



# Board of County Commissioners Agenda Request

**5A**  
Agenda Item #

**Requested Meeting Date:** June 10, 2025

**Title of Item:** Discretionary EAW - Elm Island Lake RV Park

|   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> REGULAR AGENDA<br><input type="checkbox"/> CONSENT AGENDA<br><input type="checkbox"/> INFORMATION ONLY  | <b>Action Requested:</b><br><input checked="" type="checkbox"/> Approve/Deny Motion<br><input type="checkbox"/> Adopt Resolution (attach draft) | <input type="checkbox"/> Direction Requested<br><input type="checkbox"/> Discussion Item<br><input type="checkbox"/> Hold Public Hearing*<br><small>*provide copy of hearing notice that was published</small> |
| <b>Submitted by:</b><br>Andrew Carlstrom  |   | <b>Department:</b><br>Planning & Zoning  |
| <b>Presenter (Name and Title):</b><br>Andrew Carlstrom, Environmental Services Director   |   | <b>Estimated Time Needed:</b><br>15 minutes  |
| <b>Summary of Issue:</b><br><p>On April 30, 2025, the Minnesota Environmental Quality Board (EQB) received a Citizen's Petition requesting an Environmental Assessment Worksheet (EAW) for the proposed Elm Island Lake RV Park. When a petition is filed, MN Rules 4410.1100 Subp. 5 directs EQB to designate a Responsible Governmental Unit (RGU) pursuant to MN Rules 4410.0500. EQB determined Aitkin County is the appropriate responsible governmental unit to decide the need for an EAW.</p> <p>The EAW Committee (which is an internal working group with no authority to decide or take action) met on May 5, 2025 and June 2, 2025. The Committee reviewed the correspondence from concerned citizens opposed to the proposal, correspondence from the proposer, the proposed RV Park site plans, as well as reviewing and discussing the EAW Citizen Petition. On May 19, 2025, the Aitkin County Planning Commission received public comments and tabled the proposal for further information and for a final decision from the County Board of whether to require a discretionary EAW or not. On June 2, 2025, the EAW Review Committee reviewed the most recent information and plans from the proposer, discussed MN Rules 4410.1700 criteria of this project and whether it has the potential for "significant environmental effects", and finally determined recommending an EAW be ordered for the proposed Elm Island Lake RV Park. Please see the two proposed resolutions and the proposed site plan of Elm Island Lake RV Park.</p> |   |  |
| <b>Alternatives, Options, Effects on Others/Comments:</b><br><ol style="list-style-type: none"> <li>1. Board could approve request for EAW.</li> <li>2. Board could deny request for EAW.</li> </ol>  |   |  |
| <b>Recommended Action/Motion:</b><br>Motion for Board to Approve or Deny request for EAW at its discretion.   |   |  |
| <b>Financial Impact:</b><br>Is there a cost associated with this request? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>What is the total cost, with tax and shipping? \$<br>Is this budgeted? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Please Explain:</i><br>As noted above.  |   |  |

Legally binding agreements must have County Attorney approval prior to submission.

By Commissioner: xxx

**20250610-xxx**

**RESOLUTION TO APPROVE A CITIZEN'S PETITION REQUESTING AN EAW FOR THE PROPOSED ELM ISLAND LAKE RV PARK**

**WHEREAS**, a citizens petition requesting the preparation for an Environmental Assessment Worksheet (EAW) for the proposed planned unit development of "Elm Island Lake RV Park" was submitted by Tyler Stevens on April 30, 2025 with 179 signatures. The petition was verified by the Minnesota Environmental Quality Board (EQB) and assigned to Aitkin County as the Responsible Governmental Unit (RGU) to decide the need for an EAW on April 30, 2025; and

**WHEREAS**, no governmental approvals may be given to the project named in the petition, nor construction initiated, until the need for an EAW has been determined. Construction includes any activities which directly affect the environment, including the preparation of land. If the decision is to prepare an EAW, approval must be withheld until either a Negative Declaration of the need for an Environmental Impact Statement (EIS) is issued or an EIS is completed (per MN Rules 4410.3100); and

**WHEREAS**, the proposed Elm Island Lake RV Park includes 11.13 total acres, of which 5.81 are useable acres. The proposal includes 465.29 feet of shoreline on Elm Island Lake, which is classified as a Recreation Development Lake located Nordland Township, Aitkin County. The proposed project would be developed on a portion of Lot 1, Block Five of Kellar's Addition on Oriole Avenue (PIO 24-1-123102, 103, 104). The developer, Russell Sampson, is proposing to create a 16 lot recreational vehicle park of individually owned lots and a common interest community (CIC); and

**WHEREAS**, the project, as currently proposed, does not meet the mandatory threshold for an EAW according to MN Rules 4410.4300, and therefore the decision on the need for an EAW is subject to the discretion of the Responsible Governmental Unit (RGU) as per MN Rules 4410.1000 subpart 3, Item B.

**Significant Environmental Impact Findings of the Aitkin County EAW Committee:**

Findings for a Discretionary EAW:

1. The Committee agrees that the proposal will increase storm water run-off and a more-detailed stormwater pollution prevention plan needs to be in place.
2. The Committee agrees that the proposal will effect erosion and soil stabilization and a more-detailed erosion control plan needs to be in place.
3. The Committee has safety and usage concerns of this riparian development.

**Increased run-off and threat to fish population.** Although a storm water pollution prevention plan (SWPPP) has been initiated to include water infiltration basins with rainfall event routing diagrams, filtration berms are currently presented on the site plan drawings, and do not include rainfall event calculations. The Committee questions the capacity of the filtration berm to retard and/or properly divert heavy storm water run-off, with a berm size of 12 inches high, a base width of 24 inches, and constructed of 70% sand & 30% organic top soil make-up. Questions about where the storm water will proceed beyond the filtration berm along the lakeshore side, and who will provide for the long-term maintenance of this filtration berm. The length of the filtration berm in vicinity of Wetland D is in question as to if it will capture storm water to the southeast. The Committee questions the storm water run-off capacity from the road surface that is in close proximity to Wetland C and Wetland D and also questions whether a guttering system will be needed to handle the anticipated rain events. The Committee is requesting SWPPP best management practices material quantities, more detail on SWPPP maintenance, more detail of SWPP notes, and more detail on the SWPPP narrative. The Committee questioned the site plan proposal that includes temporary erosion control and filtration berm(s) located within wetlands, which should be avoided and minimized according to the

Wetland Conservation Act (WCA). The Committee believes the above mentioned concerns could have potential for significant environmental impacts. In referencing the creation of the RV Park threatening the fish population on Elm Island Lake, Aitkin County acknowledges the potential threats to the fish population, however this determination would fall under the jurisdiction of the Minnesota **DNR** Division of Fisheries.

**Erosion.** At the time of the EAW Review Committee meeting on June 2, 2025, Aitkin County had not yet received soil excavation quantities that would include cubic yards volume estimates or soil analysis that would identify soil makeup. These are requirements of the Shoreland Management Ordinance Section 5.32, and which are part of the erosion and sedimentation control plan. The Committee questions the effectiveness and sufficiency of the proposed erosion control plan to stabilize sediment from entering drainageways, which eventually discharge to the surface waters or wetland areas. The lack of detailed plans and further erosion concerns that grubbing of roots be kept to a minimum, ditch grades that exceed 5% require rock check dams, culvert inlet/outlet protection, as well as winter stabilization of the site are all erosion concerns that will require more information. The Committee believes the above mentioned erosion concerns could have potential for significant environmental impacts.

**DNR status as a restoration lake and outstanding lake of biological significance.** The DNR lake health designation given to Elm Island Lake is similar to other lakes in Aitkin County and the Committee acknowledges these concerns, however would rely on the expertise of Minnesota DNR Division of Ecological and Water Resources.

**Excessive riparian development.** The Committee has concerns of how proposer will be protecting the required 50% "Open Space" in accordance with Section 7.82G of the Shoreland Management Ordinance, and that the site plan has no graphical representation of its boundaries. Currently there are 118 parcels on Elm Island Lake with building values over zero. Adding 16 seasonal RV park sites would bring potential users to 134, and to an overall increase of 14%. The Committee believes the proposed road turn-around in the vicinity of sites of 11 through 16 and located in Tier 1, may pose a challenge to larger recreational vehicles which have significant turning radius. Finally, concerns of road weight-bearing capabilities, questions of insufficient turn-around radius for fire, first responder, and septic pumping vehicles could lead to driving off the road surface and have the potential for significant environmental impacts.

**Disruption to trumpeter swans.** The Committee acknowledges the concerns related to the trumpeter swans, however would rely on the expertise Minnesota DNR Nongame Wildlife Division.

**NOW, THEREFORE BE IT RESOLVED,** based on information submitted in the project application, on the written submissions, and given all of the above findings, the project may have the potential for significant environmental effects. Any effects to the environment will be mitigated through an EAW and the normal public hearing and permitting process. Therefore Aitkin County, as the responsible government unit, approves the citizen's petition for an EAW for the proposed planned unit development of "Elm Island Lake RV Park."

Commissioner xxx seconded the adoption of the resolution and it was declared adopted upon the following vote

xxx MEMBERS PRESENT

All Members Voting xxx

STATE OF MINNESOTA}  
COUNTY OF AITKIN}

I, John Welle, County Engineer, Aitkin County, Minnesota do hereby certify that I have compared the foregoing with the original resolution filed in the Administration Office of Aitkin County in Aitkin, Minnesota as stated in the minutes of the proceedings of said Board on the 10<sup>th</sup> day of June 2025, and that the same is a true and correct copy of the whole thereof.

Witness my hand and seal this 10<sup>th</sup> day of June 2025

\_\_\_\_\_  
John Welle  
County Engineer

By Commissioner: xxx

20250610-xxx

**RESOLUTION TO DENY A CITIZEN'S PETITION REQUESTING AN EAW FOR THE PROPOSED ELM ISLAND LAKE RV PARK**

**WHEREAS**, a citizens petition requesting the preparation for an Environmental Assessment Worksheet (EAW) for the proposed planned unit development of "Elm Island Lake RV Park" was submitted by Tyler Stevens on April 30, 2025 with 179 signatures. The petition was verified by the Minnesota Environmental Quality Board (EQB) and assigned to Aitkin County as the Responsible Governmental Unit (RGU) to decide the need for an EAW on April 30, 2025; and

**WHEREAS**, no governmental approvals may be given to the project named in the petition, nor construction initiated, until the need for an EAW has been determined. Construction includes any activities which directly affect the environment, including the preparation of land. If the decision is to prepare an EAW, approval must be withheld until either a Negative Declaration of the need for an Environmental Impact Statement (EIS) is issued or an EIS is completed (per MN Rules 4410.3100); and

**WHEREAS**, the proposed Elm Island Lake RV Park includes 11.13 total acres, of which 5.81 are useable acres. The proposal includes 465.29 feet of shoreline on Elm Island Lake, which is classified as a Recreation Development Lake within Nordland Township, Aitkin County. The proposed project would be developed on a portion of Lot 1, Block Five of Kellar's Addition on Oriole Avenue (PIO 24-1-123102, 103, 104). The developer, Russell Sampson, is proposing to create a 16 lot recreational vehicle park of individually owned lots and a common interest community (CIC); and

**WHEREAS**, the project, as currently proposed, does not meet the mandatory threshold for an EAW according to MN Rules 4410.4300, and therefore the decision on the need for an EAW is subject to the discretion of the Responsible Government Unit (RGU) as per MN Rules 4410.1000 subpart 3, Item B.

Findings against a Discretionary EAW:

1. The Committee agrees that the proposal does not have a potential for significant environmental effects.

**Increased run-off and threat to fish population.** Upon the EAW Review Committee receiving a completed grading plan from the proposers of the Elm Island Lake RV Park that has sufficiently addressed the storm water run-off concerns and proper mitigation, the Committee would support this proposal. In referencing the creation of the park threatening the fish population on Elm Island Lake, the Minnesota DNR would have previously addressed and expressed their concerns of this proposal.

**Erosion.** Upon the receipt of a thorough and completed erosion control plan that sufficiently addresses the requirements of the Shoreland Management Ordinance Section 5.32, the Committee could support this proposal. A bluff analysis completed by a Minnesota licensed surveyor, as well as the data collected from a contour analysis completed from an on the-ground survey on September 23, 2024, have determined there is no grade greater than 30%, therefore no bluff is present.

**DNR status as a restoration lake and outstanding lake of biological significance.** The DNR lake health designation given to Elm Island Lake is similar to other lakes in Aitkin County and the Committee acknowledges these concerns, however would rely on the expertise of Minnesota DNR Division of Ecological and Water Resources. However, all site plan proposed construction is non-aquatic, above the

ordinary high water level (OHW), in compliance with the Aitkin County Shoreland Management Ordinance, and designed so as not to impact Elm Island Lake.

**Excessive riparian development.** Currently there are 118 parcels on Elm Island Lake with building values over zero. Adding 16 seasonal RV park sites would bring potential users to 134, and to an overall increase of 14%. There will likely be no significant boat traffic increase as the proposed plan meets our Shoreland Management Ordinance requirements of a maximum of 1 permanent mooring space for each allowable dwelling unit in the first tier.

**Disruption to trumpeter swans.** The Committee acknowledges the concerns related to the trumpeter swans, however would rely on the expertise Minnesota DNR Nongame Wildlife Division.

**NOW, THEREFORE BE IT RESOLVED,** based on information submitted in the project application, on the written submissions, and given all of the above findings, the project will not have the potential for significant environmental effects. Therefore Aitkin County, as the responsible government unit, denies the citizen's petition for an EAW for the proposed planned unit development of "Elm Island Lake RV Park."

Commissioner xxx seconded the adoption of the resolution and it was declared adopted upon the following vote.

xxx MEMBERS PRESENT

All Members Voting xxx

STATE OF MINNESOTA}  
COUNTY OF AITKIN}

I, John Welle, County Engineer, Aitkin County, Minnesota do hereby certify that I have compared the foregoing with the original resolution filed in the Administration Office of Aitkin County in Aitkin, Minnesota as stated in the minutes of the proceedings of said Board on the 10<sup>th</sup> day of June 2025, and that the same is a true and correct copy of the whole thereof.

Witness my hand and seal this 10<sup>th</sup> day of June 2025

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John Welle  
County Engineer

# Proposed Layout

# ELM ISLAND LAKE RV PARK

Located in:  
**Part of Lot 1, Block 5, KELLAR'S ADDITION in  
 Section 15, T46N-R26W, Aitkin County, Minnesota**

This Plan represents as found on Schedule A of  
**Commitment Number: 25-1087-1**  
 owned by KELLAR'S, Subsequent To its release by C/O  
 Leland Allen & Co., Inc. dated 11/21/14

### EXHIBIT A

The Land is described as follows:  
 This part of Lot 1, Block Five, Kellar's Addition, according to the recorded plat thereof, described as follows:

Commencing at the Southeast corner of said Lot 1; thence South 87 degrees 08 minutes 39 seconds West, on an assigned bearing, along the boundary line of said Lot 1, a distance of 387.83 feet; thence North 02 degrees 21 minutes 21 seconds West, a distance of 288.35 feet, to a point hereby designated and hereafter referred to as POINT "A"; thence North 38 degrees 18 minutes 44 seconds West, a distance of 153.14 feet, to the actual point of beginning of the tract of land to be described; thence South 38 degrees 18 minutes 44 seconds East, a distance of 374.14 feet, and returning to said POINT "A"; thence North 87 degrees 08 minutes 39 seconds East, a distance of 402.50 feet; thence South 44 degrees 44 minutes 48 seconds East, along the (existing) line of said Lot 1 (the "Property Line of Origin Acreage") a distance of 73.00 feet; thence South 44 degrees 44 minutes 48 seconds West, a distance of 163.64 feet; thence South 73 degrees 25 minutes 22 seconds West, a distance of 153.04 feet; thence South 87 degrees 08 minutes 39 seconds West, a distance of 264 feet, more or less to the boundary of Elm Island Lake; thence North-south along said boundary line of Lot 1, a distance of 417 feet, more or less, to the character of Elm Island Lake; thence North-south along said boundary line of Lot 1, a distance of 106.86 feet; thence South 87 degrees 08 minutes 39 seconds West, along said boundary line of Lot 1, a distance of 417 feet, more or less, to the character of Elm Island Lake; thence North-south along said boundary line of Lot 1, a distance of 106.86 feet; thence South 87 degrees 08 minutes 39 seconds West, a distance of 264 feet, more or less to the boundary of Elm Island Lake; thence North-south along said boundary line of Lot 1, a distance of 417 feet, more or less, to the character of Elm Island Lake; thence North-south along said boundary line of Lot 1, a distance of 106.86 feet; thence South 87 degrees 08 minutes 39 seconds West, a distance of 264 feet, more or less to the actual point of beginning.

AND

This part of Lot 1, Block Five, Kellar's Addition, according to the recorded plat thereof, described as follows:

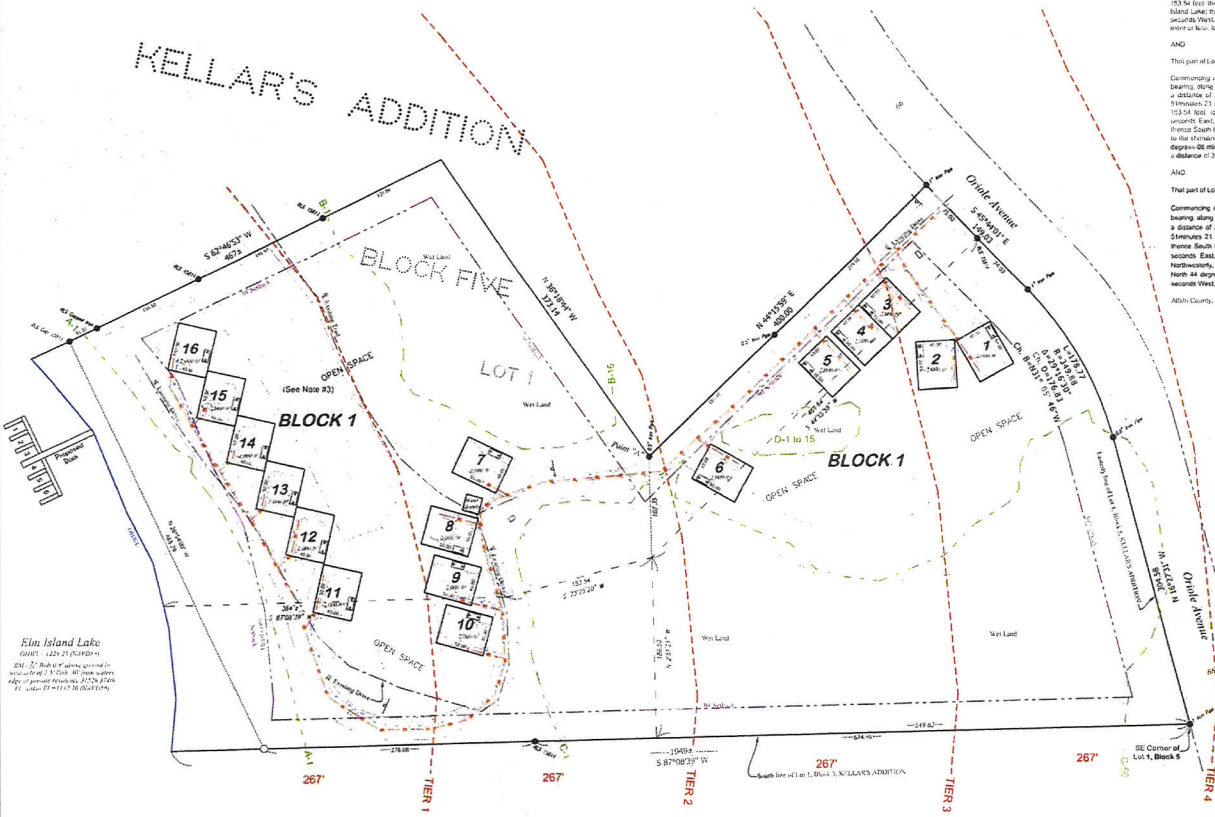
Commencing at the Southeast corner of said Lot 1; thence South 87 degrees 08 minutes 39 seconds West, on an assigned bearing, along the boundary line of said Lot 1, a distance of 387.83 feet; thence North 02 degrees 21 minutes 21 seconds West, a distance of 288.35 feet, to a point hereby designated and hereafter referred to as POINT "A"; thence North 38 degrees 18 minutes 44 seconds West, a distance of 153.14 feet, to the actual point of beginning of the tract of land to be described; thence South 38 degrees 18 minutes 44 seconds East, a distance of 374.14 feet, and returning to said POINT "A"; thence North 87 degrees 08 minutes 39 seconds East, a distance of 402.50 feet; thence South 44 degrees 44 minutes 48 seconds East, along the (existing) line of said Lot 1 (the "Property Line of Origin Acreage") a distance of 73.00 feet; thence South 44 degrees 44 minutes 48 seconds West, a distance of 163.64 feet; thence South 73 degrees 25 minutes 22 seconds West, a distance of 153.04 feet; thence South 87 degrees 08 minutes 39 seconds West, a distance of 264 feet, more or less to the boundary of Elm Island Lake; thence North-south along said boundary line of Lot 1, a distance of 417 feet, more or less, to the character of Elm Island Lake; thence North-south along said boundary line of Lot 1, a distance of 106.86 feet; thence South 87 degrees 08 minutes 39 seconds West, along said boundary line of Lot 1, a distance of 417 feet, more or less, to the character of Elm Island Lake; thence North-south along said boundary line of Lot 1, a distance of 106.86 feet; thence South 87 degrees 08 minutes 39 seconds West, a distance of 264 feet, more or less to the actual point of beginning.

AND

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Commencing at the Southeast corner of said Lot 1; thence South 87 degrees 08 minutes 39 seconds West, on an assigned bearing, along the boundary line of said Lot 1, a distance of 387.83 feet; thence North 02 degrees 21 minutes 21 seconds West, a distance of 288.35 feet, to a point hereby designated and hereafter referred to as POINT "A"; thence North 38 degrees 18 minutes 44 seconds West, a distance of 153.14 feet, to the actual point of beginning of the tract of land to be described; thence South 38 degrees 18 minutes 44 seconds East, a distance of 374.14 feet, and returning to said POINT "A"; thence North 87 degrees 08 minutes 39 seconds East, a distance of 402.50 feet; thence South 44 degrees 44 minutes 48 seconds East, along the (existing) line of said Lot 1 (the "Property Line of Origin Acreage") a distance of 73.00 feet; thence South 44 degrees 44 minutes 48 seconds West, a distance of 163.64 feet; thence South 73 degrees 25 minutes 22 seconds West, a distance of 153.04 feet; thence South 87 degrees 08 minutes 39 seconds West, a distance of 264 feet, more or less to the boundary of Elm Island Lake; thence North-south along said boundary line of Lot 1, a distance of 417 feet, more or less, to the character of Elm Island Lake; thence North-south along said boundary line of Lot 1, a distance of 106.86 feet; thence South 87 degrees 08 minutes 39 seconds West, along said boundary line of Lot 1, a distance of 417 feet, more or less, to the character of Elm Island Lake; thence North-south along said boundary line of Lot 1, a distance of 106.86 feet; thence South 87 degrees 08 minutes 39 seconds West, a distance of 264 feet, more or less to the actual point of beginning.

Aitkin County, Minnesota (A145111)



Elm Island Lake  
 OWNER: 125-21-010-000-0  
 DATE: 07/20/18  
 TOTAL AREA: 11.106 ACRES  
 TOTAL AREA OF IMPROVED LOTS: 9.844 ACRES  
 TOTAL AREA OF OPEN SPACE: 1.262 ACRES

**NOTES**  
 1. Wetlands were delineated by Clinton Jerebich, Granite City Environmental, CWD #1149 as shown.  
 2. The contours on this drawing are shown using Lidar data from the Mn Topo project on the State of Minnesota's website (MNVDRK).  
 3. A bluff analysis was conducted on this area on Sept. 25, 2024. The results were provided to Mn DNR. They reviewed the data provided and concurred that a bluff is not present in this area.

| Tier Area:                   | Tier 1       | Tier 2       | Tier 3       | Tier 4      | Total        |
|------------------------------|--------------|--------------|--------------|-------------|--------------|
| Gravel Roads and Pads:       | 20,004 sq ft | 16,620 sq ft | 12,100 sq ft | 6,234 sq ft | 62,170 sq ft |
| Potential Cows & Acres: 10kg | 2.5, 0.1     | 1.8, 0.0     | 1.3, 0.0     | 1.2, 0.0    | 6.8, 0.1     |
| Total Imperviousness         | 27,528 sq ft | 18,500 sq ft | 13,877 sq ft | 8,163 sq ft | 68,068 sq ft |
| Imperviousness Ratio         | 29.96%       | 13.0%        | 12.26%       | 8.41%       | 14.21%       |

| Tier  | USDA Area     | Unimproved Area (ft <sup>2</sup> ) | Suitable Area | Base Density (2024 Standard) | Number of Units Allowed (Base Density/20) | Number of Units Proposed |
|-------|---------------|------------------------------------|---------------|------------------------------|---|--------------------------|
| 1     | 132,270 sq ft | 40,967 sq ft                       | 82,303 sq ft  | 2,564                        | 8.46                                      | 4                        |
| 2     | 142,239 sq ft | 50,382 sq ft                       | 89,857 sq ft  | 1,379                        | 4.20                                      | 4                        |
| 3     | 108,129 sq ft | 50,771 sq ft                       | 57,334 sq ft  | 1,456                        | 3.68                                      | 3                        |
| 4     | 100,196 sq ft | 51,763 sq ft                       | 48,430 sq ft  | 1,358                        | 3.39                                      | 3                        |
| Total | 484,940 sq ft | 231,885 sq ft                      | 280,514 sq ft | 7,084                        | 11.71                                     | 16                       |

**Parcel Area**  
 Total Area above OHWL - 484,940 sq ft or 11.106 Acres  
 Total Area of Undeveloped Wet Land - 731,886 sq ft or 5,324 Acres  
 Total Area of Upland - 253,014 sq ft or 8.514 Acres  
 Total Area of Impaired Wetlands - 1,350 sq ft

**Non - Open Space Areas**  
 (16+2,000) - 10,000 sq ft or 0.724 Acres  
 Proposed Road & Pads - 62,170 sq ft or 1.434 Acres  
 Total Non-Open Space - 16,170 sq ft or 1.158 Acres

**Open Space Areas**  
 Total Open Space including wetlands - 8.944 acres  
 Total Open Space only Upland - 3.684 acres  
 Total Constructed Open Space - 9.844 acres

**Open Space Percentage Including Wetlands**  
 2.16 Acres (L210+Open-Pads) divided by 11.103 Total Acres above OHWL = 19.4% non-Open Space or 0.67% Open Space

**Open Space Percentage - Upland Only**  
 2.16 Acres (L210+Open-Pads) divided by 8.611 Total Acres above OHWL = 37.2% non-Open Space or 0.28% Open Space

This drawing prepared by:  
**Bonnema Runke Stern Inc.**  
 Professional Land Surveyors  
 1066 Hwy 71 NE, Suite 1  
 Willmar, MN 56201  
 Office: (507) 231-2044  
 Fax: (507) 231-2527

Requested by: **Wick Sanger - Adam Altra**  
 Farm Rental Properties LLC  
 1424 Quindaro Ave NE  
 Moor Lake, MN 55372

Scale in feet  
 0 40 80 120 160

**LEGEND**

- Found Iron Monument from Former Survey
- Bonnema Runke Stern Inc. placed a 1/2" Iron Pin
- Clear Iron Monument
- Adjacent Section Lines
- Approximate Right of Way Line
- Iron Lines from DBM
- Decontaminated Well Line
- Sprinklers
- Proposed Buffer Easement
- Proposed Water Line
- Septic History Tank - 1000 gallon
- Garage Dispenser (G)
- 10-gallon Sealed Line (S)
- Well Line

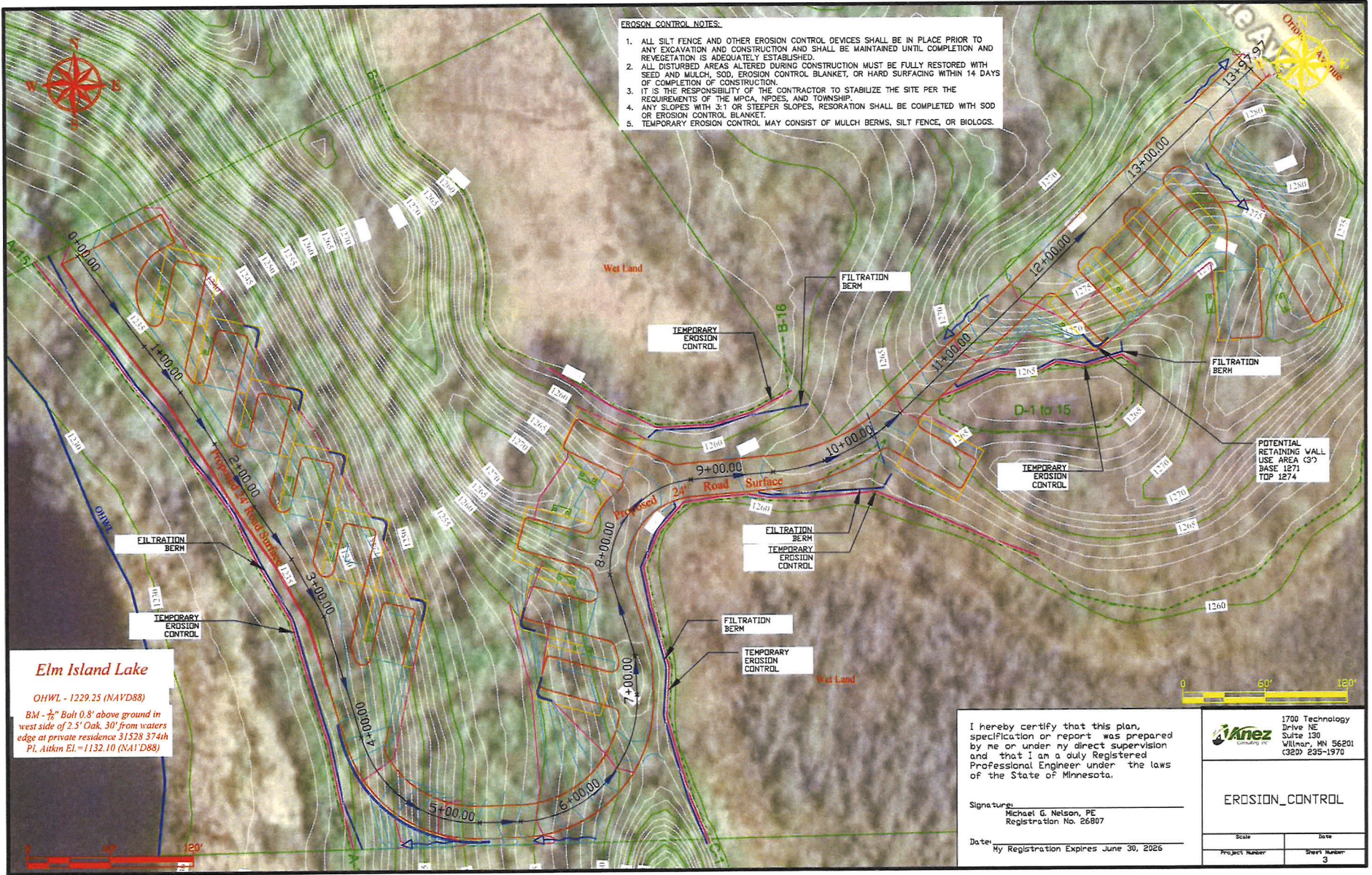
The Orientation of this bearing system is assumed. The south line of Lot 1, Block 5, Kellar's Addition is assumed to bear N 87°08'39" E.  
 Date Prepared - April 16, 2025  
 Revised - May 27, 2025

**EXHIBIT B Detail:**  
 The Enclosed Drawing and Exhibits are to be used in accordance with the terms of the Survey Agreement of Date of 04/16/2025.

162527 Survey, Control Point  
 South line of Lot 1 - 1/2" x 1/2" PIN (1/2" dia.)

**EROSION CONTROL NOTES:**

1. ALL SILT FENCE AND OTHER EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO ANY EXCAVATION AND CONSTRUCTION AND SHALL BE MAINTAINED UNTIL COMPLETION AND REVEGETATION IS ADEQUATELY ESTABLISHED.
2. ALL DISTURBED AREAS ALTERED DURING CONSTRUCTION MUST BE FULLY RESTORED WITH SEED AND MULCH, SOD, EROSION CONTROL BLANKET, OR HARD SURFACING WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO STABILIZE THE SITE PER THE REQUIREMENTS OF THE MPCA, NPDES, AND TOWNSHIP.
4. ANY SLOPES WITH 3:1 OR STEEPER SLOPES, RESORATION SHALL BE COMPLETED WITH SOD OR EROSION CONTROL BLANKET.
5. TEMPORARY EROSION CONTROL MAY CONSIST OF MULCH BERMS, SILT FENCE, OR BIOLOGS.



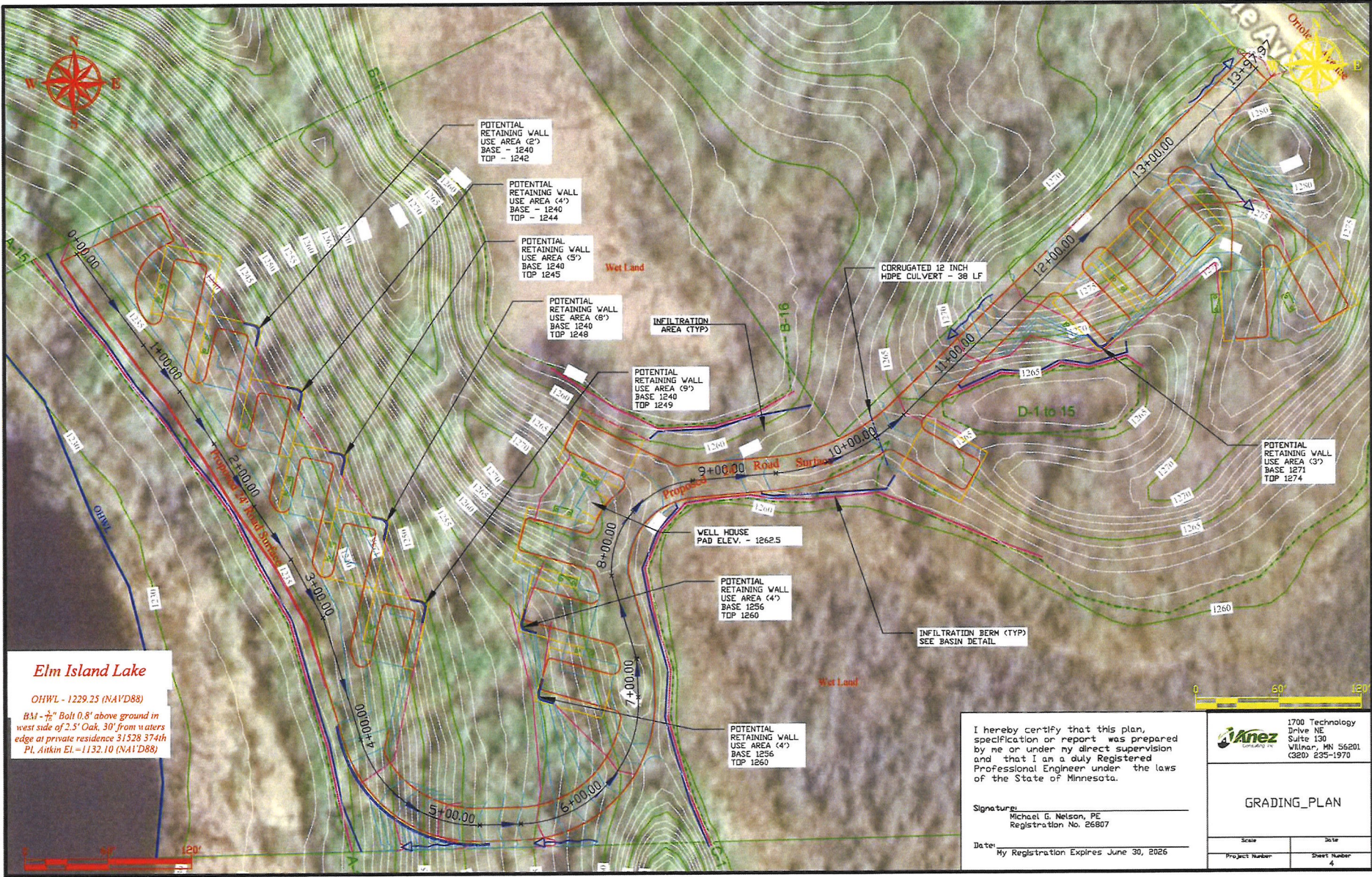
**Elm Island Lake**  
 OHWL - 1229.25 (NAVD88)  
 BM - 7/8" Bolt 0.8' above ground in west side of 2.5' Oak, 30' from waters edge at private residence 31528 374th Pl, Aitkin EL = 1132.10 (NA1'D88)

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

Signature: \_\_\_\_\_  
 Michael G. Nelson, PE  
 Registration No. 26807

Date: \_\_\_\_\_  
 My Registration Expires June 30, 2026

|  |              |
|--|--------------|
| 1700 Technology Drive NE<br>Suite 130<br>Willmar, MN 56201<br>(320) 235-1970 |              |
|  |              |
| Scale  | Date         |
| Project Number   | Sheet Number |
|  | 3            |



**Elm Island Lake**

OHWL - 1229.25 (NAVD88)  
 BM - 7/8" Bolt 0.8' above ground in west side of 2.5' Oak, 30' from waters edge at private residence 31528 374th PL. Antikn El. = 1132.10 (NAVD88)

POTENTIAL RETAINING WALL  
 USE AREA (2')  
 BASE - 1240  
 TOP - 1242

POTENTIAL RETAINING WALL  
 USE AREA (4')  
 BASE - 1240  
 TOP - 1244

POTENTIAL RETAINING WALL  
 USE AREA (5')  
 BASE 1240  
 TOP 1243

POTENTIAL RETAINING WALL  
 USE AREA (8')  
 BASE 1240  
 TOP 1248

POTENTIAL RETAINING WALL  
 USE AREA (9')  
 BASE 1240  
 TOP 1249

WELL HOUSE  
 PAD ELEV. - 1262.5

POTENTIAL RETAINING WALL  
 USE AREA (4')  
 BASE 1256  
 TOP 1260

POTENTIAL RETAINING WALL  
 USE AREA (4')  
 BASE 1256  
 TOP 1260

CORRUGATED 12 INCH  
 HDPE CULVERT - 38 LF

INFILTRATION  
 AREA (TYP)

INFILTRATION BERM (TYP)  
 SEE BASIN DETAIL

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

Signature: Michael G. Nelson, PE  
 Registration No. 26807  
 Date: My Registration Expires June 30, 2026

**Anez** Consulting Inc.  
 1700 Technology Drive NE  
 Suite 130  
 Willmar, MN 56201  
 (507) 825-1970

**GRADING\_PLAN**

|                |                |
|----------------|----------------|
| Scale          | 1" = 20'       |
| Project Number | Sheet Number 4 |



**EROSION CONTROL NOTES:**  
 1. CARE SHALL BE TAKEN DURING CONSTRUCTION TO PRESERVE AND MAINTAIN EXISTING VEGETATION BETWEEN THE ADJACENT PROPERTIES, LAKE, AND DEVELOPED PARCEL.



VEGETATIVE SCREENING (TYP.)

Wet Land

D-1 to 15

Wet Land

VEGETATIVE SCREENING (TYP.)

**Elm Island Lake**  
 OHWL - 1229.25 (NA1'D88)  
 BM - 1/4" Bolt 0.8' above ground in west side of 2.5" Oak, 30' from waters edge at private residence 31528 374th Pl, Aitkin EL=1132.10 (NA1'D88)



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

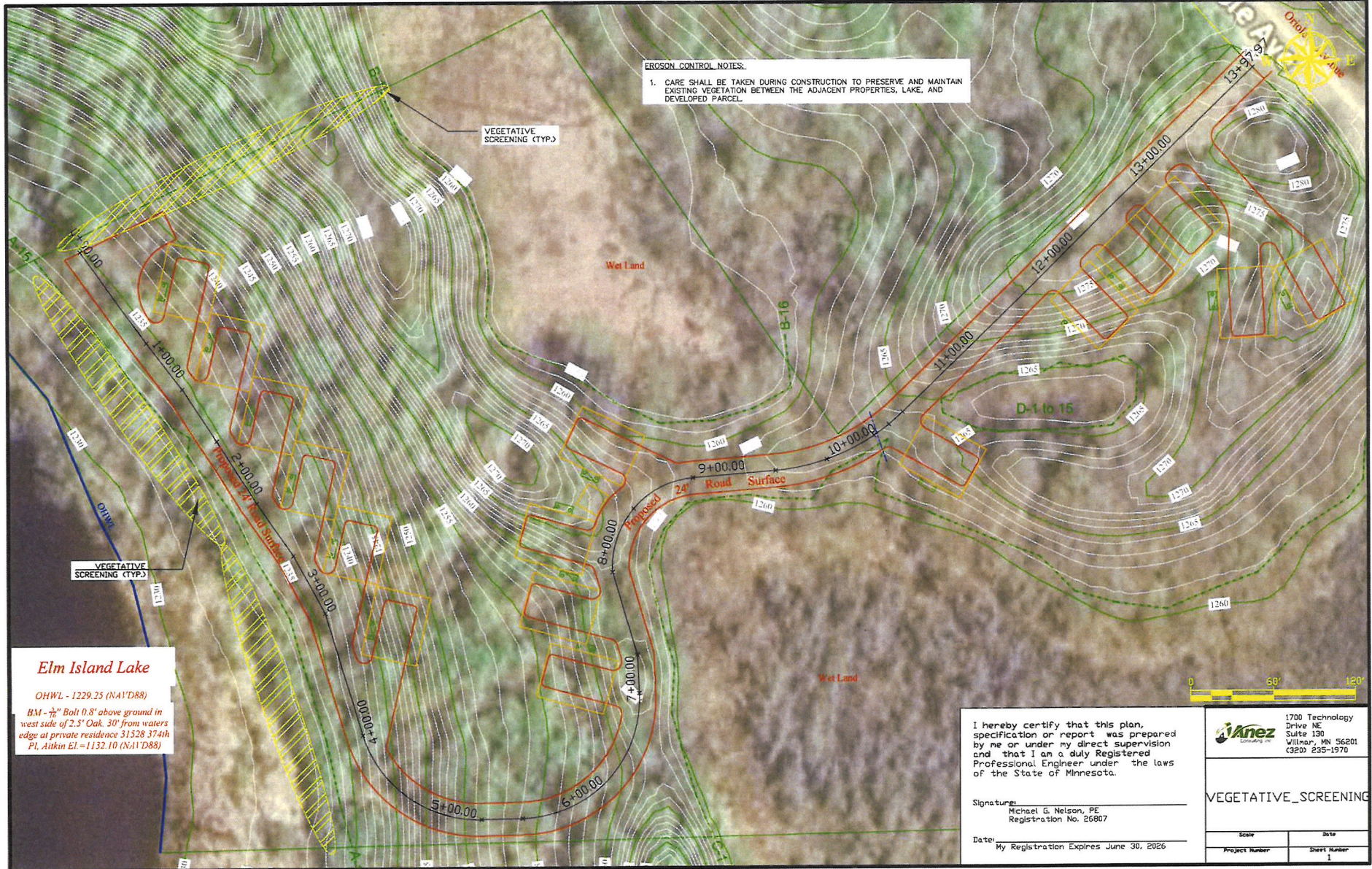
Signature: \_\_\_\_\_  
 Michael G. Nelson, PE  
 Registration No. 26807

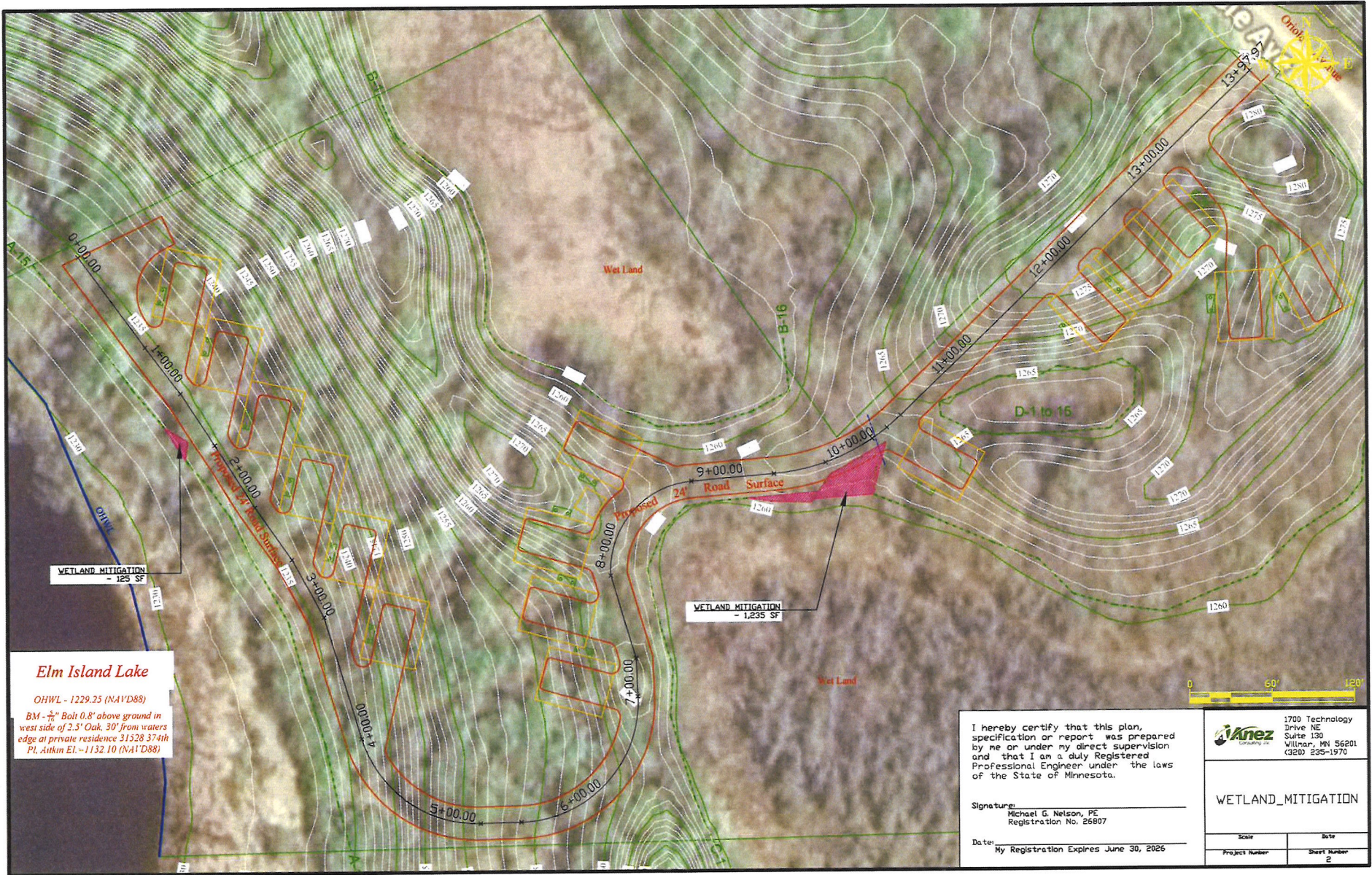
Date: \_\_\_\_\_  
 My Registration Expires June 30, 2026

**Anez**  
 1700 Technology Drive NE  
 Suite 130  
 Willmar, MN 56201  
 (320) 235-1970

VEGETATIVE\_SCREENING

|                |              |
|----------------|--------------|
| Scale          | Site         |
| Project Number | Sheet Number |
|                | 1            |





**Elm Island Lake**

OHWL - 1229.25 (NAVD88)  
 BM - 1/4" Bolt 0.8' above ground in west side of 2.5' Oak, 30' from waters edge at private residence 31328 374th Pl. Aukin Et. - 1132.10 (NAVD88)

WETLAND MITIGATION  
 - 125 SF

WETLAND MITIGATION  
 - 1,235 SF



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

Signature: \_\_\_\_\_  
 Michael G. Nelson, PE  
 Registration No. 26807

Date: \_\_\_\_\_  
 My Registration Expires June 30, 2026

**Knez** Consulting, Inc.  
 1700 Technology Drive NE  
 Suite 130  
 Willmar, MN 56201  
 (320) 235-1970

|                    |              |
|--------------------|--------------|
| WETLAND_MITIGATION |              |
| Scale              | Date         |
| Project Number     | Sheet Number |
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**PROJECT INFORMATION**

This Project includes development of an existing lake property. These improvements include installing and maintaining all associated components in this plan, including infiltration areas, gravel access roads, and gravel turnaround areas.

This Storm Water Pollution Prevention Plan (SWPPP) complies with the provisions of the Minnesota Pollution Control Agency (MPCA) General Permit No. MN R100001 Authorization to Discharge Stormwater Associated with Construction Activity Under the National Pollutant Discharge Elimination System (NPDES). A Notice of Intent (NOI) for coverage under the General Permit (GP) will be submitted.

**RESPONSIBLE PARTIES**

The Site Erosion Control Supervisor is a person knowledgeable and experienced in the application of erosion prevention and sediment control BMPs who is responsible for the Implementation of the SWPPP, and the installation, inspection and maintenance of the erosion prevention and sediment control BMPs before and during construction.

The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction, all necessary precautions shall be taken to avoid damage to any existing utility.

**Training:**

The Contractor shall ensure that individuals performing installations and inspections have been trained in accordance with the General Permit. The Contractor shall ensure the training is recorded with the SWPPP before the start of construction or as soon as the personnel for the project have been determined. Documentation shall include:

- Names of the personnel that are required to be trained.
- Dates of training, name of instructor, and entity providing training.
- Content of training course, including the number of hours of training.

**Inspections:**

A trained person designated by the SWPPP Coordinator must complete all inspections. Inspection and maintenance activities shall be documented in writing and records shall be retained on-site. Inspections shall be conducted at least once every fourteen (14) calendar days and within 24 hours of each precipitation event of at least 0.5 inches in a 24 hour period. Inspection frequency can be reduced to once per calendar month in areas where:

- Temporary stabilization has been completed but where construction continues,
- Runoff is unlikely due to winter conditions (e.g., site is covered with snow, ice or the ground is frozen),
- Construction is occurring during seasonal and periods in arid or semi-arid areas.

**Recordkeeping:**

All records, including but not limited to inspections and SWPPP reviews and changes, General Application, document submissions, etc. must be maintained on-site (field office or on-site vehicle) until coverage under the permit has been terminated. The Contractor shall provide appropriate agencies with access and copies of these records upon request. Original documentation may be attached to or filed with the on-site SWPPP copy. According to the General Permit, the information noted below shall be included as part of recordkeeping, at a minimum:

- Name of person(s) conducting the inspections or maintenance;
- When inspections or maintenance are conducted;
- The findings of the inspections or maintenance;
- Any corrective actions taken (including dates, times, and the responsible part for completing maintenance);
- Date and amount of rainfall events greater than 0.5 inches in 24 hours; and
- Document changes to this SWPPP as required by regulation.

**Permanent Stormwater Management:**

The project design will provide treatment for stormwater prior to discharge to surface waters. Treatment will be provided through a combination of, proposed infiltration basins and existing grassed water ways.

5-year/1-hour storm rainfall amount: 1.82 inches

25-year/24-hour storm rainfall amount: 5.68 inches

**CONSTRUCTION ACTIVITY**

Construction activities are anticipated to commence after pre construction meeting. The Project will generally take place in the following sequence:

- INSTALL Preliminary erosion control Best Management Practices (BMPs)
- Topsoil stripping, clearing, and stockpiling
- Rough grading and temporary stabilization
- Installation of subsurface drains and culverts
- Finish grading, topsoiling, and final stabilization

**Erosion Prevention**

All erosion prevention BMPs shall be installed to minimize erosion from disturbed surfaces and to capture sediment onsite. All erosion control measure shall be in place prior to the commencement of any ground-disturbing activities and must be maintained until final stabilization is achieved.

Use phased construction whenever practical and establish turf as soon as possible to minimize sediment transport.

Sediment must be stabilized to prevent it from being washed back into the basin, conveyances, or drainageways discharging off-site or to surface waters.

Temporary or permanent seeding and mulching of all exposed soils not being actively worked shall take place within 24 hours for locations in existing ditches or waterways, at all pipe ends and within 200 feet of surface water; within 14 days for all other locations. See erosion control plans for details.

Temporary mulching shall be at a rate of 2.0 ton/acre

Seed mix and application shall comply with the appropriate County Soil and Water Conservation Service specifications.

**Sediment Control**

- Perimeter sediment control devices must be established on all down-gradient perimeters prior to the commencement of any ground-disturbing activities.
- The contractor shall adjust the perimeter silt fencing to accommodate the installation of ditch check dams as necessary.
- Tracked soil onto existing public roads shall be removed within 24 hours.
- Perimeter silt fence shall be installed downstream of all topsoil stockpiles. All stockpiles shall be temporarily covered if left more than 7 days.
- Stockpiles cannot be placed in surface waters or in water conveyances, such as ditches.
- A rock construction entrance must be constructed at all planned entrances/exits from the site. Rock construction entrance must be a minimum of 24 feet wide and 50 feet long with a minimum of 6" of 2-4" clean rock.
- Rock log or silt fence inlet protection shall be installed and maintained until turf has been established.
- Redundant sediment controls shall be used near all surface waters.

**Dewatering**

The Contractor must discharge turbid or sediment-laden waters related to dewatering or basin draining (e.g., pumped discharges, trench/ditch cuts for drainage) to a temporary or permanent sedimentation basin on the project site unless infeasible.

Discharge points must be adequately protected from erosion and scour. The discharge must be dispersed over natural rock riprap, sand bags, plastic sheeting, or other accepted energy dissipation measures.

The Contractor may discharge from the temporary or permanent sedimentation basins to surface waters if the basin water has been visually checked to ensure

adequate treatment has been obtained in the basin. The discharge must not result in floating solids, visible oil film, excessive suspended solids, discoloration, obnoxious odors or other harmful effects to receiving waters.

If the water cannot be discharged to a sedimentation basin prior to entering the surface water, it must be treated with the appropriate BMPs, such that the discharge does not adversely affect the receiving water or downstream properties. If the Permittee(s) must discharge water that contains oil or grease, the Permittee(s) must use an oil-water separator or suitable filtration device (e.g. cartridge filters, absorbents pads) prior to discharging the water.

**Pollution Prevention**

The Contractor will comply with the requirements regarding pollution prevention management during construction, including:

- Concrete washout areas for use by all subcontractors. The location of washout areas must be identified by signage and must be at least 200' from environmentally sensitive areas. The washout must be a leak-proof containment or impermeable liner that prevents runoff onto adjacent soils. An engineered system can also be used. The washout pit and dried contents shall be removed upon completion of construction and properly disposed of.
- Solid waste collection and removal.
- Secondary Containment.
- Secured hazardous waste storage containers.
- Chemical spill kits.
- Portable restroom facilities that are anchored and located so that spills will not flow to environmentally sensitive areas.

**Burning/burying of any material is not allowed within the project boundary.**

**Final Stabilization and Termination**

A Notice of Termination (NOT) must be submitted within 30 days after the site has undergone final stabilization. Final Stabilization requires that all soil disturbing activities at the site have been completed and all soils have been stabilized by a uniform perennial vegetative cover. All temporary synthetic and structural erosion prevention and sediment control BMPs (such as silt fence) must be removed. BMPs designed to decompose on site (such as some compost logs) may be left in place. For construction projects on land used for agricultural purposes (e.g., pipelines across crop or range land) Final Stabilization may be accomplished by returning the disturbed land to its preconstruction agricultural use.

**SPECIFICATIONS FOR SEEDING AND STABILIZATION**

**TEMPORARY SEEDING:**

FALL SEED MIX : 21-112  
 APPLICATION RATE : 100 LBS/ACRE  
 SEEDING PERIOD : 8/1 TO 10/1  
 FERTILIZER TYPE : PER MANUFACTURERS RECOMMENDATION  
 FERTILIZER APPLICATION RATE : PER MANUFACTURERS RECOMMENDATION  
 MULCH TYPE : HAY OR STRAW  
 MULCH RATE : 2 TONS/ACRE

**SPRING/SUMMER SEED MIX**

SEED MIX : 21-111  
 APPLICATION RATE : 50 LBS/ACRE  
 SEEDING PERIOD : 5/1 TO 8/1  
 FERTILIZER TYPE : PER MANUFACTURERS RECOMMENDATION  
 APPLICATION RATE : PER MANUFACTURERS RECOMMENDATION  
 MULCH TYPE : HAY OR STRAW  
 MULCH RATE : 2 TONS/ACRE

**PERMANENT SEEDING: SEED MIX 36-211**

APPLICATION RATE : 34.5 LBS/ACRE  
 SEEDING PERIOD : 4/15 TO 7/30, 9/20 TO 10/20  
 FERTILIZER TYPE : PER MANUFACTURERS RECOMMENDATION  
 FERTILIZER APPLICATION RATE : PER MANUFACTURERS RECOMMENDATION  
 MULCH TYPE : HYDROSEED

**NON-VEGETATIVE SURFACE STABILIZATION: MULCH**

TEMPORARY MULCH TYPE : HAY OR STRAW  
 APPLICATION RATE : 3 TONS/ACRE  
 ANCHOR MATERIAL : WOOD CELLULOSE/HYDROSEED  
 APPLICATION RATE : 800 LBS/ACRE

**NOTES:**


- THE MULCH APPLICATION RATE FOR CHANNELS AND 3:1 SLOPES SHALL BE 3 TONS PER ACRE AS INDICATED ON THE PLAN.
- STRAW AND HAY MULCH SHALL BE DIS ANCHORED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDLOWN.
- SEED MIX AND APPLICATION SHALL COMPLY WITH THE MN DOT SEEDING MANUAL 2014 EDITION.

| CERTIFICATIONS/QUALIFICATIONS |                                    |                       |
|-------------------------------|------------------------------------|-----------------------|
| Position                      | Name                               | Qualifications        |
| Construction Site Manager     |                                    |                       |
| Construction Installer        |                                    |                       |
| SWPPP Designer                | Mike Nelson, Anez Consulting, Inc. | Professional Engineer |

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

Signature: \_\_\_\_\_  
 Michael G. Nelson, PE  
 Registration No. 26807

Date: \_\_\_\_\_  
 My Registration Expires June 30, 2026



1790 Technology Drive NE  
 Suite 130  
 Wadena, MN 56481  
 (820) 258-1970

SWPPP

|                |              |
|----------------|--------------|
| Scale          | Date         |
| Project Number | Sheet Number |
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