



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, NOVEMBER 4, 2024 @ 7:00 PM
CITY HALL, 6408 ELM STREET, NORTH
BRANCH, MN 55056**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. AGENDA APPROVAL
 - a. Approve Agenda ACTION
5. PUBLIC COMMENT
6. CONSENT AGENDA
7. REPORTS
 - a. Park Dedication Fund INFO
 - b. Project Updates INFO
 - c. Sneep Acres ACTION
8. NEXT MEETING - THURSDAY 12/05/24 - 7 PM
9. ADJOURNMENT



Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 10/04/2024

Board & Commission: Parks, Trails and Open Space Commission

Subject: Approve Agenda

Approve Agenda

Voting Requirements:

Voting Options Simple Majority



NORTH BRANCH
City of North Branch
Staff Report

Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 11/01/2024

Board & Commission: Parks, Trails and Open Space Commission

Subject: Park Dedication Fund

Park Dedication Fund Balance	\$189,985.60
<i>Committed Funds</i>	
Meadows North Park	\$6,459.75
Riverwalk Dome Structure Electric	\$3,000.00
Disc Golf Course	\$5,683.53
CSAH 30 SRTS Trail	\$34,910.00
Northwood Pickleball Court/Site Imp	\$49,355.62
Harder/Tower Ballfield Fencing	\$970.00
Tower Fields Drainage	\$6,654.88
<i>Total Committed Funds</i>	<i>\$107,033.78</i>
Adjusted Balance	\$82,951.82

Community Center Fund (475)	\$172,194.06
Park Improvement Fund (403)	\$101,852.13
<i>Committed Funds</i>	
Fox Run PUD	\$60,000.00
Lions Park Benches	\$600.00
ECRAC Summer Concerts 2023	\$650.00
MERC Foundation HP Field 1 Dugouts	\$6,000.00
<i>Total Committed Funds</i>	<i>\$67,250.00</i>

Park Improvement Fund Adjusted Balance	\$34,602.13
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Voting Requirements:

Voting Options Simple Majority



NORTH BRANCH
City of North Branch
Staff Report

Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 11/01/2024

Board & Commission: Parks, Trails and Open Space Commission

Subject: Project Updates

ks, 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. Portions of the park will not be accessible during the summer to allow for safe construction.	3/23	Spring 2025	Total \$280,000 City Match \$140,000

Clayton Anderson Park	<p>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 Council approved support of the Chisago SWCD Pollinator Pathways RFP for adding plantings to the park. Award notifications will in fall 2024.</p> <p>The CCMG held a planting an buckthorn removal event on 9/28 at the park.</p>			
Riverwalk Park	<p>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:</p> <p><i>This Park Dome was donated by Natural Spaces Domes of North Branch in memory and honor of MN 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></p>			
Park Signage	<p>The City Council approved the purchase of new monument signage at 7 parks. The signs have been installed at all parks except Tower Fields and Central Park. These will be installed after construction at each location.</p>	3/23	Summer 2024	
Harder Park Disc Golf Course	<p>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</p>	6/23	Spring 2024	

	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.			
Ballfield Improvements	The fencing improvements at Harder and Tower Park have been completed. Future improvements to be addressed are a glime, 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.		Fall 2024	
RJMP	The Commission recommend city staff work with the Football association to identify improvements to fields, lighting and storage at the park.			
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	
Tower Fields Drainage Improvements	The City was notified that it received a \$7,000 grant from the MN Twins – Field for Kids Grant for drainage improvements to Tower Fields. The City Council approved up to \$13,000 to complete the drainage improvements in fall 2023. The City has been notified that it will be provided an additional \$8,000 of funding		Spring 2024	

	thanks to player donations for the full grant request amount of \$15,000!			
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. WSB is working on the engineering for project.		2024/2025	\$69,405.53
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.		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. Grants will be due in January 2025.		2025	
Arts Grant	The Council approved the summer concert grant – Award notice will be determined in late November 2024.			
Pollinator Friendly City/Monarch	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.		2021	

Community				
Tree City	The CCMG planted 8 trees in Clayton Anderson park despite the rained out Arbor Day event. City staff are working on tree ordinance and will bring it to the December meeting for review/discussion.		4/26/24	
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	2022	
Williams Park Community Garden	The community gardens have been tilled up for the season and are accepting applications for garden plots for 2025.			
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 Beautificati	The NBBA is continuing to work on the Vet Memorial, Flower Baskets, Banners			

on Association	and Memorial Benches. Tree lighting scheduled for Sat Dec 7			
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.		Fal2024	
EV Charging Station	The EV station discussion will be brought to the council for future discussion.			
Subdivision Review				

Westside Commons	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			
Laborers Training Center	The PTOS Commission recommend the acceptance of cash on 9/9/24			
Keller Acres	The PTOS Commission recommend the acceptance of cash on 7/1/24			
Members Credit Union	The PTOS Commission recommend the acceptance of cash on 7/1/24 and the construction of the sidewalk along 9 th Ave			
Sunrise Bluff 3	The PTOS Commission recommended the 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.	4/1/24		

Meadows North	The PTOS Commission recommended the acceptance of a combination of land and cash for park dedication for the Meadows North development. A park credit utilization area was approved and has been paid for up to 591 total units to be constructed. 236 units have been platted to date. A final plat for MN Townhomes 2 nd with 72 units has been submitted for approval.			
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.	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		
Townsedge 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		2027	

	additional space would be preserved as park/open space.			
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			

Northwood Park	Pickleball Court, Playground Resurfacing, Walkways	DNR Grant/	2
Splash Pad	Location to be determined		2
Park Signage	Install uniform signage in all parks		2
Central Park	Basketball Court resurfacing		2

Northwood Park	Parking Lot Resurfacing		2
Northwood Park	Basketball Court resurfacing		2
Co Rd 30 Trail	379 th St to Maple St (East side)	<i>Final Design</i>	2
Co Rd 30 Crosswalk	Pedestrian crossing near the library to Sunrise Prairie Regional Trail	<i>Final Design</i>	2
Flink Ave Trail Phase II	Trail connection from existing trail to 392 nd St to NB Marketplace.	<i>Grant ?</i>	2
Harder Park	Parking Lot microsurfacing		2
Falcon Ave Trail	385 th – 386 th St		2
RJMP	Parking Lot Microsurfacing		2
Outdoor Archery Range	Location to be determined		2
Malmquist Property	Acquisition and Development		2
Sunrise Prairie Regional Trail	Maintenance		2
Wildridge Park	Park Development – parking lot, soccer fields		2

Williams Park	Park Development		2
Clayton Anderson	Parking lot surfacing		2
Harder Park Trail Connection			2
Northwood Park Playground Equipment	Replace existing playground equipment		2
Luchts Crossing	Park Development		2
Wildridge Park	Basketball Court Resurfacing		2
Luchts Crossing Trail Connection	Trail Connection from Luchts Crossing to Casselberry		2
Northwood Park	Irrigation System		2
Tower Fields	Irrigation System		2
Townsedge Park	Park Development		2
Harder Park Playground Equipment	Replace existing playground equipment		2
North Branch Oaks Playground Equipment	Replace existing playground equipment		2
Tower Fields	Parking Lot Paving		2
Meadows North Park	Expansion to west		2

Dog Park	Dog Park Development - Location TBD		2
Roger Johnson Playground Equipment	Replace existing playground equipment		2
Roger Johnson Park	Expansion to east		2
Sunrise Prairie Regional Trail	Maintenance		2
Wildridge Park Playgrund Equipment	Replace existing playground equipment		2
Grand Ave Trail	Pedestrian bridge across Sunrise River		2

Voting Requirements:

Voting Options Simple Majority



Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 11/01/2024

Board & Commission: Parks, Trails and Open Space Commission

Subject: Sneep Acres

Overview / Background

Michael Sneep (Developer) has submitted a minor subdivision application for a plat named Sneep Acres. The proposed plat is located on the south side of 380th at the intersection with Bridge Road. The proposed plat would create a total of 3 lots with (1) one existing home.

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 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 property into 3 lots and keeping the existing home site. The nearest park would be the open space in the Lucht's Crossing development.

The majority of the site is relatively flat, has predominately loamy sand and loamy fine sand along with wetlands identified on the property. There is a perennial stream on the southeast portion of the property that connects to North Branch of the Sunrise River that includes floodplain areas and elevated banks. The landcover consists of aspen forest, short grasses, mixed hardwood swamp and a oak forest The property is located within the open space wildlife corridor. Based on North Branch City Code and the current fee schedule, the following options are available for park dedication for the proposed development.

Cash Option	2 Lots @ \$1,800 per lot = \$3,600
Land Option	10% of land = 1.8 acres
Cash/Land Option	Various Combinations of the above

Deadline: November 4, 2024

Requested Action & Recommendation:

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 Sneep Acres development.

Voting Requirements:

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

Attachments:

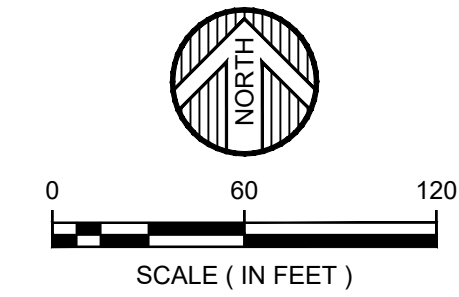
- 1) Sneep Acres Plat

2) Comprehensive Parks, Trails and Open Space Plan

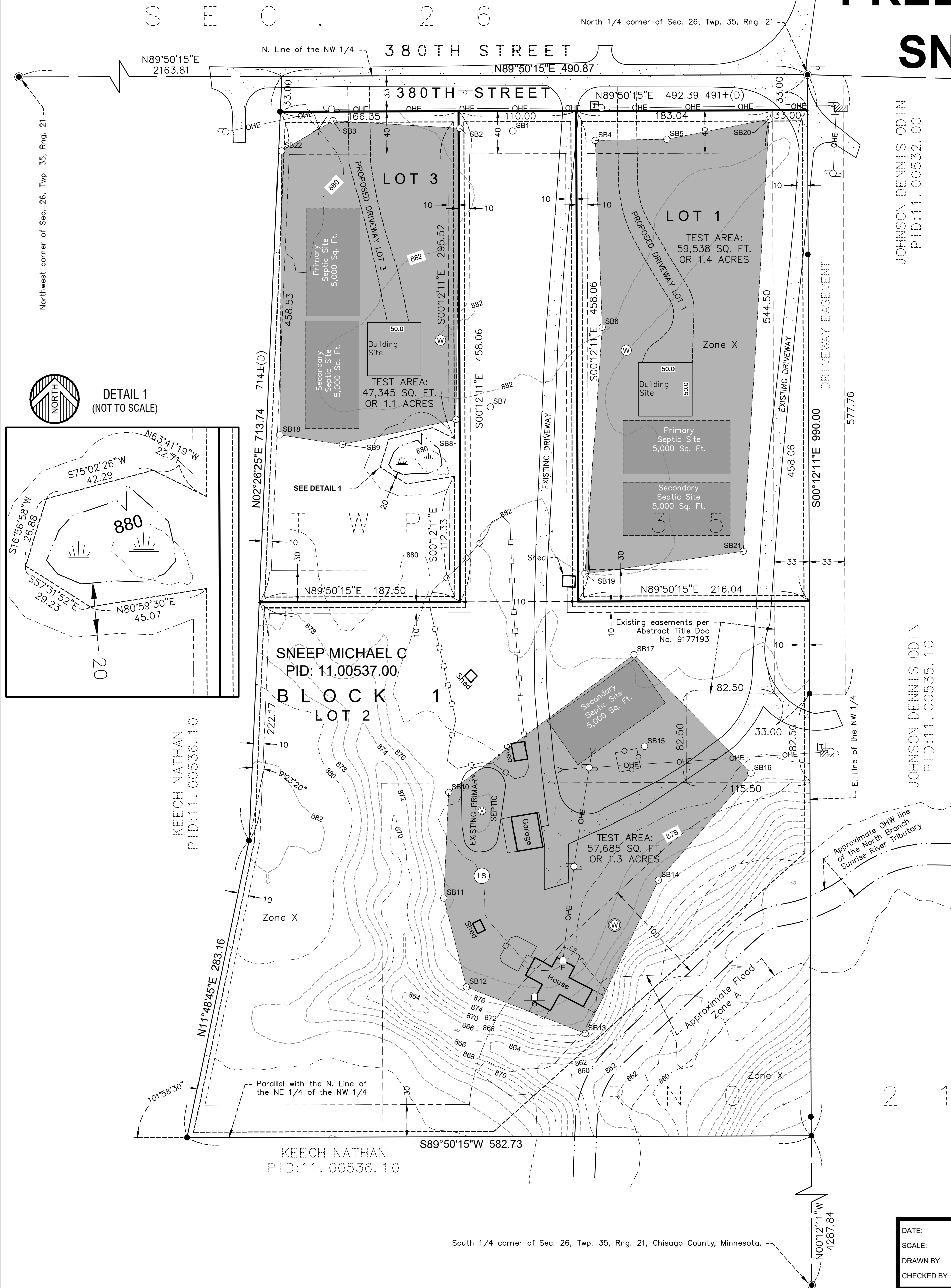
Voting Requirements:

Voting Options Simple Majority

PRELIMINARY PLAT OF SNEEP ACRES



AREA SUMMARY		
	GROSS AREA	ACRES
TOTAL AREA	514,974 Sq. Ft.	11.8
LOT 1, BLOCK 1	98,956 Sq. Ft.	2.3
LOT 2, BLOCK 1	318,751 Sq. Ft.	7.3
LOT 3, BLOCK 1	81,043 Sq. Ft.	1.9
Dedicated ROW	16,224 Sq. Ft.	0.4



EXISTING PROPERTY DESCRIPTION: (per Warranty Deed Doc. No. A-404316)

That part of the Northeast Quarter of the Northwest Quarter of Section 26, Township 35 North, Range 21 West, Chisago County, Minnesota, described as follows: Beginning at the north quarter corner of said Section 26; thence southerly along the east line of said Northeast Quarter of the Northwest Quarter a distance of 990 feet; thence westerly parallel with the north line of said Northeast Quarter of the Northwest Quarter a distance of 582.73 feet; thence northerly deflecting 101 degrees 58 minutes 30 seconds to the right a distance of 283.16 feet; thence northerly deflecting 9 degrees 23 minutes 20 seconds to the left a distance of 714 feet more or less to the north line of said Northeast Quarter of the Northwest Quarter; thence easterly along said north line a distance of 491 feet more or less to the point of beginning.

SURVEY NOTES:

- Orientation of this bearing system is based on the Chisago Coordinate System NAD83 (1986 adj.)
- Property Address: 8753 380th St. North Branch, Minnesota 55056
PID: 11.00537.00
- Flood Zone A boundary is based on FEMA Mapping and only shown for graphical purposes.
- Contours shown are LIDAR derived on NAVD 88 datum provided by MNDNR. The electronic LIDAR data was ordered and received on 08/19/2024.
- This survey was done without the benefit of a title commitment. There may be additional easements that affect the subject properties that are not shown on the survey.
- A Gopher State One Call (GSOC) request was placed on 09/10/2024 for utility locates on this site. The underground utility locations shown hereon, if any, are approximate and are based upon locates from those utility providers that actually performed a locate as a result of this request. The surveyor has not physically located the underground utilities. Pursuant to MS 216.D contact Gopher State One Call at (651-454-0002) prior to any excavation. Gopher State One-Call, Ticket No. 24254314
- The building pads, floor elevations, driveways and proposed wells are shown for graphic purposes only at this time and are subject to change at the time of applying for a building permit application. All improvements must comply with the standards of the City of North Branch at that time.

LEGEND

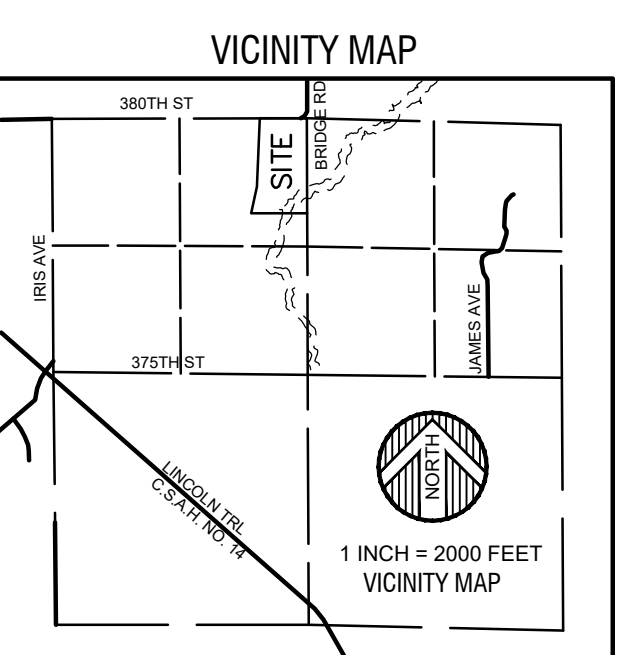
●	DENOTES CHISAGO COUNTY MONUMENT	⊙	EXISTING WATER WELL
●	DENOTES IRON PIPE MONUMENT FOUND CAPPED 13590 UNLESS LABELED OTHERWISE IN THE DRAWING	⊙	LIFT STATION
○	DENOTES SET IRON PIPE MONUMENT CAPPED 42648	⊙	DENOTES PROPOSED WATER WELL
▨	WETLAND	---	PROPOSED PARCEL LINE
⊗	SANITARY CLEANOUT	---	BUILDING SETBACK LINE
⊕	ELEG POLE	---	EXISTING EASEMENT LINE
⊞	ELEG TRANSFORMER BOX	---	FENCE CHAIN-LINK
⊟	TELE PEDESTAL	---	FENCE WOOD
⊠	ELEG METER	▨	GRAVEL SURFACE
⊡	GAS METER	▩	SOIL BORING TEST AREA
⊢	GUY ANCHOR		

OWNER & DEVELOPER
MIKE SNEEP
8753 380TH STREET
NORTH BRANCH, MN 55056
(651) 470-3567

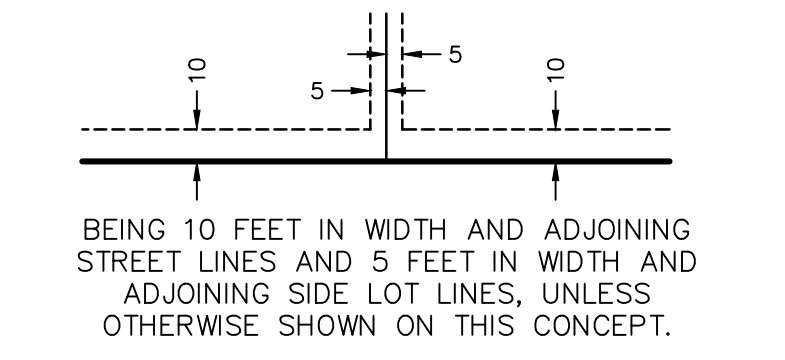
WETLAND SPECIALIST
JACOBSON ENVIRONMENTAL, PLLC
2109 JOPLIN STREET
MORA, MN 55051
(612) 802-6619
DELINEATION DATED: 09/13/2024

ENGINEER/LAND SURVEYOR
WIDSETH
5368 266TH STREET
WYOMING, MN 55074
PHONE (651) 464-3130

SOIL TESTER
JOSH PUTT LIC #L4063
28615 QUAIL RD
SHAFER, MN 55074
(651) 900-1567
TESTING DATE: 09/28/2024



DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



FLOODPLAIN NOTES: FLOOD INSURANCE RATE MAP (FIRM)

COMMUNITY No.	PANEL No.	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE
270072	0165	D	12-31-1982	X.A

SITE DATA

ZONING: RR -RURAL RESIDENTIAL & SL -SHORELAND MANAGEMENT OVERLAY DISTRICT

FUTURE LAND USE: RURAL RESIDENTIAL

GROSS AREA: 514,974 SQ. FT./11.8 AC.

GROSS SITE DENSITY: 3/11.8 = 0.25 DUA

PROPOSED ROW: 16,224 SQ. FT. / 0.37 AC.

EXISTING EASEMENTS: 27,497 SQ. FT. / 0.63 AC.

PROPOSED NEW EASEMENTS: 66,959 SQ. FT. / 1.54 AC.

NET AREA: 404,297 SQ. FT. OR 9.28 AC.

NET SITE DENSITY: 3/9.28 AC. = 0.32 DUA

DEVELOPMENT REGULATIONS

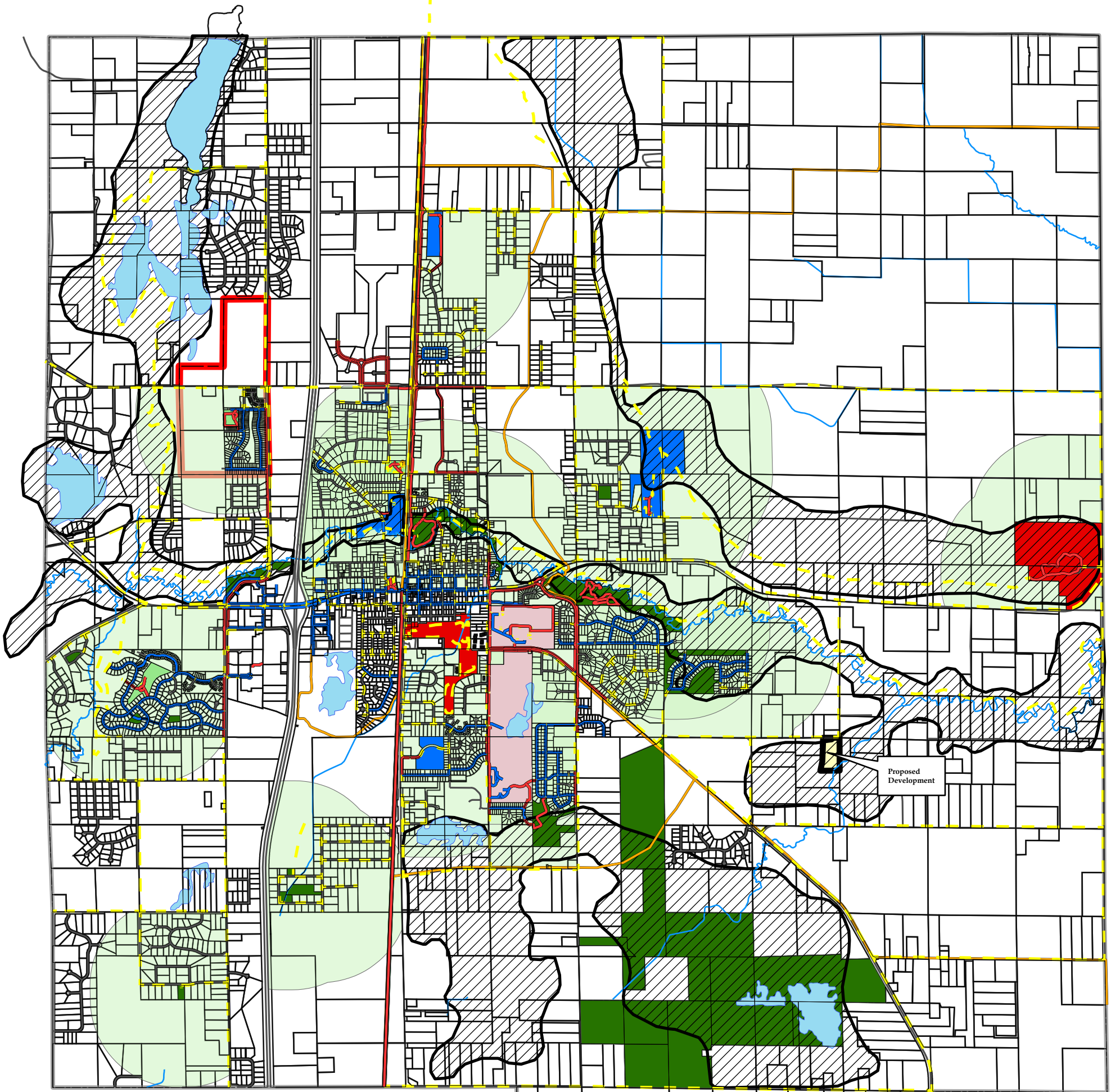
SINGLE FAMILY LOTS	
REAR SETBACK	30 FT.
SIDE SETBACK (INTERIOR)	10 FT.
WETLAND BUFFER	20 FT.
WETLAND	40 FT.
MINIMUM WIDTH	110 FT.
MINIMUM DEPTH	300 FT.
MINIMUM LOT AREA	1 ACRE
MINIMUM BUILDABLE AREA	1 ACRE
LOWEST FLOOR ABOVE HIGHEST KNOWN GROUNDWATER LEVEL	3 FT.
LOWEST FLOOR ELEVATION ABOVE 100-YEAR FLOOD ELEVATION	2 FT.
NORTH BRANCH SUNRISE RIVER - TRIBUTARY	
UNSEWERED	100 FT.
BUILDING FROM OHW	100 FT.
SEPTIC	75 FT.

SOIL BORING	BORING ELEVATION	ELEV. AT MOTTLED SOIL
SOIL BORING 1	883.40	881.65
SOIL BORING 2	882.77	881.52
SOIL BORING 3	880.38	878.80
SOIL BORING 4	883.57	882.49
SOIL BORING 5	882.93	881.76
SOIL BORING 6	882.50	881.17
SOIL BORING 7	881.86	880.78
SOIL BORING 8	881.75	880.50
SOIL BORING 9	881.10	880.02
SOIL BORING 10	878.74	876.16
SOIL BORING 11	877.22	N/A
SOIL BORING 12	876.81	N/A
SOIL BORING 13	873.72	872.39
SOIL BORING 14	874.80	873.47
SOIL BORING 15	882.15	880.82
SOIL BORING 16	878.98	877.65
SOIL BORING 17	882.48	881.23
SOIL BORING 18	881.72	880.64
SOIL BORING 19	882.26	880.84
SOIL BORING 20	882.61	881.61
SOIL BORING 21	883.19	882.11
SOIL BORING 22	879.22	878.05

SEC. 26, T35, R21
CITY OF NORTH BRANCH
CHISAGO COUNTY, MINNESOTA

DATE	SCALE	DRAWN BY	CHECKED BY	FILE NUMBER	DATE	AMENDMENTS	BY	PREPARED FOR: MIKE SNEEP
September 2024	AS SHOWN	JAS	KLJ	2024-11456				I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA
								Kelly L. Jordan DATE: 09/30/2024 LIC. NO. 42648





- 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



PTOS Comp Plan Sneep Acres



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 hereon.