



NORTH BRANCH

—Minnesota—

Charles Klopp
Chair

Bob Bernier
Commissioner

Farfum Ladroma
Commissioner

Lynn Wilson
Commissioner

Wendy Chelberg
Commissioner

**PARKS, TRAILS AND OPEN SPACE
COMMISSION
REGULAR AGENDA
MONDAY, JANUARY 5, 2026 @ 7:00 PM
CITY HALL, 6408 ELM STREET, NORTH
BRANCH, MN 55056**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PUBLIC COMMENT

Provides an opportunity for the public to address the Council on items that are not on the Agenda. Please raise your hand to be recognized. Please state your name and address for the record. This section is for the express purpose of addressing concerns of City services and operations. It shall not be used to clarify individual's views for political purposes.

5. AGENDA APPROVAL

a. Approve Agenda

ACTION

6. CONSENT AGENDA

All matters listed under Consent Agenda are considered routine and/or non-controversial and will be approved by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

a. Approval of December 1, 2025 minutes

ACTION

7. REPORTS

a. Park Fund Balances

INFO

b. Project Updates

INFO

c. Fairway Field Preliminary Plat

ACTION

d. Malmquist Property

ACTION

e. Comprehensive Plan Update

INFO

f. 2026 Meeting Schedule

ACTION

g. Commission Appointment

ACTION

8. NEXT MEETING - February 2, 2026, 7PM
9. ADJOURNMENT



Prepared By:

Presenter:

Date: 12/17/2025

Board & Commission: Parks, Trails and Open Space Commission

Subject: Approval of December 1, 2025 minutes

Voting Requirements:

Voting Options Simple Majority



NORTH BRANCH —Minnesota—

Charles Klopp
Chair

Bob Bernier
Commissioner

Farfum Ladroma
Commissioner

Lynn Wilson
Commissioner

Wendy Chelberg
Commissioner

**PARKS, TRAILS AND OPEN SPACE
COMMISSION
REGULAR AGENDA
MONDAY, DECEMBER 1, 2025 @ 7:00 PM
CITY HALL, 6408 ELM STREET, NORTH
BRANCH, MN 55056**

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL OF THE CITY OF NORTH BRANCH IN THE COUNTY OF CHISAGO AND IN THE STATE OF MINNESOTA

REGULAR MEETING

Monday, December 1, 2025

1. CALL TO ORDER

Chair Charlie Klopp called the meeting to order at 7 PM.

2. PLEDGE OF ALLEGIANCE

Chair Charlie Klopp led the Pledge of Allegiance.

3. ROLL CALL

Present: Commissioner Charles Klopp, Commissioner Farfum Ladroma, Commissioner Wendy Chelberg, Commissioner Lynn Wilson

Absent: Commissioner Bob Bernier

Remote:

Others Present:

Notes:

4. PUBLIC COMMENT

Provides an opportunity for the public to address the Council on items that are not on the Agenda. Please raise your hand to be recognized. Please state your name and address for the record. This section is for the express purpose of addressing concerns of City services and operations. It shall not be used to clarify individual's views for political purposes.

5. AGENDA APPROVAL

a. Approve Agenda

RESULT: Passed

ACTION

MOVER: Wendy Chelberg
SECONDER: Lynn Wilson
AYES: Charles Klopp, Farfum Ladroma, Wendy Chelberg, Lynn Wilson
ABSENT: Commissioner Bob Bernier
NOTES:

6. **CONSENT AGENDA**

All matters listed under Consent Agenda are considered routine and/or non-controversial and will be approved by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

a. Approval of November 3, 2025 PTOS Commission Meeting Minutes **ACTION**

RESULT: Passed

MOVER: Lynn Wilson

SECONDER: Farfum Ladroma

AYES: Charles Klopp, Farfum Ladroma, Wendy Chelberg, Lynn Wilson

ABSENT: Commissioner Bob Bernier

NOTES:

7. **REPORTS**

a. Park Fund Balances **INFO**

Community Development Director Sondrol provided an overview of the Park Fund Balances. He noted that the park dedication fund currently has a negative balance as they are waiting for reimbursement from the county road 30 safe route to school project.

b. Project Updates **INFO**

Community Development Director Nate Sondrol provided an overview of project updates, noting this Saturday is the Tree lighting ceremony with the Public Works/Safety Parade beginning at 5:30 Pm at the Fire Hall and concluding at Central Park. He noted that there will be smores, hot cocoa and the Sunrise School Choir will be performing and JROTC will provide a colorguard presentation. He added the grant was approved for the Concerts in the Park for 2026 and that the Safe Route to School Plan update is process.

c. North Branch Marketplace 3rd Addition **ACTION**

Community Development Director Sondrol provided an overview of the North Branch Marketplace 3rd Addition noting Sunrise River Commons East, LLC has submitted a preliminary/final plat application. The proposed plat is located on the north side of Trunk Highway 95 near the intersection of Tanger Drive (commonly referred to Marketplace Dr). The proposed plat would split the existing lot into 2 parcels. State Statute allows cities the ability to require that a reasonable portion of the buildable land of any proposed subdivision to be dedicated to the public to address infrastructure needs created by the development, including parks, recreational facilities, playgrounds, trails, sidewalks, wetlands, and open space.

The requested action is for the Commission to make a recommendation to deem the public interest to require land dedication, cash contribution, or any combination thereof for the North Branch Marketplace 3rd Addition.

There was a motion to accept the cash contribution.

RESULT: **Passed**
MOVER: **Lynn Wilson**
SECONDER: **Wendy Chelberg**
AYES: **Charles Klopp, Farfum Ladroma, Wendy Chelberg, Lynn Wilson**
ABSENT: **Bob Bernier**
NOTES:

d. Website INFO

City Clerk, Tonya Kostuch, gave a brief update regarding the City of North Branch's new website. The website will be going live on December 9th, at roughly 9 am. At that same time, the City of North Branch staff will be transitioning to new email addresses. northbranchmn.gov. The old email addresses will automatically deliver to the new email addresses.

e. Comprehensive Plan Update INFO

The Comprehensive Plan is still being worked on, more information will be coming soon.

8. NEXT MEETING - January 5, 2026 - 7PM

9. ADJOURNMENT

Chair Charlie Klopp adjourned the meeting at 7:30 PM.



Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 01/01/2026

Board & Commission: Parks, Trails and Open Space Commission

Subject: Park Fund Balances

Below are the fund balances as of 11/26/2025

Fund	Balance
Park Dedication Fund (Outstanding state grant reimbursements - CSAH 30 Trail and Northwood Park)	(\$136,233.50)
Park Improvement Fund	\$101,955.28
Community Center Fund	\$180,999.12

Voting Requirements:

Voting Options **Simple Majority**



Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 01/01/2026

Board & Commission: Parks, Trails and Open Space Commission

Subject: Project Updates

Voting Requirements:

Voting Options Simple Majority

Parks, Trails & Open Space Commission Project Updates

Current Projects	Progress and Next Steps	Approval Date	Estimated Completion Date	Estimated Cost
Northwood Park Pickleball Court and Site Improvements	The City received a grant of \$140,000 from the Outdoor Recreation grant program from the DNR. The bids were awarded for the pickleball courts to Winberg Companies LLC. The playground surfacing has been replaced by public works and the base grading for the trail is completed. The pickleball courts complete. Site amenities including benches trash receptacles,etc and pathways are in the process of being installed. Improvements will be completed in Spring 2025. The improvements have been completed. Staff are working on the final report.	3/23	Spring 2025	Total \$280,000 City Match \$140,000
Central Park	Tree Lighting will be on Sat Dec 6. The public safety/public works parade will begin at 530 pm, with the tree lighting at 6pm.			
Website	The city is in the process of updating its website and is looking for feedback from the commission. The commission is expected to go live Dec 9		Dec 2025	
Clayton Anderson Park	The PTOS Commission recommended approval of up to \$2,500 to acquire and place the limestone rock in the park. The City Council approved this at their April 9, 2024. The limestone has been moved to the park. The CCMG are looking to establish an Oak Savanna at the park. . They will be continuing the buckthorn removal from the park and are looking to remove the knapweed. North Woods and Waters have obtained a \$23,000 grant to support the pollinator planting and 2 year maintenance plan at the park. A huge thank you to Tom Anderson for securing the grant funding. The first two seedings of cover crop have been completed.			
Harder Park Dense Forest	The bench pads have been installed. The benches and signage have been installed.			
Riverwalk Park	Natural Space Domes donated the dome structure at the park. They would like to add a plaque at the dome structure. Below is proposed language: <i>This Park Dome was donated by Natural Spaces Domes of North Branch in memory and honor of MN</i>			

	<i>State Senator Janet Johnson and Kids for Saving Earth founder 11 year old Clinton Hill. Both were defenders of the Planet (R) and would want you to work to protect our beautiful Earth.</i>			
Harder Park Disc Golf Course	The NBDGA is in the process of designing signage for the course. The PTOS commission approved moving forward with the concept kiosk and to bring the final design back for approval. The City Council approved the NBDGA funding request of \$5,000 for alternate short tees and an alternate basket location for full build out of the course. The tee pads and kiosk sign will be installed in the spring. Trees have been planted around the course. A draft kiosk sign has been created. Public Works will be working with the NBDGC on site/landscaping improvements at the park for the kiosk. New concrete tee pads were installed on the course. Public Works has installed the concrete paths. The space race tournament was held and had a great turnout.			
Ballfield Improvements	The fencing improvements at Harder and Tower Park have been completed. Future improvements to be addressed are aglime, dugout roofs; drainage, base/bench replacement and fence toprail covers;	Dec 2022	Fall 2023/Spring 24	\$125,000
MERC Grant	The City received grant funding for new dugout roofs for Field 1 at Harder Park. These will be installed in Fall 2025		Spring 2025	
RJMP	The Commission recommend city staff work with the Football association to identify improvements to fields, lighting and storage at the park. Football Foul Poles have been installed by the Football Assoc. They are looking to install additional parking at the park along the east side and outside of the outfield.			
Veterans Memorial	The City Council approved the site plan and MOU with the North Branch Veterans Memorial Group at the July 25, 2023 meeting and are working on their marketing and fundraising efforts. The coming soon sign has been installed in the park. The City Council approved the fiscal agreement.		2025/2026	
Flink Ave Trail Sunrise Bluff 2 Phase II (Co Mkt – 392)	City Staff submitted a grant to MNDOT AT program received funding of \$574,332 to complete the trail section. The City Council approved the plans and specs and authorizing for bids for the project at the May 27 meeting. Bids were received higher than the grant award. City staff are working		June 2025	\$99,901

	with the state on this.			
Safe Route to Schools CSAH 30 Trail	The City Council recommended approval of submitting the grant application to construct a trail along the east side of CSAH 30 from 379 th St to Maple St and on Maple St from CSAH 30 to Oak St at the 12.7.21 meeting The estimated engineering City Cost is \$55,004.90. The City has been notified that the project was selected for funding in the amount of \$366,700. The Council approved the plans and specs and the project is out for bid. The bids came in below budget and project is expected to begin Spring 2025. The project has been completed. Staff will begin working on the final report.		June 30, 2025	
SRTS Plan	The SRTS Plan is over 12 years old and is need of an update. Will look to apply for grant funding to update this. The City was notified that it was awarded funding to complete its safe routes to school plan. The SRTS Planning Update process has started. There will be engagement activities taking place over winter 25-26 with a project completion July 26		July 2026	
Arts Grant	The Council approved the summer concert grant application. Staff submitted the application and and has been notified of receiving the grant award of \$20,000. January 15, 2026 is the official start date of grant activity to begin.			
Pollinator Friendly City/Monarch Community	The legislature approved language allowing property owners to maintain native prairies on all properties. The city will need to amend its existing ordinances to align with this.			
Tree City	The CCMG planted 8 trees in Clayton Anderson park despite the rained out Arbor Day event. City staff will work on tree ordinance and will bring it to a future meeting for review/discussion.		2026	
Skateboard Park	The Commission and Council approved the replacement of the surfacing at the skateboard park. Public Works has installed the new ramp surfaces and the park is getting a lot of use. 3 rd Lair has held provided a concept of a tiered quarter pipe. The PTOS Commission discussed providing up to \$4,000 in funding match for a tiered quarter pipe.	5/3/21		
Malmquist Property	The PTOS Commission recommended to strongly support Mr. Malmquist's proposal for his property to be entrusted to the city at the appropriate time and to care and that the city would care best for it			

	and properly use it at the 1/9/23 meeting. City Staff is working with Mr. Malmquist on next steps. An appraisal (\$3,500 - \$5,000) would be required for DNR grant acquisitions. City staff met with the MN Trust for Public Lands to explore options to help protect the site until grant funding could be acquired.			
North Branch Beautification Association	The NBBA is continuing to work on the Vet Memorial, Flower Baskets, Banners and Memorial Benches.			
Splash Pad	The Commission and City Council have identified a splash pad as top priority improvement and has discussed Williams Park as the location for the splash pad to be tied to a community center location. The Commission discussed hosting a community input meeting on the desired amenities and type of facility the community would desire in in winter 2024. The City is conducting a facility assessment and will help guide the location for a future community center. The Commission would like to hold a joint meeting with other commissions and council through this process.			
Strategic Parks, Trails and Open Space Plan	The City Council approved the Comprehensive Plan at the Oct 23, 2018 meeting. The next steps will be to develop a strategic plan and implementation. Including a bicycle/pedestrian plan and development of a bike friendly community initiatives and to accommodate site amenities within the design i.e. benches at various locations. This is an agenda item. A facility assessment is in the process of conducted and is estimated to be completed in mid-July 2024.		Spring 2025	
Subdivision Review				
Westside Commons 3 rd	The PTOS Commission recommended the acceptance of cash and to work with the developer on the construction of the extension of the trail from 386 th St to TH95. The developer has agreed to construct the trail from 386 th St to TH95 and will receive a credit for park dedication fees.	3/6/23		
Westside Commons Sr Housing	The PTOS Commission recommended the acceptance of cash on 10/7/24			
Preserve at Spring Hill 2	The PTOS Commission recommend the acceptance of cash on 9/9/24			
Sunrise Bluff 3	The PTOS Commission recommended the	4/1/24		

	acceptance of the construction of the trail from Everett Ave to Flink Ave along 392nd St and to accept the dedication of the land along the Sunrise River and to provide an easement across the west outlot to extend the access to the west of the development.			
Meadows Ridge (LGI)	The PTOS Commission reviewed and recommended approval of the open space in the preliminary plat and recommend the acceptance of cash for units above the park credit utilization area. A park credit utilization area was approved and has been paid for up to 591 total units to be constructed. 308 units have been platted to date.	9/11/23		
Chain Lake Shores	The PTOS Commission reviewed the concept plan and provided feedback of a combination of cash and land for park dedication with a more detailed review with a preliminary/final plat submittal.	9/11/23		
Townledge Master Plan	The PTOS Commission to recommend an acceptance a combo of land and cash for park dedication funds with the land not to exceed 4 acres.	5/2/22		
Casselberry Outlot	The PTOS Commission requested the City Council to reserve the parcel of land located at the northeast corner of Lincoln Trail and Hemingway Ave as park/open space. The City Council discussed this at their November 10, 2022 meeting and noted that the parcel is being reserved as right-of-way for a future intersection improvement (2027) and that any additional space would be preserved as park/open space.		2027	
Long-term Planning and Goals	Progress and Next Steps			
CIP 2024-2035	The Commission discussed focusing on Williams Park and to add the Malmquist Property, Luchts Trail Connection and park expansions to the CIP. The City Council will be reviewing in May/June 2023. – Additional resident support has been provided for the Luchts Crossing trail connection.			
Council Commission	The PTOS Commission appointed Lynn Wilson to serve on the planning committee			

Splash Pad	Location to be determined		2025	\$300,000
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Central Park	Basketball Court resurfacing		2025	\$25,000
Northwood Park	Parking Lot Resurfacing		2025	\$20,000
Northwood Park	Basketball Court resurfacing		2025	\$25,000
Co Rd 30 Trail	379 th St to Maple St (East side)	<i>Final Design</i>	2025	\$500,000
Co Rd 30 Crosswalk	Pedestrian crossing near the library to Sunrise Prairie Regional Trail	<i>Final Design</i>	2025	\$600,000
Flink Ave Trail Phase II	Trail connection from existing trail to 392 nd St to NB Marketplace.	<i>Grant ?</i>	2025	\$600,000
Harder Park	Parking Lot microsurfacing		2025	\$65,000
Falcon Ave Trail	385 th – 386 th St		2025	\$55,000
RJMP	Parking Lot Microsurfacing		2025	\$20,000
Outdoor Archery Range	Location to be determined		2025	\$42,000
Malmquist Property	Acquisition and Development		2025	\$600,000
Sunrise Prairie Regional Trail	Maintenance		2026	\$6,000
Wildridge Park	Park Development – parking lot, soccer fields		2026	\$545,000
Williams Park	Park Development		2026	\$1,850,000
Clayton Anderson	Parking lot surfacing		2026	\$200,000
Harder Park Trail Connection			2026	\$1,000,000
Northwood Park Playground Equipment	Replace existing playground equipment		2026	\$100,000
Luchts Crossing	Park Development		2027	\$100,000
Wildridge Park	Basketball Court Resurfacing		2027	\$20,000
Luchts Crossing Trail Connection	Trail Connection from Luchts Crossing to Casselberry		2027	\$100,000

Northwood Park	Irrigation System		2028	\$70,000
Tower Fields	Irrigation System		2028	\$70,000
Townsedge Park	Park Development		2028	\$200,000
Harder Park Playground Equipment	Replace existing playground equipment		2028	\$100,000
North Branch Oaks Playground Equipment	Replace existing playground equipment		2028	\$100,000
Roger Johnson Park	Safety and Security Lighting		2028	\$100,000
Tower Fields	Parking Lot Paving		2029	\$70,000
Meadows North Park	Expansion to west		2029	\$50,000
Dog Park	Dog Park Development - Location TBD		2030	\$30,000
Roger Johnson Playground Equipment	Replace existing playground equipment		2030	\$
Roger Johnson Park	Expansion to east		2031	\$80,000
Sunrise Prairie Regional Trail	Maintenance		2032	\$6,000
Wildridge Park Playground Equipment	Replace existing playground equipment		2032	\$100,000
Grand Ave Trail	Pedestrian bridge across Sunrise River		2033	\$515,000



Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 01/02/2026

Board & Commission: Parks, Trails and Open Space Commission

Subject: Fairway Field Preliminary Plat

Overview / Background

Larry Beach Construction, Inc has submitted a preliminary/final plat application for a plat named Fairway Field. The proposed plat is located on the north side of 412th Street and bound by Falcon Ave to the west and Flink Ave to the east. The proposed plat would create 13 lots on 19.25 acres. . The landcover consists of an oak forest dry subtype on the west half of the property and the southeast corner along with non-native grassland through the majority of the site and has predominately loamy fine sand soils. The developer is proposing to remove 67% of the existing tree cover and is proposing to replace with the planting of 44 trees including a mixture of red maple, white oak, linden, elm, balsam fir, spruce and pines.

Discussion/Analysis

State Statute allows cities the ability to require that a reasonable portion of the buildable land of any proposed subdivision to be dedicated to the public to address infrastructure needs created by the development, including, parks, recreational facilities, playgrounds, trails, sidewalks, wetlands and open space.

In lieu of land dedication for parks, recreational facilities, playgrounds, trails, wetlands or open space, cities may require a developer to pay cash or “park dedication fees.” Park dedication fees excuse the developer from a local land dedication for park and recreation purposes, but still allow the city to purchase and acquire new, off-site facilities to serve the recreation needs to be created by the subdivision.

Sec. 54-465. Conditions for contributions.

It shall be deemed to be in the public interest to require land dedication, cash contribution, or any combination thereof when the city council after review and recommendation, makes one or more of the following findings of fact:

- (1) All or part of the proposed subdivision has been designated as park, playground, public open space, storm sewer holding areas or ponds on an adopted city plan;
- (2) Such contribution is necessary in order to protect adjacent land uses from potential conflicting land uses which could exist on the land subdivided;
- (3) The increased number of residents to reside or be employed within the subdivision will increase the recreational demands upon the city;
- (4) The land proposed to be subdivided contains or borders upon existing unique topographical features including but not limited to ponds, lakes, streams, timber stands, water holding areas, hills, steep slopes, drainage areas, or bluffs which should be preserved to prevent foreseeable safety, pollution, or erosion hazards or to provide unique recreational and aesthetic qualities and enjoyment to the city; Such contribution is necessary to comply with or fulfill the goals, policies, and programs of the city.

2. Development Plan

The Developer is proposing to subdivide the 19.25 acre property into 13 lots. The nearest park would be Chain Lake. A future park has also been planned for with the Meadows Ridge development.

Cash Option	13 Lots @ \$1,800 per lot = \$23,400
Land Option	10% of land = 1.9 acres
Cash/Land Option	Various Combinations of the above

Deadline: January 2, 2026

Requested Action

The requested action is for the Commission to make a recommendation to deem the public interest to require land dedication, cash contribution, or any combination thereof for the Fairway Field Subdivision.

Voting Requirements:

State Law or City Code requires a simple majority of those present.

Attachments:

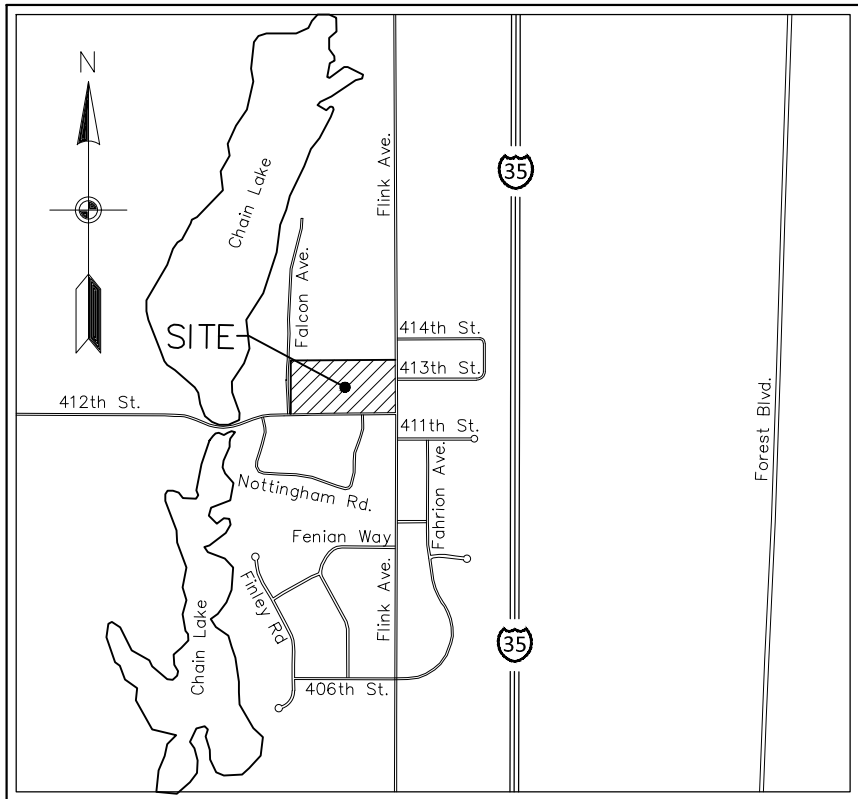
- 1) Fairway Field Subdivision
- 2) Comprehensive Parks, Trails and Open Space Plan

Voting Requirements:

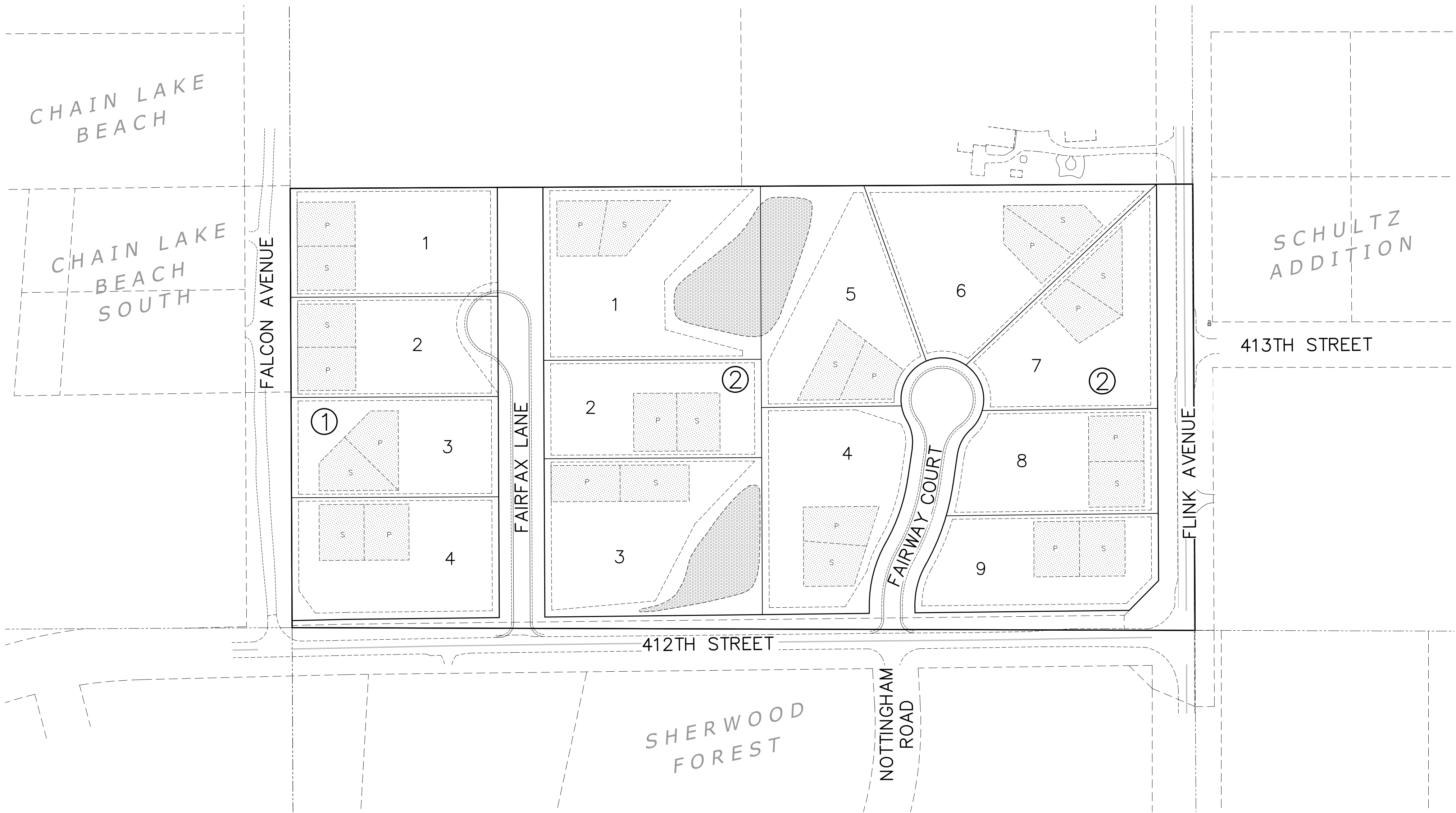
Voting Options	Simple Majority
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FAIRWAY FIELD

NORTH BRANCH, MINNESOTA

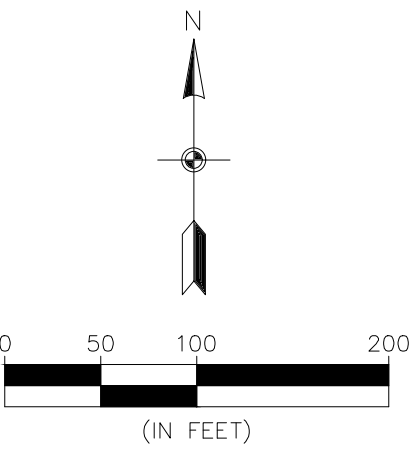


VICINITY MAP
NOT TO SCALE



SHEET INDEX

- 1. COVER
- 2. EXISTING CONDITIONS
- 3. PRELIMINARY PLAT
- 4. PRELIMINARY SITE & UTILITY PLAN
- 5. PRELIMINARY GRADING & EROSION CONTROL PLAN
- 6-7. DETAILS
- B1-B2. LIVABILITY PLAN
- L1-L2. LANDSCAPE PLAN
- T1. TREE PRESERVATION PLAN

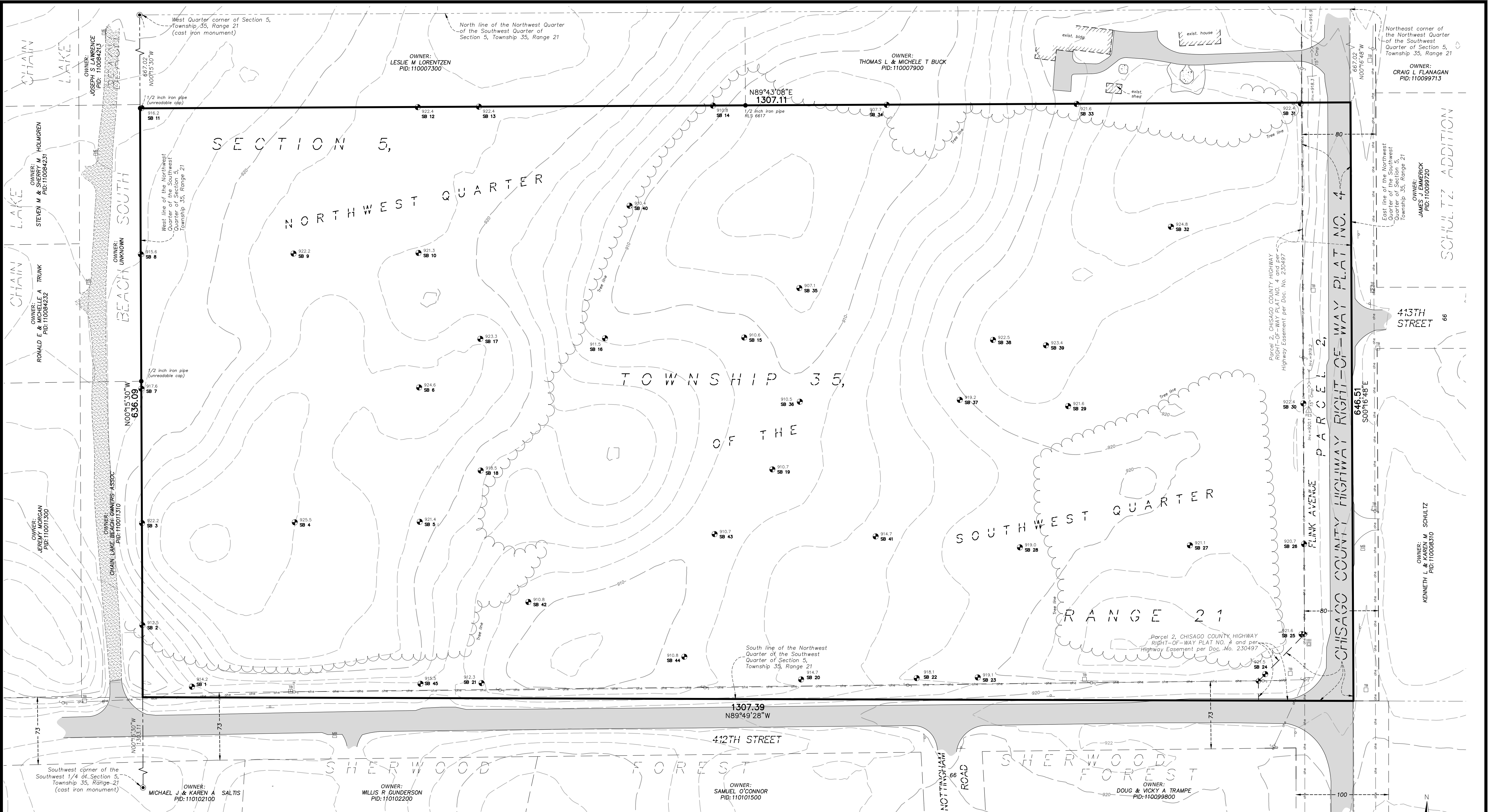


BENCHMARKS

- 1. Minnesota Department of Transportation
GSID Station #85673 (Name: 1380 BA)
Elev.= 918.62 ft. (NAVD88)
- 2. Minnesota Department of Transportation
GSID Station #85674 (Name: 1380 BB)
Elev.= 915.44 ft. (NAVD88)

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."



PARCEL DESCRIPTION:

(Per Schedule A of Title Commitment File No. 717468, with a commitment date of July 23, 2025 at 7:00 A.M., prepared by Land Title, Inc. as issuing agent for Old Republic National Title Insurance Company)

All that part of the Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4), Section Five (5), Township Thirty-five (35), Range Twenty-one (21), lying South of a line 667 feet (667.02 feet measured along the east and west 40 lines) South of, parallel to and measured at right angles from the north line of said NW1/4 of SW 1/4, Chisago County, Minnesota.

(abstract property)

GENERAL NOTES:

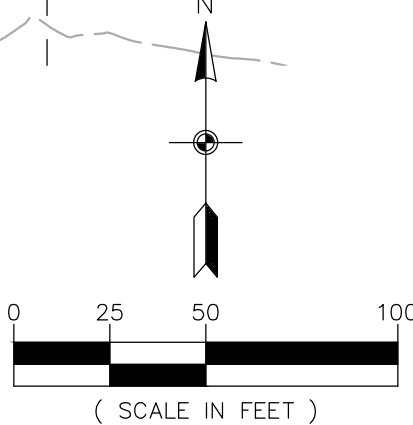
- Bearings shown hereon are based on the South line of the Northwest Quarter of the Southwest Quarter, which is assumed to bear N89°49'28"W.
- Above ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).
- Surveyed property contains ±19.25 acres.

LEGEND

- Denotes Chisago County Section Monument, as noted
- Denotes Found Iron Monument, as noted
- Denotes Found Chisago Right of Way Monument with aluminum Cap
- Denotes Miscellaneous Sign
- Denotes Guy Wire
- Denotes Utility Pole
- Denotes Mail Box
- Denotes Flared End Section
- Denotes Telephone Box
- Denotes Television Box
- Denotes Hand Hole
- Denotes Soil Boring/Test Hole
- Denotes Overhead Utility Line(s)
- Denotes Storm Sewer

BENCHMARKS

- Minnesota Department of Transportation
GSD Station #85673 (Name: 1380 BA)
Elev. = 915.62 ft. (NAVD88)
- Minnesota Department of Transportation
GSD Station #55674 (Name: 1380 BB)
Elev. = 915.44 ft. (NAVD88)



ENGINEERING
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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 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: 11/17/25 License #: 40361

DRAWN BY: NJS
ISSUE DATE: 11/17/25
FILE NO: 2931

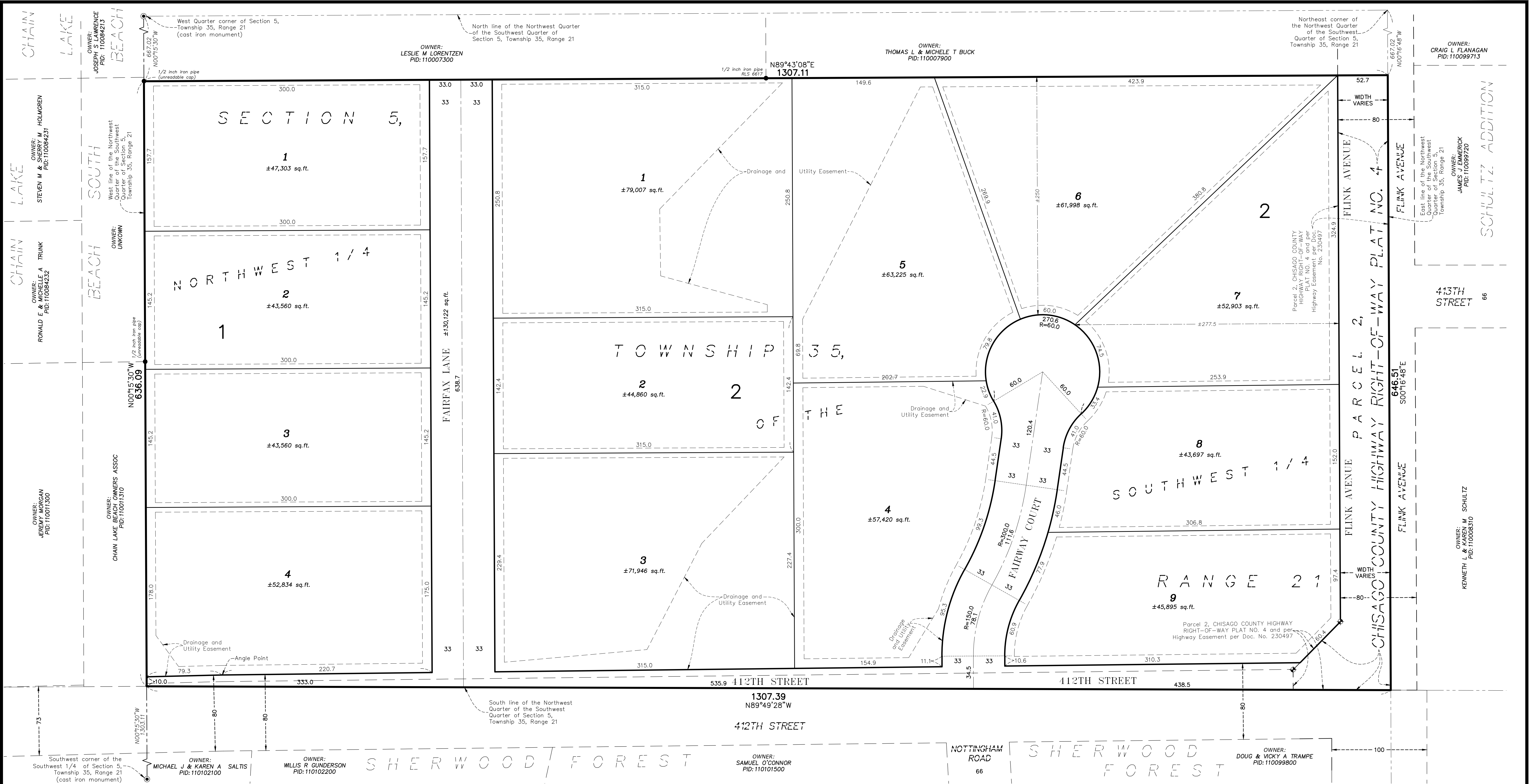
Revisions:

LARRY BEACH CONSTRUCTION, INC.
4731 - 400th Street N.
North Branch, Minnesota 55056

FAIRWAY FIELD
North Branch, Minnesota

EXISTING CONDITIONS

2
of
7



PARCEL DESCRIPTION:

(Per Schedule A of Title Commitment File No. 717468, with a commitment date of July 23, 2025 at 7:00 A.M., prepared by Land Title, Inc. as issuing agent for Old Republic National Title Insurance Company)

All that part of the Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4), Section Five (5), Township Thirty-five (35), Range Twenty-one (21), lying South of a line 667.02 feet measured along the east and west 40 lines) South of, parallel to and measured at right angles from the north line of said NW1/4 of SW 1/4, Chisago County, Minnesota.

(abstract property)

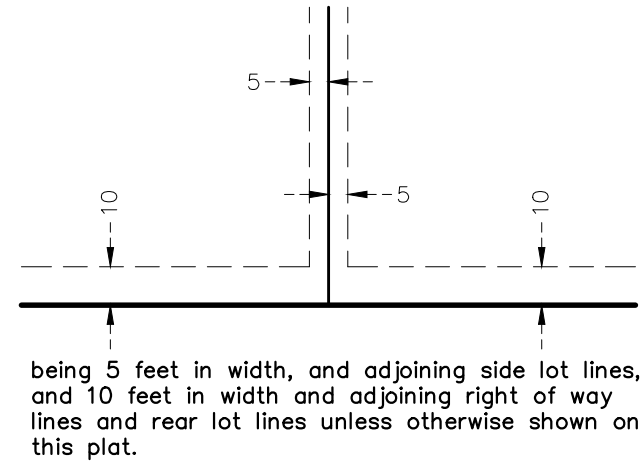
GENERAL NOTES:

1) Bearings shown hereon are based on the South line of the Northwest Quarter of the Southwest Quarter, which is assumed to bear N89°49'28"W.

SITE DATA

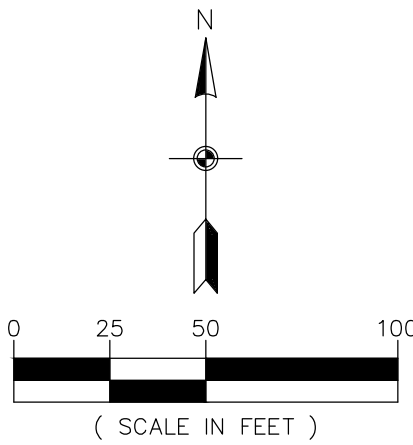
TOTAL SITE AREA	±19.25 AC.	UTILITIES	SEPTIC/WELL
TOTAL ROW AREA	±2.99 AC.		
TOTAL LOT AREA	±16.26 AC.	MINIMUM RESIDENTIAL SETBACK DATA:	
SMALLEST LOT	±43,560 S.F.	FRONT	40 FT.
LARGEST LOT	±79,007 S.F.	SIDE	10 FT.
AVERAGE LOT	±54,478 S.F.	REAR SETBACK	30 FT.
TOTAL NUMBER OF LOTS	13	412TH STREET	50 FT.
		FLINK AVE	50 FT.
GROSS DENSITY	0.68 LOTS/AC.	MIN. BUILDABLE (WITHIN USA)	1.0 AC.
EXISTING ZONING	RR/SL	MIN. LOT WIDTH (AT SETBACK)	110 FT.

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

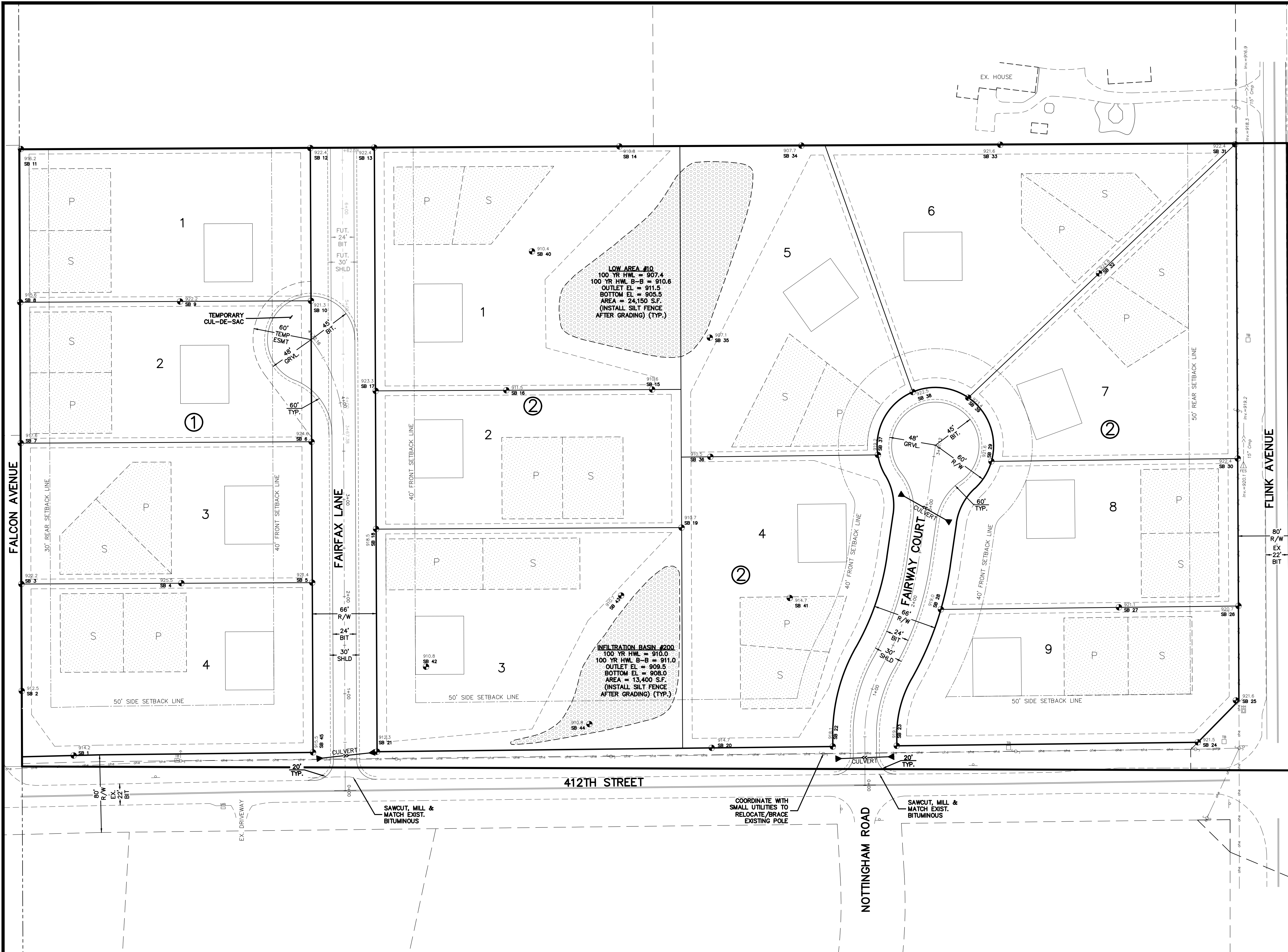


LEGEND

- Denotes Chisago County Section Monument, as noted
- Denotes Found Iron Monument, as noted
- Denotes Found Chisago Right of Way Monument with aluminum Cap



 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: <i>Thomas R. Balluff</i> Date: 11/17/25 License #: 40361	DRAWN BY: NJS ISSUE DATE: 11/17/25 FILE NO: 2931	Revisions:	LARRY BEACH CONSTRUCTION, INC. 4731 - 400th Street N. North Branch, Minnesota 55056	FAIRWAY FIELD North Branch, Minnesota	PRELIMINARY PLAT	3 of 7
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SITE PLAN LEGEND		
EXISTING	PROPOSED	
LIGHT POLE		
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION		
EXISTING TREE		
TELEVISION BOX		
ELECTRIC BOX		
GAS METER		
CATCH BASIN		
ELECTRIC METER		
MAIL BOX		
TELEPHONE BOX		
UTILITY POLE		
FLARED END SECTION		
STORM MANHOLE		
SOIL BORING/TEST HOLE		
PROPERTY LINE		
EASEMENT LINE		
SETBACK LINE		
WETLAND		
UNDERGROUND TELEPHONE		
UNDERGROUND ELECTRIC		
UNDERGROUND FIBER OPTIC		
UNDERGROUND GAS		
OVERHEAD ELECTRIC		
STORM SEWER		
EXISTING FENCE AS NOTED		
BITUMINOUS SURFACE		
GRAVEL SURFACE		

413TH STREET

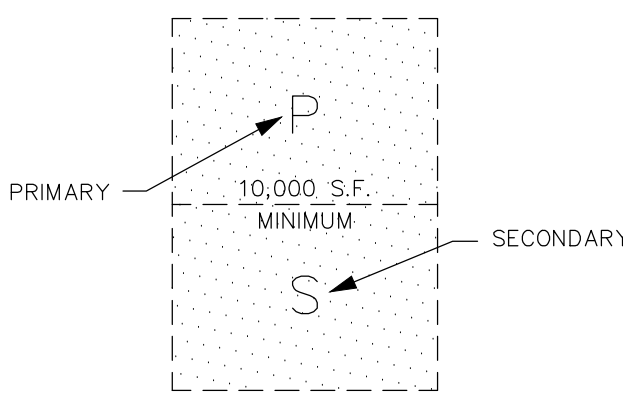
FLINK AVENUE

80' R/W EX 22' BIT

EX. DRIVEWAY

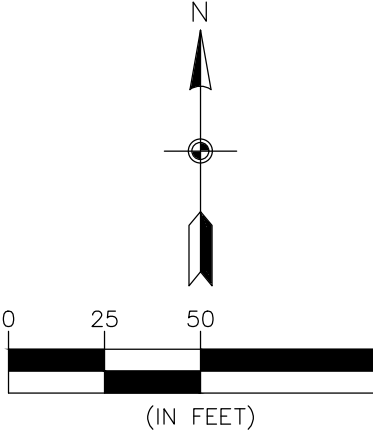
SEPTIC DETAIL

TYPICAL SEPTIC DETAIL (UNLESS OTHERWISE SHOWN)



NOTE: PROPOSED SEPTIC SITE CORNERS TO BE MARKED WITH STEEL FENCE POSTS & RIBBONED OFF PRIOR TO CONSTRUCTION

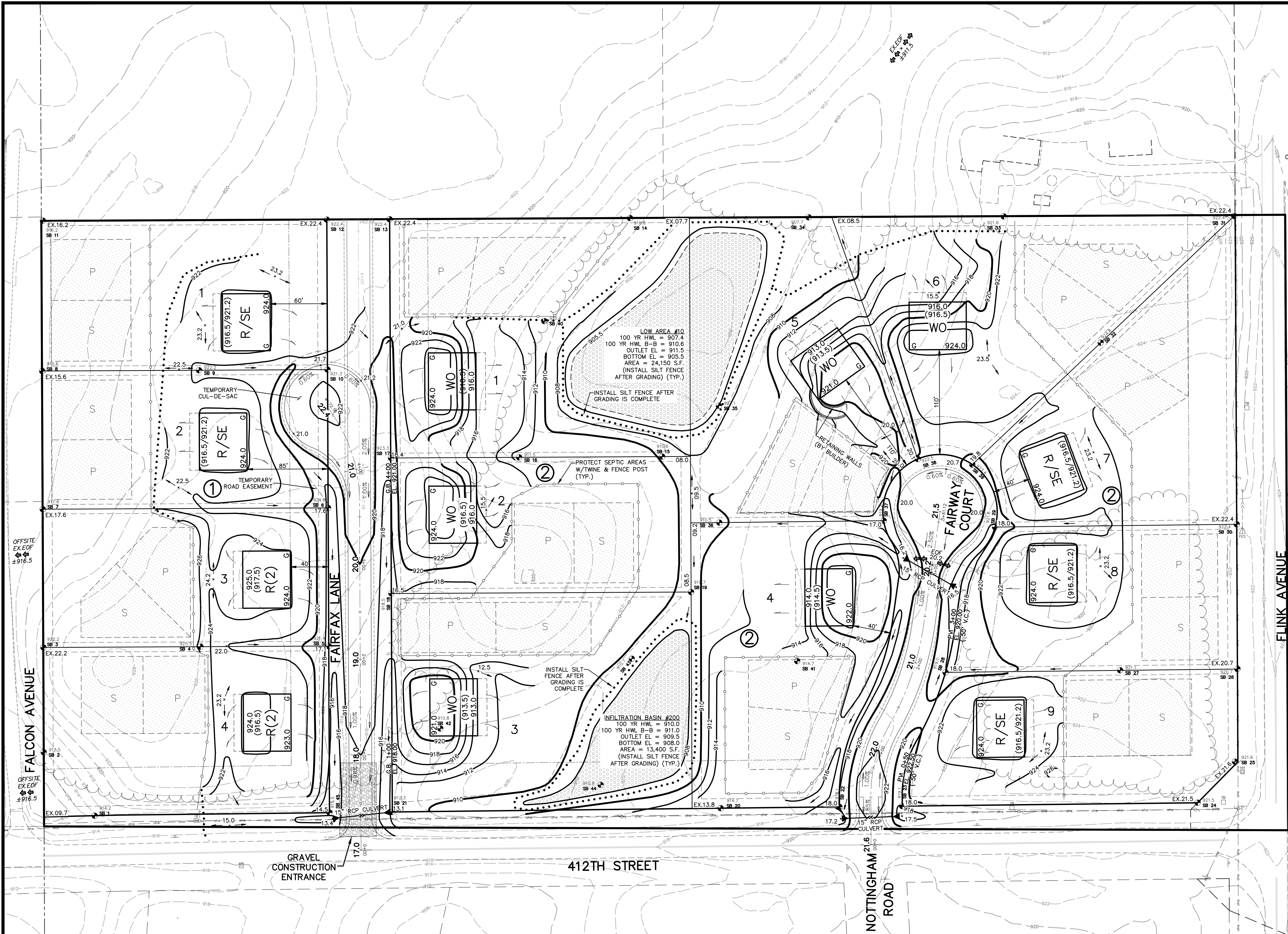
GENERAL NOTES:
1. A MINIMUM 15" CMP CULVERT WILL BE REQUIRED FOR ALL DRIVEWAYS THAT HAVE A SWALE DRAINING ACROSS IT.



BENCHMARKS

- Minnesota Department of Transportation
GSID Station #85673 (Name: 1380 BA)
Elev. = 918.62 ft. (NAVD88)
- Minnesota Department of Transportation
GSID Station #85674 (Name: 1380 BB)
Elev. = 915.44 ft. (NAVD88)

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: Aaron D. Briski, P.E. Signature: <i>Aaron Briski</i> Date: 11/17/25 License #: 57811	Drawn: CRM Designed: ADB Date: 11/17/25	Revisions: 1.	LARRY BEACH CONSTRUCTION, INC. 4731 - 400th Street N North Branch, Minnesota 55056	FAIRWAY FIELD North Branch, MN	PRELIMINARY SITE & UTILITY PLAN	4 of 7
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GRADING PLAN LEGEND		
	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
WETLAND LINE	---	---
STORM SEWER	---	---
OVERHEAD ELECTRIC	---	---
STORM CATCH BASIN	---	---
STORM MANHOLE	---	---
OUTLET CONTROL STRUCTURE	---	---
HYDRANT	---	---
GATE VALVE	---	---
MANHOLE	---	---
TELEPHONE BOX	---	---
TELEVISION BOX	---	---
POWER POLE	---	---
RETAINING WALL	---	---
FENCE	---	---
SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)	---	---
EMERGENCY OVERFLOW	---	---
SILT FENCE	---	---
PROTECT SEPTIC W/ TWINE	---	---
TREELINE	---	---
SOIL BORING	---	---

WETLAND SUMMARY
THERE ARE NO PROPOSED WETLAND IMPACTS

- 413TH STREET**
- NOTES**
- PROPOSED PADS ARE FOR REFERENCE AND ALL WILL BE CUSTOM GRADED LOTS. THE DRIVEWAY LOCATIONS, WELLS AND SEPTIC LOCATIONS WILL BE PROVIDED BY THE BUILDER.
 - AT MINIMUM THE DRIVEWAY CULVERTS SHALL BE 15" CMP IF A CULVERT IS REQUIRED (FIELD VERIFY).
 - PROPOSED SEPTIC SITE CORNERS TO BE MARKED WITH FENCE POSTS AND RIBBONED OFF PRIOR TO CONSTRUCTION.

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #85673 (Name: 1380 BA) Elev. = 918.62 ft. (NAVD88)
2. Minnesota Department of Transportation GSID Station #85674 (Name: 1380 BB) Elev. = 915.44 ft. (NAVD88)

CALL BEFORE YOU DIG

811

Know what's below.
Call before you dig.

Diagram illustrating a typical roof plan with dimensions and construction details:

- Overall width: 50'
- Front setback: VARIES (FRONT SETBACK)
- Roof slope: 3:12
- Roof pitch: 10'
- Roof structure: WO (Wood)
- Grading: FINISHED GRADE, GRADING
- Topsoil: 0.5" TOPSOIL, 0.5" MIN. TOPSOIL
- Other dimensions: 25', 10', 7.5', 2.0', 8.0', 0.5'

Diagram illustrating the required setbacks and grading details for a single-family detached house. The diagram shows a cross-section of the house with a gabled roof. Key dimensions and features include:

- Setbacks:**
 - Front setback: 50' (indicated by a dimension line labeled "NO SCALE").
 - Side setback: 10' (indicated by a dimension line).
 - Back setback: 50' (indicated by a dimension line).
- Grading and Elevation:**
 - Finished grade is shown as a solid line.
 - Grading is shown as a dashed line.
 - The house is situated on a slope, with the ground level indicated by a dashed line.
 - The house is shown with a 0.2' topsoil layer.
 - The house is shown with a 0.5' MIN. TOPSOIL layer.
- Other Labels:**
 - SE (South East) orientation is indicated.
 - 0.2' TOPSOIL is labeled near the foundation.
 - 0.5' MIN. TOPSOIL is labeled near the ground level.

Diagram illustrating the grading and foundation details for a house. The diagram shows a cross-section of the house with the following dimensions and labels:

- NO SCALE**: Indicated at the top center.
- VARIABLES (FRONT SETBACK)**: Indicated on the left side.
- 25'**: Dimension from the front setback line to the centerline of the house.
- 50'**: Dimension from the centerline of the house to the right edge of the finished grade.
- FINISHED GRADE**: The top surface of the house.
- GRADING GRADE**: The ground surface outside the house.
- 10'**: Dimension from the centerline of the house to the edge of the finished grade on both sides.
- 0.5' MIN. TOPSOIL**: Dimension from the finished grade to the topsoil layer on both sides.
- 7.5'**: Dimension from the finished grade to the top of the foundation.
- 2.5'**: Dimension from the top of the foundation to the bottom of the foundation.
- 0.5' TOPSOIL**: Dimension from the top of the foundation to the topsoil layer.

Diagram illustrating the cross-section of a roof structure, showing dimensions and labels:

- NO SCALE**: Indicated at the top center.
- VARIABLES**: Indicated on the left side.
- (FRONT SETBACK)**: Indicated on the left side.
- 25'**: Dimension from the front setback to the centerline.
- 50'**: Total width of the roof structure.
- R(2)**: Label for the roof structure.
- FINISHED GRADE**: Label for the top surface.
- GRADING GRADE**: Label for the sloped surface.
- 10'**: Dimension from the centerline to the edge of the roof structure.
- 0.5'**: Dimension from the centerline to the edge of the roof structure.
- 0.5' MIN. TOPSOIL**: Label for the topsoil layer.
- 2.5'**: Dimension from the centerline to the edge of the roof structure.
- 6.5'**: Dimension from the centerline to the edge of the roof structure.
- 1.0'**: Dimension from the centerline to the edge of the roof structure.
- 0.5'**: Dimension from the centerline to the edge of the roof structure.

Diagram illustrating a lot with various elevations and easements. The lot is bounded by a street (C STREET) to the south. The lot is divided into two sections by a dashed line. The left section is labeled "DRAINAGE & UTILITY EASEMENT" and "SURFACE DRAINAGE". The right section is labeled "BLOCK NUMBER", "LOT NUMBER", "LOWEST FLOOR ELEVATION", "HOUSE TYPES", and "DENOTES STEP CONDITION (IN 0.5' INCREMENTS)". The lot is labeled "WO(1)" and "G 968.0". The lot is labeled "R 961.0 (961.5)".

Labels and Dimensions:

- DRAINAGE & UTILITY EASEMENT
- SURFACE DRAINAGE
- GROUND ELEVATION @ BUILDING
- RECOMMENDED GARAGE SIDE
- FINISHED ELEVATION @ LOT CORNER
- 59.4
- 60.5
- BLOCK NUMBER
- LOT NUMBER
- LOWEST FLOOR ELEVATION
- HOUSE TYPES
 - R — RAMBLER
 - LO — RAMBLER LOOKOUT
 - WO — RAMBLER WALKOUT
 - SE — SPLIT ENTRY
 - SEWO — SPLIT ENTRY WALKOUT
 - CG — CUSTOM GRADING
- DENOTES STEP CONDITION (IN 0.5' INCREMENTS)
- 55.5
- 64.4
- C STREET

Diagram illustrating the cross-section of a bridge approach, showing various materials and slopes. The diagram includes the following labels and dimensions:

- NO SCALE**
- 50'** (Bridge width)
- 0.5' TOPSOIL**
- VARIES** (Dimension for topsoil layer)
- 3.0'** (Dimension for select backfill material)
- 10'** (Dimension for grading grade)
- GRADING GRADE**
- PROPOSED FINISHED GRADE**
- EXISTING GRADE**
- LIMIT OF SUBGRADE EXCAVATION**
- UNSTABLE MATERIAL**
- NON-SELECT BACKFILL MATERIAL**
- COMPACTED BACKFILL**
- SELECT BACKFILL MATERIAL**
- 2'** (Dimension for select backfill material)
- 1:1** (Slope ratio)
- 1/2:1** (Slope ratio)
- 1:1** (Slope ratio)
- 1/2:1** (Slope ratio)
- SLOPE 4:1 MAX. OR GREATER**
- 3.0' MAX.** (Dimension for select backfill material)
- 3.0' MAX.** (Dimension for select backfill material)
- 10.0' MIN.** (Dimension for select backfill material)
- BOTTOM OF UNSTABLE MATERIAL**

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.

A diagram illustrating the operation of a staple gun. A sheet of material is being pulled from a roll. A staple gun is shown stitching the material, with a label 'STAPLE (TYP)' pointing to the staple being driven into the material. A large arrow indicates the 'FLOW DIRECTION' from left to right.

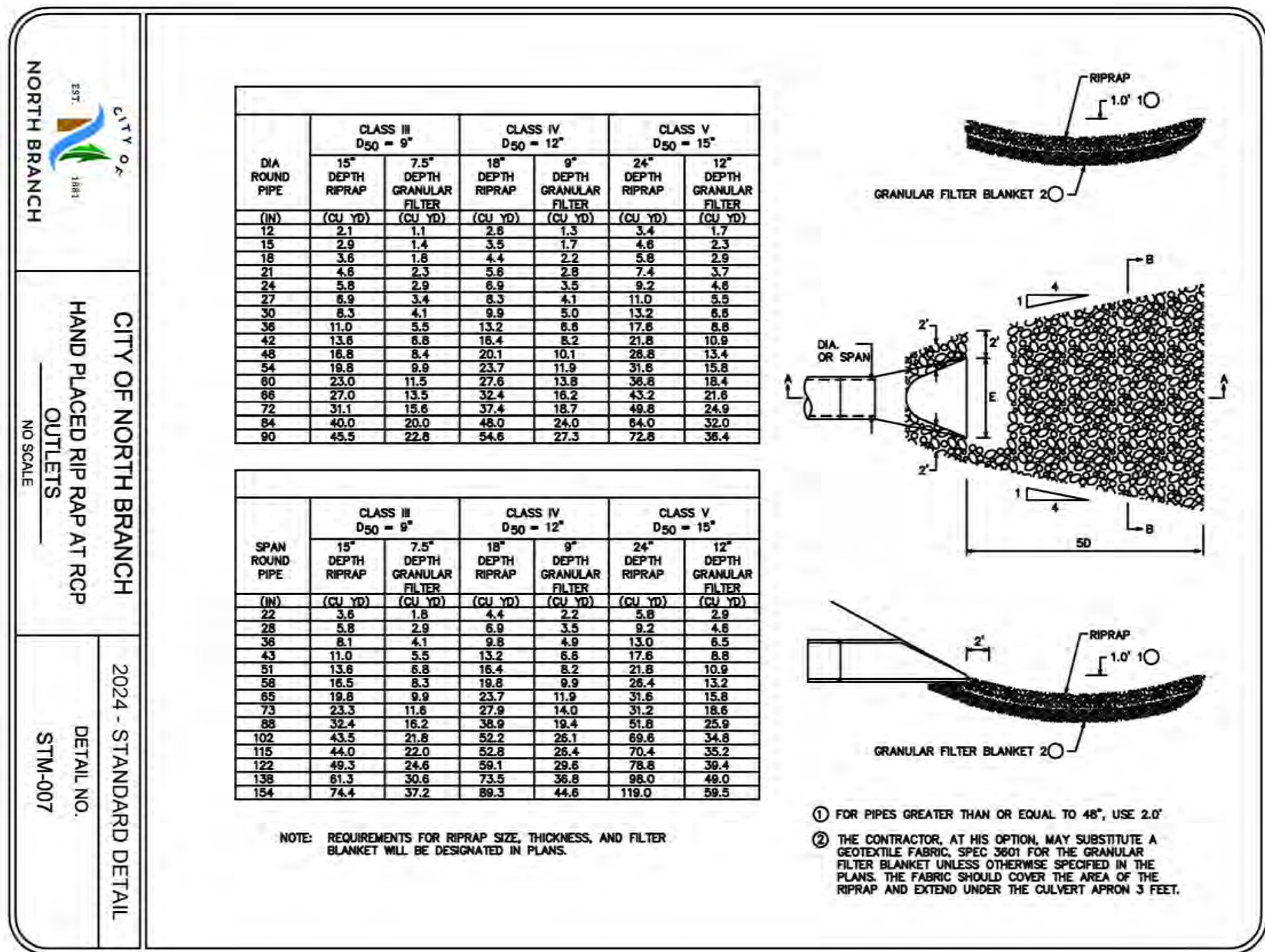
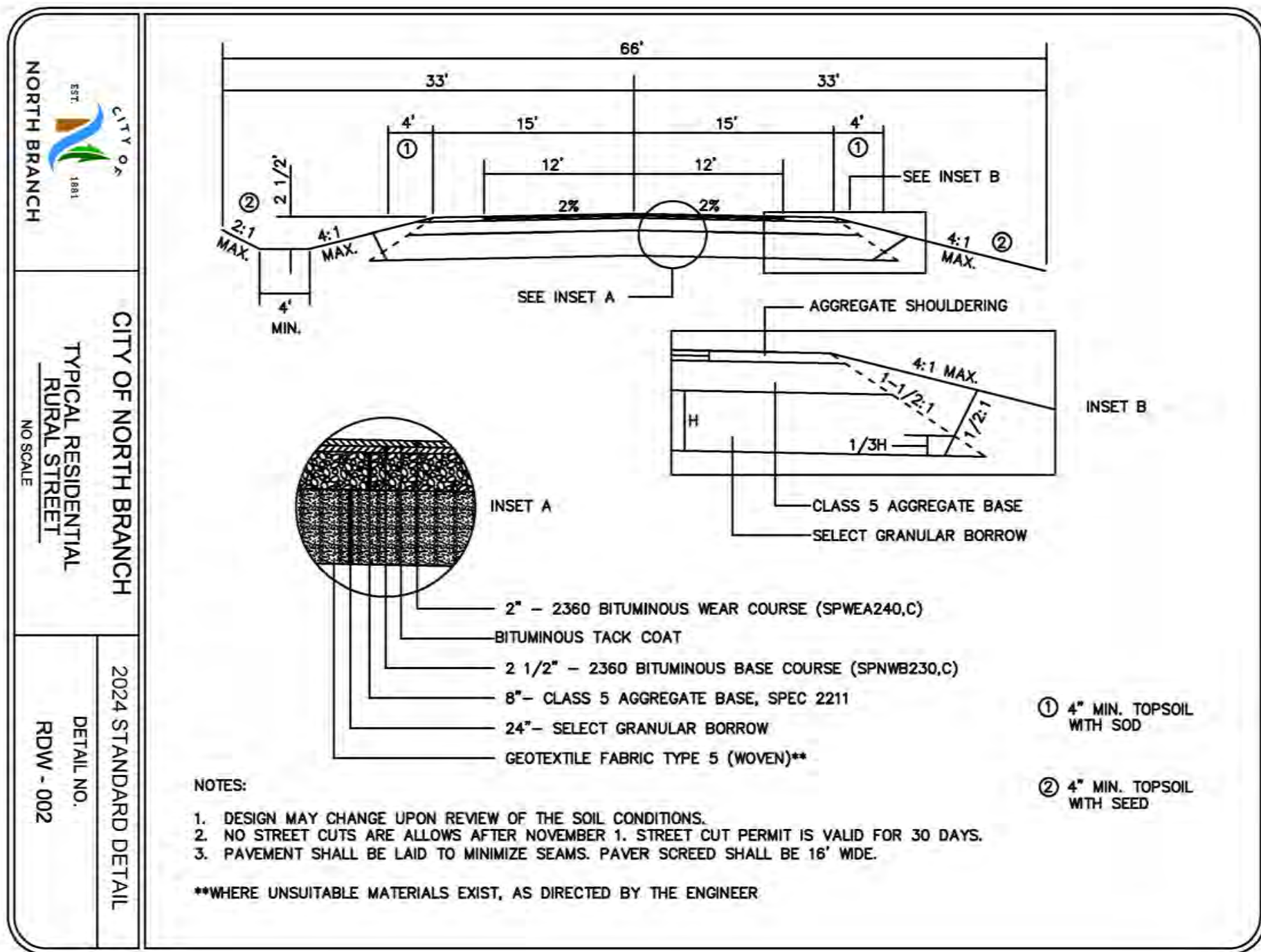
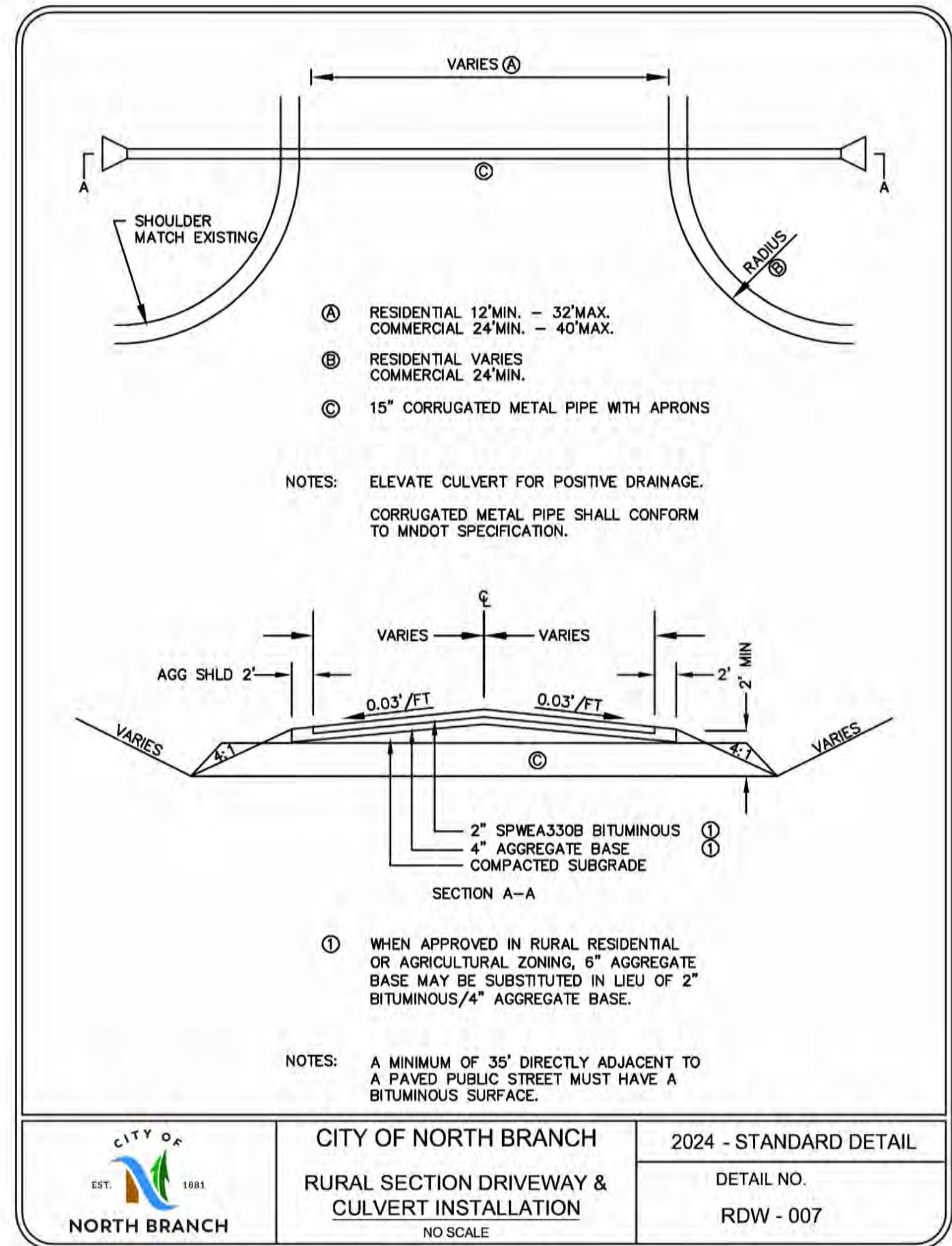
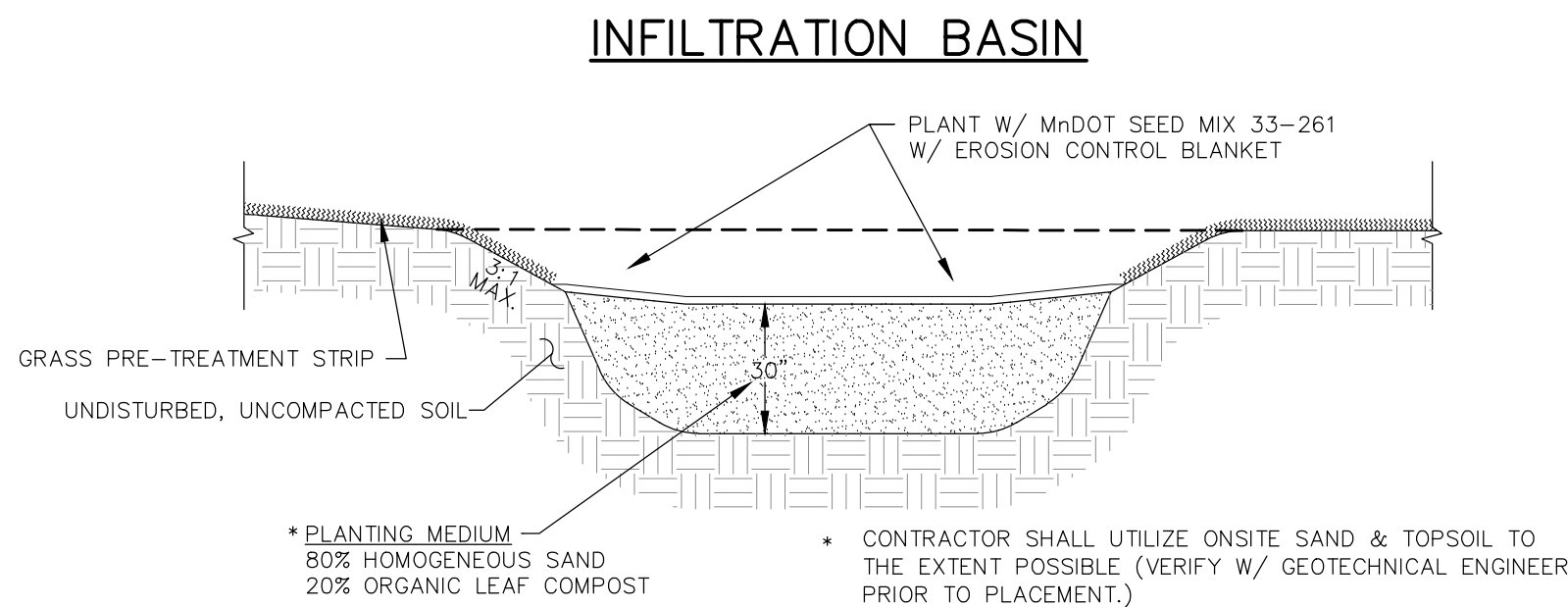
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND/OR SEED.
2. BEGIN AT TOP OF THE SLOPE (OR CHANNEL) BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN (STARTING DOWNSTREAM PROCEEDING UPSTREAM) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH A MINIMUM 4" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH MINIMUM 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
6. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS REQUIRED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
7. THE TERMINAL ENDS OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

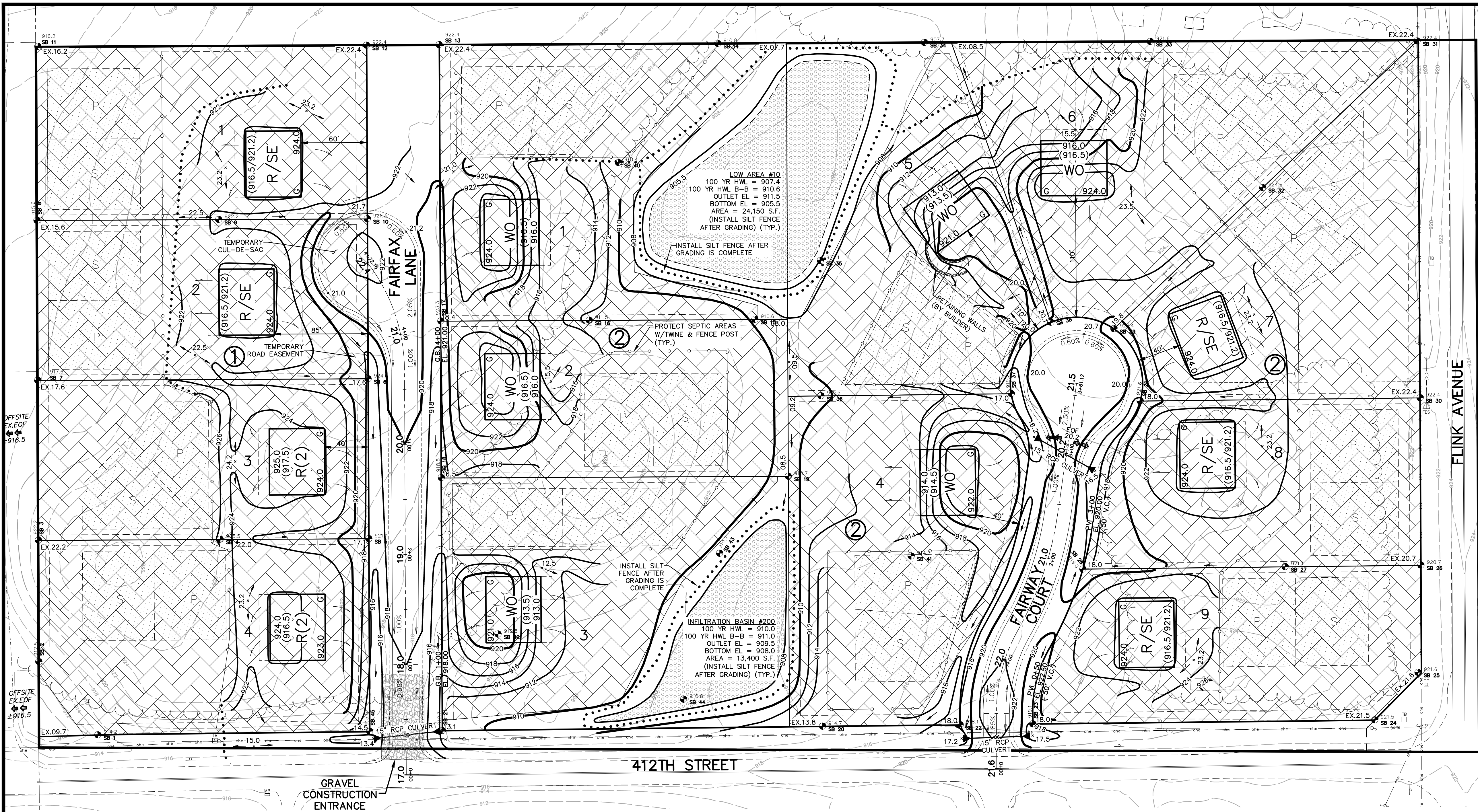
Diagram illustrating the installation of a T-post or wood stake into the ground. The stake is secured by an anchor (w/ metal T-post or wood 2"x2" stake). A filter fabric (36" max. height) is placed over the stake, with an opening in the fabric weave < 212 μm. A 6"x6" trench (compacted backfill) is dug around the stake. The trench is filled with compacted backfill. The undisturbed soil is shown below the trench. The direction of flow is indicated by an arrow pointing left. The trench depth is labeled as 24" MIN.

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.

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.

A 3D perspective diagram showing a cross-section of a roadway and an adjacent trench. The roadway is on the left, with a dashed line indicating the centerline and the text "EXISTING ROADWAY" written along its length. To the right of the roadway is a trench. The trench is filled with a layer of material labeled "AS BED" with a diagonal hatching pattern. Above this layer is a layer of "2\" CLEAR ROCK (MIN.) CRUSHED OR ANGULAR", represented by a stippled pattern. The total width of the trench is dimensioned as "50\" MIN.". The height of the rock layer is dimensioned as "6\" MIN.". The trench is shown in cross-section, revealing the internal layers and dimensions.





GRADING PLAN LEGEND

EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
BUILDING SETBACK LINE	---
CURB	---
BITUMINOUS	---
GRAVEL	---
CONCRETE	---
10' CONTOUR	---
2' CONTOUR	---
STORM SEWER	---
WETLAND LINE	---
SPOT ELEVATION	---
EMERGENCY OVERFLOW	---
SILT FENCE	---
TREE FENCE	---
INLET PROTECTION	---
INFILTRATION AREA	---
WELL	---
LIGHT POLE	---
FLAG POLE	---
ELECTRIC BOX	---
TELEPHONE BOX	---
TELEVISION BOX	---
SIGN	---
SOIL BORING	---
TREE LINE	---
TREE	---

BUILDING SETBACKS

FRONT	40 FT
SIDE	10 FT
REAR	30 FT
TO 412TH STREET	50 FT
TO FLINK AVE	50 FT

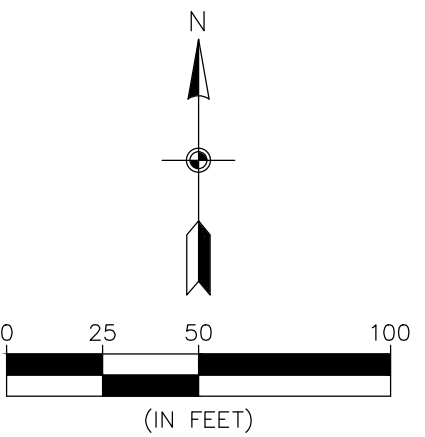
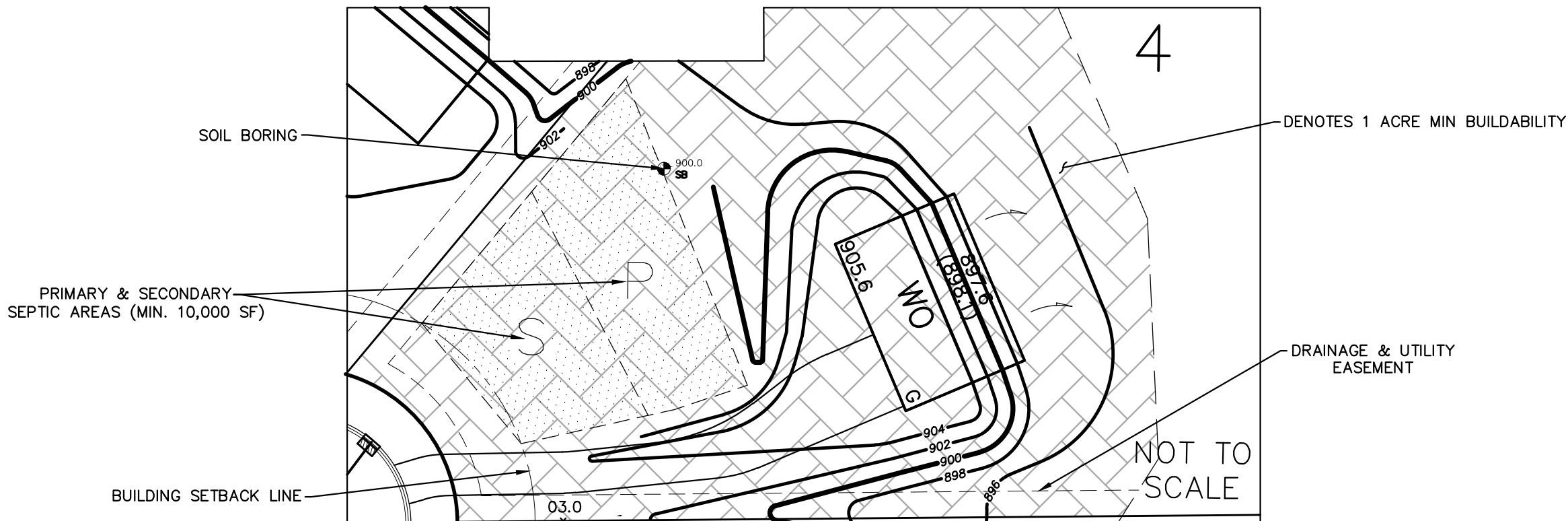
NOTES:

ALL LOTS WILL MEET THE CITY'S LIVABILITY STANDARDS, UNLESS OTHERWISE NOTED IN THE CHART. LIVABILITY ELEVATIONS ARE DETERMINED AS FOLLOWS:

SEPTIC AREAS:
10,000 S.F. AREA 1 FT ABOVE MOTTLED SOILS IS BASED ON SOIL BORINGS AT THE CORNERS OF THE SEPTIC AREAS. ELEVATION OF MOTTLED SOIL FLUCTUATES FROM BORING TO BORING BUT THE ENTIRE AREA IS 1 FT OR MORE ABOVE MOTTLED SOIL.

BUILDABLE AREA:

1 ACRE (43,560 S.F.) OF BUILDABLE AREA THAT IS 1 FT. ABOVE UNSUITABLE SOIL WAS DETERMINED USING THE SAME METHOD AS ABOVE. THE 10,000 S.F. SEPTIC AREA IS INCLUDED IN THIS AREA REQUIREMENT.



BENCHMARKS

- Minnesota Department of Transportation
GSD Station #85673 (Name: 1380 BA)
Elev.= 918.62 ft. (NAVD88)
- Minnesota Department of Transportation
GSD Station #85674 (Name: 1380 BB)
Elev.= 915.44 ft. (NAVD88)



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: Aaron D. Briski, P.E.

Signature: *Aaron Briski*

Date: 11/17/25 License #: 57811

Drawn: CRM

Designed: ADB

Date: 11/17/25

Revisions:

1.

LARRY BEACH CONSTRUCTION, INC.

4731 - 400th Street N
North Branch, Minnesota 55056

FAIRWAY FIELD

North Branch, MN

LIVABILITY PLAN

B1
of
B2

LIVABILITY CHART - (FAIRWAY FIELD)													
					SOIL BORINGS								
LOT	BLK	LOT AREA (AC.)	GROSS LIVABILITY AREA (AC.)	ISTS AREA (SF) (INCLUDED IN LIVABILITY)	BORING NO.	BORING ELEVATION	BORING DEPTH	BOTTOM BORING ELEVATION	MOTTLES DEPTH	MOTTLES ELEVATION	PROPOSED LOWEST FLOOR ELEV.	HOUSE TYPE	RECOMMENDED GARAGE FLOOR ELEV.
1	1	1.08	1.08*	10725	8	915.6	1.3	914.3	-	-	916.5/921.2	R/SE	924.0
					9	922.2	1.6	920.6	-	-			
					10	921.3	1.3	920.0	-	-			
					11	916.2	1.3	914.9	1.3	914.9			
					12	922.4	1.6	920.8	-	-			
2	1	1.00	1.00*	10517	6	924.6	1.3	923.3	-	-	916.5/921.2	R/SE	924.0
					7	917.6	1	916.6	1.0	916.6			
					8	915.6	1.3	914.3	-	-			
					9	922.2	1.6	920.6	-	-			
					10	921.3	1.3	920.0	-	-			
3	1	1.00	1.00	10430	3	922.2	1.2	921.0	1.2	921.0	917.5	R(2)	924.0
					4	925.5	1.7	923.8	-	-			
					5	921.4	1.2	920.2	1.2	920.2			
					6	924.6	1.3	923.3	-	-			
					7	917.6	1.0	916.6	1.0	916.6			
4	1	1.22	1.18	10530	1	914.2	1.4	912.8	-	-	916.5	R(2)	923.0
					2	912.5	1.3	911.2	-	-			
					3	922.2	1.2	921.0	1.2	921.0			
					4	925.5	1.7	923.8	-	-			
					5	921.4	1.2	920.2	1.2	920.2			
1	2	1.81	1.29	10600	45	915.5	1.1	914.4	1.1	914.4	916.5	WO	924.0
					13	922.4	1.5	920.9	-	-			
					14	910.8	1.6	909.2	-	-			
					15	910.6	1.8	908.8	-	-			
					16	911.5	1.4	910.1	-	-			
2	2	1.02	1.02	10500	17	923.3	1.7	921.6	-	-	916.5	WO	924.0
					18	918.5	1.3	917.2	-	-			
					19	910.7	1.4	909.3	-	-			
					15	910.6	1.8	908.8	-	-			
					16	911.5	1.4	910.1	-	-			
3	2	1.65	1.08	10500	17	923.3	1.7	921.6	-	-	913.5	WO	921.0
					18	918.5	1.3	917.2	-	-			
					19	910.7	1.4	909.3	-	-			
					21	912.3	2.0	910.3	-	-			
					42	910.8	1.3	909.5	1.3	909.5			
4	2	1.31	1.28	10523	43	910.7	1.7	909.0	-	-	914.5	WO	922.0
					44	910.8	1.5	909.3	-	-			
					19	910.7	1.4	909.3	-	-			
					20	914.7	1.6	913.1	1.6	913.1			
					22	918.1	1.1	917.0	1.1	917.0			
5	2	1.45	1.01	10508	36	910.5	2.1	908.4	2.1	908.4	913.5	WO	921.0
					37	919.2	1.6	917.6	1.6	917.6			
					38	922.5	1.5	921.0	-	-			
					34	907.7	1.3	906.4	-	-			
					35	907.1	1.8	905.3	1.8	905.3			
6	2	1.42	1.42	10550	36	910.5	2.1	908.4	2.1	908.4	916.5	WO	924.0
					37	919.2	1.6	917.6	1.6	917.6			
					38	922.5	1.5	921.0	-	-			
					31	922.4	1.1	921.3	1.1	921.3			
					32	924.8	1.7	923.1	-	-			
7	2	1.21	1.21	10585	33	921.6	1.4	920.2	-	-	916.5/921.2	R/SE	924.0
					34	907.7	1.3	906.4	-	-			
					38	922.5	1.5	921.0	-	-			
					39	923.4	1.4	922.0	1.4	922.0			
					29	921.6	1.3	920.3	1.3	920.3			
8	2	1.00	1.00	10560	30	922.4	1.3	921.1	-	-	916.5/921.2	R/SE	924.0
					31	922.4	1.1	921.3	1.1	921.3			
					32	924.8	1.7	923.1	-	-			
					39	923.4	1.4	922.0	-	-			
					26	920.7	1.2	919.5	1.2	919.5			
9	2	1.05	1.05	10560	27	921.1	1.3	919.8	1.3	919.8	916.5/921.2	R/SE	924.0
					28	919.0	1.2	917.8	1.3	917.8			
					24	921.5	1.4	920.1	1.4	920.1			
					25	921.6	1.2	920.4	1.2	920.4			
					26	920.7	1.2	919.5	1.2	919.5			

* Temporary Cul-De-Sac Included in Gross Livability Area

NORTH BRANCH LANDSCAPE REQUIREMENTS

1. TREES, MINIMUM ONE (1) OVERSTORY DECIDUOUS OR CONIFEROUS TREE PER DWELLING UNIT REQUIRED. THE COMPLEMENT OF TREES FULFILLING THE REQUIREMENTS OF THIS SECTION SHALL BE NOT LESS THAN 25 PERCENT DECIDUOUS AND NOT LESS THAN 25 PERCENT CONIFEROUS.

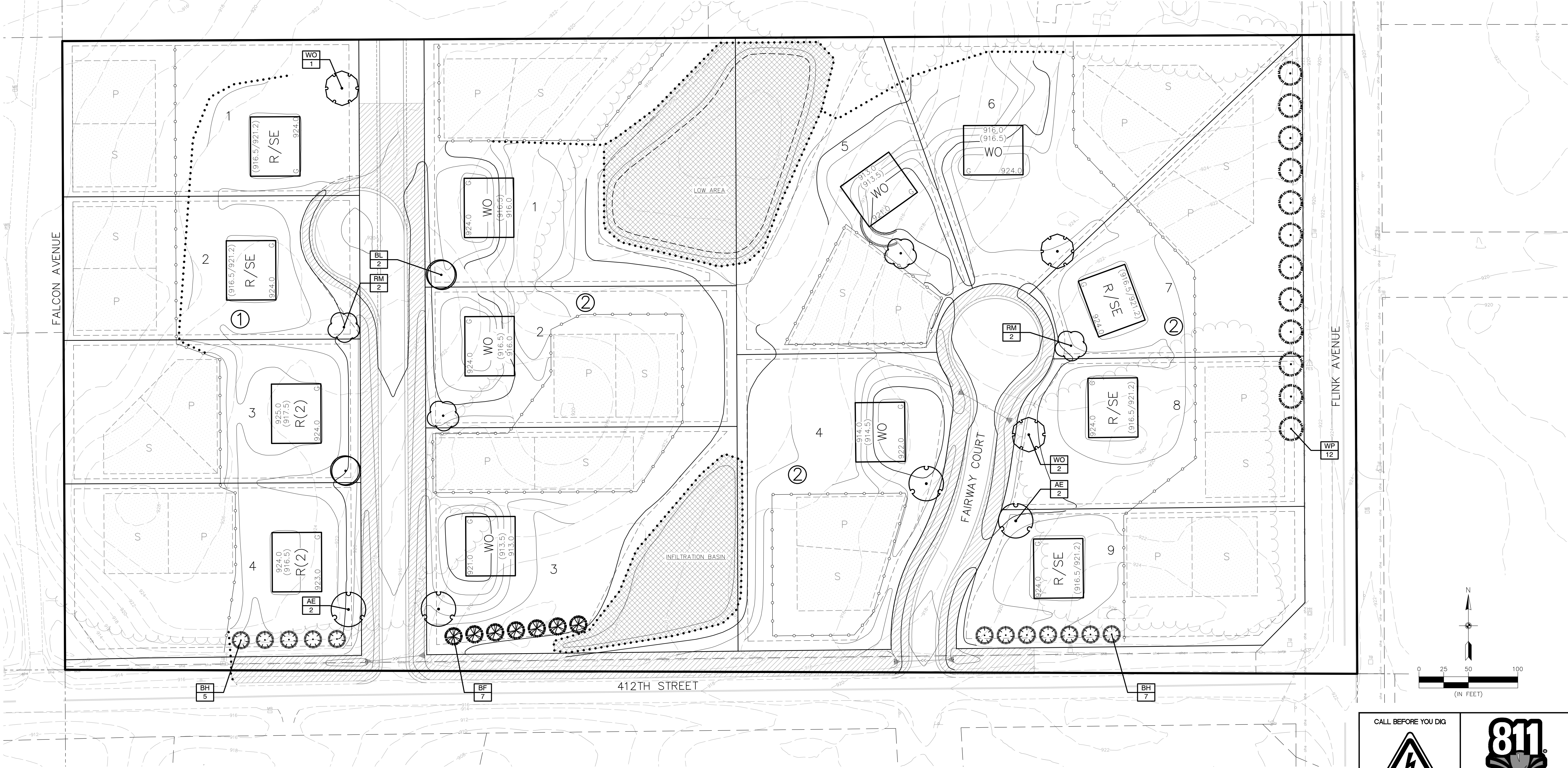
TREES REQUIRED = 13 (13 UNITS)
TREES PROVIDED = 44 (30% DEC. / 70% CON.)

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. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
10. 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.



1 OVERALL LANDSCAPE PLAN
L1



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. Rutger, RLA

Signature:

Date: 11/17/25 License #: 56346

Drawn: RJR

Designed: RJR

Date: 11/17/25

Revisions:

1.

LARRY BEACH CONSTRUCTION, INC.

4731 - 400th Street N
North Branch, Minnesota 55056

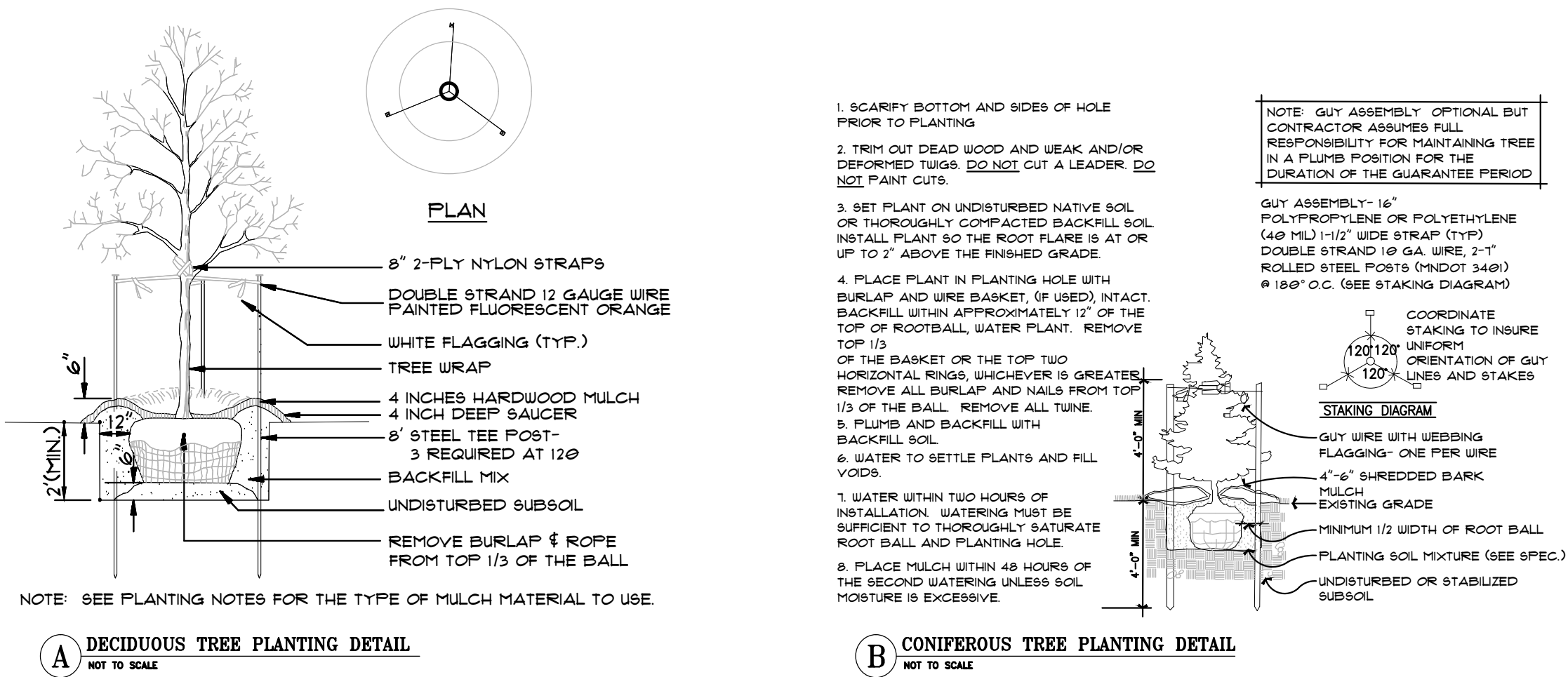
FAIRWAY FIELD

North Branch, MN

**PRELIMINARY
LANDSCAPE PLAN**

L1
of
2





PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	4	Acer rubrum `Northwood`	Northwood Red Maple	2.5" Cal.	B&B
	WO	3	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
	BL	2	Tilia americana `Boulevard`	Boulevard Linden	2.5" Cal.	B&B
	AE	4	Ulmus americana `Princeton`	American Elm	2.5" Cal.	B&B
CONIFEROUS TREES						
	BF	7	Abies balsamea	Balsam Fir	6' Ht.	B&B
	BH	12	Picea glauca densata	Black Hills Spruce	6' Ht.	B&B
	WP	12	Pinus strobus	White Pine	6' Ht.	B&B
GROUND COVERS						
	TI	55,215 sf	Type I - Turf Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 180 lb/ac	MnDOT Seed Mix 25-151	seed	
	TII	54,069 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	

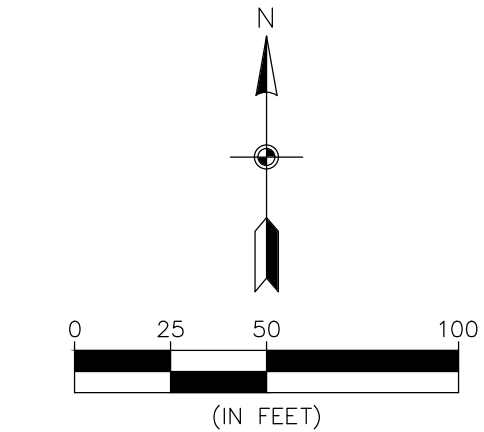
LANDSCAPE SPECIFICATIONS

- 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 ERCTED 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.
- 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.
- 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.
- 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.
- 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.
- SEEDING AND TURF ESTABLISHMENT.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWED IN 2 PERPENDICULAR PASSES, EACH PASS 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 HYDROMULCH COVER (MUST BE A SEPARATE OPERATION FROM SEEDING) AT A TARGETED DRY WEIGHT RATE OF 3500 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.
- SODDING.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 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.
- PLANT MATERIAL.** ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-260, 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 THAN 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.
- 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.
- 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.

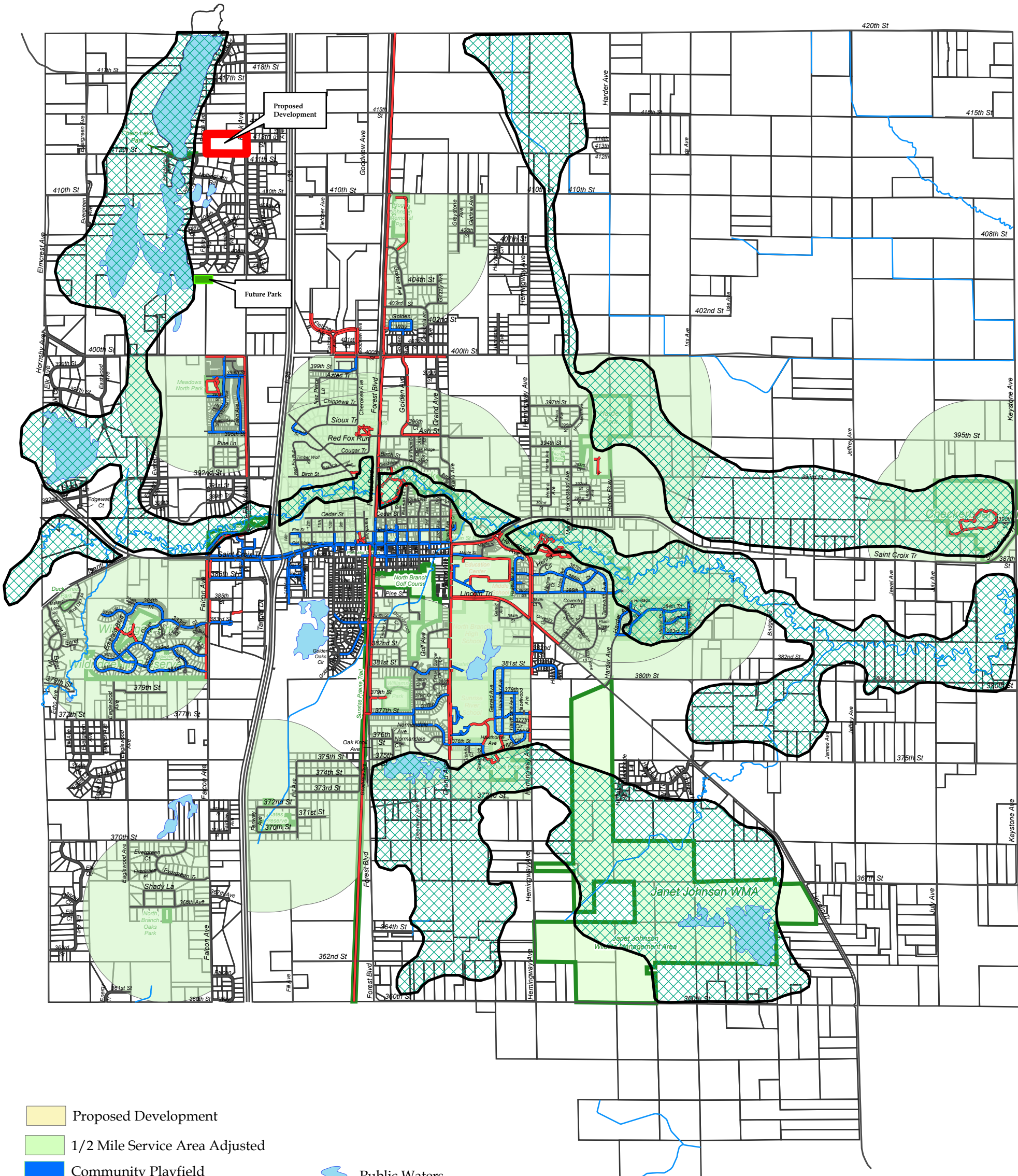


LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
CURB	---
BITUMINOUS	ug ug
GRAVEL	ufg ufg
CONCRETE	---
10' CONTOUR	910
2' CONTOUR	908
SILT FENCE	---
TREE FENCE	---
TREE LINE	---
TREE SAVE AREA	---
EXISTING OFFSITE TREE AREA	---
TREE REMOVE AREA	---

TREE TOTALS	
TOTAL TREE AREA REMOVED	5.26 AC
TOTAL TREE AREA SAVED	2.59 AC
TOTAL TREE AREA	7.85 AC



BENCHMARKS
1. Minnesota Department of Transportation GSID Station #85673 (Name: 1380 BA) Elev.= 918.62 ft. (NAVD88)
2. Minnesota Department of Transportation GSID Station #85674 (Name: 1380 BB) Elev.= 915.44 ft. (NAVD88)



- Proposed Development
- 1/2 Mile Service Area Adjusted
- Community Playfield
- Natural Resource Area
- Neighborhood Park
- Regional
- Public Waters
- Streams/Ditches
- Conceptual Open Space/Wildlife Corridor
- Existing Sidewalks
- Existing Trails



Fairway Field Comprehensive Plan



Disclaimer:
The data on this map is provided "as is"
and does not represent a survey. NO liability is
assumed to accuracy of the data
delineated herein.



Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 01/02/2026

Board & Commission: Parks, Trails and Open Space Commission

Subject: Malmquist Property

Background

Mr. Max Malmquist approached the City's Parks, Trails and Open Space Commission in January 2023 to gauge the city's interest in acquiring his property to utilize and preserve it as a possible park and open space holding. The Commission discussed this and provided a recommendation at the meeting of strongly supporting Mr. Malmquist's proposal for his property to be entrusted to the city at the appropriate time and to care and that the city would care best for it and properly use it.

Property Overview

The property is located at 4552 392nd Street is approximately 41.7 acres and is located on the north side of 392nd Street east of Trunk Highway 95. The property has approximately a 960 of frontage along the east side of Mud Lake. The property is comprised of approximately 10 acres of tillable land, 21.9 acres of woodlands; 7.8 acres of wetlands and 2 acres of water (Mud Lake). There is a gas transmission distribution line that runs through property and the property is located within the conceptual open space/wildlife corridor. See the attached maps and photos of the site.

Property Owner Vision

Mr. Malmquist has put together a vision statement of long-term goals and planning of the property. See attached.

Vision Statement

- 1) Assume Ownership
- 2) Manage the property as park into perpetuity
- 3) NO impervious surfaces - only class V
- 4) Access to Mud Lake to be constructed to allow for canoes, kayaks, snowmobiles, etc.
- 5) Current agricultural lands will be seeded as native prairie grasses. Removal of buckthorn, scotch pine, Russian elm, jack pine annually
- 6) Archery range/and practice archery deer-hunting trail would be appropriate types of

development

7) Primary objective to maintain natural integrity of Mud Lake water and unnamed marsh on east end of property to maintain natural vegetation

8) City will maintain dam on southeast side of property

9) City would "donate" to the Living Trust" an amount decided based upon reception of the property. Amount should be "financially reasonable" based upon the gift of land at the time, but not such as to deter the development of the park and its initiatives. Funds donated would be ultimately used to purchase additional land for wildlife management in Minnesota or Wisconsin.

Mr. Malmquist has been working with the Minnesota Land Trust (MLT) for the placement of a conservation easement on the property. To prepare the conservation easement, a site master plan is needed for the site. Previous discussions included trails, dock/lake access, outdoor archery range and archery walking course, observation and education areas, native prairie and parking areas.

Requested Action.

To approve the master plan layout for the site.

Voting Requirements:

Voting Options Simple Majority

VISION STATEMENT

This is a vision statement for the following parcel: Property ID Number 11.00384.00, under the ownership of Max A. Malmquist Living Trust.

- 1) Upon the death of Max A. Malmquist, the City of North Branch will become the new owner of the proposed nature park.
- 2) The property will be managed in perpetuity as a city park for all the citizens of North Branch.
- 3) No impervious surfaces shall be constructed in the park; only Class V-type walking trails and parking lots will be permitted.
- 4) An access to Mud Lake on the north side of the property will be opened and constructed to allow wildlife viewing, canoes, kayaks, snowmobiles etc.
- 5) The area currently in agriculture will be seeded with native prairie grasses. Removal of buckthorn, Scotch pine, and Russian elm seedlings should occur annually by the City and encouraged by park visitors.
- 6) An archery range and a practice archery deer-hunting trail would be appropriate entities for this type of natural park.
- 7) A primary objective of the park development should be to maintain the natural integrity of Mud Lake water and the unnamed marsh on the east end of the property and to encourage natural vegetation.
- 8) The City will oversee maintenance of the dam on the southeast side of the property.
- 9) The proposed nature park property will have a permanent conservation easement attached to the title through the auspices of the Minnesota Land Trust, to ensure the continuing sanctity of conservation measures outlined in the Trust.
- 10) A lot for the existing house and driveway will be separated according to the enclosed aerial photo diagram.

MAX A. MALMQUIST, revised August 3, 2024.



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MAX A. MALMQUIST, revised August 3, 2024.





Conservation Tax Incentive

In December of 2015, Congress made permanent a powerful federal tax incentive for conservation easement donations that can help thousands of landowners conserve their land. The tax incentives apply to donations made in 2015 and after. The incentive provides moderate-income landowners, family farmers and ranchers with a significant tax benefit for donating a qualified conservation easement. The law:

to whom?
MLT?

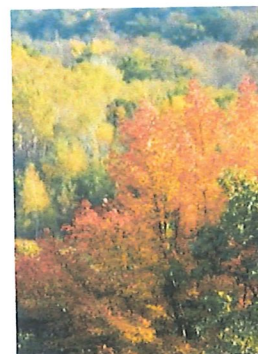
Does this mean?
if donating land
to city or the
value of the
qualified conser.
easement?

If the money
received from
MLT considered
taxable income.

Raises the maximum deduction a landowner can take for donating a qualified conservation easement from 30% of their adjusted gross income (AGI) in any year to 50%.

Extends the carry-forward period for a donor to take tax deductions for a donated conservation easement from 5 to 15 years.

Allows qualifying farmers and ranchers to deduct up to 100% of their adjusted gross income. A qualifying farmer or rancher must receive at least 50% of his or her gross income from the trade or business of farming or ranching.



For example, consider a landowner who has an AGI of \$200,000 this year and donates a conservation easement with a fair market value of \$600,000. Under the expanded incentive, the landowner is allowed a deduction of \$100,000 this year for the conservation easement donation and may carry over the excess \$500,000 up to an additional fifteen years, subject to the 50% limitation.

to whom

Congress first passed this incentive in 2006 and has renewed it several times since then. This incentive has generated several new land protection projects throughout Minnesota by making it feasible for landowners of moderate means to donate conservation easements to the Minnesota Land Trust or other qualified easement holders.

Thanks to the leadership and hard work of many, including the Land Trust Alliance and its partners, the now permanent expanded tax incentive will lead to many new opportunities for conservation of Minnesota's natural and scenic landscapes as well as conservation throughout the United States. For additional information about this issue or conservation easements in general, please contact the Minnesota Land Trust at 651-647-9590 or visit www.mnland.org.

Aerial Photography Map



Map Resource Information

Protected Property & Section Lines created by Community GIS Services Inc. All data overlaid 2022 Chisago County Aerial Photography, Map & labeled coordinates use projection of: UTM, Zone 15, Datum NAD83

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Site: Mud Lake - Tract: Malmquist

Chisago County - Twp. 35 N Rng. 21 W Sec. 18



Scale:
1" = 300'





Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director, Matthew Hill, City Administrator

Date: 01/02/2026

Board & Commission: Parks, Trails and Open Space Commission

Subject: Comprehensive Plan Update

Background Info

The Comprehensive Plan Steering Committee requests that the Planning Commission review two specific sections of the 2018 Comprehensive Plan:

- **Section 2: Values and Vision (all groups will review this section)**
- **Section 8: Natural Environment, Parks, Trails, and Recreation**

Your focused review is vital as we move toward the final revision of the plan. This should include a thorough overview of the current language, and listing any changes that the group feel necessary due to the changes and growth of the City.

We are establishing the following timeline for the process:

- **March 2026:** The Comprehensive Plan Steering Committee will convene to review the individual group findings.
- **April or May 2026:** Presentation of the Comprehensive Plan review results to the Planning Commission for consideration and Council approval in June.

Supporting documents are attached, including:

- Sections 2 and 8 of the Comprehensive Plan, and a link to the entire document <https://www.northbranchmn.gov/228/Comprehensive-Plan>
- Summary of the feedback forms from the community questionnaires

Voting Requirements:

Voting Options Simple Majority

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VALUES AND VISION

Values

Residents and other stakeholders were asked what they loved about North Branch at the Community Expo, at a chamber meeting, and at the first community café. The values expressed most often were:

THE STRONG SENSE OF COMMUNITY

A HOME TOWN FEEL

THE CITY'S COMMITMENT TO ITS PARKS AND TRAILS

A COMMUNITY THAT ENCOURAGES BIKING AND WALKING

QUALITY SCHOOLS

These values were reiterated at each of the other three community cafes and served as the foundation for the vision statements expressed below.

Vision for North Branch in 10 years

North Branch is a growing and safe community with outstanding natural and recreational amenities and opportunities for all, and well maintained infrastructure, vibrant business districts and neighborhoods, and provides residents with an excellent quality of life.

Vision for Land Use

The City of North Branch is a complete community that provides a well-balanced and wide range of places to live, work, shop and play. Land uses make efficient use of existing infrastructure, contribute to a strong local economy, preserve natural resources and contribute to a high quality of life.

Residential Uses

A diverse housing stock allows people at any stage in their life to be able to find a home in North Branch. Older housing is well maintained while new development expands housing options to complement existing neighborhoods.

Commercial and Industrial Uses

A significant amount of commercial and industrial uses can be found within the City that allow residents to work in North Branch, while also being able to meet all of their day-to-day needs. Commercial and industrial uses are compatible with their surrounding land uses.

Public/Institutional

Public and institutional uses are viewed as valued resources to the community and contribute to making North Branch a better place to live and do business.



North Branch is a growing and safe community with outstanding natural and recreational amenities and opportunities for all, and well maintained infrastructure, vibrant business districts and neighborhoods, and provides residents with an excellent quality of life.

Parks, Open Spaces and Trails

Quality parks and open space are within close proximity to all residents, providing recreational opportunities to encourage an active lifestyle. A wide variety of community facilities are provided to serve a range of interests. The City of North Branch has a proposed trail system that will allow bicycle and pedestrian access to most of the major pedestrian generators within the city, including schools, shopping areas, and parks. Many of the proposed trails are destinations in themselves, offering scenic walks or rides around many of the city's scenic views. With recreational activities such as running, bicycling, and walking increasing in popularity, the city's trail system will not only offer a recreational opportunity in itself, but will also help to connect the community's parks with the neighborhoods.

Vision for Economic Development

A strong business community is the cornerstone of a vibrant city. Economic development encompasses the policies and activities that improve the long term economic and social wellbeing of the community. Communities with strong economies have financial resources to support the levels of service that their residents need and desire. Successful communities realize that economic development is about bringing together social, natural, infrastructure, and economic assets in the community to sustain the "whole" community.

Vision for Municipal Utilities

The City of North Branch, individually and in collaboration with the North Branch Water & Light Utility, has a significant investment in its existing public utilities systems (water, wastewater and stormwater). The continued expansion and development within the Urban Service Area will require the extension of public utilities. In general, the existing infrastructure system is well-positioned and of adequate size to support expansion. However, coordination will be required between community development and the required expansion of the utility system. In some cases, the cost of providing utility service may dictate where and when future growth will occur.

Vision for Transportation

North Branch is located at the cross roads of I35 and TH95, providing for ease in and out of the city. Within the city limits, however, these features will require a coordinated approach to providing movement of traffic through the city to local destinations, safe pedestrian and bike corridors, and improved intersections to safely serve the increasing number of commercial vehicles passing through North Branch.

Vision for the Environment and Sustainability

Natural infrastructure includes all systems that relate to natural resources and contribute to an improved public life. Natural infrastructure considers the full range of natural resource uses including economic, environmental, health, cultural, and aesthetic. This broad view leads us to include surface water, groundwater, stormwater, wastewater, drinking water, geology, topography, soils, natural areas, open space, green spaces, urban forest, habitat, vegetation, scenic views, and parks and trails in natural infrastructure.

Natural infrastructure is a key element in planning where development should or should not take place within a city. This element is important to communities and development as it avoids certain development hazards, provides health benefits to citizens, protects ecological systems and enhances biological diversity, and offers communities unique quality of life components. Consideration of natural infrastructure ensures that homes are built upon stable dry soils, provides clean drinking water, accounts for resource based economic activities, provides scenic views and open spaces, and plans development that respect the integrity of natural systems and incorporate natural features into development.

Minnesota GreenStep City

In 2018, the Mayor and City Council approved a resolution to make North Branch a GreenStep City through the MPCA and League of Minnesota Cities' program. Minnesota GreenStep Cities is a voluntary challenge, assistance and recognition program to help cities achieve their sustainability and quality-of-life goals. This free continuous improvement program, managed by a public-private partnership, is based upon 29 best practices. Each best practice can be implemented by completing one or more actions at a 1, 2 or 3-star level, from a list of four to eight actions. These actions are tailored to all Minnesota cities, focus on cost savings and energy use reduction, and encourage civic innovation. North Branch is currently a Step 1 City. As North Branch plans for the future, it will continue to consider GreenStep City Best Management Practices as they relate to the goals and objectives of this comprehensive plan.



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NATURAL ENVIRONMENT, PARKS, TRAILS, AND RECREATION

Introduction

Natural resources are beneficial to the social, environmental, and economic vitality of a community. To ensure their quality and benefits, it is essential to plan and manage natural resources and areas as we do residential and commercial areas. The City of North Branch will promote, preserve and enhance the natural resources within the city and protect them from adverse effects occasioned by poorly sited development or incompatible activities by regulating land disturbances or development activities that would have an adverse and potentially irreversible impact on water quality and unique and fragile environmentally sensitive land; by minimizing conflicts and encouraging compatibility between land disturbing and development activities and water quality and environmentally sensitive land; and by requiring detailed review standards and procedures for land disturbing or development activities proposed for such areas, thereby achieving a balance between urban growth and development and protection of water quality and natural areas.

Wildlife Corridor

The Minnesota DNR has identified a regional greenway corridor in North Branch as part of the Metro Wildlife Corridors project (a 12-county metro area). The project, “ensuring that people and nature in the Twin Cities Area can grow together for generations to come” seeks to protect and restore key natural lands in the metro area by:

- Focusing pro-actively on strategic areas, of which North Branch is a part
- Efficiently leveraging private and public partners and resources
- Building upon prior investments in public lands, and
- Enhancing the cost-effectiveness of conservation efforts by coordinating them within a regional framework.

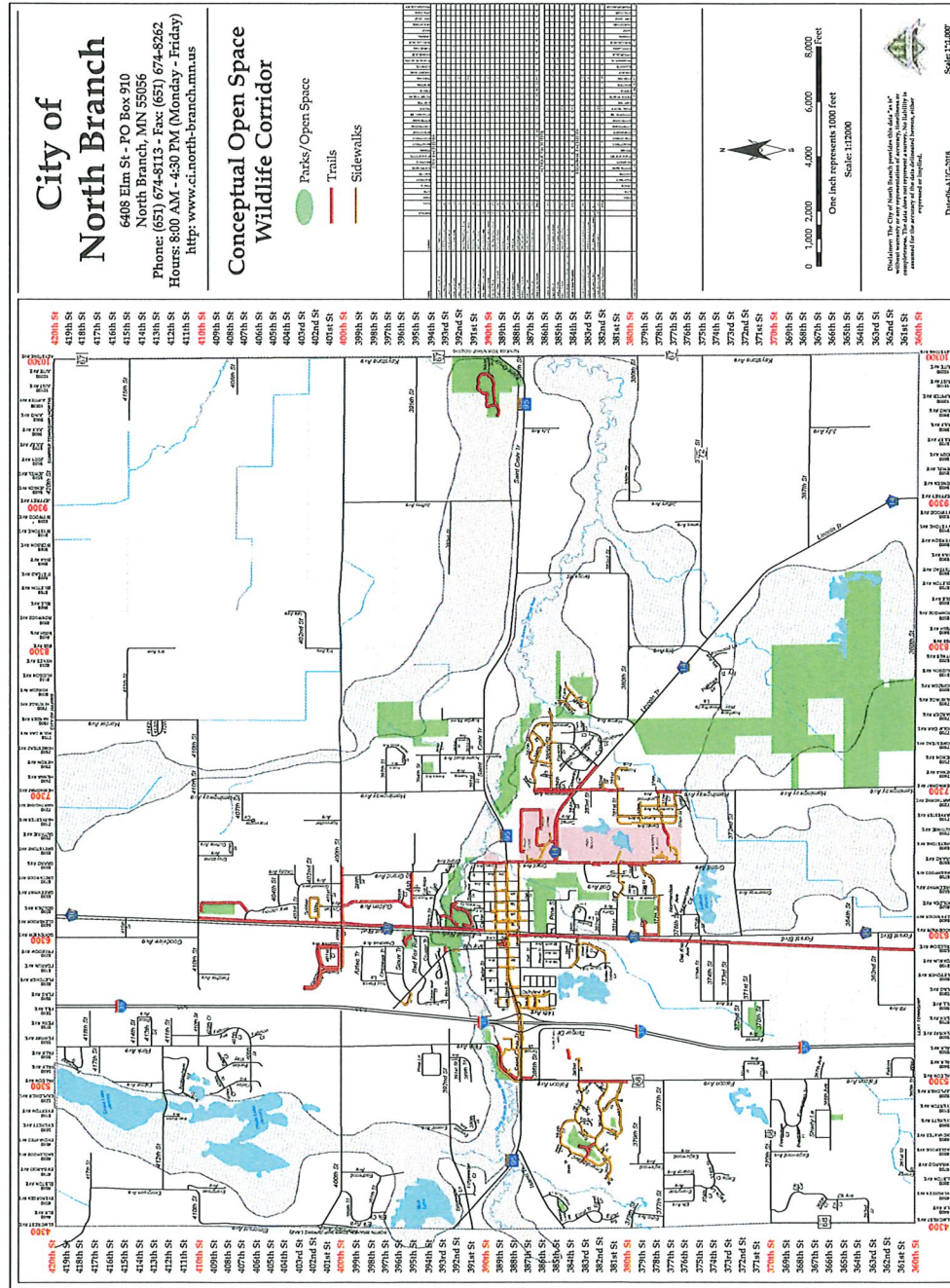
This corridor is specifically designed to incorporate, the high quality natural areas such as those identified in the Natural Resource Inventory or mapped by the MnDNR, natural corridors such as the Sunrise River, and areas that connect these features.

The City of North Branch supports the preservation of natural and open spaces along the north branch of the Sunrise River, the city’s name sake. It has also identified a conceptual greenway corridor, and as much as possible, development within the greenway corridor, should be encouraged to use conservation design strategies, conservation easements, park dedication, parcel evaluation, and the strategic siting of open space and natural areas parks to develop and improve habitat quality and connectivity within the greenways. Strategies to avoid fragmentation of existing natural areas are especially important for maintaining ecological function of the natural areas.



*The City of North Branch will
promote, preserve and enhance the
natural resources within the city*

Figure 8-1:
Conceptual Open
Space Wildlife Corridor



Tree Preservation

The City's tree preservation ordinance acknowledges the benefits and amenities trees offer to the community and acknowledges that trees are part of a more complex, interrelated system. Trees protect the environment by moderating climate, improving air quality, reducing erosion and stormwater runoff, and harboring wildlife. The ordinance focuses on protection of quality wooded areas rather than of individual trees. To preserve wooded areas in the City, each new development is required to submit a Tree Preservation Plan. The regulation also provides guidance for permitted tree removal, mitigation procedures, and tree replacement provisions.

Minnesota GreenStep City

In 2018, the Mayor and City Council approved a resolution to make North Branch a GreenStep City through the Minnesota Pollution Control Agency and League of Minnesota Cities' program. Minnesota GreenStep Cities is a voluntary challenge, assistance and recognition program to help cities achieve their sustainability and quality-of-life goals. This free continuous improvement program, managed by a public-private partnership, is based upon 29 best practices. Each best practice can be implemented by completing one or more actions at a 1, 2 or 3-star level, from a list of four to eight actions. These actions are tailored to all Minnesota cities, focus on cost savings and energy use reduction, and encourage civic innovation. North Branch is currently a Step 1 City. As North Branch plans for the future, it will continue to consider GreenStep City Best Management Practices as they relate to the goals and objectives of this comprehensive plan.

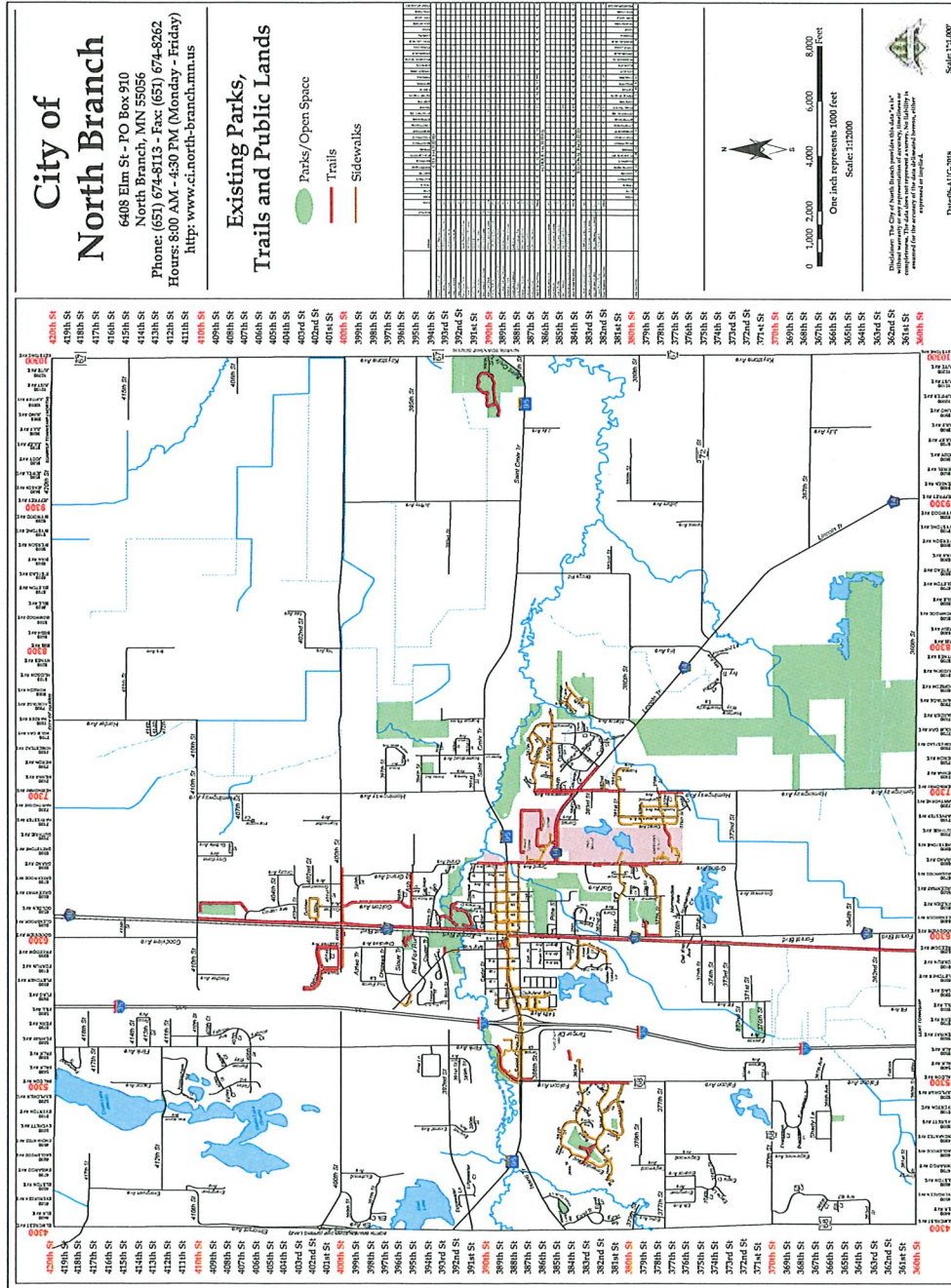
Parks, Trails and Recreation

The comprehensive parks and recreation plan is the first planning document devoted to establishing park, recreation, and trail planning criteria, guidelines, and standards, for future development of these amenities within the City of North Branch. The existing park system is already fairly developed with a strong emphasis and need placed on youth recreation opportunities. The community has done a good job of including sidewalks in various neighborhoods, but currently lacks a comprehensive trail system along TH 95 and the Sunrise Prairie Trail needs to be extended from 410th north to the city limits. Pedestrian and bike crossings are needed throughout the City. In addition, alternative transportation and exercise options through the use of trails should continue to be expanded and enhanced.

*North Branch is part of the
Metro Wildlife Corridors
project (a 12-county metro
area)*



Figure 8-2:
Existing Parks, Trails
& Public Lands



Vision for Natural Environment

Natural infrastructure includes all systems that relate to natural resources and contribute to an improved public life. Natural infrastructure considers the full range of natural resource uses including economic, environmental, health, cultural, and aesthetic. This broad view leads us to include surface water, groundwater, stormwater, wastewater, drinking water, geology, topography, soils, natural areas, open space, green spaces, urban forest, habitat, vegetation, scenic views, and parks and trails in natural infrastructure.

Natural infrastructure is a key element in planning where development should or should not take place within a city. This element is important to communities and development as it avoids certain development hazards, provides health benefits to citizens, protects ecological systems and enhances biological diversity, supports economic activities such as mining and forestry, and offers communities unique quality of life components. Consideration of natural infrastructure ensures that homes are built upon stable dry soils, provides clean drinking water, accounts for resource based economic activities, provides scenic views and open spaces, and plans development that respect the integrity of natural systems and incorporate natural features into development.



Natural Environment Goals, Objectives, and Policies

OBJECTIVE 1.1

PRESERVE OPEN SPACE AND WILDLIFE CORRIDOR.

Policy 1.1.1

Build upon the Metro Area Green Corridor System within North Branch incorporating the wooded edge while maintaining the rural character of the City's major natural amenities into the Open Space System.

Policy 1.1.2

Identify and conserve critical wildlife habitat including nesting sites, foraging areas, and migration corridors within or adjacent to natural areas, open spaces, and the developing urban areas, preserve sensitive habitat sites that support threatened species and urban wildlife habitat.

Policy 1.1.3

Identify and conserve forested and woodland cover and the scenic attributes provide between rural and urban land uses, preserve and protect significant environmental features including unique wetlands, open spaces, woodlands, shorelines, waterfronts and other characteristics that support wildlife and reflect the cities resource heritage.

Policy 1.1.4

Develop Partnerships with other organizations, institutions, and local units of government on planning and zoning, land use, preservation and conservation related issues, capitalize on the development and promotion of the North Branch of the Sunrise River and take ownership and promote the advantages of the City's relationship to the Saint Croix National Scenic Riverway and the importance the North Branch of the Sunrise River has to the river's federally protected status.

GOAL 1

Develop an integrated plan that balances community growth, natural resources, cultural and historical features.



OBJECTIVE 1.2

MAINTAIN HEALTHY URBAN FOREST AND PARK SYSTEM.

Policy 1.2.1

Continue high standards of park and public land maintenance, and management by continued investment in personnel, equipment, and methods, expand sustainable practices and invasive species management (i.e. the Emerald Ash Borer, buckthorn, etc.) and obtain the information, training and resources needed to effectively address planning, preservation and conservation issues.

Policy 1.2.2

Undertake citizen-based planning designed to manage growth and build needed infrastructure, while at the same time preserving the natural qualities with which the region is blessed.

Policy 1.2.3

Increase natural areas and open space linkages within the developing urban areas

OBJECTIVE 1.3

FOSTER NATURAL PARK DEVELOPMENT.

Policy 1.3.1

Promote native landscaping and greening initiatives, support use of best management practices and reduction of chemical use, establish community gardens, and encourage the use and planting of pollinator friendly habitats.

OBJECTIVE 1.4

IDENTIFY, PRESERVE, AND ENHANCE NORTH BRANCH'S MULTICULTURAL HERITAGE, TRADITIONS, AND CULTURAL FEATURES WITHIN HISTORICAL SITES, BUILDINGS, ARTWORK, PARKS, OPEN SPACE, AND TRAILS TO PRESERVE INTEREST AND PROVIDE A BALANCED SOCIAL EXPERIENCE.

Policy 1.4.1

Identify, designate and protect significant historic structures and sites, establish history and heritage preservation programs utilizing existing resources to help increase knowledge and promote the history and heritage of North Branch.

Policy 1.4.2

Implement natural resources and environmental educational and interpretive programs.

Vision for Parks, Trails, and Recreation

To provide a comprehensive and balanced system of parks, greenways, trails, and support for providers of recreation- orientated activities / programs for city residents in an as cost effective manner as possible.

Park Goals, Objectives, and Policies

The following section outlines the primary goals for parks followed by a series of objectives and policies intended to influence future development efforts that align with the community visions in this plan.

OBJECTIVE 1.1

PLAN AND DESIGN PARKS, TRAILS, SIDEWALKS, AND BIKE PATHS IN A WAY THAT ENSURES THEIR LONG TERM VIABILITY.

Policy 1.1.1

All park properties that are set aside (and/or are proposed in the future) must take into account the long-term commitments required to develop, operate, and maintain across their lifecycles, with buildings constructed to the state's SB2030 performance standards for on-going cost reductions, when feasible.

Policy 1.1.2

Balance maintained turf areas with natural areas to add aesthetic appeal, control maintenance costs, infiltrate stormwater, eliminate toxic chemical use and provide wildlife habitat, and reduce carbon emissions.

Policy 1.1.3

Update parks plan every 5-10 years depending on the amount of change and development within the city.

Policy 1.1.4

Explore alternative methods for parkland dedication that will assure sufficient park facilities well into the future.

Policy 1.1.5

Phase Improvements based on replacement needs and available funding. Manage system investments through analysis of applicable data.

GOAL 1

Plan for a sustainable park and trail system.



OBJECTIVE 1.2

UNDERSTAND CURRENT TRENDS AND COMMUNITY ISSUES, OPPORTUNITIES, AND NEEDS AS RELATED TO PARKS WITHIN THE CITY.

Policy 1.2.1

Discuss local and regional park and trails issues and opportunities with the Department of Natural Resources, Chisago County, adjacent communities, environmental organizations, and others.

Policy 1.2.2

Master plans should be prepared for each park prior to their development to ensure that the right mix of amenities are provided and the park's design is cohesive and complementary to the design for other parks and public spaces.

Policy 1.2.3

Ensure public participation in the master planning process is included for each park development project.

Policy 1.2.4

Analyze the placement and use of "nature play" equipment in existing and proposed parks.

OBJECTIVE 1.3

USE SUSTAINABLE DESIGN PRACTICES.

Policy 1.3.1

Use renewable energy where possible (i.e. solar lights for trails, solar power at athletic facilities).

Policy 1.3.2: Consider use of recycled materials and promote recycling in all park areas.

OBJECTIVE 1.4

IDENTIFY ALTERNATIVE, SUSTAINABLE REVENUE SOURCES.

Policy 1.4.1

Expand grassroots parks and recreation advocacy.

Policy 1.4.2

Pursue alternative revenue sources such as program fees, community funds, grants, charitable gaming, memorials, commemoratives, and donations, etc.

Policy 1.4.3

Encourage business involvement, sponsorship, and naming rights of parks, recreation facilities and events.

Policy 1.4.4

Apply marketing strategies to increase income potential and broaden awareness.

OBJECTIVE 2.1

SERVICE LOCAL PARK AND RECREATION NEEDS BY PROVIDING NEIGHBORHOOD AND COMMUNITY PARKS AS RESIDENTIAL GROWTH OCCURS.

Policy 2.1.1

Ensure neighborhood parks are developed as part of new residential neighborhoods with buildings constructed to the state's SB2030 performance standards for on-going cost reductions, when feasible.

Policy 2.1.2

Explore the possibility of including a community park in appropriate areas of the City.

Policy 2.1.3

Locate new parks based on how they can be best integrated with the new development that the park will serve.

GOAL 2

Provide additional park and recreation opportunities in areas of new development throughout the city.



GOAL 3

Adhere to Park
Master Planning
and Facility
Design Quality
/ Development
Standards.

OBJECTIVE 3.1

ENSURE THE QUALITY STANDARD FOR BUILT FEATURES WITHIN THE PARK SYSTEM IS CONSISTENT WITH INDUSTRY STANDARDS FOR SAFETY, DURABILITY, AND ACCESSIBILITY.

Policy 3.1.1

Periodically inspect and repair all parks, trails, and recreation facilities for hazardous conditions, including unsafe play equipment, fallen vegetation, etc.

Policy 3.1.2

The design of individual parks should be of a consistent quality, with buildings constructed to the state's SB 2030 performance standards for on-going cost reductions, when feasible.



OBJECTIVE 4.1

CREATE AND SUSTAIN CRITICAL PARTNERSHIP.

Policy 4.1.1

Partner with the North Branch School District, local athletic organizations, private enterprises, surrounding communities, and others to address those community and regional needs that cannot be met exclusively by the city or others.

Policy 4.1.2

Cultivate and support public/private partnerships with organizations like the YMCA, Park Trail Council and similar non-governmental organizations whose mission is to promote active living and recreation.

Policy 4.1.3

Involve representatives from the North Branch School District, athletic organizations, and others when developing new parks that may be co-located with educational and daycare facilities.

Policy 4.1.4

Consider the desire of the community to offer a multi-use athletic facility to the residents and attract regional tournaments and events.

Policy 4.1.5

Explore the impacts of developing such facilities, including impacts to adjacent neighborhoods.

Policy 4.1.6:

New facilities should provide year-round activities and programs for all age groups and all income levels.

Policy 4.1.7

Identify and build relationships with local special interest groups, such as scouting programs, Chisago County Master Gardeners, North Branch Monarch Strategy Group, North Branch Garden Club, North Branch Arts Group, Lions, Rotary, etc.

GOAL 4

North Branch's parks meet the diverse recreation needs of the community.



Policy 4.1.8

Identify and build relationships with regional organizations, such as Chisago County Parks and Recreation Department, Chisago Soil & Water Conservation District, Friends of Wild River State Park and association with the St. Croix River National Scenic Riverway and the Lower St Croix Management Commission, Chisago County Historical Society, etc.

OBJECTIVE 4.2

PROMOTE THE CITY'S PARKS AND RECREATION ACTIVITIES AND OPPORTUNITIES

Policy 4.2.1

Utilize diverse methods of communication, including social and digital media, and highlight youth, families, volunteers, etc. Provide information on the City's website and in outside publications about parks, facilities and programming that is accessible to all people.

Policy 4.2.2

Highlight the quality of life benefits of parks, trails, recreation and open space.



OBJECTIVE 5.1

USE PARK DESIGN TO MAKE THEM WELCOMING.

Policy 5.1.1

Ensure visible and legible signage at park entrances, use recognizable branding to indicate that parks are open to all people, provide entrances on public streets, and utilize vegetation that does not obscure views into and through the parks.

OBJECTIVE 5.2

IMPROVE THE PERCEPTION OF PUBLIC SAFETY.

Policy 5.2.1

Utilize planning techniques, designs and site planning to improve safety, such as cluster compatible activities to avoid conflicts and increase social observation, locate parking lots and facilities near streets so they are easily observable at night, locate restrooms and playgrounds in areas that are easily observable, and use the principles of Crime Prevention Through Environmental Design (CPTED) in the design of parks.

OBJECTIVE 5.3

ENSURE SAFETY THROUGH REGULAR MAINTENANCE AND EQUIPMENT UPGRADES.

Policy 5.3.1

Conduct annual inspections of parks, buildings, restrooms, shelters, ballfields, play courts, skate park, outdoor ice rinks, parking lots, trails, and nature areas. Input annual inspections into asset management system and use to analyze and prioritize system investments.

GOAL 5

Provide a welcoming and safe parks and recreation system.



Comprehensive Plan Questionnaire: Key Patterns and Trends

1. Community Strengths and Identity

Across the early sections of the questionnaire (pages 2–3), respondents consistently highlight:

- A strong sense of community pride and belonging.
- The small-town feel and safety that make the area family-friendly.
- Deep appreciation for natural spaces, recreation, and access to the outdoors.
- Recognition that schools and local events form the heart of community identity.

Trend: The community's greatest strength lies in its cohesion and shared values. Schools, local partnerships, and volunteerism serve as anchors of civic pride and engagement.

2. Transportation and Accessibility

From the middle portion of the survey (around page 6), respondents discuss:

- A strong desire for safe biking and walking routes, particularly for students and families.
- Concerns about traffic flow near schools and main corridors.

Trend: Participants want more walkable, connected routes—aligning with health, safety, and sustainability goals. There is clear community interest in making it easier to move around town without a car.

3. Education and Workforce Alignment

Later responses (pages 7–8) show widespread recognition of:

- Education quality as a defining strength of the community.

- Calls for more career-connected learning, technical training, and real-world skills.
- Alignment with the district's goal of ensuring students graduate with a plan, not by chance.

Trend: The community supports educational innovation—especially programs that bridge academics with career readiness and local workforce opportunities.

4. Economic and Environmental Balance

Responses from pages 9–10 highlight the desire to:

- Support small businesses and encourage local job creation.
- Promote sustainable growth that balances targeted industry development with environmental preservation.
- Explore renewable energy and responsible land use; Maintain and protect natural resources and open spaces.

Trend: Residents value a balanced approach—advancing economic opportunity while safeguarding the environment and rural character that define the community.

5. Community Engagement and Governance

The final sections (page 11 and beyond) emphasize:

- Appreciation for transparent communication from local leaders.
- Calls for inclusive planning that welcomes voices from all age groups, especially youth and families.
- Recognition that civic collaboration is essential for moving forward.

Trend: There is strong appetite for collaboration and communication—people want to be informed, involved, and part of shaping the community's future.



Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 01/02/2026

Board & Commission: Parks, Trails and Open Space Commission

Subject: 2026 Meeting Schedule

Background Information

The Parks, Trails and Open Space Commission meets regularly on the 1st Monday of each month. The scheduled meeting for September 7, 2026, falls on Labor Day, an observed holiday. City staff is requesting to reschedule the September 7, 2026 meeting to the following Monday (September 14, 2026).

Meeting Date	Reschedule Date
1/5/2026	
2/2/2026	
3/2/2026	
4/6/2026	
5/4/2026	
6/1/2026	
7/6/2026	
8/3/2026	
9/7/2026	9/14/2026
10/5/2026	
11/2/2026	
12/7/2026	

Requested Action

To approve the 2026 meeting schedule with the rescheduled September meeting date from September 7, 2026 to September 14, 2026

Voting Requirements:

Voting Options Simple Majority



Prepared By:

Presenter:

Date: 01/02/2026

Board & Commission: Parks, Trails and Open Space Commission

Subject: Commission Appointment

Overview / Background

The Parks, Trails and Open Space Commission currently has one (1) vacancy for a 3 year term. Per City Council policy and direction, the PTOS Commission with City staff liaison are asked to interview and recommend new applicants to the City Council for appointment. The City has received 2 applications for the position, Charles Klopp and Megan Nysse.

Requestd Action

To make a recommendation to the city council for an appointment to the Parks, Trails and Open Space Commission for the vacant 3 year term.

Voting Requirements:

Voting Options Simple Majority