parcels in Big Lake that are not connected to municipal sewer and water. The entire lot is located within the shoreland overlay of Blacks Lake. The surrounding lots that are also not on municipal services also located in the overlay are not riparian lots.

3. The variance is not based exclusively on a desire to increase the value of the land. The landowner does not have access to municipal sanitary sewer and the failing septic must be replaced.

4. The practical difficulties are due to the unique location of this parcel of land and the location of the lake on the property. The practical difficulties were not created by the landowner.

5. Granting the variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the neighborhood. The existing home will maintain an individual sewage treatment system in the same location as the existing drainfield.

6. This variance would not be detrimental to the public welfare or other improvements and land in the neighborhood. The variance will allow replacement of a failing system.

7. While connecting the home to city water and sewer is the preferred option when septic systems fail, the property is not located immediately adjacent to the stubs found further east on Shady Lane. City Code only requires connecting to the services when available and it is not currently available. Connection to the services would require opening the road and extending the sanitary sewer past other homes, which would require additional cost and time that would directly affect adjacent property owners. Therefore, the variance for setback is the minimum action required to relieve this practical difficulty.

8. The variance does not involve a use which is not allowed in the district. No change to the existing use of the property is proposed.

9. The variance is in harmony with the general purpose and intent of the chapter, which allows homes and associated services such as sewage systems if municipal services are unavailable.

10. The property is guided Lakeshore Cottage Neighborhood, and the existing/planned uses are consistent with the Comprehensive Plan.

11. The property owners plan to use this property in a way that is consistent with this chapter, and in a reasonable matter. There are no planned changes to the existing uses on the properties.

12. The variance will not alter the existing character of the locality.

C. The approving resolution must be filed at Sherburne County.

D. A septic permit must be obtained by the City prior to beginning construction of the replacement system.

E. Any other conditions of the City Council, Staff, City consultants or other agency responsible for review of this application shall be addressed.

Adopted by the Big Lake City Council on the 15th day of July 2026.

_____

Mayor Paul Knier

Attest:

_____

Gina Wolbeck, City Clerk

The following Council Members voted in favor:
The following Council Members voted against or abstained:

Whereupon the motion was duly passed and executed.

Drafted By:
City of Big Lake
160 Lake Street North
Big Lake, MN 55309

STATE OF MINNESOTA)
) SS.
COUNTY OF SHERBURNE)

The foregoing instrument was acknowledged before me this _____ day of July 2026 by Paul Knier and Gina Wolbeck, the Mayor and City Clerk respectively, of the City of Big Lake, a Minnesota municipal corporation, on behalf of the corporation.

_____
Notary Public

Exhibit A
Site Location Map



AGENDA ITEM

Big Lake City Council

Prepared By: *Kendra Lindahl, AICP* *Consulting Planner*	***Meeting Date:*** *7/15/2026*	☒ ***Regular Agenda Item*** ☐ ***Consent Agenda Item***	***Item No.*** **7D**

Item Description: *Comprehensive Plan Amendment, Zoning Text and Map Amendment, Development Stage Planned Unit Development, and a Preliminary Plat for "Preusse Lake Preserves" Subdivision on Outlot A of Big Lake Marketplace North Addition*	***Reviewed By:*** *Hanna Klimmek, City Administrator* ***Reviewed By:*** *Marie Popp, Community Development Director/EDA Executive Director*

60-DAY REVIEW DEADLINE: October 1, 2026

ACTION REQUESTED

The City Council is asked to make the following separate motions:

1. **Motion to approve a RESOLUTION approving Preliminary Plat and Development Stage PUD for the Preusse Lake Preserves Addition.**

This item requires a 4/5 vote:

2. **Motion to approve a RESOLUTION approving a Comprehensive Plan Amendment for Preusse Lake Preserves Addition, subject to the findings and conditions identified therein.**

BACKGROUND/DISCUSSION

PLANNING COMMISSION:

The Planning Commission held a public hearing at their July 6, 2026 meeting. Other than the applicant, there was no one present to speak on this item. One email was received during the Planning Commission meeting and has been included in the attachments. The Planning Commission voted unanimously to recommend approval of the request.

APPLICATION:

Zach Brown, of BK Land Development, LLC, has submitted a development application for a 31-lot subdivision and planned unit development (PUD) on the 15.44-acre Outlot A, Big Lake Marketplace North Addition. The property is located on the northeast corner of Marketplace Drive and 172nd St NW.

The City Council reviewed a concept plant for this project at the November 25, 2025 meeting. The current application has changed from the original concept but incorporates many of the comments made at that time. Since the concept plan review, the City adopted a new shoreland ordinance. The new ordinance processes all PUDs as a rezoning to PUD rather than a conditional use permit.

The existing property is currently vacant wooded land. There are no existing structures on the site. The parcel contains a wetland that overlaps the far east side, and just over half of the site within the shoreland overlay zone of Preusse Lake.

PROPOSED DEVELOPMENT:
The subject application is for a residential development concept with 31 single family homes on varying lot widths and size. The specific applications that are part of this request are the following:

- Comprehensive Plan Amendment from Medium and High-Density Housing to Low-Density Housing
- Zoning Map Amendment from R-2 Medium Density Residential to PUD - Planned Unit Development
- Zoning Text Amendment to Table 15 in Section 1003.18, Subd. 10 which lists all PUDs in the City of Big Lake
- Development Stage PUD
- Preliminary Plat

While all of the above applications are being reviewed, the City Council will not act on the Zoning Map or Text Amendments with this application as they do not become official until a Final PUD and Final Plat are submitted for review. Upon approval of the Final PUD and Final Plat, the City Council will also approve and publish the Rezoning Map and Text amendments for the application.

PROPERTY CHARACTERISTICS:
The existing 15.44-acre Outlot A is currently vacant land. There are no existing structures on the site. There is a large wooded area and wetlands on site.

EXISTING ZONING AND LAND USE:

Zoning	R-2 Medium Density Residential and Shoreland Overlay
Future Land Use	Medium and High-Density Housing
Existing Land Use	Vacant Land
Topography	Relatively flat with some wooded areas and a wetland

SURROUNDING ZONING AND LAND USE:

Direction	Zoning	Future Land Use Plan	Existing Land Use
North	R-3 High Density Housing and PUD	Medium and High Density Housing	Single-family homes
South	Currently located in Big Lake Township	Business	Storage Facility
East	Agriculture	Natural Open Space	Wetland
West	Agriculture	Medium and High Density Housing	Single-family homes

ANALYSIS OF REQUEST
COMPREHENSIVE PLAN AMENDMENT

This property is currently guided "Medium and High-Density Housing" in the Comprehensive Plan, which plans for land to be developed at 4 to 12 units per acre. The applicant has requested a Comprehensive Plan Amendment (CPA) to re-guide this property from "Medium and High-Density Housing" to "Low Density Housing" which would allow development density of 2.5 to 4 acres. The proposed PUD and preliminary plat has a density of 2 units per acre.

While this falls below the recommended density of 2.5 for the proposed designation, the development is within a shoreland overlay and is preserving over 50% of the property as permanent open space. The clustering of the homes and lot sizes when you remove the open space from the density calculation shows a density that is similar in scale to the medium density housing developments to the north. Staff believes that is consistent with the intent of the Comprehensive Plan.

When reviewing a CPA request, the City should evaluate it against the standards in Section 1002.06, Subd. 2.6 of the Zoning Ordinance:

a. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the objectives of the Comprehensive Plan, including public facilities and capital improvement plans;

This area of the City is identified with a mix of residential uses in the Comprehensive Plan, with a similar use approved nearby. The site will have a similar intensity and character, and the change of the land use designation is not in conflict with the surrounding area.

b. The proposed action meets the purpose and intent of this chapter or, in the case of a map amendment, it meets the purpose and intent of the individual district;

The proposed action does meet the intent of the chapter and the future land use guide, by allowing for a land use designation that is found nearby and helps preserve sensitive lands in a shoreland area as open space. The proposed action meets the purpose and intent of the Low Density Housing designation.

c. There is adequate infrastructure available to serve the proposed actions; and

There is adequate infrastructure to service this site and proposed use.

d. There is an adequate buffer or transition provided between potentially incompatible uses or districts.

There are no incompatible uses in the surrounding area or district that would require buffering.

Additionally, the CPA Checklist required with the development application asks specific questions related to the CPA request; however, the applicant did not provide these. Staff finds that the standards for a CPA in Section 1002.06, Subd. 2.6 are met by the applicant.

ZONING MAP AND TEXT AMENDMENT

This property is currently zoned "R-2 Medium Density Residential" and the property is located in the Shoreland Overlay. The applicant is requesting a rezoning from "R-2 Medium Density Residential" to "PUD Planned Unit Development" based on the R-2 district as a baseline.

When reviewing a rezoning request, the City should evaluate it against the standards in Section 1002.06, Subd. 2.6 of the Zoning Ordinance:

a. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the objectives of the Comprehensive Plan, including public facilities and capital improvement plans;

The Comprehensive Plan has this area as a mix of residential uses. The rezoning to PUD allows higher density housing development on the portions of the lot that are buildable while maintaining permanent open space in the sensitive shoreland area.

b. The proposed action meets the purpose and intent of this chapter or, in the case of a map amendment, it meets the purpose and intent of the individual district;

The rezone would meet the intent of the residential districts and allow a use found in this district nearby.

c. There is adequate infrastructure available to serve the proposed actions; and

There is adequate infrastructure to service this site and proposed use.

d. There is an adequate buffer or transition provided between potentially incompatible uses or districts.

There are no incompatible uses in the surrounding area or district that would require buffering.

Staff finds that the standards in Section 1002.06, Subd. 2.6 of the Zoning Ordinance for a rezoning are met by the proposal. Additionally, PUD districts are listed in the City Code on Table 15 under Section 1003.18, Subd. 10 when approved or modified. This PUD request would then require a Zoning Text Amendment to add the PUD to the list once the Final PUD is approved.

As stated earlier, the City Council will not act on these items until such time when a Final PUD and Final Plat application is submitted and reviewed.

DEVELOPMENT STAGE PLANNED UNIT DEVELOPMENT

The applicant is seeking a PUD for the development in order to provide a product that would not be allowed under the current zoning and shoreland overlay. Previously, PUDs in the shoreland overlay were treated as conditional use permits (CUP), but as of June 2026, all PUD requests in the City are now considered zoning districts and require a rezoning. The process follows the same PUD process from concept, development stage, and the final stage PUD. If approved, the applicant would proceed with an application for a Final Stage PUD and Final Plat.

Development Standards

The plat is located in the R-2 Medium Density Residential district. The following are the development standards applicable to the R-2 district and the proposed standards for the PUD:

Standards	R-2 District Standards	Proposed Development
Minimum Lot Area	8,000 square feet	7,916 square feet
Minimum Lot Width	60 feet	56 feet
Principal structure setbacks (minimum):		
Front	25 feet	25 feet
Side	10 feet	7.5 feet
Rear	25 feet	25 feet
Collector Street (Marketplace drive)	45 feet	45 feet*
Maximum building height	35 feet	35 feet

*the preliminary plat shows the required 45-foot setback, but the plans appear to show some conflicts that must be corrected.

As seen above, a number of lots meet standards; however, there are a few that do not meet the minimum width and size requirements for the zone. The Shoreland Overlay has stricter requirements that apply for lot size and depth that are not met with the proposed development and one of the items being requested for the PUD flexibility.

Shoreland Density

The proposed development is part of the shoreland overlay for Preusse Lake. The MnDNR imposes restrictions on the development of the property, which are enforced by the City Code. Preusse Lake (located south of the property) is classified as a Natural Environment lake. The lake has a 1,000-foot Shoreland Overlay boundary where the development standards are applied. The 1,000-foot shoreland boundary is further broken down into the tiers shown below and on the site plan, which are used to calculate the allowable number of residential units within each shoreland tier.

Shoreland Tier Dimensions	
	Sewered
General Development Lakes	200 feet
Recreational Development Lakes	267 feet
Natural Environment Lakes	**320 feet**

Each tier is evaluated for the amount of land suitable to development, which excludes wetlands, bluffs and land below the ordinary high-water level (OHWL) of the lakes. The suitable land within each tier is then divided by the City's lot size standard for the lake classification to determine the allowable number of units for each tier.

A density bonus is available in the shoreland overlay district to increase the base number of units within each tier, provided the increase to standards such as lakeshore setbacks and shoreland preservation can be achieved.

There is also a provision which allows the developer to take any number of units not provided in a given tier and transfer them into a tier that is further from the lakeshore. The further from the lakeshore the tier is, the greater the bonus to the number of units. The intent of this provision is to push density away from the lakeshore and is only allowed if the developer pursues a PUD.

The applicant provided a table that has been corrected by Staff and shown below:

Tier	Total Area (SF)	Unsuitable Area (SF)	Suitable Area (SF)	Minimum Single Lot Size (SF)	Base Density	Bonus Density Factor	Allowable Units per tier with Bonus Density	Adjusted Allowable Units per tier	Proposed Units	Units transferred to next tier
1	13,583	0	13,583	40,000	0.34	1.5	1	-	0	1
2	155,480	0	155,480	20,000	7.77	2	15	16	3	13
3	171,682	0	171,682	20,000	8.58	3	26	39	11	28
4	21,012	0	21,012	20,000	1.05	3	3	31	1	30
Total	361,757	0	361,757		**17.75**		**45**		**15**	

The DNR worksheet says that "If the site design can accommodate all the required design standards *including the 50% open space*, then bonus density may be considered by multiplying the base density by the bonus density factor to yield the allowable dwelling units." In this case, the applicant is showing the required 50% open space requirement. This allows the applicant to apply for a PUD and seek flexibility from the Shoreland Overlay lot standards as part of the PUD. The developer is not seeking any bonus density with this project.

When reviewing a new PUD, the City Council should consider the following from Section 1003.18 Subd. 4.4:

a. *Individual Rights. Adequate property control is provided to protect the individual owner's rights and property values and the public responsibility for maintenance and upkeep.*
b. *Transportation Plan. The interior circulation plan plus access from and onto public rights-of-way does not create congestion or dangers and is adequate for the safety of the project residents and the general public.*
c. *Open Space. A sufficient amount of useable open space is provided.*
d. *Privacy and Property Values. The arrangement of buildings, structures, and accessory uses does not unreasonably disturb the privacy or property values of the surrounding residential uses.*
e. *Compatibility. The architectural design of the project is compatible with the surrounding area.*
f. *Drainage. The drainage and utility system plans are submitted to the City Engineer, and the final drainage and utility plans shall be subject to their approval.*
g. *Sound Development. The development schedule ensures a logical development of the site which will protect the public interest and conserve land.*
h. *Subdivision Ordinance. The development is in compliance with the requirements of the city subdivision ordinance.*
i. *District Requirements. Dwelling unit and accessory use requirements are in compliance with the district provisions in which the development is planned.*

Staff finds that the development proposal provides a benefit of the City by preserving sensitive natural areas while still maintaining a housing development that is of a similar scale and intensity as the higher density housing to the north. The property also is located along Marketplace Drive and will connect the housing development to the north directly to it providing more travel options and access the trail amenities that are existing today.

Overview of Requested Flexibility

The following flexibility from the Zoning and Subdivision Ordinances are requested as part of the Development Stage PUD:

1. The reduced lot width and size from what is required by the underlying R-2 zoning district and the Shoreland Overlay District.

2. The increase in the maximum allowed impervious surface per lot be increased to 55% to allow the homes to exist on small lots with the open space maintained on a separate Outlot.

The intent of the PUD is to provide development flexibility in exchange for a public benefit. The intent is to encourage one or more of the following in a PUD:

1. *Provide a development pattern in harmony with the objectives of the Comprehensive Plan. The PUD process is not intended only as a means to vary applicable planning and zoning principles;*
2. *Allow for the mixing of land uses within a development when such mixing of land uses could not otherwise be accomplished under this chapter;*
3. *Preserve and enhance desirable site characteristics such as natural topography, wetlands, woodlands, scenic views, natural habitat, and geologic features and prevent soil erosion;*
4. *Preserve and enhance open spaces to provide contiguous common open spaces for scenic enjoyment, recreational use, natural habitat protection, and community identity;*
5. *Provide for flexibility to the strict application of the land use regulations in this chapter in order to improve site design and operation, while at the same time incorporating design elements (e.g., construction materials, landscaping, lighting, and the like) that exceed the city's standards to offset the effect of any deviations;*
6. *Promote a more creative and efficient approach to land use within the city, while at the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability, and general welfare of the city;*
7. *Encourage innovations in development to the extent that the growing demands for all styles of economic expansion may be met by greater variety in type, design, and placement of structures and by the conservation and more efficient use of land in such developments;*
8. *Promote a desirable and creative environment that might be prevented through the strict application of zoning and subdivision regulations of the city;*
9. *Result in an efficient use of land resulting in smaller networks of utilities and streets thereby lowering development costs and public investments;*
10. *Ensure the establishment of appropriate transitions between differing land uses; and/or*
11. *Promote the creative use of the land and related physical development which allows a phased and orderly transition of varying land uses in close proximity to each other.*

The City Council can only approve the PUD if they find that there is a public benefit in exchange for the requested flexibility as noted in Section 1003.18 of the Zoning Ordinance. The applicant indicates that the benefit is a high quality housing development that preserves 4.47 acres of usable and functional open space closer to a sensitive shoreland while still providing homes of a similar size and intensity to the developments that surround it.

The City Council should review the requested flexibility and determine whether the City receives a public benefit in exchange for the flexibility. If not, the City Council could require a higher architectural design or other changes to meet this standard.

PRELIMINARY PLAT

The applicant is proposing a preliminary plat as part of the application to develop the 31-lot subdivision.

Streets, Parking and Access

The applicant is proposing to build a loop road with a direct connection from Marketplace Drive to the south that will also extend up to the dead end of Lilac Lane to the north and the Prairie Meadows 4th addition housing development.

There is a sidewalk planned along one side of each street and they will connect to the existing trail along Marketplace Drive. Marketplace drive along the southside of the site is identified as a "Collector" and has additional requirements for setbacks and buffers that appear to be shown on the concept. No lots will have direct access onto the existing 172nd Street NW or on Marketplace Drive.

Tree Preservation and Landscaping

Section 1107.11 requires preservation of a minimum of 40% of the existing significant trees. The plans show 62% removal, and so they are subject to replacement standards for the trees over 40%. Specifically, they are removing 200 of the 322 trees on site (62%) trees and will need to plant 134 caliber inches, or 54 trees to meet the requirements for tree replacement.

The landscape plan shows two trees per front yard of each home and additional buffering along the rear yards of homes that abut Marketplace Drive. In total they show 109 trees to be planted. However, the tree replacement plus the two trees in each front yard would require 116 trees. The plans should be revised to show a minimum of 116 trees on site.

Additionally, the trees and plantings along the rear yards of homes abutting Marketplace Drive are required to follow the Buffer Yard design standards found in Section 1006.06 Subd. 4.3(b). These requirements include spacing materials that the applicant has not demonstrated compliance with. The plans will need to be adjusted to show compliance with spacing requirements of the buffer yard. This is a range of 4 to 40 feet on center for deciduous trees and three to 15 feet on center for conifers. Compliance with these standards would likely result in the development meeting the tree replacement standards noted above.

Staff has requested the tree preservations tables in a more usable format to confirm that the replacements required are counted correctly, including counting the caliber inches of removed trees based on smallest trees removed first. It does not appear that the preparation of this plan and analysis will make a significant difference to the proposed preservation plan, however the condition has been added to provide these materials for a full analysis prior to approval of the final PUD plan. Overall, the plans generally comply and maintains a large number of trees, while replacing trees as required by Code.

Stormwater Management

The plans show a stormwater basin used to collect and convey the stormwater from the site on the eastern side between the proposed homes and the wetland that extends into the neighboring property. The City Engineer's memo includes a number of comments related to the stormwater management that will need to be addressed to meet the requirements, including deeding Outlot B to the City.

Homeowners Association

The applicant has indicated that they will prepare restrictive covenants and standards for an HOA to take over common areas and help maintain the landscaping, ponding, entrance features and maintenance of the subdivision. The HOA must ensure compliance with the PUD requirements. The applicant must provide a copy of the HOA covenants and restrictions for review as part of the Final Plat and Final Stage PUD.

DEVELOPMENT FEES

The applicant will be required to enter into a development agreement with the City as part of the final plat application. The development agreement will address any outstanding park dedication, trunk sewer, trunk water or trunk storm sewer fees.

Sewer Access Charges (SAC) and Water Access Charges (WAC) Fees

These fees, which are used to fund investments in expanding the capacity of the City's sewer and water plants and infrastructure as the City grows, are collected at the time of building permit issuance. The 2026 fee schedule sets the fees on a per unit basis at $3,585 for the WAC fee and $5,325 for the SAC fee. Because the fees are due at the time of building permit issuance, the amount is subject to change if the fee schedule is updated.

Trunk Sewer, Trunk Water Fee, and Trunk Storm Sewer Fee

When land is developed, trunk sewer and trunk water fees are charged based on the amount of land that is being developed. These fees are "per acre" and help the City cover the costs of providing sewer and water infrastructure as the City grows. The fees are set every year by a City Council resolution and generally increase each year to account for inflation and actual costs of providing infrastructure. Trunk fees are generally not paid on outlots but only on buildable lots. This is one of the reasons that outlots are not considered buildable. They have not paid the correct fees to be considered "shovel-ready."

The 2026 fee schedule sets trunk fees at $1,650 per acre for trunk water and $5,330 per acre for trunk sewer. Trunk storm sewer fees are "case by case" and are waived entirely if all storm water is contained within the plat boundary.

Park Dedication

The City's Subdivision Ordinance and Fee Schedule require residential subdivisions to dedicate 10% of the land being subdivided as parkland OR pay a fee equal to 10% of the value of the land. The City does not have park land planned in this area and recommend cash-in-lieu of land for this development. It is at the City's discretion whether to require a land donation or allow the fee to be paid in lieu of land.

STAFF COMMENTS

Engineering:

The City Engineer prepared a comment letter with numerous items that need to be addressed found in ATTACHMENT G. These include general plan updates and questions regarding ownership of outlots, stormwater maintenance, and utility placements. Additionally, the memo identifies that the City Council just approved the reconstruction of 172nd Street and if the applicant intends to use the opportunity to connect there, they may if they meet specific criteria and deadlines.

Other:

The City Water/Wastewater Superintendent has reviewed the plans and prefers that the watermain loop back to Marketplace Drive.

Plans were sent to MnDNR and no comments were received.

FINANCIAL IMPACT

N/A

STAFF RECOMMENDATION

Staff recommends approval of the following, as recommended by the Planning Commission, and subject to the findings and conditions identified in the attached:

1. RESOLUTION approving a Comprehensive Plan Amendment for Preusse Lake Preserves Addition
2. RESOLUTION approving the Preliminary Plat and Development Stage PUD for Preusse Lake Preserves Addition

The Zoning Map and Text Amendments will not be acted on until the Final PUD and Final Plat application is approved for this project.

ATTACHMENTS

Attachment A:	Site Location Map
Attachment B:	Applicant Narrative dated June 2, 2026
Attachment C:	Draft Preliminary Plat dated April 29, 2026
Attachment D:	Civil Plans for “Preusse Lake Preserves” dated April 29, 2026
Attachment E:	Landscape Plan and Tree Survey dated June 3, 2026
Attachment F:	Shoreland Tiering and Density Exhibit dated April 29, 2026
Attachment G:	Engineer’s Memo dated July 1, 2026
Attachment H:	Previous Concept Plan dated November 17, 2025
Attachment I:	Public Comment Received July 6, 2026
Attachment J:	Resolution approving the Comprehensive Plan Amendment
Attachment K:	Resolution approving Preliminary Plat and Development Stage PUD

Attachment A
Site Location Map


65-00121-2401
65-00121-2300
65-00121-2405
65-00508-0105
65-00512-0105
65-00543-0010
10-00121-1201
65-00543-0030
10-00121-4200
65-00543-0050
10-00121-3405

Attachment B
Applicant Narrative

“Preusse Lake Preserve” – Development Narrative

May 21st, 2026

RE:
Preliminary Plat of Preusse Lake Preserve, PUD
Site Address: NE Quad Marketplace Dr & 172nd St NW, Big Lake MN.
(See Project Summary below)

Development Team:

- BK Land Development – Zach Brown, Owner/Developer
- Engineering and Surveying – Sathre-Bergquist, Inc. – Eric R. Johnson, PE
- Landscaping Consultant – Pioneer Engineering, PA – Jenni Thompson, PLA, AICP, JD
- Stormwater Consultant – AE2S – Lucas LaMoore, PE
- Geotechnical Consultant – Haugo Geotechnical Services – Paul Haugo
- Wetland Consultant – Kjolhaug Environmental Services – Mark Kjolhaug

Developer Contact Information:

BK Land Development
Zach Brown (763) 202-9642
13311 Arrowood Lane
Dayton, MN 55327
Email: zachbrown@edinarealty.com

Project Summary:

BK Land Development is pleased to submit a preliminary plat for development of the following property –

The development will consist of 31 single family lots and +/- 4.4 acres of of dedicated open space as part of the shoreland district requirement. The housing portion of the project will contain villa-style lots (55’+ lot widths).

The proposed Planned Unit Development provides several meaningful public benefits to the City and surrounding community. The project introduces a housing product type that is currently limited within the local market by offering detached villa-style homes designed for one-level living with HOA-maintained services. This creates an opportunity for existing residents, particularly the older demographic, to remain within the community while transitioning out of larger single-family homes into a lower-maintenance housing option without leaving the City. The development also supports long-term community stability by allowing current residents to keep family members and aging parents nearby through a housing style that is not widely available locally. In addition, the project will contribute positively to the City’s tax base through the construction of high-quality homes built with durable materials by an experienced local custom home builder.
The proposed PUD layout also allows the site to be developed in a manner that better responds to the property’s environmental constraints and natural features. Due to DNR-related shoreline

and open space requirements, approximately 50% of the site must remain preserved as open space. The flexibility provided through the PUD process allows the development to cluster density appropriately while preserving these natural areas, creating a more thoughtful neighborhood layout than a conventional subdivision approach.
Additional public benefits include new landscaping, stormwater improvements, neighborhood connectivity through sidewalk extensions, and enhanced buffering adjacent to surrounding properties. The project is intended to create a well-designed residential neighborhood that complements the surrounding area while expanding the City's housing inventory with a product type currently underrepresented in the market.

Proposed Zoning: PUD – Planned Unit Development:
The site is currently zoned R2 – Medium density residential, we are requesting a rezoning to PUD.

Single Family Lot Count – 31

15.44 acres
Density: 31/15.44 = 2.00 un/ac (gross)
Dedicated Open Space (shoreland district) - +/- 4.4 acres

Proposed PUD Development Standards:
Lots–

- Front Yard Setback – 25 feet
- Corner Lot Setback – 25 feet
- Side Yard Setback – 7.5 feet (each side)
- Rear Yard Setback – 25 feet
- Hardcover – 55% Maximum

The development is compatible with the adjacent properties –

- Prairie Meadows
-

Development/Proposed Items –

- 60' ROW
- 30' back-to-back Streets (sidewalk on one side)

Development Phasing/Timing:
Development is anticipated to begin in the Summer/Fall of 2026, with the completion of the utilities and the street construction, through the bituminous base course in Fall of 2026. The project will be graded in a single phase.

Property Ownership:

"Preusse Lake Preserve" consists of 1 parcel of land, based on the legal description (see ALTA Survey).

Site Analysis:

The topography throughout the site is relatively flat, ranging from 920 to 936 feet above msl. The site contains two wetlands that are approximately 2,641 sf & 1,869 sf. There are a mix of trees and underbrush on site. The plan is to remove the trees with grading.

The site soils consisted of about one foot of topsoil at the surface, overlaying predominantly sandy soils. For more information, please see the Haugo Geotechnical Report (26-0088).

Utility Services:

City sanitary sewer and water are currently available to serve the site. We are proposing to connect to the sanitary sewer/watermain on the west side of 172nd St NW. The watermain will also be connected to the north (Prairie Meadows development) to create a loop, as shown on the preliminary utility plans.

Site Grading:

The site grading is planned to begin in the Summer/Fall 2026. The project will be mass graded in one phase. The overall graded area is +/- 11.5 acres. We are proposing to grade all streets to the proposed hold downs and prepare corrected building pads for all home sites. Care has been taken to preserve as many trees as possible along the perimeter of the site. We are creating stormwater ponding to meet the stormwater treatment requirements of the City and the Watershed. The excavation of on-site material is estimated at +/- 22,000 cy, It is our design objective to balance the site with on-site material, some additional import of suitable structural fill material may be necessary for building pad, street, and retaining wall construction. As the final design analysis is completed, we will provide detailed construction plans to the City of Big Lake.

Stormwater:

The stormwater facilities proposed in "Preusse Lake Preserve" are illustrated on the enclosed preliminary plans. Runoff from the site will be directed to storm sewer inlet locations, collected and conveyed to the proposed treatment pond. The site will create one pond that will provide temporary storage of stormwater runoff, treatment of stormwater and sediment removal. Please refer to the grading plan and storm sewer plans for more details. The stormwater plan will provide adequate treatment and storage to meet the City of Big Lake and Watershed District requirements.

Wetlands:

A wetland delineation report has been prepared by Kjolhaug Environmental Services. Two wetlands have been identified on the site (Kjolhaug Environmental Services, KES Report 2026-034). Wetland #1 (1,869 sf) & Wetland #2 (2,641 sf). The proposed design plans to incorporate the wetlands into the site design with no impact.

Traffic:

"Preusse Lake Preserve" will have standard Residential traffic.

Landscape Plan, & Entrance:

This development will be landscaped (see landscape plan), and the stormwater pond area will have landscaping to create unique water treatment facilities for the proposed project. The entrances will be fully landscaped with planting, trees, shrubs, and irrigation.

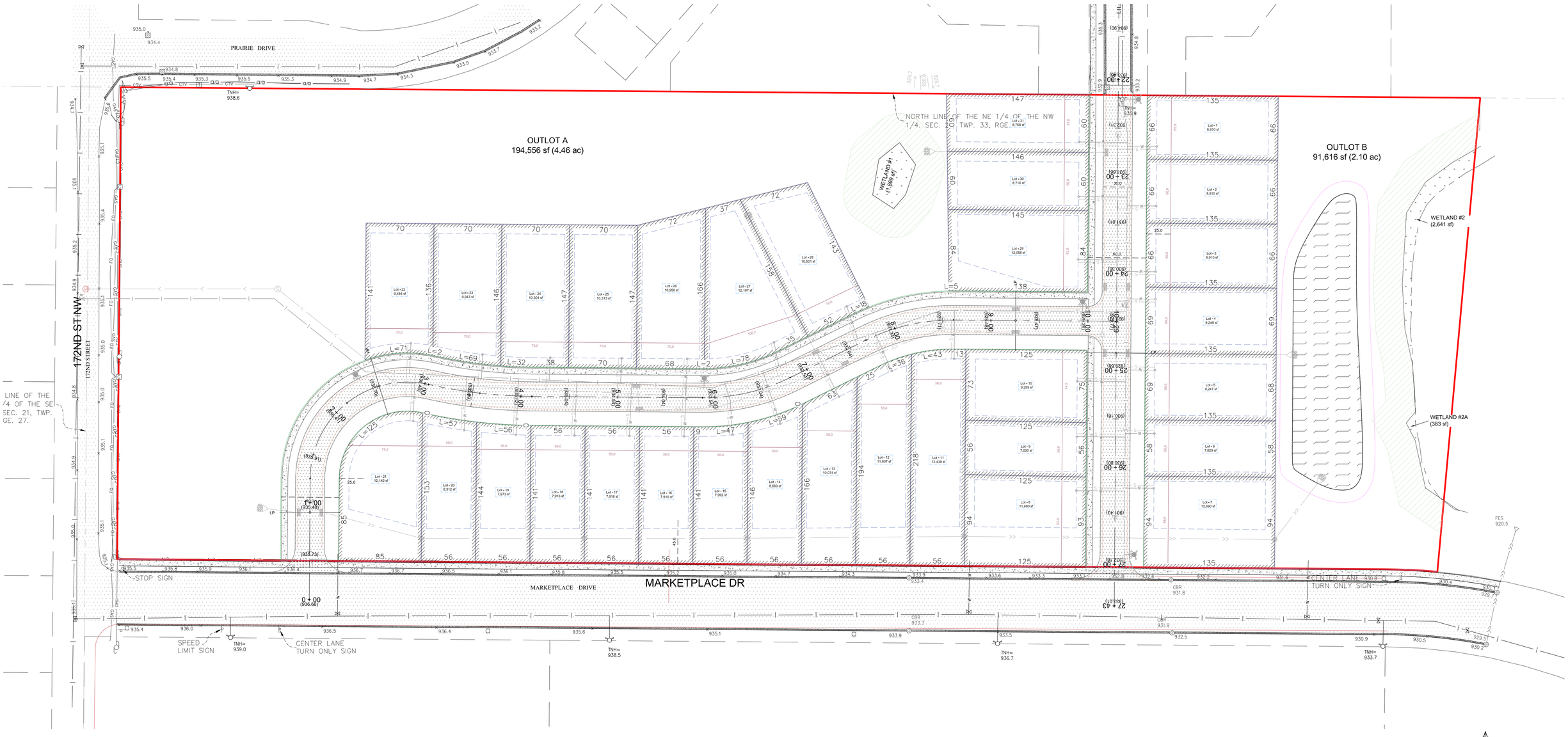
Homeowner's Association and Restrictive Covenants:

The developer will prepare restrictive covenants and standards that will apply to the entire neighborhood and HOA documents for the single-family lots.

A select group of builders will participate in "Preusse Lake Preserve" community. The restrictive covenants will be tailored to the developer's vision of the project. Each builder will be required to meet the specifics of building types, landscaping, and overall goals of the development.

The HOA will oversee the monumentation, entrance features, landscaping, pond, and any other shared community items. The HOA will also be responsible for maintenance issues within the subdivision. These may include special landscaping, mailboxes, signage, and other common elements.

Attachment C
Draft Preliminary Plat



FIELD CREW	NO.	BY	DATE	REVISION
XXX				
DRAWN				
ERJ				
CHECKED				
DLS				
DATE				
XX-XX-XX				

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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.

Dated this 29th day of April, 2026.

Daniel L. Schmidt, PLS Minnesota License No. 26147
schmidt@sathre.com

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

TWP:XX-RGE.XX-SEC.XX
XXXXX County

BIG LAKE, MINNESOTA

PRELIMINARY PLAT

PREPARED FOR:
BK LAND DEVELOPMENT

FILE NO.
100954-007

PP1
PP2

Marketplace Dr

Big Lake, Minnesota

Project # 100954-007 **Date** April 29, 2026

Prepared for: BK Land Development
13311 ARROWOOD LA N
Dayton, MN 55327
Contact: Zach Brown
tel: 763-202-9642

Prepared by: Sathre-Bergquist, Inc.
14000 25th Ave. N. #120
Plymouth, MN 55447
Contact: Eric Johnson
tel: 952-476-6000

BLOCK	GROSS AREA				WETLAND AREA				NET AREA			
Lot 1	8,910	s.f.	0.20	acres	0	s.f.	8,910	s.f.	0.20	acres
Lot 2	8,910	s.f.	0.20	acres	0	s.f.	8,910	s.f.	0.20	acres
Lot 3	8,910	s.f.	0.20	acres	0	s.f.	8,910	s.f.	0.20	acres
Lot 4	9,248	s.f.	0.21	acres	0	s.f.	9,248	s.f.	0.21	acres
Lot 5	9,247	s.f.	0.21	acres	0	s.f.	9,247	s.f.	0.21	acres
Lot 6	7,829	s.f.	0.18	acres	0	s.f.	7,829	s.f.	0.18	acres
Lot 7	12,690	s.f.	0.29	acres	0	s.f.	12,690	s.f.	0.29	acres
Lot 8	11,680	s.f.	0.27	acres	0	s.f.	11,680	s.f.	0.27	acres
Lot 9	7,000	s.f.	0.16	acres	0	s.f.	7,000	s.f.	0.16	acres
Lot 10	9,255	s.f.	0.21	acres	0	s.f.	9,255	s.f.	0.21	acres
Lot 11	12,438	s.f.	0.29	acres	0	s.f.	12,438	s.f.	0.29	acres
Lot 12	11,607	s.f.	0.27	acres	0	s.f.	11,607	s.f.	0.27	acres
Lot 13	10,074	s.f.	0.23	acres	0	s.f.	10,074	s.f.	0.23	acres
Lot 14	8,660	s.f.	0.20	acres	0	s.f.	8,660	s.f.	0.20	acres
Lot 15	7,992	s.f.	0.18	acres	0	s.f.	7,992	s.f.	0.18	acres
Lot 16	7,916	s.f.	0.18	acres	0	s.f.	7,916	s.f.	0.18	acres
Lot 17	7,916	s.f.	0.18	acres	0	s.f.	7,916	s.f.	0.18	acres
Lot 18	7,916	s.f.	0.18	acres	0	s.f.	7,916	s.f.	0.18	acres
Lot 19	7,973	s.f.	0.18	acres	0	s.f.	7,973	s.f.	0.18	acres
Lot 20	8,312	s.f.	0.19	acres	0	s.f.	8,312	s.f.	0.19	acres
Lot 21	12,142	s.f.	0.28	acres	0	s.f.	12,142	s.f.	0.28	acres
Lot 22	9,484	s.f.	0.22	acres	0	s.f.	9,484	s.f.	0.22	acres
Lot 23	9,943	s.f.	0.23	acres	0	s.f.	9,943	s.f.	0.23	acres
Lot 24	10,301	s.f.	0.24	acres	0	s.f.	10,301	s.f.	0.24	acres
Lot 25	10,313	s.f.	0.24	acres	0	s.f.	10,313	s.f.	0.24	acres
Lot 26	10,950	s.f.	0.25	acres	0	s.f.	10,950	s.f.	0.25	acres
Lot 27	12,167	s.f.	0.28	acres	0	s.f.	12,167	s.f.	0.28	acres
Lot 28	10,501	s.f.	0.24	acres	0	s.f.	10,501	s.f.	0.24	acres
Lot 29	12,058	s.f.	0.28	acres	0	s.f.	12,058	s.f.	0.28	acres
Lot 30	8,716	s.f.	0.20	acres	0	s.f.	8,716	s.f.	0.20	acres
Lot 31	8,758	s.f.	0.20	acres	0	s.f.	8,758	s.f.	0.20	acres
Total	299,816	s.f.	6.88	acres	0	s.f.	299,816	s.f.	6.88	acres

OUTLOT	GROSS AREA				WETLAND AREA				NET AREA			
A	194,556	s.f.	4.47	acres	1,869	s.f.	192,687	s.f.	4.42	acres
B	91,616	s.f.	2.10	acres	3,024	s.f.	88,592	s.f.	2.03	acres
Total	286,172	s.f.	6.57	acres	4,893	s.f.	281,279	s.f.	6.46	acres

R/W	GROSS AREA				WETLAND AREA				NET AREA			
	86,771	s.f.	1.99	acres	0	s.f.	86,771	s.f.	1.99	acres

TOTAL	GROSS AREA				WETLAND AREA				NET AREA			
	672,712	s.f.	15.44	acres	4,893	s.f.	667,819	s.f.	15.33	acres

FIELD CREW	NO.	BY	DATE	REVISION
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DATE				
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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.

Dated this 29th day of April, 2026.

Daniel L. Schmidt, PLS Minnesota License No. 26147
schmidt@sathre.com

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
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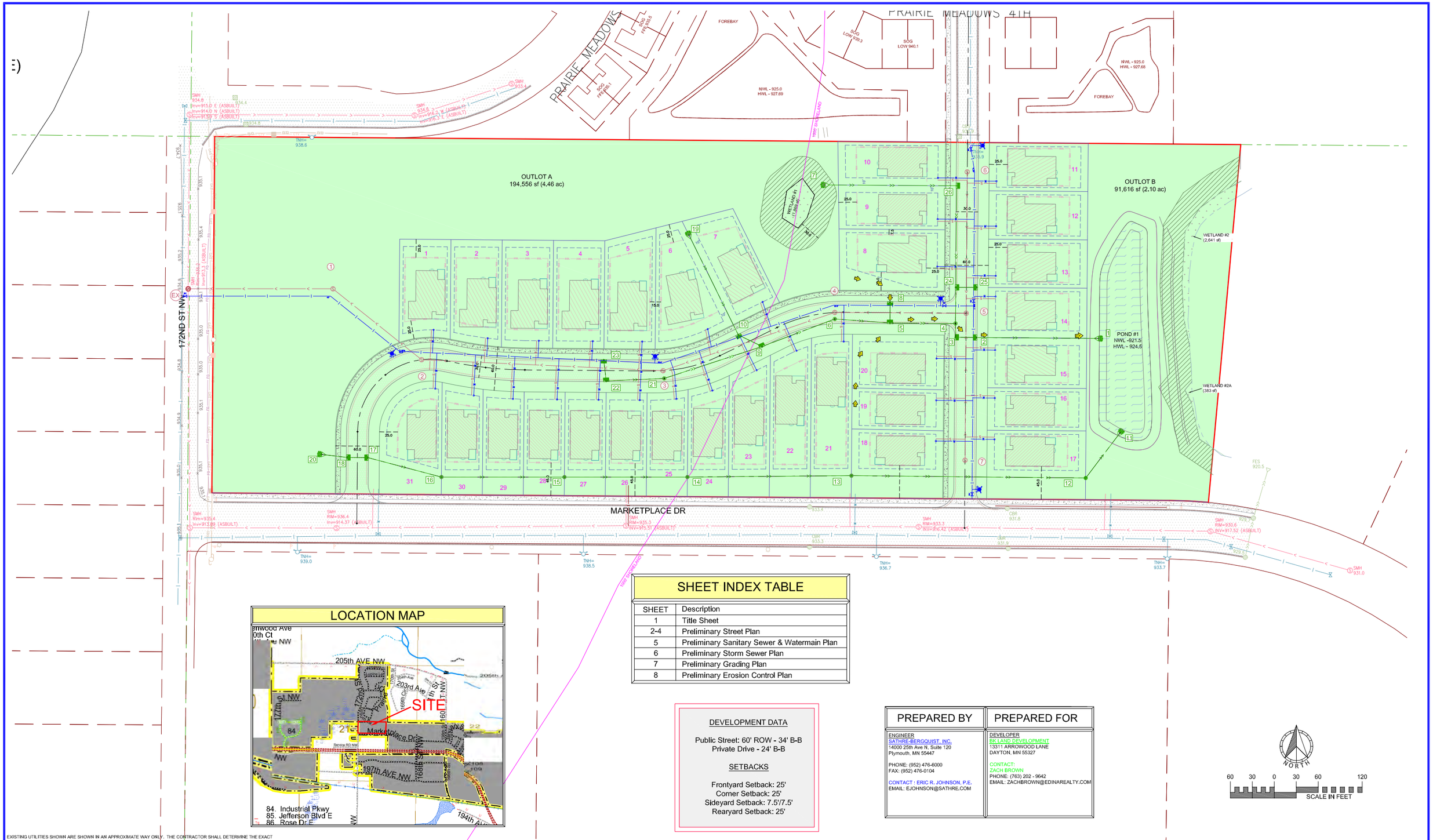
BIG LAKE,
MINNESOTA

PRELIMINARY PLAT

PREPARED FOR:
BK LAND DEVELOPMENT

FILE NO.
100954-007
PP2
PP2

Attachment D
Civil Plans



LOCATION MAP

SHEET INDEX TABLE

SHEET	Description
1	Title Sheet
2-4	Preliminary Street Plan
5	Preliminary Sanitary Sewer & Watermain Plan
6	Preliminary Storm Sewer Plan
7	Preliminary Grading Plan
8	Preliminary Erosion Control Plan

DEVELOPMENT DATA

Public Street: 60' ROW - 34' B-B
Private Drive - 24' B-B

SETBACKS

Frontyard Setback: 25'
Corner Setback: 25'
Sideyard Setback: 7.5'/7.5'
Rearyard Setback: 25'

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 14000 25th Ave N, Suite 120 Plymouth, MN 55447 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT : ERIC R. JOHNSON, P.E. EMAIL: EJOHNSON@SATHRE.COM	DEVELOPER BK LAND DEVELOPMENT 13311 ARROWOOD LANE DAYTON, MN 55327 CONTACT: ZACH BROWN PHONE: (763) 202 - 9642 EMAIL: ZACHBROWN@EDINAREALTY.COM

NORTH

60 30 0 30 60 120

SCALE IN FEET

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
MARKET	-	-	-	-
DRAWN BY				
XXX				
CHECKED BY				
ERJ				
DATE				
04/29/26				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Eric R. Johnson

ERIC R. JOHNSON, P.E.
Date: 04/29/26 Llc. No. 56659

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--

BIG LAKE, MINNESOTA

TITLE SHEET
PREUSSE LAKE PRESERVE
BK LAND DEVELOPMENT

FILE NO.
100954-007

1

LEGEND

DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE	W S	W S
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
STORM STUCTURE LABEL	CB H3	CB H3
SANITARY STUCTURE LABEL	MH	MH
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

PRAIRIE MEADOWS 3RD

PRAIRIE MEADOWS 4TH

FOREBAY

NWL - 925.0
HWL - 927.69

NWL - 925.0
HWL - 927.68

FOREBAY

OUTLOT A
194,556 sf (4.46 ac)

OUTLOT B
91,616 sf (2.10 ac)

WETLAND #1
(1.980 sf)

WETLAND #2
(2,641 sf)

WETLAND #2A
(383 sf)

POND #1
NWL -921.5
HWL - 924.5

172ND ST NW

MARKETPLACE DR

MNDOT SHORELAND

STREET NOTES

1. ALL STREETS ARE 30' BB UNLESS OTHERWISE NOTED. CURB DIMENSIONS ARE BACK TO BACK.
2. SEE CITY DETAILS FOR STREET DESIGN STANDARDS.
3. ALL SIDEWALKS SHALL BE 6'. CONSTRUCT PED RAMP AT EACH CURB AND OR/ROAD INTERSECTION PER STANDARD DETAIL PLATES.
4. ALL CONTRACTOR VEHICLES SHALL BE PARKED WITHIN THE CONSTRUCTION LIMITS.
5. EXTENT OF DRAINTILE TO BE DETERMINED/VERIFIED IN FIELD BY CITY ENGINEER BASED ON SITE CONDITIONS.

STOP STOP SIGN

XXXX / XXXX STREET SIGN SEE DETAIL 8-114

DENOTES B618 (HIGHBACK) CURB

DENOTES 1ST ADDITION STREET

DENOTES SURMOUNTABLE CURB

TYPICAL STREET PLAN

NORTH

SCALE IN FEET 50 25 0 25 50 100

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
MARKET	-	-	-	-
DRAWN BY				
XXX				
CHECKED BY				
ERJ				
DATE				
04/29/26				

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Eric R. Johnson

ERIC R. JOHNSON, P.E.
Date: 04/29/26 Lic. No. 56659

SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.

BIG LAKE, MINNESOTA

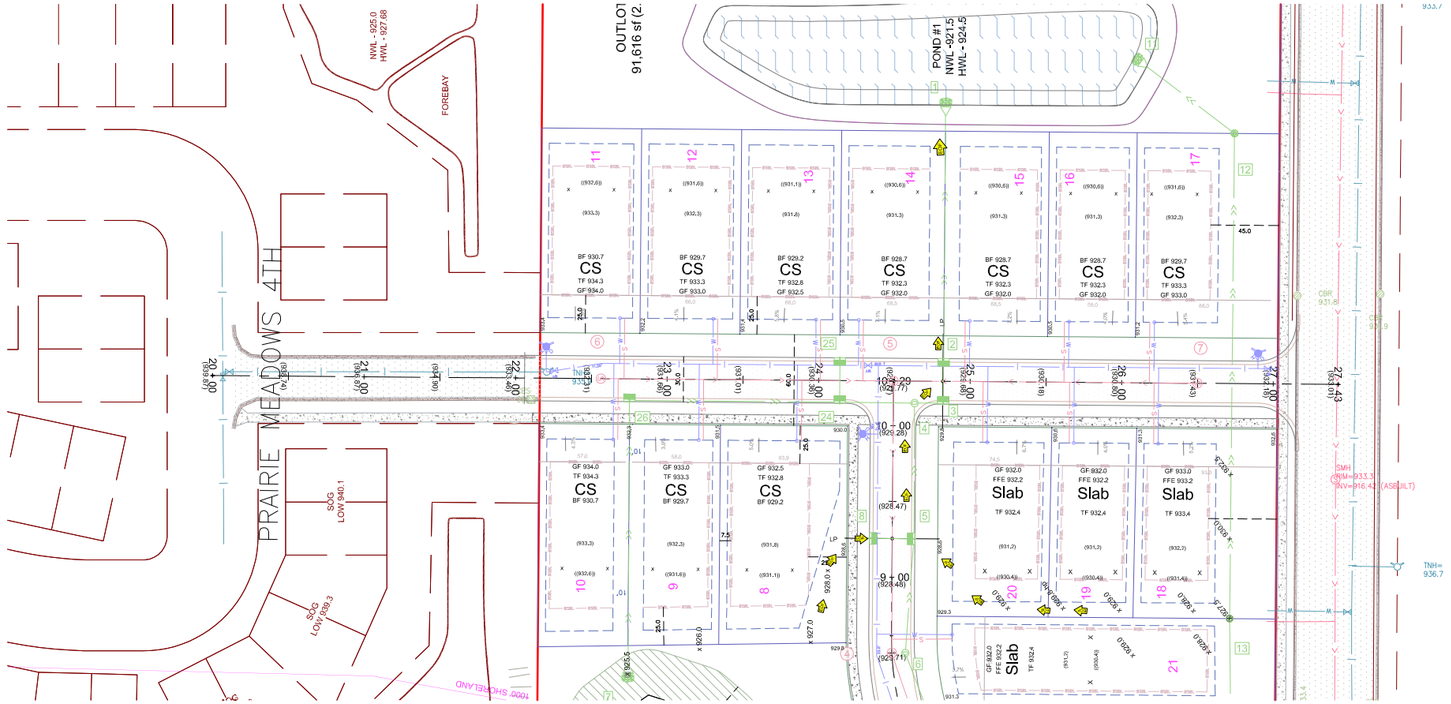
STREET SHEETS
PREUSSE LAKE PRESERVE
BK LAND DEVELOPMENT

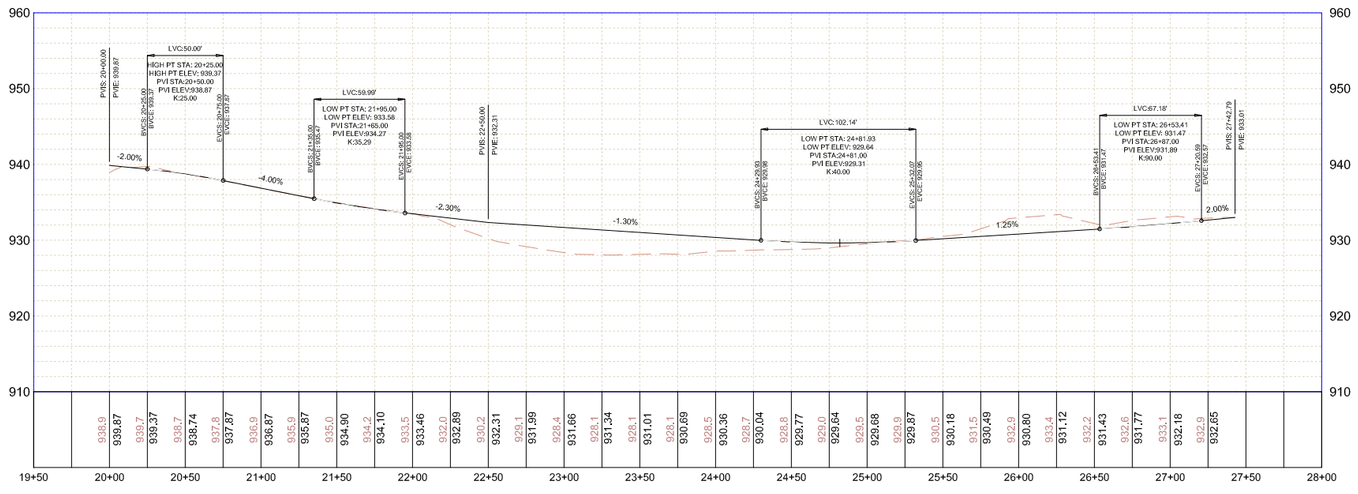
FILE NO.
100954-007

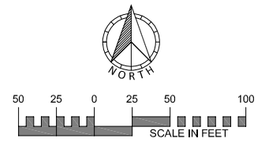
2

LEGEND

DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE	W S	S
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
STORM STUCTURE LABEL	CB H3	CB H3
SANITARY STUCTURE LABEL	MH	MH
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		







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Eric R. Johnson

ERIC R. JOHNSON, P.E.
Date: 04/29/26 Lic. No. 56659

SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
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BIG LAKE,
MINNESOTA

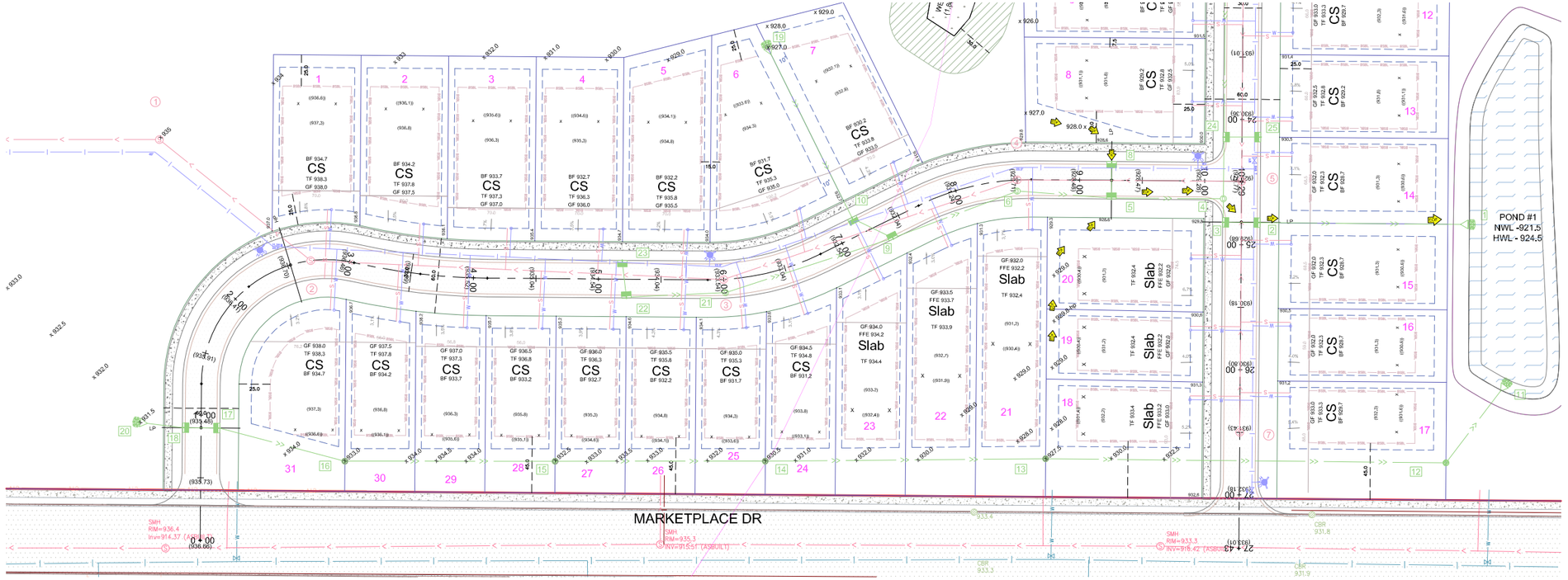
STREET SHEETS
PREUSSE LAKE PRESERVE
BK LAND DEVELOPMENT

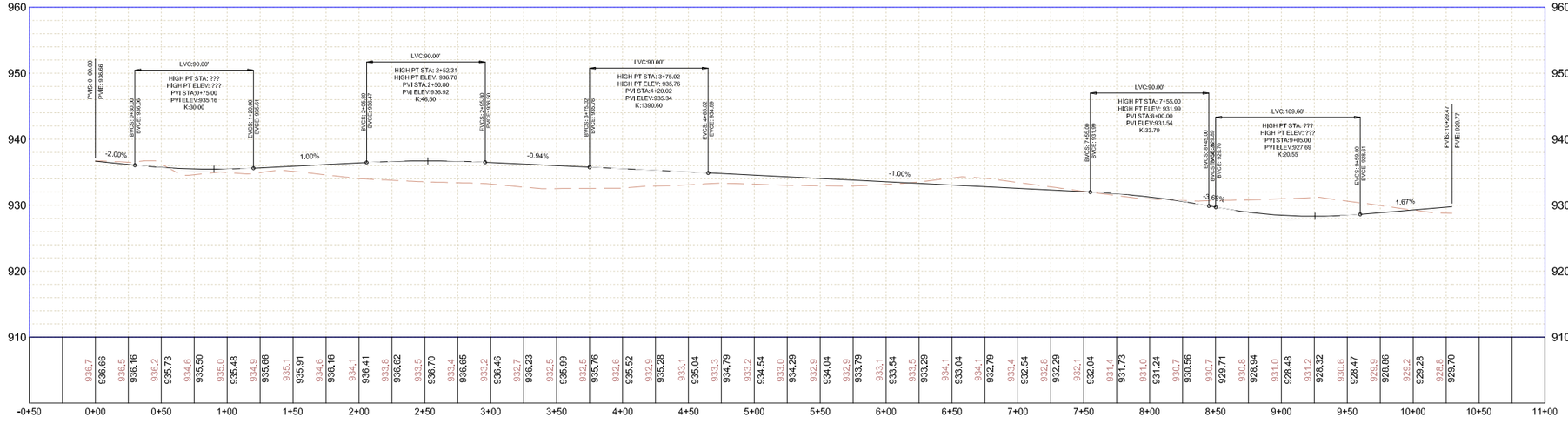
FILE NO.
100954-007

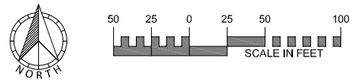
3

LEGEND

DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
STORM STUCTURE LABEL	CB H3	CB H3
SANITARY STUCTURE LABEL	MH	MH
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		







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CITY PROJECT NO.
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BIG LAKE, MINNESOTA

STREET SHEETS
PREUSSE LAKE PRESERVE
BK LAND DEVELOPMENT

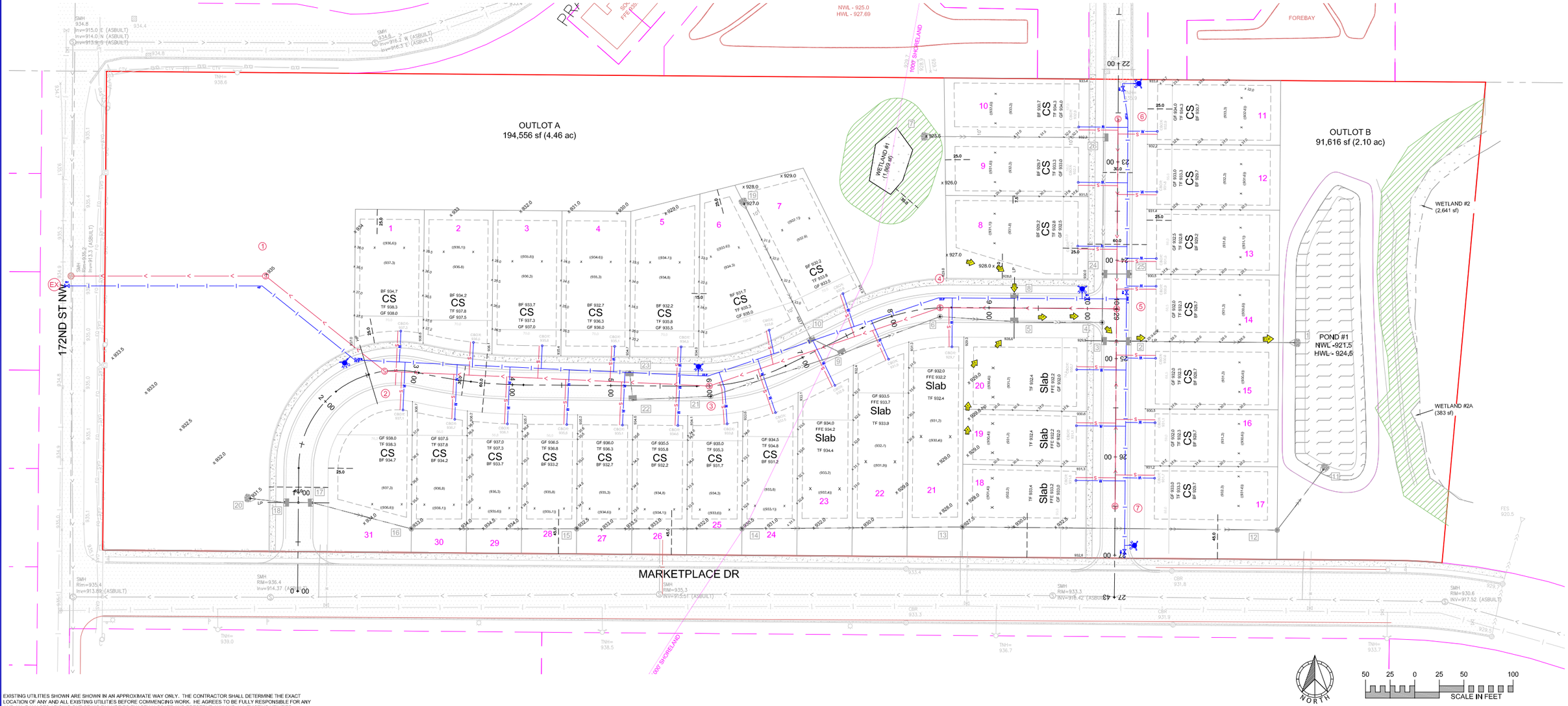
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4

LEGEND

DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
STORM STUCTURE LABEL	CB H3	CB H3
DRAINTILE W/CLEANOUTS		
SANITARY STUCTURE LABEL	SMH	SMH
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

Sanitary Table									
Start Structure	Start Rim Elev	Start Inv	Size	Material	Length	Slope	End Structure	End Rim Elev	End Inv
1	935.0	914.50	8.0"	PVC SDR 26	197.8 LF	0.51%	EX	913.8	913.50
2	936.7	915.30	8.0"	PVC SDR 26	154.9 LF	0.45%	1	935.0	914.60
3	933.5	916.90	8.0"	PVC SDR 26	330.3 LF	0.45%	2	936.7	915.40
4	929.7	918.10	8.0"	PVC SDR 35	247.7 LF	0.44%	3	933.5	917.00
5	929.8	919.00	8.0"	PVC SDR 35	179.5 LF	0.45%	4	929.7	918.20
6	932.2	920.00	8.0"	PVC SDR 35	193.0 LF	0.47%	5	929.8	919.10
7	931.4	920.00	8.0"	PVC SDR 35	200.7 LF	0.45%	5	929.8	919.10



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CITY PROJECT NO.
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BIG LAKE, MINNESOTA

SANITARY SEWER & WATERMAIN PLAN
PREUSSE LAKE PRESERVE
BK LAND DEVELOPMENT

FILE NO.
100954-007

5

Storm Table									
Start Structure	Start Rim Elev	Start Inv	Size	Material	Length	Slope	End Structure	End Rim Elev	End Inv
2	929,5	922,50	24,0"	RCP	166,9 LF	0,60%	1	921,8	921,50
3	929,5	922,70	24,0"	RCP	28,5 LF	0,70%	2	929,5	922,50
4	929,3	922,80	24,0"	RCP	18,8 LF	0,53%	3	929,5	922,70
5	928,2	923,80	24,0"	RCP	89,5 LF	1,12%	4	929,3	922,80
6	929,5	925,40	18,0"	RCP	75,6 LF	2,12%	5	928,2	923,80
7	925,0	925,00	15,0"	RCP	180,0 LF	0,56%	26	931,8	924,00
8	928,1	923,90	12,0"	RCP	28,2 LF	0,35%	5	928,2	923,80
9	932,0	927,70	18,0"	RCP	106,1 LF	2,17%	6	929,5	925,40
10	932,2	928,20	15,0"	RCP	36,1 LF	1,38%	9	932,0	927,70
12	931,1	922,00	21,0"	RCP	77,8 LF	0,64%	11	921,1	921,50
13	927,5	923,30	21,0"	RCP	320,0 LF	0,31%	12	931,1	922,30
14	930,5	925,50	18,0"	RCP	224,0 LF	0,85%	13	927,5	923,60
15	932,5	927,30	15,0"	RCP	168,0 LF	0,89%	14	930,5	925,80
16	933,0	928,90	15,0"	RCP	168,0 LF	0,95%	15	932,5	927,30
17	935,3	930,90	15,0"	RCP	104,1 LF	1,92%	16	933,0	928,90
18	935,3	931,20	15,0"	RCP	28,3 LF	1,06%	17	935,3	930,90
19	927,0	928,70	18,0"	RCP	152,3 LF	0,33%	10	932,2	928,20
20	931,7	931,50	15,0"	RCP	35,1 LF	0,86%	18	935,3	931,20
21	933,3	928,40	15,0"	RCP	140,8 LF	0,28%	9	932,0	928,00
22	934,2	928,80	15,0"	RCP	79,3 LF	0,50%	21	933,3	928,40
23	934,1	929,30	15,0"	RCP	28,5 LF	1,76%	22	934,2	928,80
24	930,2	923,20	15,0"	RCP	49,4 LF	0,81%	4	929,3	922,80
25	930,0	924,60	15,0"	RCP	28,3 LF	0,35%	24	930,2	924,50
26	931,8	924,00	15,0"	RCP	138,8 LF	0,58%	24	930,2	923,20

LEGEND

DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE	W S	W S
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
STORM STUCTURE LABEL	CB H3	CB H3
DRAINTILE W/CLEANOUTS	SSO	SSO
SANITARY STUCTURE LABEL	SAN	SAN
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

PRAIRIE MEADOWS 3RD

PRAIRIE MEADOWS 4TH

FOREBAY

NWL - 925.0
HWL - 927.69

100' SHORELAND

OUTLOT A
194,556 sf (4.46 ac)

OUTLOT B
91,616 sf (2.10 ac)

WETLAND #1
(7,869 sf)

WETLAND #2
(2,641 sf)

WETLAND #2A
(383 sf)

POND #1
NWL -921.5
HWL- 924.5

MARKETPLACE DR

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CITY PROJECT NO.
--

BIG LAKE, MINNESOTA

STORM SEWER PLAN
PREUSSE LAKE PRESERVE
BK LAND DEVELOPMENT

FILE NO.
100954-007

6

SYMBOL LEGEND

DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR	972	958
MAJOR CONTOUR	970	960
LOT LINE		
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIPRAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE -PRE CONSTRUCTION)		
SILT FENCE -POST CONSTRUCTION)		
SPOT ELEVATION	x 960.0	x 960.0
TBC SPOT ELEVATION	x 960.00	

HOLDDOWN DETAILS

ENSURE PADS ARE DRAINED
70' PAD
(UNLESS OTHERWISE NOTED)

SLAB/CS

NOTES:
1. GRADE (999.0) BEHIND EACH HOMESITE IS THE LOW GROUND ELEVATION AND PROPOSED TOP OF TOPSOIL, SUBGRADE SHALL BE DOWN 0.50 FEET.
2. ESTABLISH FINISH GRADE AT ALL 10' FRONT YARD UTILITY EASEMENT LOCATIONS.
3. THESE DETAILS REFERENCE A 9' POURED FOUNDATION WALL, AND A 0.7' DROP FROM REAR TOP FOUNDATION TO GROUND ELEVATION FOR ALL LOCKOUTS AND WALKOUTS.
4. **NOMENCLATURE: GF - GARAGE FLOOR, TF - TOP FOUNDATION, BF - BASEMENT FLOOR.**

ON-SITE BMPS

1. NURP POND - NURP POND WILL BE UTILIZED TO MEET OR EXCEED QUALITY AND RATE CONTROL REQUIREMENTS.
2. SKIMMERS - THE POND OUTLET STRUCTURE INCLUDES A SUBMERGED INLET PIPE TO ALLOW SKIMMING.
3. RIP RAP - RIP RAP WILL BE UTILIZED AT ALL APRONS FOR ENERGY DISSIPATION AND PROVIDE SEDIMENT CONTROL, MUST BE INSTALLED OVER A SUITABLY GRADED FILTER MATERIAL OR FILTER FABRIC TO ENSURE THAT SOIL PARTICLES DO NOT MIGRATE THROUGH THE RIP RAP AND REDUCE ITS STABILITY.
4. INLET PROTECTION - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES. REFER TO THE CITY DETAILS TO DETERMINE WHICH INLET PROTECTION DEVICE IS APPLICABLE.
5. SLOPE STABILIZATION - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOODFIBER BLANKET WILL BE UTILIZED ON ALL SLOPES 3:1 OR GREATER TO PROVIDE ADEQUATE SLOPE STABILIZATION.
6. BIOROLLS - BIOROLLS WILL BE INSTALLED ALONG REAR YARD SWALES TO PREVENT SEDIMENT FROM REACHING THE NURP POND AND ULTIMATELY DOWNSTREAM WETLANDS.
7. FILTRATION/RETENTION AREAS - FILTRATION/RETENTION AREAS WILL BE UTILIZED TO REDUCE/RETAIN THE RUNOFF FROM THE INCREASED HARD SURFACE.
8. STREET SWEEPING - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR MORE FREQUENTLY TO MINIMIZE DUST CONTROL AND VEHICLE TRACKING.
10. PHOSPHOROUS FREE FERTILIZER - PHOSPHOROUS FREE FERTILIZER WILL ALSO BE USED ON SITE.

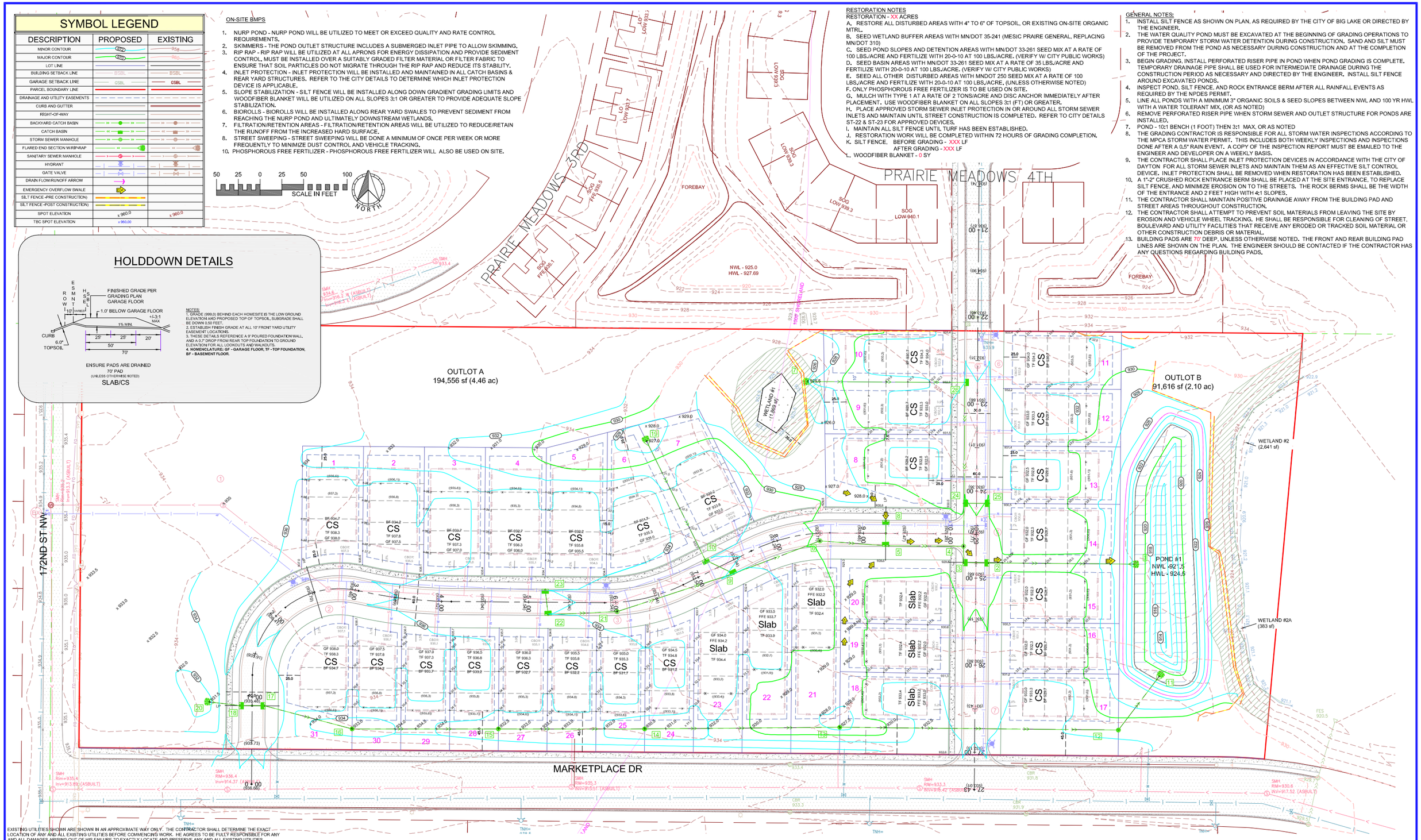
RESTORATION NOTES

RESTORATION - XX ACRES

A. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTRL.
B. SEED WETLAND BUFFER AREAS WITH MN/DOT 35-241 (MESIC PRAIRE GENERAL, REPLACING MN/DOT 310)
C. SEED POND SLOPES AND DETENTION AREAS WITH MN/DOT 33-261 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (VERIFY W/ CITY PUBLIC WORKS)
D. SEED BASIN AREAS WITH MN/DOT 33-261 SEED MIX AT A RATE OF 35 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (VERIFY W/ CITY PUBLIC WORKS)
E. SEED ALL OTHER DISTURBED AREAS WITH MNDOT 250 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED)
F. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
G. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
H. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED. REFER TO CITY DETAILS ST-22 & ST-23 FOR APPROVED DEVICES.
I. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
J. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
K. SILT FENCE, BEFORE GRADING - XXX LF
AFTER GRADING - XXX LF
L. WOODFIBER BLANKET - 0 SY

GENERAL NOTES:

1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF BIG LAKE OR DIRECTED BY THE ENGINEER.
2. THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND AND SILT MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT.
3. BEGIN GRADING, INSTALL PERFORATED RISER PIPE IN POND WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.
4. INSPECT POND, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
5. LINE ALL PONDS WITH A MINIMUM 3" ORGANIC SOILS & SEED SLOPES BETWEEN NWL AND 100 YR HWL WITH A WATER TOLERANT MIX, (OR AS NOTED)
6. REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.
7. POND - 10:1 BENCH (1 FOOT) THEN 3:1 MAX, OR AS NOTED
8. THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.
9. THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES IN ACCORDANCE WITH THE CITY OF DAYTON FOR ALL STORM SEWER INLETS AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED.
10. A 1"-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES.
11. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.
12. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.
13. BUILDING PADS ARE 70' DEEP, UNLESS OTHERWISE NOTED. THE FRONT AND REAR BUILDING PAD LINES ARE SHOWN ON THE PLAN. THE ENGINEER SHOULD BE CONTACTED IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING BUILDING PADS.



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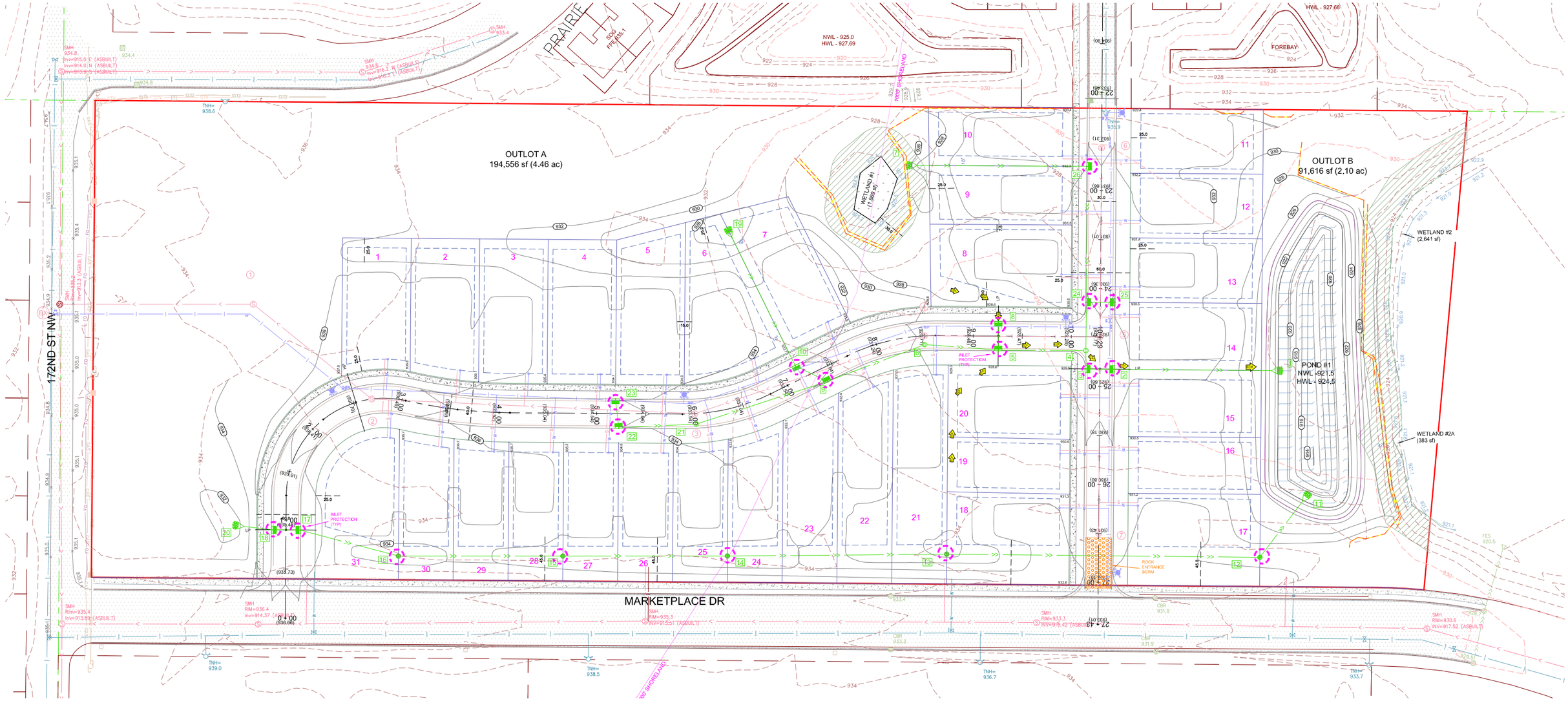
CITY PROJECT NO.
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BIG LAKE, MINNESOTA

PRELIMINARY GRADING PLAN
PREUSSE LAKE PRESERVE
BK LAND DEVELOPMENT

FILE NO.
100954-007

7



ROCK ENTRANCE BERM	
SILT FENCE	
POST GRADING SILT FENCE	
Bio	BIO-ROLL
Rock Check	ROCK DITCH CHECK
CONCRETE WASHOUT	
INLET PROTECTION	
EROSION BLANKET	

NORTH

200 100 0 100 200 400
SCALE IN FEET

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
MARKET	-	-	-	-
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CHECKED BY				
ERJ				
DATE				
04/29/26				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Eric R. Johnson

ERIC R. JOHNSON, P.E.
Date: 04/29/26 Lic. No. 56659

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.

BIG LAKE, MINNESOTA

EROSION CONTROL PLAN

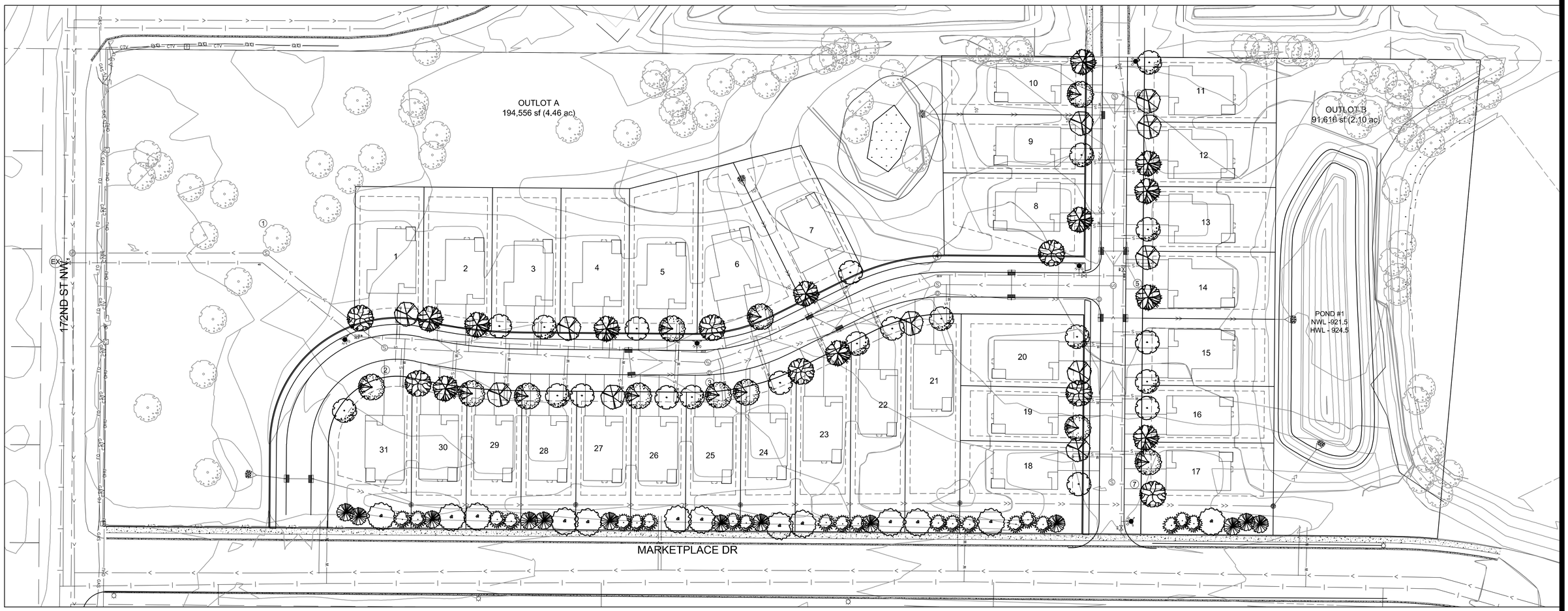
PREUSSE LAKE PRESERVE

BK LAND DEVELOPMENT

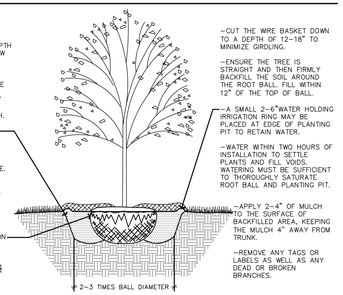
FILE NO.
100954-007

8

Attachment E
Landscape Plan and Tree Survey



DECIDUOUS TREE PLANTING DETAIL



LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.

- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH GOPHER STATE ONE CALL 1-800-252-1166 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.

- GRADING TO BE PERFORMED BY OTHERS.

- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERYMEN-AMERICAN STANDARD FOR NURSERY STOCK.

- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.

- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STANDABILITY TO A WIND SPEED OF 60 M.P.H.

- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.

- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.

- IF THERE IS A DESCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.

-THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.

- COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED WHERE NOTED.

- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.

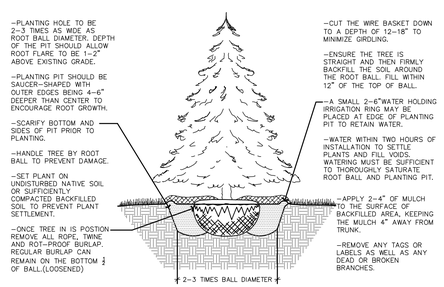
- THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.

- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

EXISTING TREES TO BE SAVED

CONIFEROUS TREE PLANTING DETAIL



PLANTING SCHEDULE

KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QUANTITY
	OVERSTORY TREES		
	SENTRY LINDEN/TILIA AMERICANA 'SENTRY'	2.5" B&B	11
	NORTHERN PIN OAK/QUERCUS ELLIPSOIDALIS	2.5" B&B	12
	THORNLESS HONEYLOCUST/GLEDITSIA TRIACANTHOS VAR INERMIS	2.5" B&B	11
	RIVER BIRCH/BETULA NIGRA 'HERITAGE' (CLUMP)	12-14' B&B	13
	NORTHWOOD MAPLE/ACER RUBRUM 'NORTHWOOD'	2.5" B&B	7
	HACKBERRY/CELTIS OCCIDENTALIS	2.5" B&B	10
	AUTUMN BLAZE MAPLE/ACER X FREEMANII 'JEFFERSRED'	2.5" B&B	11
	EVERGREEN TREES		
	NORWAY SPRUCE/PICEA ABIES	6' B&B	13
	BLACK HILLS SPRUCE/PICEA GLUACA VAR DENSATA	6' B&B	21

LANDSCAPE REQUIREMENTS:
2 TREES/SINGLE FAMILY LOT (31 LOTS, 62 TREES)
LANDSCAPE BUFFER ALONG MARKETPLACE DRIVE

REQUIRED MITIGATION: 134" (SEE SUBMITTED TREE PRESERVATION PLAN)
PROPOSED TREES: 109 X 2.5" = 272.5"

N

0 25 50 100
GRAPHIC SCALE IN FEET

SURVEYING, ENGINEERING, AND TREE PRESERVATION BY:
SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

LANDSCAPE ARCHITECTURE BY:
PIONEER*engineering*
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota
Name Jennifer L. Thompson
Reg. No. 44763 Date 6-3-2026

Revisions

Date 6-3-2026
Designed JLT
Drawn JLT

LANDSCAPE PLAN

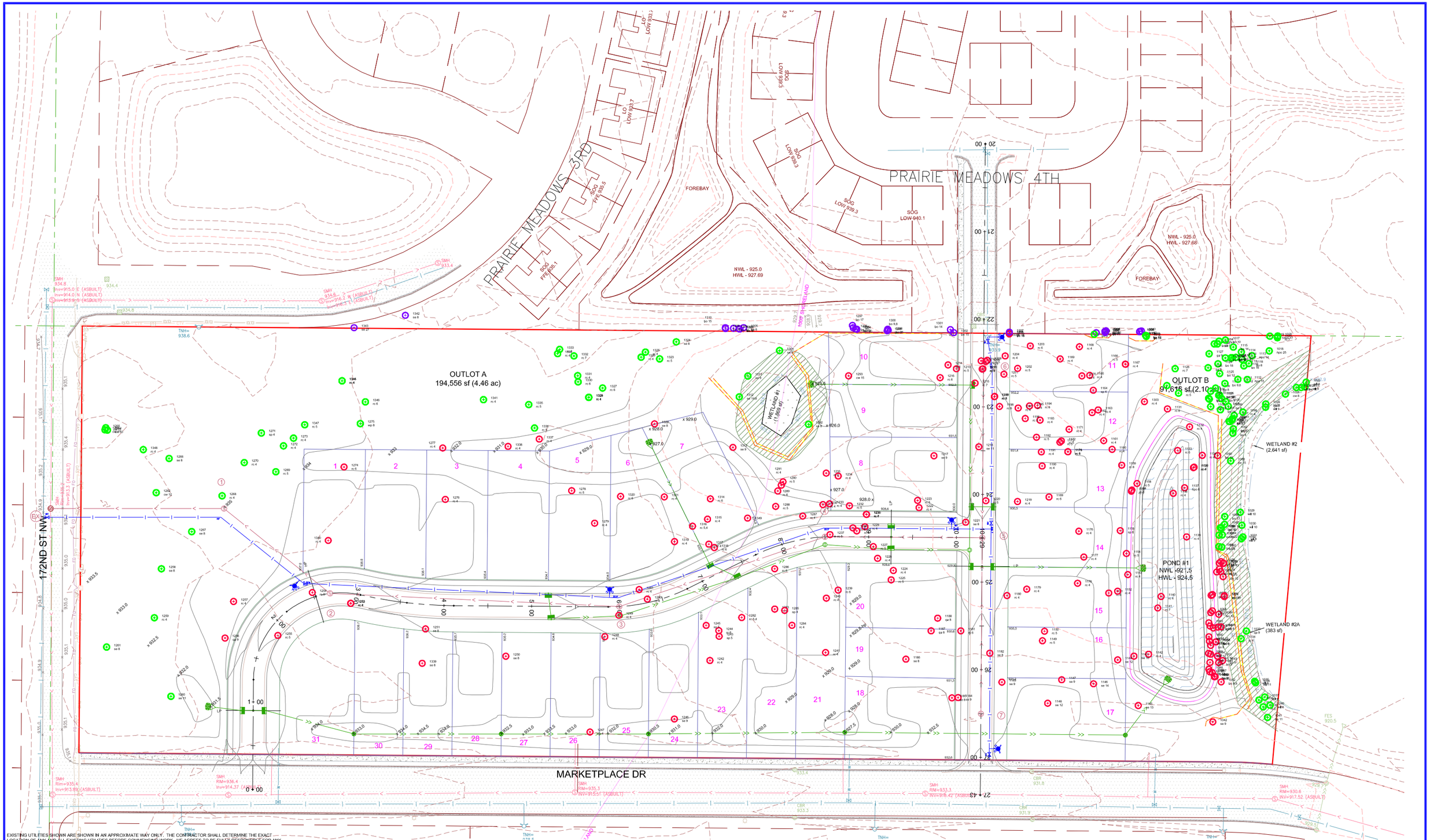
BK LAND DEVELOPMENT

PREUSSE LAKE PRESERVE
BIG LAKE, MINNESOTA

1 OF 1

00-PLAN-126076-SHEET-LAND

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Date: 04/29/26 Lic. No. 56659

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--

BIG LAKE, MINNESOTA

TREE SURVEY/PRESERVATION PLAN

PREUSSE LAKE PRESERVE

BK LAND DEVELOPMENT

FILE NO.
100954-007

TS1

Tag No.	DBH	Common Name	Saved	Removed	Offsite
1001	12	Bur Oak			12
1002	9	Bur Oak	9		
1003	10	Bur Oak			10
1004	9	Bur Oak			9
1005	11	Bur Oak			11
1006	9	Bur Oak			9
1007	10	Bur Oak			10
1008	15	Bur Oak			15
1009	13	Bur Oak			13
1010	12	Bur Oak			12
1011	11	Bur Oak	11		
1012	11	Bur Oak	11		
1013	12	Bur Oak	12		
1014	12	Bur Oak	12		
1015	9	Bur Oak	9		
1016	9	Bur Oak	9		
1017	10	Bur Oak	10		
1018	25	Northern Pin Oak	25		
1019	14	Bur Oak	14		
1020	17	Bur Oak	17		
1021	7	Red Cedar	7		
1022	8	Willow	8		
1023	9	Willow	9		
1024	13	Cottonwood	13		
1025	8	Willow	8		
1026	8	Cottonwood	8		
1027	9	Willow	9		
1028	9	Cottonwood	9		
1029	10	Willow	10		
1030	10	Willow	10		
1031	8	Willow	8		
1032	9	Willow	9		
1033	9	Quaking Aspen	9		
1034	4	Red Cedar	4		
1035	9	Willow	9		
1036	11	Willow	11		
1037	8	Willow	8		
1038	4	Red Cedar	4		
1039	5	Red Cedar	5		
1040	8	Willow	8		
1041	11	Siberian Elm	11		
1042	9	Siberian Elm		9	
1043	9	Bur Oak		9	
1044	9	Bur Oak		9	
1045	8	Bur Oak		8	
1046	20	Bur Oak		20	
1047	8	Bur Oak		8	
1048	13	Bur Oak		13	
1049	11	Bur Oak		11	
1050	9	Bur Oak		9	
1051	8	Bur Oak		8	
1052	8,8	Bur Oak		8	
1053	12	Bur Oak		12	
1054	12	Bur Oak		12	
1055	8	Bur Oak		8	
1056	8	Bur Oak		8	
1057	9	Bur Oak		9	
1058	9	Bur Oak		9	
1059	14	Bur Oak		14	
1060	15,11	Bur Oak		15	
1061	12	Bur Oak		12	
1062	8	Bur Oak		8	
1063	8	Bur Oak		8	
1064	8	Bur Oak		8	
1065	8	Bur Oak		8	
1066	12	Bur Oak		12	
1067	13	Bur Oak		13	
1068	11	Bur Oak		11	
1069	20	Bur Oak		20	
1070	11	Bur Oak		11	
1071	17	Northern Pin Oak		17	
1072	19	Bur Oak		19	
1073	12	Bur Oak		12	
1074	11	Bur Oak		11	
1075	12	Bur Oak		12	
1076	4	Red Cedar		4	
1077	18	Bur Oak		18	
1078	11	Bur Oak		11	
1079	13	Bur Oak		13	
1080	8	Bur Oak		8	

Tag No.	DBH	Common Name	Saved	Removed	Offsite
1081	17	Bur Oak	17		
1082	8	Bur Oak	8		
1083	14	Bur Oak	14		
1084	22	Bur Oak	22		
1085	12	Bur Oak	12		
1086	10	Bur Oak	10		
1087	14	Bur Oak	14		
1088	13	Bur Oak	13		
1089	15	Siberian Elm	15		
1090	10	Box Elder		10	
1091	8	Box Elder	8		
1092	13	Bur Oak	13		
1093	23	Bur Oak	23		
1094	9	Bur Oak	9		
1095	8	Bur Oak	8		
1096	11	Bur Oak	11		
1097	11	Green Ash	11		
1098	4	Red Cedar	4		
1099	9	Bur Oak	9		
1100	9	Bur Oak	9		
1101	14	Bur Oak	14		
1102	12	Green Ash	12		
1103	8	Green Ash	8		
1104	11	Green Ash	11		
1105	8	Bur Oak	8		
1106	14	Bur Oak	14		
1107	12	Bur Oak	12		
1108	10	Green Ash	10		
1109	8	Green Ash	8		
1110	9,8	Bur Oak	9		
1111	12	Bur Oak	12		
1112	15	Northern Pin Oak	15		
1113	14	Northern Pin Oak	14		
1114	11	Bur Oak	11		
1115	14	Bur Oak	14		
1116	24	Northern Pin Oak	24		
1117	11	Bur Oak	11		
1118	8	Bur Oak	8		
1119	16	Bur Oak	16		
1120	10	Bur Oak	10		
1121	8	Bur Oak	8		
1122	12	Bur Oak	12		
1123	18	Bur Oak	18		
1124	18	Bur Oak	18		
1125	12	Bur Oak	12		
1126	9	Green Ash	9		
1127	9	Green Ash	9		
1128	7	Red Cedar	7		
1129	8	Siberian Elm	8		
1130	5	Red Cedar	5		
1131	6	Red Cedar		6	
1132	4	Red Cedar		4	
1133	6	Red Cedar		6	
1134	4	Red Cedar		4	
1135	4	Red Cedar		4	
1136	4	Red Cedar		4	
1137	8	Northern Pin Oak		8	
1138	4	Red Cedar		4	
1139	4	Red Cedar		4	
1140	4	Red Cedar		4	
1141	7	Red Cedar		7	
1142	4	Red Cedar		4	
1143	10	Siberian Elm		10	
1144	12	Siberian Elm		12	
1145	13	Siberian Elm		13	
1146	14	Siberian Elm		14	
1147	9	Siberian Elm		9	
1148	12	Siberian Elm		12	
1149	5	Red Cedar		5	
1150	5	Red Cedar		5	
1151	8	Red Cedar		8	
1152	4	Red Cedar		4	
1153	4	Red Cedar		4	
1154	5	Red Cedar		5	
1155	8	Scotch Pine		8	
1156	4	Red Cedar		4	
1157	5	Red Cedar		5	
1158	5	Red Cedar		5	
1159	8	Red Cedar		8	
1160	4	Red Cedar		4	

Tag No.	DBH	Common Name	Saved	Removed	Offsite
1161	4	Red Cedar		4	
1162	4	Red Cedar		4	
1163	4	Red Cedar		4	
1164	4	Scotch Pine		4	
1165	4	Red Cedar		4	
1166	5	Red Cedar		5	
1167	4	Red Cedar		4	
1168	4	Red Cedar		4	
1169	4	Red Cedar		4	
1170	4	Red Cedar		4	
1171	4	Red Cedar		4	
1172	5	Red Cedar		5	
1173	5	Red Cedar		5	
1174	5	Red Cedar		5	
1175	4	Red Cedar		4	
1176	4	Red Cedar		4	
1177	4	Red Cedar		4	
1178	4	Red Cedar		4	
1179	4	Red Cedar		4	
1180	4	Red Cedar		4	
1181	6	Red Cedar		6	
1182	8	Siberian Elm		8	
1183	9	Siberian Elm		9	
1184	9	Siberian Elm		9	
1185	8	Siberian Elm		8	
1186	8	Siberian Elm		8	
1187	8	Quaking Aspen		8	
1188	8	Quaking Aspen		8	
1189	6	Red Cedar		6	
1190	4	Red Cedar		4	
1191	4	Red Cedar		4	
1192	5	Red Cedar		5	
1193	4	Red Cedar		4	
1194	8	Red Cedar		8	
1195	4	Red Cedar		4	
1196	5	Red Cedar		5	
1197	4	Red Cedar		4	
1198	6	Red Cedar		6	
1199	4	Red Cedar		4	
1200	5	Red Cedar		5	
1201	5	Red Cedar		5	
1202	5	Red Cedar		5	
1203	6	Red Cedar		6	
1204	4	Red Cedar		4	
1205	16	Bur Oak		16	
1206	18	Bur Oak		18	
1207	17	Bur Oak			17
1208	6	Red Cedar		6	
1209	5	Red Cedar		5	
1210	4	Red Cedar		4	
1211	5	Red Cedar		5	
1212	4	Red Cedar		4	
1213	5	Red Cedar		5	
1214	6	Red Cedar		6	
1215	7	Red Cedar		7	
1216	6	Red Cedar		6	
1217	9	Siberian Elm		9	
1218	11	Siberian Elm		11	
1219	4	Red Cedar		4	
1220	5	Red Cedar		5	
1221	8	Siberian Elm		8	
1222	4	Red Cedar		4	
1223	5	Red Cedar		5	
1224	4	Red Cedar		4	
1225	5	Red Cedar		5	
1226	4	Red Cedar		4	
1227	5	Red Cedar		5	
1228	4	Red Cedar		4	
1229	4	Red Cedar		4	
1230	7	Red Cedar		7	
1231	4	Red Cedar		4	
1232	5	Red Cedar		5	
1233	4	Red Cedar		4	
1234	4	Red Cedar		4	
1235	4	Red Cedar		4	
1236	4	Red Cedar		4	
1237	5	Red Cedar		5	
1238	4	Red Cedar		4	
1239	6	Red Cedar		6	
1240	4	Red Cedar		4	

Tag No.	DBH	Common Name	Saved	Removed	Offsite
1241	4	Red Cedar		4	
1242	4	Red Cedar		4	
1243	5	Scotch Pine		5	
1244	6	Red Cedar		6	
1245	5	Scotch Pine		5	
1246	9	Siberian Elm		9	
1247	4	Scotch Pine		4	
1248	4	Red Cedar		4	
1249	4	Red Cedar		4	
1250	8	Siberian Elm		8	
1251	8	Siberian Elm		8	
1252	4	Red Cedar		4	
1253	4	Red Cedar		4	
1254	5	Red Cedar		5	
1255	5	Red Cedar		5	
1256	9	Quaking Aspen		9	
1257	4	Red Cedar		4	
1258	8	Siberian Elm	8		
1259	4	Red Cedar	4		
1260	11	Siberian Elm	11		
1261	8	Siberian Elm	8		
1262	12	Cottonwood	12		
1263	11	Cottonwood	11		
1264	10	Cottonwood	10		
1265	11	Cottonwood	11		
1266	8	Siberian Elm	8		
1267	8	Siberian Elm	8		
1268	4	Red Cedar	4		
1269	5	Red Cedar	5		
1270	4	Red Cedar	4		
1271	4	Scotch Pine	4		
1272	4	Red Cedar	4		
1273	4	Red Cedar	4		
1274	6	Red Cedar		6	
1275	8	White Pine	8		
1276	4	Red Cedar		4	
1277	4	Red Cedar		4	
1278	5	Red Cedar		5	
1279	4	Red Cedar		4	
1280	4	Red Cedar		4	
1281	4	Red Cedar		4	
1282	5,4	Red Cedar		5	
1283	6	Red Cedar		6	
1284	4	Red Cedar		4	
1285	4	Scotch Pine		4	
1286	6	Red Cedar		6	
1287	4	Red Cedar		4	
1288	5	Red Cedar		5	
1289	6	Red Cedar		6	
1290	5	Red Cedar		5	
1291	4	Red Cedar		4	
1292	8	Siberian Elm	8		
1293	15	Cottonwood		15	
1294	20	Bur Oak			20
1295	19	Bur Oak			19
1296	10	Bur Oak			10
1297	17	Bur Oak			17
1298	11	Bur Oak			11
1299	17	Bur Oak			17
1300	9,8	Bur Oak			9
1301	14	Bur Oak			14
1302	15	Bur Oak			15
1303	4	Red Cedar		4	
1304	8	Siberian Elm	8		
1305	8	Bur Oak			8
1306	9	Bur Oak			9
1307	10	Bur Oak			10
1308	12	Bur Oak			12
1309	10	Bur Oak			10
1310	15	Bur Oak			15
1311	9	Siberian Elm	9		
1312	14,8	Siberian Elm	14		
1313	9	Siberian Elm		9	
1314	6	Red Cedar		6	
1315	4	Red Cedar		4	
1316	6	Red Cedar		6	
1317	4	Red Cedar		4	
1318	5,4	Red Cedar		5	
1319	4	Red Cedar		4	
1320	6	Red Cedar		6	

Tag No.	DBH	Common Name	Saved	Removed	Offsite
1321	4	Red Cedar		4	
1322	8	Siberian Elm		8	
1323	5	Red Cedar	5		
1324	8	Siberian Elm	8		
1325	4	Red Cedar	4		
1326	4	Red Cedar	4		
1327	6	Red Cedar	6		
1328	4	Red Cedar	4		
1329	4	Red Cedar	4		
1330	6	Red Cedar	6		
1331	4	Red Cedar	4		
1332	7	Red Cedar	7		
1333	6	Red Cedar	6		
1334	4	Red Cedar	4		
1335	5	Red Cedar	5		
1336	5	Red Cedar	5		
1337	4	Red Cedar		4	
1338	4	Red Cedar		4	
1339	8	Siberian Elm		8	
1340	4	Red Cedar		4	
1341	4	Red Cedar	4		
1342	8	Siberian Elm			8
1343	27	Siberian Elm			27
1344	4	Red Cedar	4		
1345	4	Red Cedar	4		
1346	6	Red Cedar	6		
1347	5	Red Cedar	5		
1348	4	Red Cedar	4		
1349	8	Quaking Aspen		8	
		Total Inches	1155	1346	349
		Total Trees	122	200	27

Total Trees	349	
Less Offsite	322	
Trees Removed (%)	200	62%
Allowable - 60%	193	
Replacement Inches	134	
Replacement Trees (2.5" dia)	54	

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
MARKET	-	-	-	-
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XXX				
CHECKED BY				
ERJ				
DATE				
04/29/26				

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ERIC R. JOHNSON, P.E.
Date: 04/29/26 Lic. No. 56659

SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.

BIG LAKE, MINNESOTA

TREE SURVEY/PRESERVATION PLAN

PREUSSE LAKE PRESERVE

BK LAND DEVELOPMENT

FILE NO.
100954-007

TS2

Attachment F
Shoreland Tiering and Density Exhibit

PREUSSE LAKE
(NATURAL ENVIRONMENT LAKE)
OHWL - 925.7

320'

320'

320'

40'

PRAIRIE MEADOWS 3RD

PRAIRIE MEADOWS 4TH

OUTLOT A
194,556 sf (4.46 ac)

OUTLOT B
91,616 sf (2.10 ac)

TIER 1
AREA - +/- 13,583 SF

TIER 2
AREA - +/- 155,480 SF

TIER 3
AREA - +/- 171,682 SF

TIER 4
AREA - +/- 21,012 SF

MARKETPLACE DR

2ND ST NW

POND #1
NWL=921.5
HWL=924.0

WETLAND #2A
(383 sf)

WETLAND #2
(2,641 sf)

DNR Tiering Area Summary:

Preusse Lake OHWL - 925.7 Natural Enviroment Lake

	Total Area (sf)	Unsuitable Area (sf)	Suitable Area (sf)	Minimum Lot Size (sf)	Base Density	Bonus Density Factor	Allowable Units Per Tier With Bonus Density	Adjusted Allowable Units Per Tier	Proposed Units	Units Allowed With Transfer	Units Transferred To Next Tier
Tier #1	13,583	0	13,583	40,000	0.34	1	0		0	0	0
Tier #2	155,480	0	155,480	20,000	7.77	1	8		3	8	5
Tier #3	171,682	0	171,682	20,000	8.58	1	9		11	14	3
Tier #4	21,012	0	21,012	20,000	1.05	1	1		1	4	3
Summary:	361,757	0	361,757		17.75		18		15		

Net Area (sf): 361,757
Net Area (ac): 8.30
50% (ac) - 4.15

Proposed Open Space (sf): 182,058
Proposed Open Space (ac): 4.18

NORTH

80 40 0 40 80 160
SCALE IN FEET

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Eric R. Johnson

ERIC R. JOHNSON, P.E.
Date: 04/29/26 Lic. No. 56659

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--

BIG LAKE, MINNESOTA

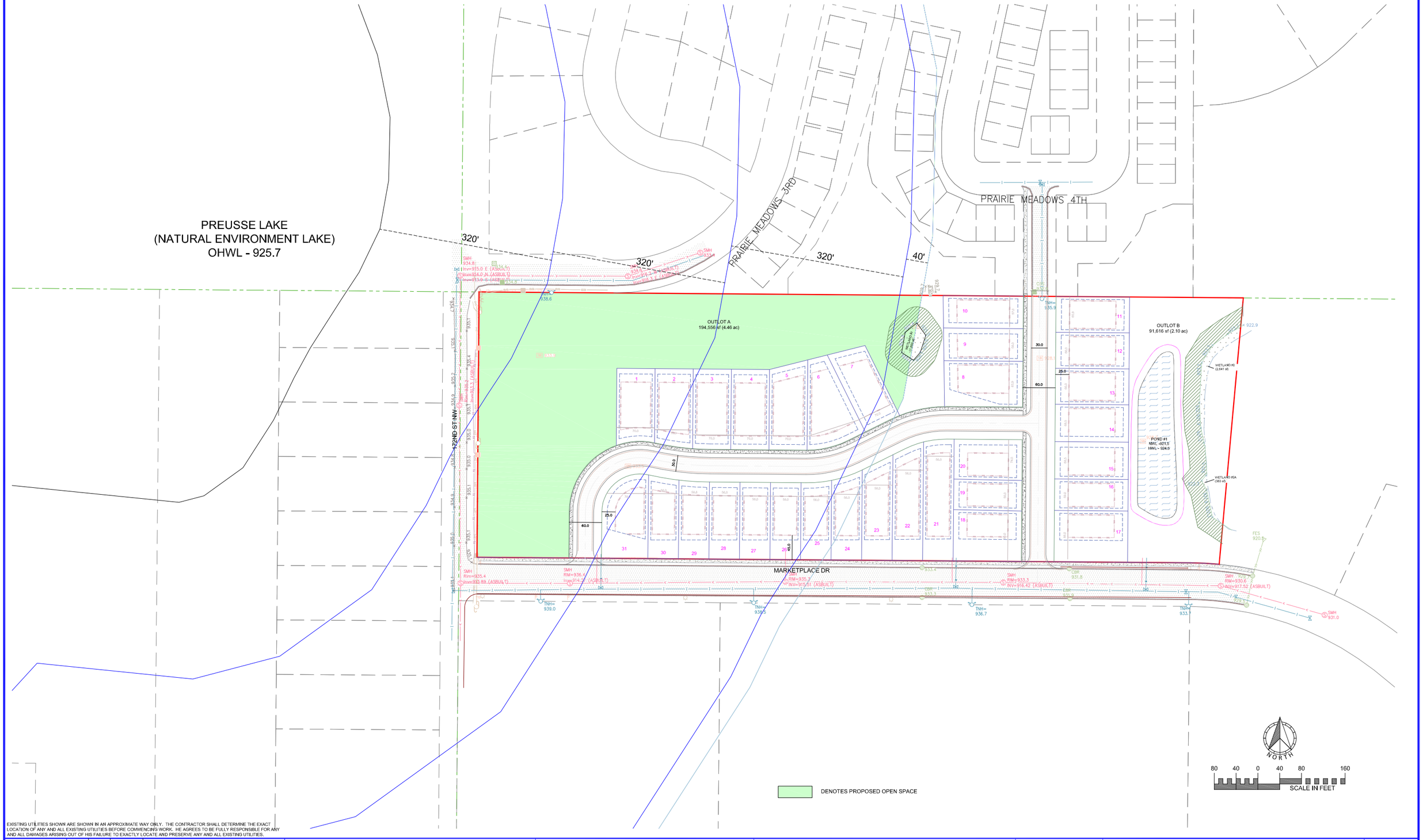
DNR SHORELAND TIERING

PREUSSE LAKE PRESERVE

BK LAND DEVELOPMENT

FILE NO.
100954-007

T1



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

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Eric R. Johnson

ERIC R. JOHNSON, P.E.
Date: 04/29/26 Lic. No. 56659

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CITY PROJECT NO.
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BIG LAKE, MINNESOTA

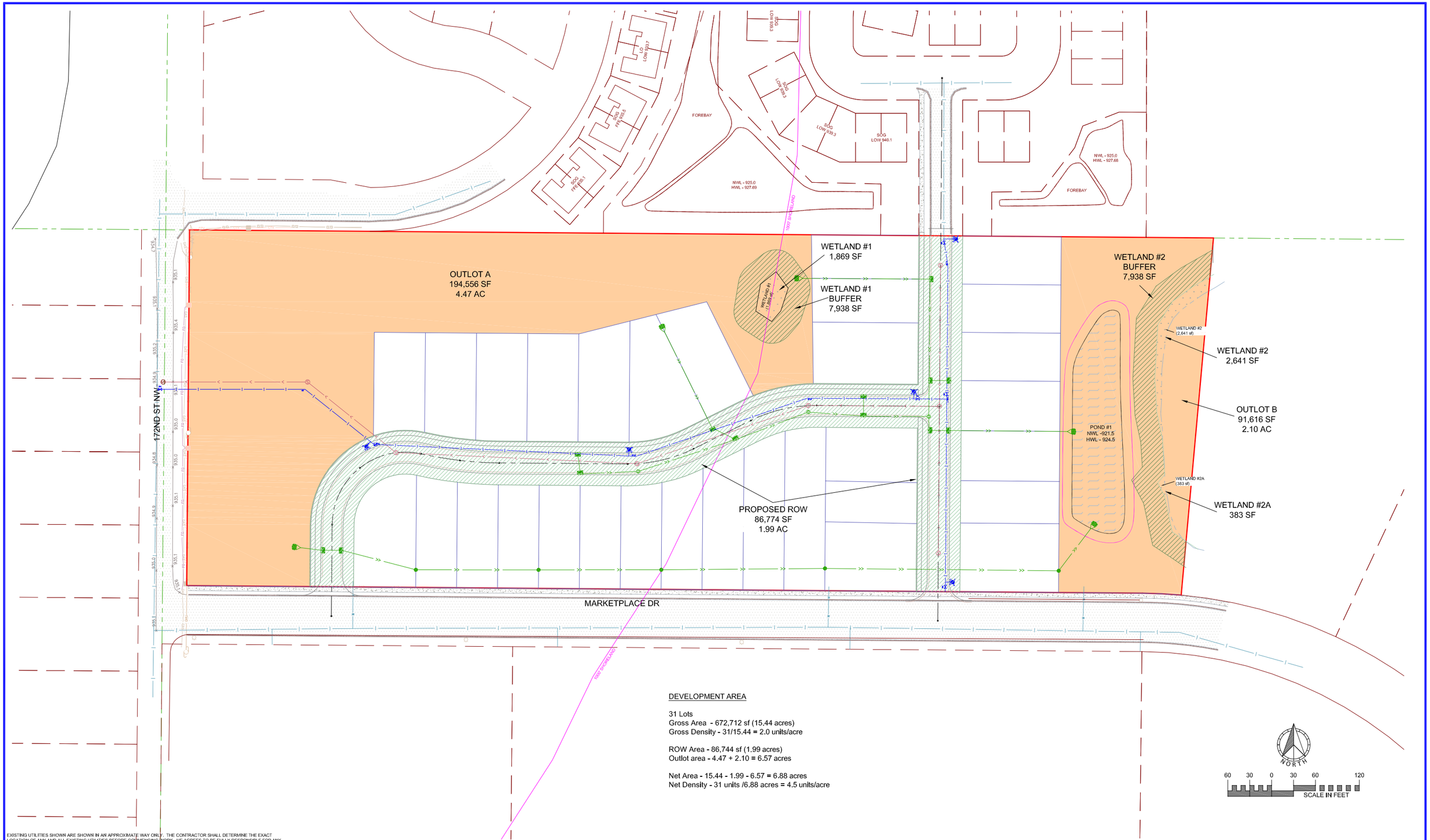
DNR SHORELAND TIERING - OPEN SPACE

PREUSSE LAKE PRESERVE

BK LAND DEVELOPMENT

FILE NO.
100954-007

T2



DEVELOPMENT AREA

31 Lots
Gross Area - 672,712 sf (15.44 acres)
Gross Density - 31/15.44 = 2.0 units/acre

ROW Area - 86,744 sf (1.99 acres)
Outlot area - 4.47 + 2.10 = 6.57 acres

Net Area - 15.44 - 1.99 - 6.57 = 6.88 acres
Net Density - 31 units /6.88 acres = 4.5 units/acre

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Eric R. Johnson

ERIC R. JOHNSON, P.E.
Date: 04/29/26 Lic. No. 56659

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CITY PROJECT NO.
--

BIG LAKE, MINNESOTA

DENSITY EXHIBIT

PREUSSE LAKE PRESERVE

BK LAND DEVELOPMENT

FILE NO.
100954-007

D

Attachment G
Engineer's Memo

MEMORANDUM

To: Kendra Lindahl, Consultant City Planner **ENG26-037**

From: Layne R. Otteson, City Engineer

Date: July 1, 2026

Re: Engineering Comments for Preusse Lake Preserve Development Application

I received civil site plans dated 4/29/26 for review and include 7 pages signed by a licensed engineer. City water and sanitary sewer is adjacent to the site and available. A large storm pond to the east that can be utilized for volume. The property is NOT located within the City's Drinking Water Supply Management Area (DWSMA).

The City Council just approved the reconstruction of 172nd Street as part of 2026 Street and Utility Project No. ST2026-1. If the applicant wishes to connect water and sanitary mains, the applicant needs to request connection and pay for estimated costs to extend water and sewer to the property lines by July 31, 2026. The City will direct the work and final costs will calculate and the applicant will be responsible for all costs incurred. Any over payment will be returned to the applicant.

The submittal is missing significant civil design items but can be added in the review process. Missing items include SWPPP, profiles, standard details, specifications, pipe conflict information, street lighting, signage, pavement signs and markings, etc. Additional corrections and deficiencies are listed below. However, from a high level of review the plans are on track towards being compliant with City Standards for Development.

Civil site plans shall be revised and resubmitted to the City for review. My engineering comments reflect submitted civil site plans as follows and are not all inclusive at this time:

General

1. Provide complete SWPPP in the plan set.
2. Applicant shall enter into a development agreement (contract) with the City.
3. Remove "Registered" from engineer's certification. Insert "Licensed". There are no registered engineers in the state of Minnesota.
4. On civil cover sheet, include list of the latest governing specifications including MnDOT, City of Big Lake Development Standards, Big Lake City Code, Minnesota Rural Water Association for Trace Wire (2014) and 2026 CEAM Specifications for Utility Installation.
5. Include plat sheet. Typically, is the 2nd plan sheet.
6. Include City of Big Lake construction details (required), typically on a detail sheet. Designer may include non-City details if not found in the City's "Development Standards Specification and Details for Construction". Contact City Engineer for electronic copy and to discuss which details are to be revised.
7. Add Existing Conditions and Removals sheet.
8. Add SWPPP plan sheets.
9. Add Provide quantity tabulation sheet - typically follows plat sheet. You can include details on this sheet too for efficiency.
10. Add striping, pavement marking and street signage plan sheet.
11. Add street lighting plan sheet.

12. Add MRWA Trace Wire Specification detail sheets (5) to plan set.
13. Revise legend and linework to be black and gray scale.
14. Revise font size as can't read some of the information on a 11x17 size set. An increase of 30% on smallest font likely will work.
15. Acquire City permits related to water/sewer service and right of way, etc.
16. Provide copies of NPDES and State permits to City Engineer.
17. Outlot B for stormwater purposes shall be conveyed to the City.
18. Confirm who will own Outlot A?
19. Include note that all construction shall be in accordance with the City Code and Private Development Standards for City of Big Lake (specs and details) unless otherwise approved by the City Engineer.
20. A pre-construction meeting shall be scheduled with the City Engineer and held prior to any construction. Attendees to include engineer of record, general contractor, erosion control site manager, utility contractor, paving contractor and concrete contractor.
21. Developer to provide 3rd party testing that meets State Aid testing schedule.
22. Final civil site plans shall be signed and submitted to the City Engineer for final review and comment. When final plans are approved by the City Engineer, they shall be identified "Final Construction Plans" with City Engineer approval block and signature.
23. Civil site plans not approved by the City Engineer shall not be on the project site.
24. Owner/Contractor shall provide utilities ties and record drawings to the City Engineer at conclusion of project. They shall be provided in electronic format in .pdf and AutoCAD format for the site improvements. Escrow funds for the project will be held until accepted by City Engineer.
25. Civil site work inspections shall be coordinated with City Engineer (763-251-2984).
26. Applicant shall provide a 2-year warranty upon acceptance of project by City for all civil site work performed in the right of way and drainage and utility easements.
27. Applicant shall plan and coordinate installation of lighting and private utilities including gas, electric, communications, cable, and other per City Code and subject to approval of the City Engineer. City Code requires joint trench coordination and right of way review and permitting.

Street

28. City street width standard is 32' feet face to face. All street typical sections shall show face to face. Provide right of way typical section with street and sidewalk.
29. Provide street identification until name provided such as "Street A".
30. Provide street and storm sewer plan and profile information together. Very difficult to confirm drainage, clearance, and conflicts. You may contact City Engineer for examples.
31. Form inspection required before installation of valley gutter, curbing, sidewalk and pedestrian ramp in City right of way.
32. Curb radius at pedestrian ramps shall be ramped with asphalt per detail for winter. Contact City Engineer for details.
33. Identify curb radius and horizontal curve data.
34. Provide drainage detail for street intersection.
35. Remove sidewalk through street. Paint crosswalk and stop bar.
36. Meet ADA/PROWAG requirements for pedestrian facilities in the right of way subject to current MNDOT Standard Plans.

Watermain and Sanitary

37. Provide watermain and sanitary plan and profile together. Very difficult to confirm clearance and conflicts. You may contact City Engineer for examples.
38. Show ALL utility crossings in the profiles to avoid conflicts. Some are shown and some are missing.
39. Connect watermain to Marketplace Drive.

40. All sanitary sewer structures shall use HDPE adjusting rings with manufacture's approved butyl sealant.
41. Hydrants shall have isolation valve and be 5' from back of curb.
42. Manhole casting lids shall be cast with "SANITARY".
43. 12 AWG tracer wire shall be installed on non-metallic pipes and shall be installed/grounded per Minnesota Rural Water Association guidelines for buried pipe.
44. All water mains and services shall have a minimum 8.0 feet of cover.
45. ID watermain as Class 52 or C-900.
46. Watermain material shall be PVC C-900 or DIP Class 52. Hydrant leads shall be 6" DIP Class 52. Minimum of 15 feet dip on lead as shown if switch to C-900.
47. Identify watermain size.
48. Hydrant shall have a steel marker (USA Bluebook stock # 85960.).
49. Hydrant shall include gate valve installed within 2.5 feet of hydrant complete with umbrella anchorage assembly and extension stem. Extension stem shall not be bolted to the operating nut.
50. Gate valves shall have extension stem per City detail. Extension stem shall be loose fitting and not secured to the valve nut.
51. Contractor shall demonstrate that tracer wires locate buried pipe prior to City acceptance.
52. All mechanical watermain hardware shall be core blue and use touch up paint on threads.

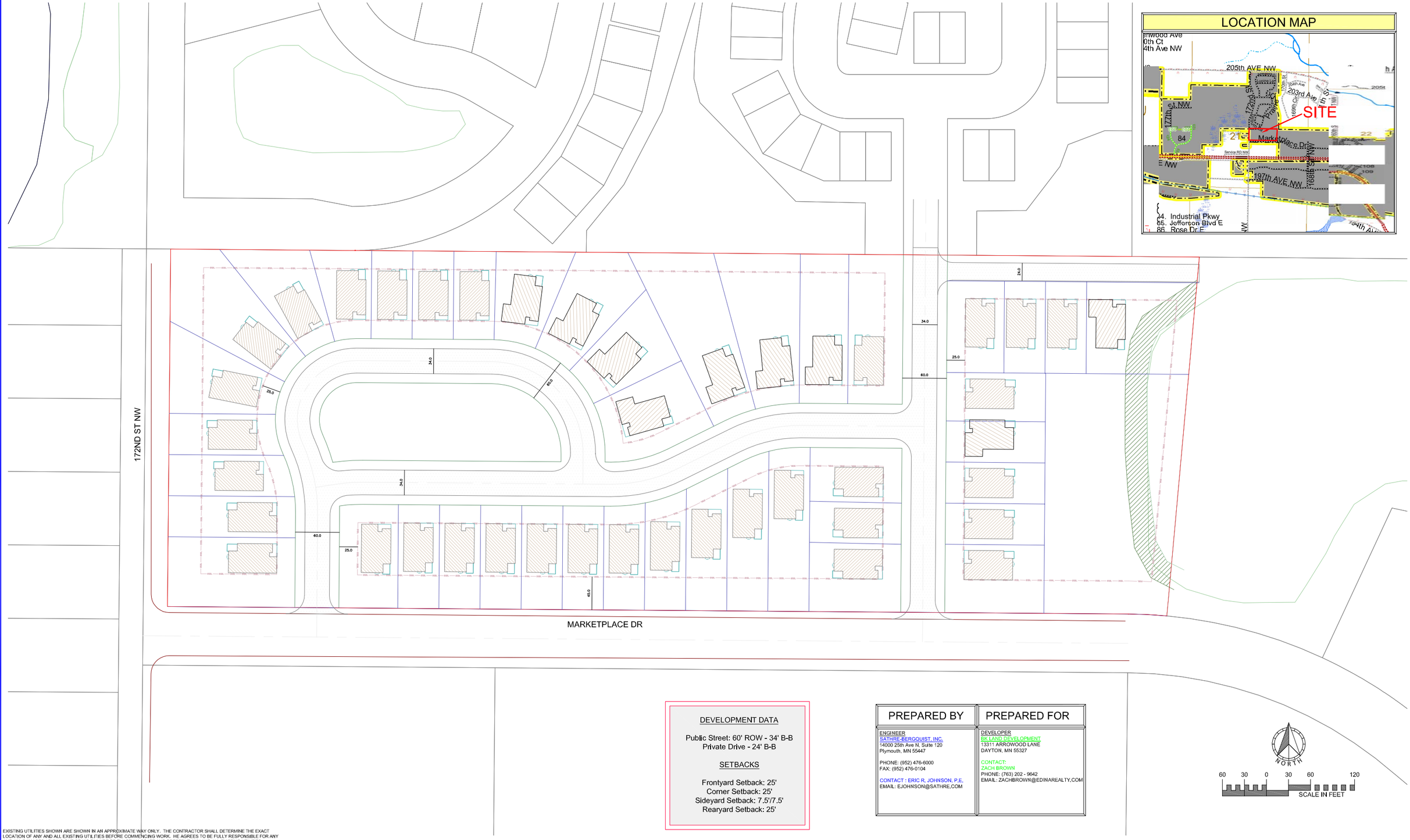
Grading and Storm Sewer

53. All vegetation and deleterious materials shall be removed from the street and sidewalk areas to ensure no contamination to subgrade, backfill, or similar soils.
54. Provide street and storm sewer plan and profile information together. Very difficult to confirm drainage, clearance and conflicts. You may contact City Engineer for examples.
55. Ensure the lowest floor elevations shall be 2-feet or more above the adjacent pond 100-year elevation and all structure lowest openings shall be 3-feet or more above the adjacent pond back-to-back 100-year elevation or EOF however the driveway approach provides higher elevation meeting the requirement per these submitted plans.
56. Catch basins in curb shall be protected with asphalt for snowplowing until the final layer is placed per detail. Contact City Engineer for details.
57. Catch basins shall have a 3' sump.
58. Tie last 3 storm pipe before outlet.
59. All riprap shall be granite.
60. Identify pond bottom soil amendment or biofiltration media.
61. Grading plan needs to better show how rear and side yards drain. Provide more spot elevations, % and drainage arrows.
62. Minimum overland drainage slope shall be 1.0%.
63. Outlet to large pond not identified or show.
64. EOF difficult to find and read. These will be further reviewed after plans have progressed.
65. Manhole casting lids shall be cast with "STORM".
66. Add Class 5 to RCP.
67. 12 AWG tracer wire shall be installed on non-metallic pipes and shall be installed/grounded per Minnesota Rural Water Association guidelines for buried pipe.
68. Contractor shall demonstrate that tracer wires locate buried pipe prior to City acceptance.
69. All storm sewer structure exterior pipe penetrations shall be wrapped with 6 mil poly or GATOR wrap following non-shrink grout installation and prior to backfilling.
70. All concrete structure work shall have non-shrink grout with 8% to 9% air entrainment.
71. All storm sewer structures shall use HDPE adjusting rings with manufacture's approved butyl sealant.
72. Two double ring infiltration tests in basin is required to confirm infiltration rate does not exceed allowable. Locate them in north and south portion of pond.

Please contact City Engineer for questions, clarifications, examples and “Private Development Standards for City of Big Lake”.

LO/lo
Cc: File

Attachment H
Previous Concept Plan



LOCATION MAP

DEVELOPMENT DATA

Public Street: 60' ROW - 34' B-B
Private Drive - 24' B-B

SETBACKS

Frontyard Setback: 25'
Corner Setback: 25'
Sideyard Setback: 7.5'/7.5'
Rearyard Setback: 25'

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 14000 25th Ave N, Suite 120 Plymouth, MN 55447 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT : ERIC R. JOHNSON, P.E. EMAIL: EJOHNSON@SATHRE.COM	DEVELOPER BK LAND DEVELOPMENT 13311 ARROWOOD LANE DAYTON, MN 55327 CONTACT: ZACH BROWN PHONE: (763) 202 - 9642 EMAIL: ZACHBROWN@EDINAREALTY.COM

NORTH
60 30 0 30 60 120
SCALE IN FEET

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DRAWING NAME	NO.	BY	DATE	REVISIONS
XXX	-	-	-	-
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XXX				
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XXX				
DATE				
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_____
Name, P.E.
Date: _____ Llc. No. _____

SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--
BIG LAKE, MINNESOTA

CONCEPT PLAN - 11/17/2025
MARKETPLACE DR
BK LAND DEVELOPMENT

FILE NO.
100954-007

C1

Attachment I
Public Comment Received July 6, 2026

From:	Taylor Tollefson
To:	Kendra Lindahl, AICP
Subject:	Public Hearing re: PID#65-00543-0010 - July 6, 2026 at 6:00pm - Big Lake City Hall Council Chambers
Date:	Monday, July 6, 2026 6:00:10 PM
Attachments:	Demonstrative Image.png

Re: Preusse Lake Preserve — PID #65-00543-0010
Attn: City of Big Lake, Council Members, & Planning Commission

Please take into consideration these comments for the public hearing on **July 6, 2026, at 6:00 p.m.**

I reside on **Walnut Circle**, directly adjacent to Lilac Lane, and my home backs toward **PID #65-00543-0010**.

I do not oppose the development. My objections are limited to **Walnut Circle and Lilac Lane** being used as the default construction access, staging, parking, loading/unloading, or convenience easement area for this project.

My concerns are not speculative. I have been a resident of Big Lake and Walnut Circle since **July 17, 2025**.

Since moving here, my family and neighbors have experienced varied issues of noise, nuisance or hazards resulting from construction, including but not limited to:

Heavy trucks	Reverse/back up alarms
Delivery vehicles	House vibrations and rattling inside homes
Forklifts	Blocked entrances, roadways, parking
Equipment	Driveway access issues
Material deliveries	Safety concerns for children and pets
Debris	

In addition to the nuisances caused by the above, the school bus stop for my children, ages 10 and 8, was rerouted outside Walnut Circle after construction activity blocked the area.

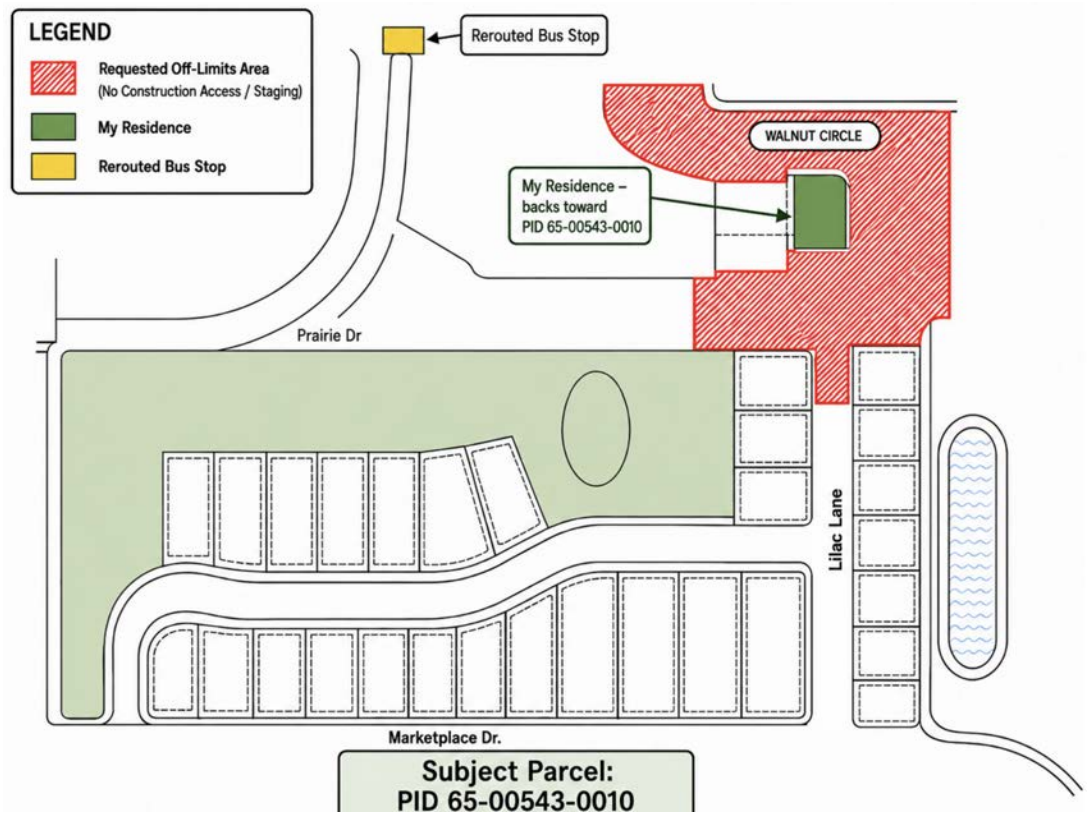
> Pursuant to the **Big Lake City Code**, including **Chapter 5, Sections 500 and 525**, and **Chapter 7, Section 720**, I respectfully request that approval of the comprehensive amendments for zoning, planning, and development include language requiring:
>
> (1) **No construction staging, parking, loading/unloading, dumpsters, debris, or material storage** on **Walnut Circle** or **Lilac Lane North** of **PID #65-00543-0010**
>
> (2) **Lilac Lane closed** or **restricted as necessary** so it does not become a contractor "convenience easement" through the existing townhouse neighborhood.
>
> (3) **A written construction-management plan** with enforceable truck routes, hours, debris control, speed control, street protection, restoration, and buffering behind existing homes.

The City should not approve this project in a way that shifts foreseeable construction burdens onto existing residents or public streets.

The City should not approve this project in a way that shifts foreseeable construction burdens onto existing residents or public streets. These impacts should be addressed proactively so construction activity does not continue as a public or private nuisance.

Please find attached a demonstrative image as it relates to the aforementioned "comments"

Thank you.



Attachment J
Resolution approving the Comprehensive Plan Amendment

CITY OF BIG LAKE
MINNESOTA

A general meeting of the City Council of the City of Big Lake, Minnesota was called to order by Mayor Paul Knier at 6:30 p.m. in the Council Chambers of City Hall, Big Lake, on Wednesday, July 15, 2026. The following Council Members were present: Ken Geroux, Ken Halverson, Paul Knier, Kim Noding, and Paul Seefeld. A motion to adopt the following resolution was made by Council Member ___ and seconded by Council Member ___.

BIG LAKE CITY COUNCIL
RESOLUTION NO. 2026-XX

RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT, FOR PREUSSE LAKE PRESERVES AT PID # 65-00543-0010.

WHEREAS, Zach Brown, of BK Land Development, LLC, has submitted a development application for a Comprehensive Plan Amendment (CPA) to allow 31 new single-family housing units; and

WHEREAS, the Big Lake Planning Commission conducted a public hearing on July 6, 2026, and recommended that the City Council approve the request subject to the conditions identified herein; and

WHEREAS, notice of the public hearings were duly published and posted in accordance with applicable Minnesota Statutes and persons interested in said applications were afforded the opportunity to present their views and objections related to the project; and

WHEREAS, the Comprehensive Plan Amendment (CPA) is consistent with the Comprehensive Plan; and

WHEREAS the City Council of Big Lake makes the following Findings of Fact and decision:

A. The legal description of the subject property is:

Outlot A, Big Lake Marketplace North Addition, Sherburne County, Minnesota.

B. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the objectives of the Comprehensive Plan, including public facilities and capital improvement plans. This area of the City is identified with a mix of residential uses in the Comprehensive Plan, with a similar use approved nearby. The site will have a similar intensity and character, and the change of the land use designation is not in conflict with the surrounding area.

C. The proposed action does meet the intent of the chapter and the future land use guide, by allowing for a land use designation that is found nearby and helps preserve sensitive lands in a shoreland area as open space. The proposed action meets the purpose and intent of the Low-Density Housing designation.

D. There is adequate infrastructure available to serve the proposed use.

E. There is an adequate buffer or transition provided between potentially incompatible uses or districts. There are no incompatible uses in the surrounding are or district that would require buffering.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Big Lake that it hereby approves the comprehensive plan amendment, subject to the following conditions:

1. This resolution modifies the Land Use classification on the Land Use Map in Big Lake Comprehensive Plan for the following described property located within the City of Big Lake, Sherburne County, Minnesota:

   Outlot A, Big Lake Marketplace North Addition, Sherburne County, Minnesota. (hereinafter "Property").

2. The City hereby reclassifies the Property from Medium and High-Density Housing to Low-Density Housing.

3. The land use map of the City of Big Lake shall not be republished to show the aforesaid amendment, but the Clerk shall appropriately mark the Land Use map on file in the Clerk's Office for the purpose of indicating the reclassification hereinabove provided for in this ordinance, and all of the notations, references, and other information shown thereon are hereby incorporated by reference and made a part of this ordinance.

Adopted by the Big Lake City Council on the 15th day of July 2026.

_____

Mayor Paul Knier

Attest:

_____

Gina Wolbeck, City Clerk

The following Council Members voted in favor:

The following Council Members voted against or abstained:

Whereupon the motion was duly passed and executed.

Drafted By:
City of Big Lake
160 Lake Street North
Big Lake, MN 55309

STATE OF MINNESOTA)
) SS.
COUNTY OF SHERBURNE)

The foregoing instrument was acknowledged before me this 15th day of July 2026 by Paul Knier and Gina Wolbeck, the Mayor and City Clerk respectively of the City of Big Lake, a Minnesota municipal corporation, on behalf of the corporation.

_____

Notary Public

Attachment K
Resolution approving Preliminary Plat and Development Stage PUD

CITY OF BIG LAKE
MINNESOTA

A general meeting of the City Council of the City of Big Lake, Minnesota was called to order by Mayor Paul Knier at 6:30 p.m. in the Council Chambers of City Hall, Big Lake, on Wednesday, July 15, 2026. The following Council Members were present: Ken Geroux, Ken Halverson, Paul Knier, Kim Noding, and Paul Seefeld. A motion to adopt the following resolution was made by Council Member ___ and seconded by Council Member ___.

CITY OF BIG LAKE
RESOLUTION NO. 2026-XX

RESOLUTION APPROVING A PRELIMINARY PLAT AND DEVELOPMENT STAGE PLANNED UNIT DEVELOPMENT FOR PREUSSE LAKE PRESERVES AT PID # 65-00543-0010.

WHEREAS, Zach Brown, of BK Land Development, LLC, has submitted a development application for a Preliminary Plat and Development Stage PUD to add 31 new single-family housing units; and

WHEREAS, the Big Lake Planning Commission conducted a public hearing on July 6, 2026, and recommended that the City Council approve the request subject to the conditions identified herein; and

WHEREAS, notice of the public hearings were duly published and posted in accordance with applicable Minnesota Statutes and persons interested in said applications were afforded the opportunity to present their views and objections related to the project; and

WHEREAS, the Preliminary Plat and Development Stage PUD conform to the requirements of the Zoning Ordinance and requirements of the Subdivision Ordinance and is consistent with the Comprehensive Plan; except as included below; and

WHEREAS the City Council of Big Lake makes the following Findings of Fact and decision:

A. A site location map showing the project location within the City is attached as Exhibit A.

B. The Planning Report dated July 15, 2026, shall be the governing document which includes the following attachments:

Attachment A: Site Location Map
Attachment B: Applicant Narrative dated June 2, 2026
Attachment C: Draft Preliminary Plat dated April 29, 2026
Attachment D: Civil Plans for "Preusse Lake Preserves" dated April 29, 2026
Attachment E: Landscape Plan and Tree Survey dated June 3, 2026
Attachment F: Shoreland Tiering and Density Exhibit dated April 29, 2026
Attachment G: Engineer's Memo dated July 1, 2026
Attachment H: Previous Concept Plan dated November 17, 2025
Attachment I: Public Comment received July 6, 2026
Attachment J: Resolution approving the Comprehensive Plan Amendment
Attachment K: Resolution approving Preliminary Plat and Development Stage PUD

C. The legal description of the subject property is:

Outlot A, Big Lake Marketplace North Addition, Sherburne County, Minnesota.

D. The proposed development will be compatible with present and future land uses of the area.

E. The proposed development will not tend to or actually depreciate the area in which it is proposed.

F. The proposed development can be accommodated with existing and future planned public and private services and will not overburden the City's service capacity.

G. Traffic generated by the proposed development is within capabilities of streets serving the property.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Big Lake that it hereby approves the Preliminary Plat and Development Stage PUD for the "Preusse Lake Preserves Addition" subject to the following conditions:

1. The preliminary plat is approved for "Preusse Lake Preserves" on Outlot A of Big Lake Marketplace North Addition is approved in accordance with the plans and application received by the City on April 30, 2026, and additional material received on June 3, 2026, except as amended by this resolution.

2. This approval is contingent on the final approval of the rezoning request to PUD and zoning text amendment and any applicable conditions.

3. The PUD approval is for 31 single-family homes.

4. Development Stage PUD is approved, and the following flexibility shall be granted:

    a. The reduced lot width and size from what is required by the underlying R-2 zoning district and the Shoreland Overlay District.

    b. The increase in the maximum allowed impervious surface per lot be increased to 55% to allow the homes to exist on small lots with the open space maintained on a separate Outlot.

5. The applicant shall comply with all conditions of the City Engineer's Letter dated July 1, 2026.

6. The plans must show compliance with the 45-foot setback from Marketplace Drive and the required landscape buffer.

7. The applicant must provide the Tree Preservation Plan table in an Excel format to demonstrate full compliance with Section 1107.11 on how to count caliber inches for replacement trees.

8. The applicant must revise the landscape plan to show compliance with buffer yard spacing and show the required number of trees (116). This includes adding at least seven additional trees to the current plans.

9. If trees marked for preservation are removed during construction, the applicant shall be required to provide an equivalent caliper inch replacement for the lost trees.

10. A sidewalk shall be provided on one side of the public street.

11. The homeowner's association must be established to maintain the common areas. The final HOA documents will be subject to review and approval by the City Attorney.

12. The applicant will be required to execute a stormwater maintenance agreement for on-site facilities.

13. Any signage must comply with the standards in Chapter 31 of the City Code. A separate signage permit will be required at time of building permit.

14. The development must comply with all applicable requirements of Section 1006.01 General Performance Standards in regard to noise, odors, glare, refuse, etc.

15. A park dedication cash-in-lieu payment shall be made at a level consistent with the City Code and approved Fee Schedule. Commercial and Industrial developments are required to dedicate 4% of the value of the land. Park dedication shall be due with the final plat.

16. The Applicant shall be responsible for trunk area charges.

17. Sewer Access Charges (SAC) and Water Access Charges (WAC) will be collected at the time of building permit issuance.

18. Prior to the issuance of any permit for land alteration, the applicant shall provide a financial guarantee (letter of credit or escrow payment) in the amount 125% of the estimated cost to furnish and plant materials including irrigation, mulch, and other landscape materials. The estimate should be based on the costs of each landscaping phase.

19. The security shall be maintained for at least one (1) year after the date that the last landscape materials have been planted. Upon a showing by the applicant and such inspection as may be made by the City, that portion of the security may be released by the City equal to one hundred twenty-five (125) percent of the estimated cost of the landscape materials which are alive and healthy at the end of such year. Any portion of the security not entitled to be released at the end of the year shall be maintained and shall secure the applicant's responsibility to remove and replant landscape materials which are not alive or are unhealthy at the end of such year and to replant missing trees. Upon completion of replanting said landscape materials, the entire security may be released. Any ornamental grass planted shall be guaranteed for a full two (2) years from the time planting is completed.

20. All construction shall be in accordance with City of Big Lake Standards.

21. All construction plans officially submitted to the City shall be treated as a formal agreement between the Applicant and the City. Once approved, no changes, modifications, or alterations shall be made to any plan detail, standard, or specification without prior submittal of a plan modifications request to the City Planner for review and approval.

22. Unless expressly permitted by the City Council, no construction or grading activities shall be permitted until such time as a final plat and all associated documents have been approved and recorded with Sherburne County.

23. The City shall not issue a building permit until the development contract is fully executed, all fees/escrow are paid and the letter of credit as required by the development contract have been presented to the City.

24. The Development Stage PUD will expire one-year from approval if no complete final stage PUD application is submitted.

25. A complete application for final plat shall be submitted no later than one (1) year from the date of approval of the preliminary plat. Any extensions shall require the approval of

the City Council. The final plat application shall address all conditions of preliminary plat approval.

26. Any other conditions of the City Council, Staff, City consultants or other agency responsible for review of this application shall be addressed.

Adopted by the Big Lake City Council on the 15th day of July 2026.

_____

Mayor Paul Knier

Attest:

_____

Gina Wolbeck, City Clerk

The following Council Members voted in favor:
The following Council Members voted against or abstained:

Whereupon the motion was duly passed and executed.

Drafted By:
City of Big Lake
160 Lake Street North
Big Lake, MN 55309

STATE OF MINNESOTA)
) SS.
COUNTY OF SHERBURNE)

The foregoing instrument was acknowledged before me this 15th day of July 2026 by Paul Knier and Gina Wolbeck, the Mayor and City Clerk respectively of the City of Big Lake, a Minnesota municipal corporation, on behalf of the corporation.

_____

Notary Public

EXHIBIT A
SITE LOCATION MAP



AGENDA ITEM

Big Lake City Council

Prepared By: *Deb Wegeleben, Finance Director*	***Meeting Date:*** *7/15/2026*	☒ ***Regular Agenda Item*** ☐ ***Consent Agenda Item***	***Item No.*** **7E**
Item Description: *Calling for a Public Hearing on the proposed Modification of Development District No. 1 and the Establishment of Tax Increment Financing District No. 1-8*		***Reviewed By:*** *Hanna Klimmek, City Administrator*	
		Reviewed By: *Marie Popp, Community Development Director*	

ACTION REQUESTED

Motion to approve a RESOLUTION Calling for a Public Hearing on Proposed Modification of Development District No. 1, the adoption of a Modified development Program for Development District No. 1, the proposed establishment of Tax Increment Financing District No. 1-8 within the Development District, the proposed adoption of Tax Increment Financing Plan for Tax Increment Financing District No. 1-8 and the proposed approval of a business subsidy.

BACKGROUND/DISCUSSION

State laws require the City Council to hold a public hearing before approving the modification of the Development District and establishing the Tax Increment Financing (TIF) District. The public hearing will be scheduled for September 16, 2026, at approximately 6:30 pm at Big Lake City Hall. At this time, the only action requested of the City Council is to adopt the attached resolution calling for a public hearing.

Attached is the proposed resolution calling for a public hearing on the proposed Modification of Development District No. 1, the establishment of Tax Increment Financing District No. 1-8 within the Development District, and the adoption of the Modified Development Program and Tax Increment Financing Plan for Tax Increment Financing District No. 1-8.

The modified Development District No. 1 is coterminous with the corporate boundaries of the City of Big Lake. The proposed Tax Increment Financing District No. 1-8 consists of approximately 115.32 acres that was recently approved for annexation into the city by the Big Lake City Council, and is currently under review by the State of MN, Court of Administrative Hearings (Municipal Boundary Adjustments).

Since it has been a number of years since the city has considered this type of request, the following information outlines the anticipated process leading to final consideration of the TIF District:

- Developer submits application for TIF assistance.
- City Council adopts a resolution calling for the required public hearing.
- Northland Securities completes its financial analysis and terms for TIF assistance.
- Northland Securities prepares a preliminary draft of TIF Plan for city review.
    - Northland Securities is scheduled to present the preliminary TIF Plan to the City Council at the **August 19, 2026**, workshop.
- The Big Lake Economic Development Authority (BLEDA) reviews the proposal and provides any recommendations to the City Council at its **August 10, 2026,** meeting.
- The proposed TIF Plan and fiscal impact information are submitted to Sherburne County and Big Lake School District for the required 30-day review period no later than **August 17, 2026.**

- City staff submits the public hearing notice to the official newspaper for publication on September 2, 2026.
- The public hearing notice is published on **September 5, 2026.**
- The Planning Commission reviews the proposed TIF Plan at its **September 7, 2026,** meeting**.**
- The City Council conducts the required public hearing and considers establishment of Tax Increment Financial District No. 1-8 on **September 16, 2026.**

As a reminder, adoption of the attached resolution does not establish the Tax Increment Financing District or approve TIF assistance. It simply initiates the statutory public hearing process required before the City Council may consider those actions.

FINANCIAL IMPACT

The cost associated with modifying the Development District No. 1 and establishing Tax Increment Financing District No. 1-8 will be paid by the developer, Packaging Corporation of America ("PCA"), pursuant to the City's development agreement and application requirements.

STAFF RECOMMENDATION

Staff recommends that the City Council adopt the Resolution calling for a public hearing on the proposed Modification of Development District No. 1, the establishment of Tax Increment Financing District No. 1-8, and the adoption of the Modified Development Program and Tax Increment Financing Plan.

ATTACHMENTS

Resolution

CITY OF BIG LAKE
MINNESOTA

A general meeting of the City Council of the City of Big Lake, Minnesota was called to order by Mayor Paul Knier at 6:00 p.m. in the Council Chambers of City Hall, Big Lake, Minnesota, on Wednesday, July 15, 2026. The following Council Members were present: Ken Geroux, Ken Halverson, Paul Knier, Kim Noding and Paul Seefeld. A motion to adopt the following resolution was made by Council Member and seconded by Council Member .

BIG LAKE CITY COUNCIL
RESOLUTION NO. 2026-XX

RESOLUTION CALLING PUBLIC HEARING ON THE PROPOSED MODIFICATION OF DEVELOPMENT DISTRICT NO. 1; THE ADOPTION OF A MODIFIED DEVELOPMENT PROGRAM FOR DEVELOPMENT DISTRICT NO. 1; THE PROPOSED ESTABLISHMENT OF TAX INCREMENT FINANCING DISTRICT (ECONOMIC DEVELOPMENT) NO. 1-8 WITHIN DEVELOPMENT DISTRICT NO. 1, AS MODIFIED; THE PROPOSED ADOPTION OF A TAX INCREMENT FINANCING PLAN RELATING THERETO; AND THE PROPOSED APPROVAL OF A BUSINESS SUBSIDY

BE IT RESOLVED by the City Council (the "Council") of the City of Big Lake, Minnesota (the "City"), as follows:

1. Public Hearing. This Council shall meet on September 16, 2026, at approximately 6:30 p.m., to hold a public hearing on the following matters: (a) the proposed modification of Development District No. 1; (b) the proposed adoption of a Modified Development Program for Development District No. 1 (the "Program"); (c) the proposed establishment of Tax Increment Financing District (Economic Development) No. 1-8 within Development District No. 1, as modified; (d) the proposed adoption of a Tax Increment Financing Plan (the "Plan") relating thereto, all pursuant to and in accordance with Minnesota Statutes, Sections 469.124 through 469.133, both inclusive, as amended, and Minnesota Statutes, Sections 469.174 through 469.1794, both inclusive, as amended (collectively, the "Act"); and (e) the proposed approval of a business subsidy, pursuant to Minnesota Statutes, Section 116J.993 to 116J.995 (the "Business Subsidy Act").

2. Notice of Hearing; Filing of Program and Plan. The City Clerk is hereby authorized to cause a notice of the hearing, substantially in the form attached hereto as Exhibit A, to be

published as required by the Act and to place a copy of the proposed Program, the proposed Plan and the proposed business subsidy on file in the City Clerk's Office at City Hall and to make such copies available for inspection by the public.

3. Consultation with Other Taxing Jurisdictions. The City Clerk is hereby directed to mail a notice of the public hearing and a copy of the proposed Program and the proposed Plan to Sherburne County and Big Lake Public Schools District 727, informing those taxing jurisdictions of the estimated fiscal and economic impact of the establishment of the proposed tax increment financing district.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____ and upon vote being taken thereon, the following voted in favor:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted.

STATE OF MINNESOTA)
) ss.
SHERBURNE COUNTY)

I, the undersigned, being the duly qualified and acting City Clerk of the City of Big Lake, Minnesota, DO HEREBY CERTIFY that the attached resolution is a true and correct copy of an extract of minutes of a meeting of the City Council of the City of Big Lake, Minnesota duly called and held, as such minutes relate to the calling of a public hearing on the City's proposed modification of Development District No. 1, the adoption of a Modified Development Program for Development District No. 1, the proposed establishment of Tax Increment Financing District (Economic Development) No. 1-8, the proposed adoption of a tax increment financing plan relating thereto, and the proposed granting of a business subsidy.

WITNESS my hand on July 15, 2026.

_____
City Clerk

Exhibit A

CITY OF BIG LAKE
COUNTY OF SHERBURNE
STATE OF MINNESOTA

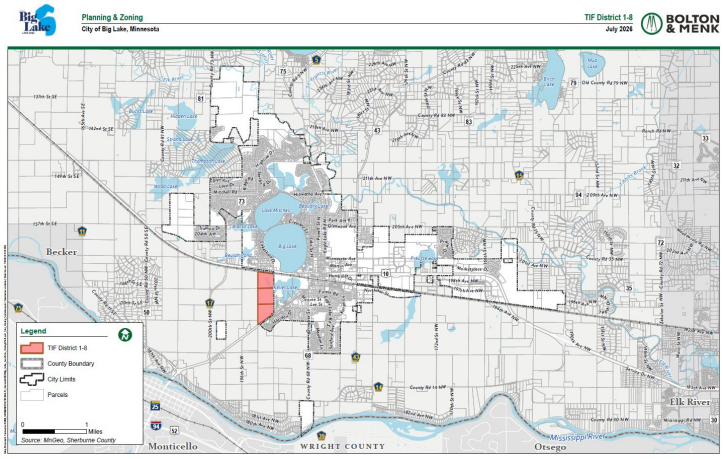
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council (the "Council") of the City of Big Lake, Sherburne County, Minnesota, will hold a public hearing on September 16, 2026, at 6:30 p.m., at the City Hall, 160 Lake Street North in the City of Big Lake, Minnesota (the "City"), relating to the proposed modification of Development District No. 1, the proposed adoption of a Modified Development Program for Development District No. 1, the proposed establishment of Tax Increment Financing District (Economic Development) No. 1-8 within Development District No. 1, as modified, and the proposed adoption of a Tax Increment Financing Plan therefor, all pursuant to and in accordance with Minnesota Statutes, Sections 469.124 through 469.133 and Sections 469.174 through 469.1794; and a proposed business subsidy to be granted by the City to Packaging Corporation of America ("PCA") (the "Developer") for the proposed construction of an approximately 400,000 to 550,000 sq ft building, located in the City (the "Project"), under Minnesota Statutes, Section 116J.993 to 116J.995 (the "Business Subsidy Act"). Copies of the Modified Development Program, the proposed Tax Increment Financing Plan and a summary of the subsidy agreement are on file and available for public inspection at the office of the City Clerk at City Hall.

A person with residence in or the owner of taxable property in the granting jurisdiction may file a written complaint with the grantor if the grantor fails to comply with sections 116J.993 to 116J.995, and that no action may be filed against the grantor for the failure to comply unless a written complaint is filed.

The property included in Development District No. 1 is described in the Modified Development Program on file in the office of the City Clerk. The property proposed to be included in Tax Increment Financing District (Economic Development) No. 1-8 is described in the Tax Increment Financing Plan on file in the office of the City Clerk.

A map of Development District No. 1 and Tax Increment Financing District (Economic Development) No. 1-8 is set forth below:



All interested persons may appear at the hearing and present their views orally or in writing prior to the hearing.

BY ORDER OF THE CITY COUNCIL OF
THE CITY OF BIG LAKE, MINNESOTA

AGENDA ITEM

Big Lake City Council

Prepared By: *Hanna Klimmek, City Administrator*	***Meeting Date:*** *7/15/2026*	☒ ***Regular Agenda Item*** ☐ ***Consent Agenda Item***	***Item No.*** **7F**
Item Description: *Proclamation Commemorating the 250th Anniversary of the Founding of the United States of America and Proclaiming the Month of July 2026 as "Celebrate America" month in the City of Big Lake*		***Reviewed By:*** *N/A*	
		Reviewed By: *N/A*	

ACTION REQUESTED

Motion to approve a Proclamation Commemorating the 250th Anniversary of the Founding of the United States of America, and Proclaiming the month of July 2026 as "Celebrate America" month in the City of Big Lake.

BACKGROUND/DISCUSSION

On July 4, 2026, citizens of the United States of America celebrated the 250th Anniversary of the founding of our country.

The attached Proclamation is a way for the City of Big Lake to recognize this important milestone for the United States of America and to honor the history and majesty of our nation and its core principles of freedom, equality, and a democratic government. This historic occasion is not only a time to reflect on the past, it is an opportunity for local leaders to inspire civic pride, strengthen community engagement and look to the role cities will play in creating a vision for the next 250 years together.

As our country evolves, it is local communities who are helping to shape the next 250 years. From the bonds we nurture between our residents, despite differences, to the physical spaces that we create for meeting, learning and growing together.

FINANCIAL IMPACT

N/A

STAFF RECOMMENDATION

N/A

ATTACHMENTS

Proclamation

PROCLAMATION

COMMEMORATING THE 250TH ANNIVERSARY (SEMIQUINCENTENNIAL) OF THE FOUNDING OF THE UNITED STATES OF AMERICA

WHEREAS, July 4, 2026, marked the 250th anniversary, or Semiquincentennial, of the adoption of the Declaration of Independence by the Second Continental Congress in Philadelphia in 1776, signifying the founding of the United States of America; and

WHEREAS, the Declaration of Independence proclaimed timeless principles of profound significance to the national heritage of the United States, including that all are created equal and endowed with certain inalienable rights, including life, liberty, and the pursuit of happiness, and that governments derive their just powers from the consent of the governed; and

WHEREAS, the founding of the United States established the principle of federalism, emphasizing a decentralized system of government wherein powers are divided between national and state governments, fostering liberty, accountability, and responsiveness to local communities; and

WHEREAS, this decentralized governance model has allowed for innovation, diverse policy approaches, and stronger accountability to the citizens of each state, ensuring that government remains close to and reflective of the people's will; and

WHEREAS, the founding of the United States initiated a journey toward forming a "more perfect Union," marked by historic achievements, struggles, and progress in realizing the nation's founding ideals for all its citizens; and

WHEREAS, the Semiquincentennial offers a unique opportunity for the people of the state of Minnesota to reflect on our shared history, honor the diverse contributions of all Americans, celebrate our heritage of liberty, and look forward to the future we strive to create for subsequent generations.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Big Lake does hereby recognize and commemorate the 250th Anniversary of the founding of the United States of America on July 4, 2026, and Proclaims the month of July 2026 as **"CELEBRATE AMERICA"** month in the City of Big Lake.

Adopted by the Big Lake City Council this 15th day of July, 2026.

Mayor Paul Knier

Council Member Ken Geroux

Council Member Ken Halverson

Council Member Kim Noding

Council Member Paul Seefeld

AGENDA ITEM

Big Lake City Council

Prepared By: *Gina Wolbeck, City Clerk*	**Meeting Date:** *7/15/2026*	☒ ***Regular Agenda Item*** ☐ ***Consent Agenda Item***	***Item No.*** **9**
Item Description: *Council Reports*		**Reviewed By:** *Hanna Klimmek, City Administrator*	
		Reviewed By: *N/A*	

ACTION REQUESTED

No Action Required.

BACKGROUND/DISCUSSION

Item 9 on the Council Meeting Agenda allows an opportunity for the Mayor and Council Members to provide an update on committee meetings they have attended, as well as ask questions and or comment on whatever topic(s) they wish to. Listed below are known committee meetings that were scheduled since the last Council Meeting:

Mayor Knier

- Fire Board Meeting – 07.07.26
- Big Lake Economic Development Authority Meeting – 07.13.26 Meeting CANCELLED

Council Member Geroux

- Big Lake Economic Development Authority Meeting– 07.13.26 Meeting CANCELLED

Council Member Halverson

Council Member Noding

- Big Lake Community Lakes Association – 07.13.26
- Fire Board Meeting - 07.07.26
- Parks Advisory Committee – 06.22.26

Council Member Seefeld

- Planning Commission Meeting – 07.06.26

FINANCIAL IMPACT

N/A

STAFF RECOMMENDATION

N/A

ATTACHMENTS

N/A

AGENDA ITEM

Big Lake City Council

Prepared By: *Gina Wolbeck, City Clerk*	***Meeting Date:*** *7/15/26*	☒ ***Regular Agenda Item*** ☐ ***Consent Agenda Item***	***Item No.*** **11A**

Item Description: ***CLOSED SESSION*** *– Labor Negotiations Strategy for the Law Enforcement Labor Services Contract*	***Reviewed By:*** *N/A*
	Reviewed By: *N/A*

ACTION REQUESTED

NO ACTION WILL BE TAKEN DURING CLOSED SESSION.

BACKGROUND/DISCUSSION

Council is being asked to go to Closed Session for Labor Negotiations for the LELS Contract.

No Documentation included in packet.

MN Statute allowing Closed Session: 13D.03 – Closed Meeting for Labor Negotiations Strategy.

13D.03 CLOSED MEETINGS FOR LABOR NEGOTIATIONS STRATEGY.

Subdivision 1.**Procedure.**
(a) Section 13D.01, subdivisions 1, 2, 4, 5, and section 13D.02 do not apply to a meeting held pursuant to the procedure in this section.
(b) The governing body of a public employer may by a majority vote in a public meeting decide to hold a closed meeting to consider strategy for labor negotiations, including negotiation strategies or developments or discussion and review of labor negotiation proposals, conducted pursuant to sections 179A.01 to 179A.25.
(c) The time of commencement and place of the closed meeting shall be announced at the public meeting.
(d) A written roll of members and all other persons present at the closed meeting shall be made available to the public after the closed meeting.

Subd. 2.**Meeting must be recorded.**
(a) The proceedings of a closed meeting to discuss negotiation strategies shall be tape-recorded at the expense of the governing body.
(b) The recording shall be preserved for two years after the contract is signed and shall be made available to the public after all labor contracts are signed by the governing body for the current budget period.

FINANCIAL IMPACT

N/A

STAFF RECOMMENDATION

N/A

ATTACHMENTS

N/A

AGENDA ITEM

Big Lake City Council

Prepared By: *Gina Wolbeck, City Clerk*	***Meeting Date:*** *7/15/26*	☒ ***Regular Agenda Item*** ☐ ***Consent Agenda Item***	***Item No.*** **11B**
Item Description: ***CLOSED SESSION*** *– Labor Negotiations Strategy for the International Union of Operating Engineers, Local 49 AFL-CIO Contract*		***Reviewed By:*** *N/A* ***Reviewed By:*** *N/A*	

ACTION REQUESTED

NO ACTION WILL BE TAKEN DURING CLOSED SESSION.

BACKGROUND/DISCUSSION

Council is being asked to go to Closed Session for Labor Negotiations for the International Union of Operating Engineers, Local 49 AFL-CIO Contract.

No Documentation included in packet.

MN Statute allowing Closed Session: 13D.03 – Closed Meeting for Labor Negotiations Strategy.

13D.03 CLOSED MEETINGS FOR LABOR NEGOTIATIONS STRATEGY.

Subdivision 1.**Procedure.**
(a) Section 13D.01, subdivisions 1, 2, 4, 5, and section 13D.02 do not apply to a meeting held pursuant to the procedure in this section.
(b) The governing body of a public employer may by a majority vote in a public meeting decide to hold a closed meeting to consider strategy for labor negotiations, including negotiation strategies or developments or discussion and review of labor negotiation proposals, conducted pursuant to sections 179A.01 to 179A.25.
(c) The time of commencement and place of the closed meeting shall be announced at the public meeting.
(d) A written roll of members and all other persons present at the closed meeting shall be made available to the public after the closed meeting.

Subd. 2.**Meeting must be recorded.**
(a) The proceedings of a closed meeting to discuss negotiation strategies shall be tape-recorded at the expense of the governing body.
(b) The recording shall be preserved for two years after the contract is signed and shall be made available to the public after all labor contracts are signed by the governing body for the current budget period.

FINANCIAL IMPACT

N/A

STAFF RECOMMENDATION

N/A

ATTACHMENTS

N/A

INFORMATIONAL ONLY
Big Lake City Council

DRAFT CITY COMMISSION MINUTES	**FYI**

BACKGROUND

City Commissions meet regularly to review various projects underway in the City. In an effort to better inform members of the City Council, Staff is providing copies of minutes from meetings of the Big Lake Planning Commission, Big Lake Economic Development Authority (BLEDA), and the Big Lake Parks Advisory Committee.

Commission minutes will be provided in DRAFT form if they have not yet been approved by their specific Board. If minutes have been approved, the finalized version will be provided to Council.

The following minutes are being provided as informational only and do not require any action from the City Council:

- **June 22, 2026 Parks Advisory Committee – draft minutes attached**
- **July 6, 2026 Planning Commission Minutes – draft minutes attached**
- **July 13, 2026 BLEDA Meeting – meeting was cancelled**

**- DRAFT MINUTES -
NOT APPROVED**

**PARKS ADVISORY COMMITTEE
MEETING MINUTES**

JUNE 22, 2026

1. CALL TO ORDER

Chair Peterson called the meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Committee Members present: Scott Creighton, Kameron Hanson, Kim Noding, Lisa Odens, Doug Peterson, and Megan Weber. Also present: Streets, Parks, and Fleet Superintendent Norm Michels, Finance Director Deb Wegeleben, and Recreation and Communication Coordinator Corrie Scott.

5. OPEN FORUM

Chair Peterson opened the open forum at 6:01 p.m. No one came forward. Chair Peterson closed the open forum at 6:01 p.m.

4. ADOPT AGENDA

Committee Member Hanson motioned to approve the agenda as presented. Seconded by Committee Member Odens, unanimous ayes, motion carried.

6. APPROVAL OF MINUTES

Committee Member Hanson motioned to accept the April 27, 2026 Parks Advisory Committee minutes as presented. Seconded by Committee Member Creighton, unanimous ayes, motion carried.

7. BUSINESS

7A. BOY SCOUT GARBAGE CAN IMPROVEMENT

Eagle Scout Lucas Volna presented his idea to create and install garbage can enclosures at River Oaks Park. He stated that they will have lids to keep trash in the garbage cans and keep animals out. He also stated that there will be posts to keep them secure rather than having them chained to trees. Michels asked about the materials being used. Volna stated that they would be made of

**- DRAFT MINUTES -
NOT APPROVED**

cedar toned wood planks and deck boards. Hanson asked if the wood will be stained. Volna stated that they would not be stained. Peterson asked about the length of the post. Volna stated they would be a 4"x4" that are 2' into the ground.

Creighton asked if this is going over existing garbage cans or in addition to existing cans. Michels clarified that these would enclose the existing garbage cans. He stated that there would still be a bag to ensure easy removal of the garbage by staff. Odens asked what weight the lids may be and if they would be easy to lift. Volna stated they would be around 2 pounds and should be easy to access. Michels asked about how Volna plans to carry out the project and if he will be able to fund the project or receive help building the enclosures. Volna stated that he would ask his friends and family to help build them and he plans to ask his dad's employer and the fire department to donate.

Creighton asked if Volna is asking for any funding through the City. Wegeleben stated that the City would not be able to fund this project. Peterson asked about a timeline if the project is approved. Volna stated that it would take a couple of weeks to build the five enclosures. Weber asked how long the enclosures will last. Volna stated about five years. Noding recommended that Volna request for a donation from the Lions, American Legion or another local organization. Hanson offered to donate. Peterson asked about the wear of the hinges and if he can ensure to reinforce the lids.

Noding asked about the placement of the cans. Michels stated that he would help to direct placement of the cans, but that Volna has good suggestions including having one closer to the parking lot. Odens asked about the height of the enclosures in comparison to the existing cans. Michels stated that they will make sure the enclosures are only an inch or two taller than the bins. Volna stated that he will measure the cans and use that as a reference.

Committee Member Hanson motioned to recommend to City Council approval of the Boy Scout Garbage Can Improvement Project. Seconded by Committee Member Creighton, unanimous ayes, motion carried.

7B. CURRENT BALANCE OF FUNDS UPDATE

Wegeleben reviewed the current city budget pertaining to parks. She stated that Local Government Aid may be cut in the future, and it will affect the Capital Improvement Funds. She stated that it is a good idea to consider lower cost amenities that are inexpensive to replace.

Noding stated that someone recommended pullup bars and dip bars for Lakeside Park as a low-cost amenity. Odens stated that her daughter specifically asked about monkey bars when looking at the plans for Lakeside Park. Noding stated that she doesn't see monkey bars in park plans often anymore. Odens stated it may be because equipment is becoming more intricate and themed, but that monkey bars could be a simple and more inexpensive option.

**- DRAFT MINUTES -
NOT APPROVED**

Odens stated that she visited a park that was made completely out of wood and asked about the feasibility. Michels stated that wood needs to be certified due to the liability involved and that the only place to get certified wood is from Canada, which would make it more expensive. He stated that composite is an alternative option that may be less expensive than wood. He stated that installing your own park would then cause the liability to fall on the City rather than the manufacturer and although the up-front cost would be lower, it could be more expensive for the City in the long term.

Odens recommended installing simpler and safer options built by the City and then mix it up with purchased equipment that is installed by the manufacturer to keep the liability lower. She recommended a few different amenities as simple as steps. Noding asked about going through different vendors. Wegeleben clarified that the more expensive projects are state bid so staff must go with vendors within Minnesota.

Weber asked whether there has been additional income from parking sales at Lakeside Park with attendance rising after the new playground was installed. Wegeleben stated that staff does track the income at Lakeside Park throughout the year. Michels stated that although additional revenue may come in, there will also be increased cost of maintenance with additional attendance. Wegeleben stated that it takes 14% of the general levy to make up for the deficit associated with parks. She stated that about $74,000 is raised every year in parking passes and fees, but that the cost associated with Lakeside Park is significantly higher than this. Hanson asked who enforces parking. Wegeleben stated that the Police Department can look up who has paid for parking, and they give a $50 ticket to those who have not paid.

7C. STAFF UPDATES

Scott reviewed the status of various programs and recreation taking place in the community's parks. She reminded the Parks Members to encourage residents to submit photos to the Summer Photo Contest. She stated that the May Movie in the Park was rescheduled due to rain and the reschedule date fell on High School graduation and the All-Night Grad Party. She stated that it was the busiest Movie in the Parks that she has seen and that they will avoid scheduling events on the same day as Graduation in the future to allow for more support from the Police Department and Reserve Officers. She reviewed that Lakeside Park's new playground also opened and was very well received online and in person.

Scott stated that Music in the Park had a couple of rainy days, but that the bands were well received and she thanked seasonal staff and Reserve Officers for helping ensure the safety of event-goers each week. She stated that the Big Lake Farmers Market is open rain or shine, as long as weather doesn't get dangerous. Peterson asked about vendor attendance. Scott stated that on the rainy days the market sees more cancellations, but that overall projected vendor attendance has increased this year in comparison to previous seasons.

**- DRAFT MINUTES -
NOT APPROVED**

Michels reviewed the status of current park projects and maintenance in the community. Michels stated that the Lakeside Park playground had a ribbon cutting and is open to the public. He stated that the Lake Ridge playground has been installed and that staff is working on redoing irrigation before final grading. He stated that Shores of Lake Mitchell had some vandalism, but that it has almost completely been repaired. He stated that once the parks are ready, there will be a ribbon cutting for each one.

Michels stated that he is reaching out to vendors for estimates on equipment for Mitchell Farms Park. Once he receives more information he will bring back some options to the Parks Committee for discussion. He stated that the only irrigation systems that are currently on are at Browns Park and Veterans Memorial Park due to the rain. He stated that the cost of irrigation has reduced this year. Michels also stated that all of the parks are prepped for the new Verizon system, but that it is only actively in use at Lakeside Park to reduce the monthly cost until it is necessary.

Michels stated that the new parking kiosk at Lakeside Park was purchased and training will take place before it is installed. He stated that Public Works staff has been preparing for Spud Fest taking place at the end of June.

7D. STRATEGIC PLAN STANDING ITEM

Michels reviewed the Strategic Plan and asked for the PAC to recommend revisions as needed. Michels stated that the playground inspections have been completed and that the Strategic Plan will be updated for the July meeting.

Creighton asked about looking into relocation of the hockey rinks. Michels stated that a discussion on the ice rinks will be going to City Council in July. Hanson asked about locating the rinks at the new City Hall. Michels stated that there won't be enough outdoor space for rinks at the new location.

8. <u>COMMITTEE MEMBERS' REPORTS</u> – None.

9. <u>OTHER</u>

Michels stated that this year there are four mowers rather than three and they are working on trimming as well as general mowing. In the past Sentence to Serve has helped with trimming, but they are not always available.

Peterson asked if a formal motion is needed for the person who interviewed for the Parks Advisory Committee vacancy. Scott confirmed that no formal motion is needed. She stated that the recommendation by the interview panel will go to City Council in July.

Noding asked about irrigation at Browns and Veterans Park. Michels stated that they are left on because they get drier being more full sun and being in such a busy part of town. He stated that they are also smaller parks that use up less water than other parks in the City. Michels stated that he has received positive feedback regarding the flowers at Browns Park. Scott recognized the work that Noding put into the flowers at Browns Park, Lakeside Park, and across the street from Veterans Park on Highway 25.

Noding asked if the dip bars and pull up bars would be low enough in cost to be purchased without needing City Council formal approval. Wegeleben stated that the purchase needs to be below $5,000, but that the Parks Advisory Committee doesn't have the authority to make decisions about purchasing. Michels stated that replacement of current park equipment such as replacing a broken swing can be done, but any decisions about installation of new equipment in an existing park would need Council approval regardless of the cost. Michels also stated that the way the playground equipment is designed only allows for so much equipment per square foot for safety reasons. He stated that at this point any of the existing parks would not allow for additional equipment without expanding the footprint of the park equipment altogether.

Noding asked about placing pull up bars and dip bars near the existing exercise equipment located on the North side of Lakeside Park. Michels stated that the current equipment no longer has parts that can be replaced. Odens recommended replacing that equipment if it is in poor shape. Wegeleben stated that the Parks Advisory Committee could make a formal recommendation to Council if they would like to see the equipment replaced with something new.

10. ADJOURN

Committee Member Weber motioned to adjourn the meeting at 6:52 p.m. Seconded by Committee Member Noding, unanimous ayes, meeting adjourned.

- DRAFT MINUTES -
NOT APPROVED

BIG LAKE PLANNING COMMISSION
MEETING MINUTES

JULY 6, 2026

1. CALL TO ORDER

Chair Odens called the meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIENCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Commissioners present: Chair Lisa Odens, Alan Heidemann, Bryce Tradewell, Mason Busch, and Jake Geroux. Commissioners Absent: Tony Velishek, Paul Seefeld. Also present: Community Development Director Marie Popp, Community Development Coordinator Tara Kohl, Community Development Technician Martha Dougherty and Planning Consultant Zeke Peters from Landform Professional Services LLC.

4. ADOPT AGENDA

Commissioner Heidemann motioned to adopt the agenda. Seconded by Commissioner Tradewell. Unanimous ayes, motion carried.

5. OPEN FORUM

Chair Odens opened the open forum at 6:01 p.m. No one came forward. Chair Odens closed the open forum at 6:01 p.m.

6. APPROVE PLANNING COMMISSION MEETING MINUTES OF JUNE 1, 2026

Commissioner Tradewell motioned to approve the June 1, 2026 Planning Commission meeting minutes as presented. Seconded by Commissioner Busch, unanimous ayes, motion carried.

7. BUSINESS

7A. PUBLIC HEARING – SETBACK VARIANCE FOR A REPLACEMENT SEPTIC SYSTEM AT 760 SHADY LANE (PID #65-00124-1111)

Zeke Peters reviewed the staff memo summarizing a variance request to replace a failed septic system at 760 Shady Lane. They are currently not connected to public utilities and are unable to directly connect to the stub that ends further east on Shady Lane. The existing system does not meet the minimum setback from Blacks Lake and the new drainfield will be replaced in the same location. The applicant is requesting a variance from Section 1004.03, Subd. 7.2.C for a setback of 68.2 feet for a sewage treatment system where 150 feet is required from the Ordinary High Water Level (OHWL) of Blacks Lake. The current mound is located 56.3 feet from the OHWL and the requested variance for the new system will increase the setback to 68.2 feet. Peters shared that MnDNR staff had no objection to the request.

Chair Odens opened the public hearing at 6:07 p.m.

Eugene Newell, 801 Lakeshore Drive – Questioned if there were two addresses there and if they were requesting a variance for two different addresses.
Peters responded that the variance is for the one parcel ID.
Newell asked if you give a variance for one property how can you deny a variance for the next property.
Peters responded that variances are unique to the property for which they are requested and run with that property. If the property were to change in the future, such as a lot split, the variance will need to be reapplied for.
Newell stated that where he lives, they did not get a choice to get hooked up to City services and his concern was that some get a choice and some don't.

Jonathan Nordman, 721 Shady Lane – Questioned if the 150-foot setback requirement was because they were worried about contamination into the lake.
Peters responded that the setback requirement comes from DNR recommendations and State Statue and the intention was most related to contamination, but every water body is unique.
Nordman asked if it had been investigated in this case.
Chair Odens responded that it was reviewed by the DNR's Area Hydrologist, and he said there were no issues.

Chair Odens closed the public hearing at 6:13 p.m.

Chair Heidemann stated that it was pretty straightforward and he had no issues.

Chair Odens stated that the staff memo worked through the points that they needed to consider, and she agreed that this was the minimum action required to address this.

Commissioner Heidemann motioned to recommend approval of the variance request from Section 1004.03, Subd. 7.2.C for a setback of 68.2 feet for a sewage treatment system where 150 feet is required, subject to the findings and conditions contained in the report. Seconded by

Commissioner Busch, unanimous ayes, motion carried.

7B. PUBLIC HEARING – COMPREHENSIVE PLAN AMENDMENT, ZONING TEXT AND MAP AMENDMENT, DEVELOPMENT STAGE PLANNED UNIT DEVELOPMENT, AND A PRELIMINARY PLAT FOR "PREUSSE LAKE PRESERVES" SUBDIVISION ON OUTLOT A OF BIG LAKE MARKETPLACE NORTH ADDITION

Zeke Peters reviewed the staff memo for a development application submitted by Zach Brown of BK Land Development for a 31-lot subdivision and planned unit development (PUD) on the 15.44-acre Outlot A, Big Lake Marketplace North Addition. The property is located on the northeast corner of Marketplace Drive and 172nd St NW. The City Council reviewed a concept plan for this project at the November 25, 2025 meeting. The current application has changed from the original concept but incorporates many of the comments made at that time. Since the concept plan review, the City adopted a new shoreland ordinance. The new ordinance processes all PUDs as a rezoning to PUD rather than a conditional use permit. The existing property is currently vacant wooded land. There are no existing structures on the site. The parcel contains a wetland that overlaps the far east side, and just over half of the site within the shoreland overlay zone of Preusse Lake. The specific applications that are part of this request are for a Comprehensive Plan Amendment from Medium and High-Density Housing to Low-Density Housing, a Zoning Map Amendment from R-2 Medium Density Residential to PUD - Planned Unit Development, a Zoning Text Amendment to Table 15 in Section 1003.18, Subd. 10 which lists all PUDs in the City of Big Lake, a Development Stage PUD, and a Preliminary Plat.

Chair Odens opened the public hearing at 6:25 p.m. No one came forward.
Chair Odens closed the public hearing at 6:26 p.m.

Commissioner Tradewell asked if this is the second round of the application process or if this is the first time the Commission has seen this.
Peters responded that they have seen previous versions of the project.

Chair Odens stated that it seems that they have addressed the comments that they had previously provided including the private drives.

Odens asked if the streets have a sidewalk on one side.
Peters responded that they do.

Commissioner Tradewell motioned to recommend approval of the Preusse Lake Preserves Development Application for a Comprehensive Plan Amendment, Zoning Text and Map Amendment, Development Stage Planned Unit Development, and a Preliminary Plat for a 31-lot subdivision on Outlot A, Big Lake Marketplace North Addition, subject to the conditions contained in the report. Seconded by Commissioner Heidemann, unanimous ayes, motion carried.

8. COMMUNITY DEVELOPMENT UPDATE

Marie Popp reviewed the Community Development Department update. Popp shared the permit numbers and shared that development interest is still high.

9. COMMISSIONERS' REPORTS

Chair Odens shared that the Parks Advisory Committee discussed Mitchell Farms at their last meeting.

10. OTHER - None.

11. ADJOURN

Commissioner Heidemann motioned to adjourn the meeting at 6:31 p.m. Seconded by Commissioner Tradewell unanimous ayes, motion carried.