Northwood Road Area Street & Utility Improvements

Feasibility Report

City of Prior Lake
August 2025




Real People. Real Solutions.

Submitted by:
Bolton & Menk, Inc.
12224 Nicollet Avenue
Burnsville, MN 55337
P: 952-809-0509

Certification

Feasibility Report

For

Northwood Road Area Street & Utility Improvements

City of Prior Lake
Prior Lake, Minnesota
City Project No. 2026-01
BMI Project No. 24X.135829

August 26, 2025

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 Licensed Professional Engineer under the laws of the State of Minnesota.

Signature: Bradley Fisher

Typed or Printed Name: Brad Fisher, P.E.

Date: 08/26/2025 License Number: 56595

Table of Contents

Tables

Appendix

I. INTRODUCTION

The Prior Lake City Council adopted Resolution 24-081 on August 14, 2024 which ordered the preparation of a Feasibility Report for the 2026-2027 Pavement Management Project. This report will examine public infrastructure improvements for the Northwood Road Area that borders the west side of Upper Prior Lake between Spring Lake Road SW (County Road 12) and 154th Street NW (County Road 82). The following public streets are proposed for improvements:

- Northwood Road NW from Spring Lake Road SW (CR 12) to Island View Road NW
- Butternut Circle NW
- Linden Circle NW
- Knollridge Drive NW
- Knollridge Court NW
- Viewcrest Circle NW
- Hawk Ridge Court NW
- Hawk Ridge Road NW
- Visionary Heights Circle NW
- Tahinka Court NW
- Tahinka Place NW
- Lake Haven Court NW
- Shady Cove Point NW
- Lake Bluff Circle NW
- Fremont Avenue NW from Northwood Road NW to 154th Street NW (CR 82)
- Fremont Street NW
- Fremont Circle NW
- Crystal Circle NW
- Island View Road NW
- Island View Circle NW
- Island Circle NW

See Figure 1 in Appendix A for a map of the proposed project locations.

This report reviews the existing conditions in the project area and discusses, in detail, the proposed improvements. The proposed improvements evaluated consist of complete street and utility reconstruction (including watermain, sanitary sewer, and storm sewer), street rehabilitations via reclamation or milling and overlaying with spot utility improvements, pedestrian facility additions, stormwater management, and lift station improvements. This report also provides preliminary cost estimates for the proposed improvements with financing for the project coming from a combination of the City's general tax levy, special assessments, and the City's sewer, stormwater, and water utility funds.

Two public open houses were held throughout the project development process providing property owners and the general public an opportunity to provide their feedback on the proposed project improvements. Additionally, open online forums were available to the public on the project website in conjunction with each open house to provide additional opportunities for public feedback to those that may not have been able to attend the open house(s) in-person. After each public meeting, the proposed preliminary design was revised to incorporate the feedback received. A summary of the public feedback received from the first open house meeting is included in Appendix D.

If the City decides to proceed with the proposed street and utility improvements described in this report, it is anticipated that final design would be split into three separate construction projects, a 2026 project, a 2027 project, and project tentatively identified for 2028, that would be bid separately according to their corresponding construction year. A detailed project schedule for the proposed improvement is identified later in this report.

II. BACKGROUND

The City of Prior Lake's 2025-2029 Capital Improvement Program (CIP) identifies the Northwood Road Area Street & Utility Improvements for construction in two phases in 2026 and 2027. The City of Prior Lake's 2040 Comprehensive Plan, 2040 Park & Trail System Plan, Local Surface Water Management Plan, Stormwater Resilience Study, and Special Assessment Policy were all taken into consideration while developing this report. This report will be used as the basis for the final design of the two projects.

The project area is primarily zoned for single-family residential with a small area of park/ recreation/preserve towards the south end of the project area. The majority of the streets throughout the project area are local roads. The one exception is Northwood Road NW from Spring Lake Road SW (CR12) to Fremont Avenue NW and Fremont Avenue NW from Northwood Road NW to 154th Street NW (CR 82) which collectively makeup a minor collector roadway by functional classification serving the neighborhood. This stretch of roadway is also identified as a Municipal State Aid Street (MSAS route 109), however, the City has indicated they do not plan to utilize State Aid funding as part of this project.

III. EXISTING CONDITIONS

A. Streets

Northwood Road NW from CR 12 to Fremont Avenue NW and Fremont Avenue NW from Northwood Road NW to CR 82 is a minor collector roadway for the neighborhood that also directly provides access to residential properties. This stretch of roadway has an Annual Average Daily Traffic (AADT) of in excess of 3,000 at the high end. All other streets in the project area are local municipal roads that serve residential properties. The streets within the project area are all bituminous roads with varying curb treatments. There are concrete valley gutters at the intersections of Northwood Road & Knollridge Drive, Northwood Road & Viewcrest Circle, Northwood Road & Hawk Ridge Road, Northwood Road & Lake Haven Court, Northwood Road & Shady Cove Point, Northwood Road & Lake Bluff Circle, Fremont Avenue & Fremont Street, and Fremont Avenue & Fremont Circle.

City records show Northwood Road, Fremont Ave, all surrounding streets to the east, and the majority of the cul-de-sacs to the west were originally constructed generally between the late-1970's and the mid-1980's. The very east end of Hawk Ridge Road, the very east end of Knollridge Drive, and Viewcrest Circle were constructed in the late-1990's with the rest of that development to the west being constructed in the mid-2000's. The streets have had varying levels of pavement maintenance in the years since original construction, varying from just seal coats all the way to full reconstruction.

Soil borings and pavement cores were completed throughout the project area by WSB and the geotechnical evaluation report resulting from the collected data is included in Appendix E. The existing bituminous pavement thickness ranges from 4 to 8 inches with an aggregate base thickness range from 4 to 10 inches. Existing subgrade soils found beneath the aggregate base are predominantly clayey sands.

Existing street widths vary from 24-ft to 36-ft and the corresponding right-of-way (ROW) widths are similarly variable. The streets throughout the project area are in varying conditions based on the time since original construction/most recent reconstruction, ongoing maintenance, traffic volumes, and a multitude of other factors impacting pavement deterioration. Table 1 below provides a summary of each street's characteristics and Overall Condition Index (OCI) of the pavements. Street widths are measured from face-of-curb to face-of-curb, or edge of pavement to edge of pavement if there is no existing curb.

The average OCI ratings of the street pavements in the project area are variable and generally reflective of the pavement age. The bituminous pavement within the study area exhibits wear and distress due to traffic loading as well as typical weathering effects experienced with aged asphalt pavement. The existing pavement contains transverse cracking, and longitudinal cracking. Most of the older pavements is also showing significant alligator-type cracking which is an indicator of potential subgrade problems.

There are two existing retaining walls on the project. The first wall is adjacent to 16511 & 16525 Northwood Road. The wall is approximately 135-ft in length and is located about 3-ft behind the back of the curb. The second wall is on Northwood Road adjacent to 15995 Fremont Avenue. The wall is approximately 60-ft in length and is located about 3-ft behind the back of the curb. Both walls are constructed of typical small retaining wall blocks with a block cap.

Existing street lights are sporadically located throughout the project area, which are leased through the two electric service providers.

Table 1 – Existing Streets				
Street Name	**Street Width**	**Typical ROW Width**	**Curb Type**	**Avg. OCI Rating**
Northwood Road NW (CR12 to Lake Haven)	28-ft	60-ft	B618	21
Northwood Road NW (Lake Haven to Fremont)	32-ft	66-ft	B618	21
Northwood Road NW (Fremont to Island View)	24-ft	50-ft	B618	75
Fremont Avenue NW (Northwood to Crystal Bay)	36-ft	60-ft	Surmountable	63
Fremont Avenue NW (Crystal Bay to CR82)	32-ft	80-ft	B618	75
Butternut Circle NW	30-ft	50-ft	N/A	63
Linden Circle NW	18-ft	20-ft to 30-ft	Surmountable	56
Knollridge Drive NW (East End)	28-ft	60-ft	Surmountable	39
Knollridge Drive NW	28-ft	55-ft	Surmountable	74
Knollridge Court NW	28-ft	50-ft	Surmountable	75
Hawk Ridge Road NW (East End)	28-ft	50-ft	Surmountable	31
Hawk Ridge Road NW	28-ft	60-ft	Surmountable	76
Hawk Ridge Court NW	28-ft	55-ft	Surmountable	70
Tahinka Court NW	28-ft	50-ft	Surmountable	76
Tahinka Place NW	28-ft	50-ft	Surmountable	76
Visionary Heights Circle NW	28-ft	50-ft	Surmountable	68
Viewcrest Circle NW	28-ft	70-ft	Surmountable	16
Lake Haven Court NW	28-ft	50-ft	Surmountable	65
Shady Cove Point NW	28-ft	50-ft	Surmountable	55
Lake Bluff Circle NW	28-ft	50-ft	Surmountable	71
Fremont Street NW	30-ft	60-ft	Surmountable	31
Fremont Circle NW	30-ft	50-ft	Surmountable	43
Crystal Circle NW	30-ft	50-ft	Surmountable	34
Island View Road NW (North End)	30-ft	60-ft	Surmountable	55
Island View Road NW	30-ft	60-ft	N/A	21
Island View Circle NW	24-ft to 30-ft	50-ft	N/A	61
Island Circle NW	30-ft	50-ft	Surmountable	27

B. Pedestrian Facilities

Existing sidewalks are located on the east side of Northwood Road from CR 12 to Butternut Circle. A midblock crosswalk shifts the sidewalk to the west side of Northwood Road from Butternut Circle to the intersection of Fremont Avenue and Northwood Road where it dead ends. There are also existing sidewalks on the south side of Knollridge Drive, the north side of Hawk Ridge Court, the east/south side of Hawk Ridge Road from Knollridge Drive to the park trail crossing east of Tahinka Court, and on the north side of Hawk Ridge Road from the park trail crossing east of Tahinka Court to Northwood Road.

There is an existing bituminous trail system in and around the Knollridge Drive/Hawk Ridge Road area that connects to Northwood Meadows Park and to Spring Lake Regional Park. There is also a small segment of existing bituminous trail on the west side of Fremont Avenue from CR 82 to Crystal Bay Lane NW, which connects into the greater trail system through Glynwater Park.

C. Storm Sewer

City records show that the storm sewer systems within the project area were installed with the original construction or reconstruction of the streets. Most of the storm sewer throughout the project area consists of catch basins with storm sewer pipe that directly outlets into ditches, ponds, or the lake. For the most part, they do not have storm sewer mains that connect the catch basin inlet areas together. The exception to this is The Coves of Northwood Meadows development (which includes Knollridge, Hawk Ridge, and the connecting cul-de-sacs) which has a more elaborate storm sewer system, including storm sewer mains and outlets to stormwater management ponds surrounding the development. There are a couple of culverts that connect pond systems and wetlands to Upper Prior Lake that help to manage water levels as well. It appears that the majority of the existing storm sewer throughout the project area is constructed of reinforced concrete pipe (RCP).

D. Sanitary Sewer

City records show that the sanitary sewer systems within the project area were installed with the original construction or reconstruction of the streets. The older sanitary sewer is constructed of vitrified clay pipe (VCP) while the newer sanitary sewer is constructed of polyvinyl chloride pipe (PVC). The existing condition of the sanitary sewer system was documented by televising of the sewer main. The PVC sanitary sewer is generally in good condition while the VCP sanitary sewer is in varying condition from poor to adequate depending on the exact location. Televising revealed the presence of cracked pipes, offset joints, pipe sags, and groundwater infiltration at joints within some of the VCP sewer segments. The groundwater infiltration adds to the volume of wastewater being treated and subsequently the wastewater treatment costs. Service laterals to individual homes are not well documented within the project areas but are generally anticipated to be 4-inch diameter services.

The sanitary sewer generally runs along the center of the roadways, with the exception of along Northwood Road and Island View Circle where the majority of the sanitary sewer runs along the lake through backyards or in the boulevard on the west side of the street. The overall project area also includes three lift stations with forcemain to manage the gravity sanitary sewer in the area. The lift station and forcemain located on Fremont Avenue, just north of Island View Road was recently rehabilitated and is in good condition. The lift station and forcemain located on Northwood Road, east of Fremont Avenue (LS 26) was constructed in 1979 with the last rehabilitation occurring in 2007 and are both in need of improvements. The lift station and forcemain located on Northwood Road, just southwest of Butternut Circle (LS 25) was constructed in 1979 with the last rehabilitation occurring in 2006 and pump replacement in 2023 but other than the pumps, both the lift station and the forcemain are in need of improvements.

E. Watermain

City records show that the watermain system within the project area was installed with the original construction or reconstruction of the streets. The watermains are constructed of either cast iron pipe (CIP) or ductile iron pipe (DIP) and varies in size from 6-inch diameter up to 12-inch diameter. The watermain generally runs within the footprint of the roadways,

with the exception of a stretch along Northwood Road from Linden Circle to east of Fremont Avenue where the watermain runs along the backyards of properties or in the boulevard on the west side of the street.

City staff have communicated the locations of documented watermain breaks within the project area which generally align with the older segments of watermain which would be anticipated to be in a poor condition. Limited watermain breaks have been identified with the newer segments of watermain indicating they are still in good condition. Service lines within the project are not well documented but are anticipated to be 1-inch diameter to individual homes.

IV. PROPOSED IMPROVEMENTS

A. Streets

Based on roadway age, surface deterioration, sub-soils, and the need for utility improvements, a variety of street improvement treatments are proposed throughout the proposed project area. Streets still in a reasonably decent condition without the need for utility replacements will receive a mill and overlay. Streets in a deficient condition with reasonable base materials and without the need for significant utility replacements will receive a reclamation and overlay. Streets in poor condition and/or those requiring significant utility replacements will receive a reconstruction. See Figure 2 in Appendix A for the street improvement classification map which identifies the proposed improvement type for each street. The roadways will all generally match existing street widths and on-street parking conditions, with the exception of Fremont Avenue from Northwood Road to Island View Road, which is detailed more in the Pedestrian Facilities section.

Streets identified for mill and overlay will, in general, include rehabilitation of the existing street pavement by milling off the top (approximately 2-inch) layer of existing pavement and re-paving with new (approximately 2-inch) bituminous pavement after installation of a "Texas Underseal" on top of the remaining base pavement, which is a sealant that helps to delay reflective cracking. This process will include considerations to re-instate the crown of the roadway if there are areas of deficient crown. No street light improvements are proposed in mill and overlay project areas.

Streets identified for reclamation and overlay will, in general, include rehabilitation of the existing street pavement by grinding up the existing pavement and mixing it with the underlying gravel street base to create a new recycled aggregate base that will be reused in the new street section. This reclaim material is then reshaped, graded, compacted, and excess material hauled offsite before re-paving with two lifts of new (approximately 4-inches total) bituminous pavement. No street light improvements are proposed in reclamation project areas.

Streets identified for reconstruction will, in general, include the replacement of all surface pavements. All reconstructed streets will be constructed to an urban section to improve safety and drainage throughout the corridor. B618 style concrete curb and gutter is proposed on each side of the street to meet current city standards, improve drainage, and support the edge of pavement. The exception to this is utilization of a surmountable style concrete curb and gutter along a stretch of the north side of Island View Circle and on the inside circle of the Butternut Circle cul-de-sac to allow for trailer parking. The roadways will be reconstructed to a 10-ton design load standard with horizontal and vertical geometry generally matching the existing with design standards for a 30 mile per hour design speed. Based on the geotechnical recommendations and minimum city standards, the proposed

reconstruction street section will include:

4” Bituminous Wearing Course (two lifts)
6” Class 5 Aggregate Base
24” Select Granular Embankment
Geotextile Fabric, Type 9

Subsurface drain tile will be installed at the bottom of the street sections, under the curb line, to help ensure the new roadway sections will remain free draining. This helps reduce stress on pavement from freeze thaw action. During construction, if areas of poor soil are encountered, additional subgrade excavation and replacement will be required. Concrete driveway aprons meeting city standard will be installed at the back of curb where sidewalk exists and at other select locations to be determined during final design. Driveway aprons will be poured directly up to specialty driveway materials (stamped concrete, colored concrete, etc.), where possible. Otherwise, driveways will be replaced beyond the driveway apron, or sidewalk if applicable, with materials matching the existing driveway. All disturbed boulevard areas will be restored with topsoil and new sod or seed. The two modular block retaining walls within the reconstruction project areas will be replaced with new “big block” retaining walls, meeting current city standards. Street lights along the reconstruction streets will be upgraded to the current design standard located at all intersections, the end of cul-de-sacs, and every 300-ft between, in accordance with the City’s Residential Street Lighting Policy. Costs for the new street lights will be under a separate contract directly with the appropriate electric utility provider and is not included in the preliminary cost estimate.

It should be noted that Northwood Road and Fremont Avenue from CR 12 to CR 82 is a minor collector roadway and city standards for a minor collector street width is identified as 36-feet. Widening of the narrower stretches to meet this standard was evaluated and a number of issues were identified. The primary function of minor collectors is to provide routes to travel to and from, or passing through, a neighborhood. Common practices today would not provide residential accesses directly to a collector roadway due to safety concerns and conflicts with the primary function of the roadway. Given the existing conditions, this cannot be avoided and conflicts arise when there are concerns between traffic volumes, speeds, and pedestrian safety. The City’s Transportation Plan recommends considering traffic calming measures, such as street narrowing, where excessive speeds pose a safety problem. Ultimately, speed concerns along the corridor, the number of driveways with direct access to the road, and the adverse impacts to driveway grades led to the decision to maintain the existing width, which is narrower than the standard.

There are also a few specific improvements identified throughout the project areas, regardless of improvement type that were considered during the preliminary design. Based on the existing speed concerns on Northwood Road and Fremont Avenue from CR 12 to CR 82, four hard-wired speed feedback signs are proposed for implementation into the project design. Fremont Street NW is identified as a "Future Thru Street" so it is proposed to add a “No Outlet” sign with the name blade signs at the entrance to Fremont Street. It has also been identified that there are a significant number of turtle crossings within the project area, primarily crossing from the pond/wetland area on the west side of Northwood Road, just north of Center Road, to get to Upper Prior Lake. To avoid conflicts with vehicles, a fence will be installed along the pond area to direct turtles to the culvert that crosses under the road to provide a controlled, safe crossing to the lake.

B. Pedestrian Facilities

Streets identified for mill and overlay and reclamation will, in general, include spot

replacement of existing concrete sidewalks and asphalt trails to correct settled/heaved or severely cracked/deteriorated segments that inhibit proper operation. Existing pedestrian facilities will also include replacement of all pedestrian ramps to upgrade to current ADA standards.

Streets identified for reconstruction will include full replacement of all existing pedestrian facilities in kind. Minor changes to the alignments will be considered to produce a better design from a safety and operation standpoint but all existing facilities will remain on the same side of the street. Improvements to the mid-block crossing of Northwood Road at Butternut Circle were evaluated during the preliminary design of the project. The City Transportation Plan identifies bumpouts, or curb extensions, as an option at these locations to shorten the crossing distance and help reduce vehicle speeds, however, the roadway width is already at 28-feet which leaves very little room for further constriction, making a bumpout at this location impractical. Signage identifying the pedestrian crossing, both at the crossing location and advanced warning signs, will be included for replacement as part of the design. Tree trimming will also be evaluated during final design to improve sight lines between vehicles and pedestrians. A Rectangular Rapid Flashing Beacon (RRFB) is a further improvement that could be implemented if desired, however, pedestrian traffic does not appear to warrant this level of improvement at this location based on currently available information.

Additionally, the City's 2040 Park & Trail System Plan identifies a gap in the system along Fremont Avenue from Northwood Road to Crystal Bay Lane. Adding a new concrete sidewalk along this stretch would make the most sense on the west side of Fremont Avenue as it would easily connect to an existing sidewalk on the west side of Northwood Road to the south and an existing trail on the west side of Fremont Avenue to the north. Upon initial evaluation, addition of a new sidewalk on this stretch was not feasible within the existing footprint as it caused a significant increase to many of the driveways that are outside of reasonable design standards. As a result, Fremont Avenue from Northwood Road to Island View Road is proposed to be narrowed to a 30-foot width. This will allow for a new sidewalk on the west side of Fremont Avenue, while maintaining driveway grades within reasonable design standards. The existing street width is proposed to be maintained from Island View Road to Crystal Bay Lane as there seems to be enough room to accommodate the new sidewalk along that stretch. The narrowed section of roadway will eliminate on-street parking on the west side of the roadway and will require replacement of the entire length of curb on the west side of the road to accommodate.

See Figure 12 in Appendix A for the proposed new sidewalk plan along Fremont Avenue from Northwood Road to Island View Road.

C. Storm Sewer

Streets identified for mill and overlay and reclamation will, in general, include minor spot utility repairs in isolated areas. All manhole castings will be replaced and adjusted with replacement of all deficient rings to meet the new pavement improvements. Catch basin castings within the curb footprint will remain in place, unless a specific repair need is identified.

Streets identified for reconstruction will include near full replacement of the storm sewer system. Some existing culverts and/or outlet aprons in good condition that won't be impacted by the rest of the construction operations will remain in place. Incorporation of new storm sewer will be required to serve the streets transitioning from rural to urban street sections.

To identify the proposed storm sewer improvements within the reconstruction areas, the existing storm sewer pipe network was analyzed based on hydraulic performance and spread analysis, which involves determining how much water flows in the gutter and how much water will spread onto the roadway during a storm event. Northwood Road is a State Aid route from County Road 12 to the intersection with Fremont Avenue, and along Fremont Avenue from the intersection with Northwood Road to County Road 82. The pipe capacity was analyzed using a 10-year storm event and the spread analysis using a 3-year storm event. The reconstructed streets that are not part of the State Aid system were analyzed for 10-year pipe capacity and a 2-year spread design.

Five (5) storm sewer options were considered for implementation on the Northwood Road area reconstruction project:

Option 1 - Replace In-Kind: This option would not change the existing storm sewer layout and would not add any new catch basins or increase pipe sizes. An analysis of the existing system found 16 catch basins to exceed the spread requirements and several runs of pipe to be surcharged during a 10-year event.

Option 2: This option would replace the existing storm sewer system with new storm pipe and drainage structures. Additional catch basins would be installed and pipe size deficiencies addressed, as necessary. From Shady Cove Point NW to the north along Northwood Road to Fremont Avenue there is over 1,100-feet of roadway that does not have any storm sewer. Two pairs of catch basins and a new storm sewer pipe would be added along this stretch of road to meet State Aid standards. A new outlet would be installed between the homes on the east side of Northwood Road, which would discharge into Prior Lake. A wider drainage and utility easement would be required from the homeowners for the outlet pipe for this to be a viable option. State Aid standards would be met along Northwood Road from County Road 12 to Fremont Avenue NW. The rural road sections to be reconstructed would have concrete curb and gutter added and use a 10-year pipe design and a 2-year analysis for street water spread. Sump manholes with a skimming device will be installed at all structures prior to discharging into the lake to aid in the removal of sediment.

Option 3: This option would be similar to Option 2, except instead of installing a new outlet pipe to the east of Northwood Road, the new mainline storm sewer would be extended north to Fremont Avenue, turn east on Northwood Road, and connect to the existing 18-inch outlet pipe at the low point that drains south into Upper Prior Lake. Modeling indicates this pipe would be surcharged in a 10-year event, meaning the pipe capacity is exceeded, but none of the upstream structures would be surcharged.

Option 4: This option would be similar to Option 3. The only difference is that the existing 18-inch storm sewer outlet pipe from Northwood Road to the lake would be replaced with a 21-inch pipe to remove the surcharge from this storm sewer section. The narrow easement between homes that this pipe sits in would make constructability of this option very difficult and costly.

Option 5: This option would be similar to Option 3, except it includes the full replacement/addition of storm sewer continuing north on Fremont Avenue from Northwood Road to just north of Island View Road. Additional catch basins and pipe would be added on Fremont Avenue to meet State Aid standards and the storm sewer would outlet near the existing culvert. While possible, this would be the most expensive option and design options would be limited since Fremont Avenue is not proposed for full street reconstruction so the design would need to conform around existing utility installations

through that corridor.

After analyzing the options evaluated, Option 3 addresses the majority of existing issues in a cost-effective manner while minimizing significant impacts to adjacent properties. Therefore, Option 3 is recommended for inclusion in the project and was utilized in developing the preliminary cost estimate.

The culvert outlet under Fremont Avenue, just north of Island View Road was previously identified in the City's Local Surface Water Management Plan to be undersized and to be frequently blocked. It identifies an upgrade to the culvert in coordination with the Prior Lake Spring Lake Watershed District (PLSLWD) and the Department of Natural Resources (DNR), as needed. This culvert was further evaluated in the Prior Lake Stormwater Resilience Study where WSB identified the necessary improvement to upsize the culvert to a 42-inch diameter RCP culvert which has been incorporated into this project.

The culvert outlet of the wetland west of Northwood Road, just south of Linden Circle was previously identified in the City's Local Surface Water Management Plan as not functioning properly to maintain water levels. Additionally, the PLSLWD had observed carp using the wetland as a possible spawning area. It was identified to have an overflow structure with an improved skimmer installed to better maintain the water level and the installation of a carp grate in cooperation with the PLSLWD. The carp grate was confirmed to be installed in 2021. This location will be further analyzed during final design utilizing the city's stormwater model to determine if any further improvements are necessary but none are anticipated nor were included in the preliminary cost estimate.

See Figures 3 to 11 in Appendix A for the proposed utility improvements throughout the project areas.

D. Stormwater Management

PLSLWD collaborates with Local Governmental Unit (LGU) partners, including the City of Prior Lake, who assume the primary permitting authority within their areas of jurisdiction that are subject to the PLSLWD Rules. The volume control requirement for the municipal separate storm sewer system (MS4) permit requires the greater of 1-inch of runoff over the new impervious area or 0.5-inches of runoff over the new and reconstructed impervious area. The project is anticipated to have approximately 400,000 square feet of new/reconstructed impervious area (exclusive of rehabilitation methods). Therefore, this project will require a volume control quantity of approximately 17,000 cubic feet.

Due to the linear nature of the project area which is fully developed, there are very limited to no opportunities for additional stormwater management BMP's to be installed within existing right-of-way or city-owned property. Also of note is that the north portion of the project area is identified to be within a wellhead protection area and typically infiltration is not allowed in these areas. After discussions with City staff, the stormwater management requirements will be met through a combination of PLSLWD Volume Control Credits accumulated from previous offsite stormwater treatment projects and through the public linear project cost cap. The permit states that volume reduction practices are not required if the practices cannot be provided cost effectively. The water quality volume treatment is to be maximized prior to discharge. The implementation of sump storm structures with a sediment capture device will be implemented prior to ultimate outfalls to maximize water quality treatment within the confines of the project. No additional stormwater management features have been included in the preliminary cost estimate to be incorporated with the final design.

E. Sanitary Sewer

Streets identified for mill and overlay and reclamation will, in general, only include minor spot utility repairs in isolated areas. All existing manhole rings and castings will be replaced and adjusted with new chimney seals to meet the new pavement grades.

Based on the existing sewer pipe age, materials, and televising results, streets identified for full reconstruction will include full replacement of the sanitary sewer, with the exception of Island Circle and Northwood Road from approximately 200-feet south of Knollridge Drive to Hawkridge Road. Those two segments of sanitary sewer are not identified for replacement because the existing sanitary sewer was constructed of PVC pipe and is identified to be in relatively good condition. It should be noted that the existing sanitary sewer on the segment of Northwood Road identified above is located in the west boulevard as opposed to the typical standard of generally along the roadway centerline. The potential for replacing/relocating the sanitary sewer on this stretch of Northwood Road will be further evaluated during final design for that project year.

The city's comprehensive plan shows no planned increase in pipe sizes for the sanitary sewer, however, we will at least ensure the minimum pipe diameter of 8-inches is installed for all new sanitary mains to meet city standards. The new sanitary sewer system will be constructed with PVC pipe and precast concrete structures meeting city standard details. All sewer services are proposed for replacement from the new sewer main to the property line with new PVC wyes and 4-inch diameter PVC service pipe for residential properties. The replaced sanitary sewer will be designed to generally follow the centerline of the roadways.

The segments of sanitary sewer that runs along the lake through backyards along the east side of Northwood Road from Linden Circle to just east of Fremont Avenue cannot feasibly be relocated to within the street while still maintaining gravity service to the houses it serves. Replacement in the same location would be immensely impactful to each of the properties that the easement runs through and very expensive. Therefore, this stretch of sanitary sewer will remain in place with no improvements performed as part of this project. City staff have indicated that they plan to have this stretch of sanitary main Cured-In-Place-Pipe (CIPP) lined as part of their annual sewer lining program in the near future. This is a trenchless method of pipe rehabilitation that is minimally impactful and cost-effective, especially when performed at a large quantities with other segments throughout the city.

There are two segments of sanitary sewer along the north side of Northwood Road from Island View Road to LS 26 that are offset in the northern boulevard. Open cut replacement would be very impactful to the adjacent properties and are therefore identified to be CIPP lined instead. This will be bid as part of the project, but if costs come in high, will be excluded and added to a future project with the city's annual sewer lining program, as noted above.

The lift station and associated forcemain located on Fremont Avenue, just north of Island View Road do not have any improvements proposed as part of this project. However, the city identified the need for an expansion to the parking area at the lift station to allow for adequate parking of maintenance trucks.

The lift station located on Northwood Road, east of Fremont Avenue (LS 26) is in need of improvements and the associated forcemain is proposed for complete replacement. Proposed improvements to the lift station include, but is not limited to, a new wet well lid and vent pipe, valve vault, 6-inch piping, valve vault drain line, valves, bypass port inside valve vault, pumps, pump bases, guiderails, brackets, pump chains, control panel, floats, transducer, control panel concrete pad, and a wet well repair with a structure coating. City

staff also indicated they would like a street light and a hydrant incorporated near the station with the final design.

The lift station and forcemain located on Northwood Road, just southwest of Butternut Circle (LS 25) is in need of improvements and the associated forcemain is proposed for complete replacement. The pumps at this lift station are only a couple of years old and are proposed to be reused with the lift station rehabilitation. Proposed improvements to the lift station include, but is not limited to, a new wet well lid and vent pipe, valve vault, 6-inch piping, valve vault drain line, valves, bypass port inside valve vault, pump bases, guiderails, brackets, pump chains (assuming 2023 Flygt pumps to be reused), control panel, floats, transducer, control panel concrete pad, and a wet well repair with a structure coating. City staff also indicated they would like a street light and a hydrant incorporated near the station with the final design. This location will also include an expansion to the parking area at the lift station to allow for adequate parking of maintenance trucks.

The lift station improvement needs will be further evaluated during final design and these improvements may be separated out and bid as a design alternate to allow for evaluation of the pricing independently before committing to the construction costs.

See Figures 3 to 11 in Appendix A for the proposed utility improvements throughout the project areas.

F. Watermain

Streets identified for mill and overlay and reclamation will, in general, only include minor spot utility repairs in isolated areas. Existing valve boxes will be adjusted to meet the new pavement final grades and spot replacements of damaged valve boxes identified in the field will be accounted for.

Based on the existing watermain pipe age, materials, and size, streets identified for full reconstruction will include full replacement of the watermain with new PVC pipe, with the exception of Island Circle and Northwood Road from approximately 200-feet south of Knollridge Drive to Lake Bluff Circle. Those two segments of watermain are not identified for replacement because the existing watermain was constructed of DIP and is identified to be in relatively good condition without a notable history of breaks. It should be noted that the existing watermain on Island Circle is 6-inch diameter and the existing watermain on the segment of Northwood Road identified above is located in the west boulevard as opposed to within the street footprint.

The city's comprehensive plan shows no planned increase in pipe sizes for the watermain, however, we will at least ensure the minimum pipe diameter of 8-inches is installed for all new watermains to meet city standards. The stretch of existing looped 12-inch watermain will be replaced with the same size. All hydrants, valves, and fittings will also be replaced. All water service lines are proposed for replacement from the new watermain to the property line with new 1-inch diameter polyethylene (PE) pipe to individual residences. Curb stops and boxes with incorporated water locate boxes will be installed at the ROW where the new service pipe connects to the existing service pipe. The replaced watermain will be designed to generally follow one side of the roadways while maintaining a minimum 10-ft separation from the sewer mains.

The stretch of watermain along Northwood Road from Linden Circle to east of Fremont Avenue where the watermain runs along the backyards of properties cannot be replaced in the same location without being immensely impactful to each of the properties that the easement runs through and would be very expensive. Therefore, the long-term plan for this stretch of watermain is to relocate the watermain along the west side boulevard for

Northwood Road to within the street footprint. The relocated watermain within the Northwood Road footprint would then also have water services stubbed out to the ROW for each property on the east side of the road. Connection of these new water services to the existing water services in the backyards of each home is possible but would similarly result in adverse impacts to each property's backyard and would add significant costs to the project. The intent would be to maintain both the backyard watermain and the relocated watermain in the street until the backyard watermain begins to show signs of failure. Any time a property still connected to the backyard watermain pulls a building permit, the city would require that property to reconnect to the new water service stub coming from the road to progressively switch properties over to the new watermain over time. As noted above, watermain replacement is not currently identified for the stretch of Northwood Road 200-feet south of Knollridge Drive to Lake Bluff Circle so this stretch would require relocation of the watermain as part of a standalone project in the future. However, the potential for replacing/relocating the watermain on this stretch of Northwood Road will be further evaluated during final design for that project year.

While evaluating the watermain throughout the project area, it was identified that the watermain serving Island View Circle continues under the channel in Upper Prior Lake and connects to the watermain on Skyline Avenue, creating a loop in the system. The watermain serving Skyline Avenue was replaced with 8-inch diameter watermain to the cul-de-sac as part of the 2015 Street Reconstruction project. This project will be replacing the watermain on Island View Circle with 8-inch diameter watermain which would leave a stretch of 6-inch diameter watermain between the cul-de-sacs/under the lake causing a constriction in the system. To maintain best operation of the watermain system, this segment of watermain should also be upgraded to an 8-inch diameter.

After analysis of the options for replacement, it was determined that a combination of horizontal directional drilling (HDD) and pipe bursting would be the least impactful methods of replacement. However, there would still be relatively significant impacts to the properties with the easement through their backyards, including unavoidable tree removals. As proposed, the watermain crossing would be re-aligned and would also require new easements to accommodate along with a DNR Utility Crossing License. Due to the easement and permitting needs, this portion of the project cannot feasibly be designed with all required approvals in time for construction in 2026. Additionally, based on estimated project costs to perform this work relative to the amount budgeted for this project and dissimilar construction processes, it is not recommended to incorporate the watermain lake crossing improvement as part of this project and should be considered for inclusion on the City's CIP to budget for it as a potential standalone project in the future.

See Figures 3 to 11 in Appendix A for the proposed utility improvements throughout the project areas.

G. Project Phasing

The project is proposed to be constructed in three phases from 2026 to 2028 (tentatively), under three separate contracts. Streets identified for mill and overlay and reclamation can generally be swapped between each project year relatively easily, due to the limited scope of utility work. However, project pricing would be impacted if small segments of one improvement type were separated out for one year or the other. So, in general, it was advisable to plan for all mill and overlay and/or all reclamation improvements to be completed within the same year.

Streets identified for complete reconstruction have limited options for breaking out

individual project areas due to the required constructability for utility installations and connections. In totality, there are only four segments where the reconstruction(s) identified within the project area can be separated without adding additional costs to accommodate temporary connections between phases.

When identifying how to identify the project phasing, the project team evaluated how to split the project relatively evenly between construction years, provide somewhat reasonable parking accommodations during construction, provide reasonably efficient access to CR 12 or CR 82 during all construction phases, minimize impacts to street segments that only have one way in and one way out, and protect the new street pavements installed in earlier phases from significant construction traffic on the later phases of the overall project. This thought process generally led to the completion of the outer project streets in 2026 and the mainline collector street in 2027 and tentatively 2028.

While almost all property owners will still be impacted throughout each construction year, the project team intends to implement requirements within the contract to allow for temporary parking locations during major construction operations, such as concrete installations that keep residents vehicles out of their properties.

See Figures 13 in Appendix A for the preliminary project phasing proposed by year.

V. STAKEHOLDER COORDINATION

A. Private Utilities

A private utility informational meeting will be held with private utility companies that have facilities within the project area to understand the presence of existing overhead or underground facilities and plans for infrastructure upgrades or relocations during the final design phase of the project. While reviewing the proposed project layouts, it is anticipated that at a minimum, adjustments to private utility lines may be required to accommodate the new sidewalk grades along the west side of Fremont Avenue.

Additionally, the project team will meet with the power utility providers within the project area to coordinate the installation of new street lighting throughout the reconstruction project areas, as identified.

B. Public Engagement

The first public open house meeting was held with the adjacent property owners on March 5, 2025. The overall project scope and existing conditions were shared to solicit feedback. Additionally, the information was posted to the project website which included an online feedback survey and an interactive inputID map was available for residents to provide digital comments on specific issues, ideas, or general comments.

A second public open house meeting was held with adjacent property owners on August 7, 2025. This meeting presented the proposed preliminary design, street improvement classifications, project phasing, project costs, and calculated assessments by type. Additionally, the information was posted to the project website which included a general online feedback feature to provide digital comments.

Overall, feedback from residents was positive regarding the proposed project, but several concerns were raised regarding the design. In general, public feedback indicated a desire to maximize parking while improving pedestrian connectivity, the need for drainage improvements, concerns regarding access during construction, and how construction will impact special events, such as graduation parties. A full summary of the public feedback

from the first public open house meeting is included in Appendix D. A summary of the public feedback from the second public open house will be included in the public improvement hearing staff report.

Given the existing layout of the neighborhood and its proximity to Upper Prior Lake, many of the project streets only have one way in and one way out. This will make access difficult during construction, primarily for those streets being completely reconstructed. Given the proposed improvements and limited space to work with, these access issues are virtually unavoidable. The city could consider reduced working hours during construction operations that inhibit access to lessen the burden on property owners, but that would simply extend the total time that the work occurs. Therefore, it is recommended to include milestones within the contract documents to encourage the contractor to complete these project areas as quickly as possible. It is important that realistic expectations for construction are communicated at all times. The City has been a proponent of investing in enhanced communication and public engagement services for these types of projects. Utilizing these services again on this project to provide regular construction updates on construction progress and access is recommended to help make it a successful project. At times, this may necessitate daily updates, as opposed to more common weekly updates.

VI. RIGHT-OF-WAY, EASEMENTS, AND PERMITS

Right-of-way, easement, and right-of-entry needs will be further evaluated through the final design stage. Based on the preliminary design completed to date, additional right-of-way needs are not anticipated, however, the City may elect to standardize the right-of-way along Linden Circle which is narrow and doesn't directly follow the roadway. Linden Circle would have outstanding prescriptive right-of-way along the existing roadway which doesn't necessitate the formal acquisition. Additional easements are anticipated for the proposed new watermain loop alignment under the lake channel connecting Island View Circle to Skyline Avenue, if included in the final project scope, and for the proposed new storm sewer area drain in the low-lying area on the east side of Northwood Road located just north of Linden Circle.

For various work items, minor encroachment onto private property may be beneficial in order to achieve a better overall quality of work. It is assumed that project staff will discuss these with property owners and obtain right-of-entries on a case-by-case basis. These items include water service and curb box installation, sanitary service installation, retaining wall installation, and driveway connections.

A wetland delineation was conducted in the fall of 2024 to confirm the wetland limits within the anticipated construction limits and Notice of Decision (NOD) from the appropriate agencies concurred with the findings of the wetland limits and the currently anticipated impacts resulting in a No Loss condition. Construction is anticipated to have temporary impacts the wetlands in the project area as well as a public waterbody on the Public Waters Inventory (PWI) which will require aquatic resource impact permitting to confirm the preliminary assumptions. As long as the contract is awarded in time to allow for tree clearing between November and April 15th, we are not anticipating significant restrictions to the project's construction (there just may be timeframes where certain areas cannot be worked on, such as the lake culverts during spring for fish spawning). Final permit needs will be verified during final design. A preliminary list of anticipated permits for construction of the improvements include:

- Minnesota Pollution Control Agency (NPDES Construction Stormwater Permit)
- Minnesota Department of Health (Public Watermain Plan Review)

- PLSLWD Rules via City of Prior Lake review (Stormwater Management, Erosion & Sediment Control, and Floodplain Alteration)
- US Army Corps of Engineers, Department of Natural Resources, and Local Government Unit (MN Joint Application for Aquatic Resource Impacts)
    - Includes review by the US Fish & Wildlife Service for potential impacts to federally listed threatened and endangered wildlife/plant species
    - Will also submit for an NHIS review for potential impacts to state listed threatened and endangered wildlife/plant species
- Department of Natural Resources (Utility Crossing License for watermain crossing under lake)

It has been communicated that turtles are known to frequent the project area and improvements should be implemented into the project design to mitigate conflicts with turtles. The proposed preliminary design includes a chain link fence along the pond/wetland area utilized by the turtles, as recommended by the Local Technical Assistance Program (LTAP), to control turtle crossings and direct them to the appropriate culvert crossing locations. This recommendation will be evaluated further during final design for implementation.

VII. ESTIMATED COSTS

Detailed estimates of probable construction costs have been prepared for the improvements described in this Report and are included in Appendix B. All costs are based on anticipated unit prices for the 2026 construction season. All estimated project costs also include a 10% contingency and 25% allowance for legal, engineering, administrative, and finance costs. Table 2 below is a summary of the estimated project costs for the recommended proposed base project improvements.

These cost estimates are based upon public construction cost information. Since the project team has no control over the cost of labor, materials, competitive bidding process, weather conditions, and other factors affecting the cost of construction, all cost estimates are opinions for general information of the client and no warranty or guarantee as to the accuracy of construction cost estimates is made. It is recommended that costs for project financing should be based upon actual, competitive bid prices with reasonable contingencies.

Table 2 – Estimated Base Project Costs

Proposed Improvements	Reconstruction (2026)	Reconstruction (2027)	Reconstruction (2028 - TBD)	Reclamation (2026)	Mill & Overlay (2026)	Total Project Costs
Streets	$3,360,000	$2,873,000	$2,750,000	$1,671,000	$1,166,000	$11,820,000
Storm Sewer	$196,000	$589,000	$270,000	$32,000	$120,000	$1,207,000
Sanitary Sewer	$607,000	$1,015,000	$1,185,000	$54,000	$72,000	$2,933,000
Watermain	$992,000	$864,000	$1,184,000	$5,000	$5,000	$3,050,000
Total Project Costs	**$5,155,000**	**$5,341,000**	**$5,389,000**	**$1,762,000**	**$1,363,000**	**$19,010,000**

Two design alternates were evaluated as part of the preliminary design. The first is for the potential CIPP lining of the sanitary sewer located along the north side of Northwood Road near Island View Road. The second is for the potential watermain replacement under Upper Prior Lake from Island View Circle to Skyline Avenue. A summary of the estimated project costs associated with each of the design alternates is presented in Table 3 below. It is recommended to include Alternate 1 with the final design but to remove Alternate 2 from the final design scope of work

due to the unanticipated project costs that can be better budgeted for in the future. It should also be noted that the inclusion of sanitary sewer and watermain replacement/relocation on Northwood Road from 200-feet south of Knollridge Drive to Hawkridge Road will be further evaluated during final design and the estimated costs for said work are not included in this report.

Table 3 – Estimated Alternate Project Costs			
Proposed Improvements	**Alternate 1 - Northwood Sanitary Lining**	**Alternate 2 - Lake Watermain Crossing**	**Total Project Costs**
Sanitary Sewer	$55,000	$0	$55,000
Watermain	$0	$390,000	$390,000

VIII. FUNDING & ASSESSMENTS

The project will follow the 429 statutory process to levy special assessments from benefiting properties, in accordance with the City of Prior Lake's Special Assessment Policy. The City's assessment policy identifies for public improvements, reconstructions will be assessed at 40% of the street costs, reclamations will be assessed at 40% of the street costs, and mill & overlays will be assessed at the rate adopted in the current Fee Schedule. Reconstruction and Reclamation assessments are to be paid over a 10-year period, while Mill & Overlay assessments are to be paid over a 5-year period. The interest rate for the assessments is determined by adding 2.0% to the net interest cost of the most recent bond issue sold by the City.

Property owners have four options available regarding the payment of the special assessment, after adoption by the City Council:

- Prepay with No Interest - Pay the special assessment in full to the City until November of the assessed calendar year, with no interest. The specific date will be identified at the Special Assessment Public Hearing.
- Partial Payment - Pay a portion of the special assessment to the City until November of the assessed calendar year, with no interest. The specific date will be identified at the Special Assessment Public Hearing. Any remaining special assessment balance will be certified to Scott County with the identified annual interest rate for inclusion on your property tax installments.
- Certify to Your Property Taxes – Special assessment amounts not prepaid in full or partially by November of the assessed calendar year will be certified to Scott County with the identified annual interest rate for inclusion on your property tax installments. The specific date will be identified at the Special Assessment Public Hearing.
- Payment Deferral - Apply for a payment deferral if the individual meets the age and income criteria set out in City Ordinance 111.

Assessments are calculated based on residential equivalent units (REUs). The number of REUs per property is determined based on the maximum dwelling units for the property multiplied by the applicable property type factor. The factor for single-family properties is 1.0 and the factor for multi-family (townhomes) properties is 0.75.

Single-family residential, multi-family residential, parks/recreation, and open space land uses can be assessed up to a maximum street width of 32-ft (face-to-face) for reconstruction and reclamation projects. This project area includes one segment of street that exceeds the identified 32-ft width, the segment of Fremont Avenue NW located north of Island View Road, however, that segment is identified for a mill and overlay so the proportional reduction does not apply.

In situations where the land adjacent to the road being improved is common land owned by all property owners in a Homeowners Association (HOA), the assessment can either be issued directly to the HOA, or all property owners in the HOA can be assessed an equal share of the total assessment for said property.

A general special benefit appraisal consultation was prepared for this project by Nagell Appraisal & Consulting. The report analyzes the probable special benefit to the abutting properties derived by the infrastructure improvements. The properties proposed to receive assessments are identified on the preliminary assessment maps, Figures 14 to 19 in Appendix A. The preliminary assessment roll is included in Appendix C.

The Assessment Review Committee met at their July 17, 2025 meeting and reviewed the calculated assessment rates, as well as the results of the general special benefit appraisals. The Assessment Review Committee determined it was most appropriate to set the unit assessment rates at $14,000 per SF REU for reconstruction areas and $5,500 per SF REU for reclamation areas. The Assessment Review Committee also determined it was appropriate to maintain the unit assessment rates for mill & overlay areas, as set in the City's Fee Schedule and will be finalized for this project in 2026, of $1,500 per SF REU and $1,125 per Townhome REU. Additionally, the Assessment Review Committee determined it was most appropriate to set the assessment rates for the five indirect benefit parcels along Artic Circle NW at the amounts identified in the general special benefit appraisal for each property. These rates are based on improvements being constructed during the 2026 construction season. The rates for improvements constructed during subsequent construction seasons, for the second and third phases of the project, may be evaluated for an inflationary increase.

The general ad valorem property tax levy will be used to finance the costs of the remaining street project costs. The project costs for the storm sewer, sanitary sewer, and watermain improvements are considered general maintenance and supported by utility fees under the City stormwater, sewer, and water utility funds and will not be assessed.

The proposed project assessments and funding summary are based on preliminary estimated project costs for the recommended base improvements. These costs may be revised at the time of the final assessment hearing depending on final design of the project, soil conditions, bids received, and actual work performed. The estimated financing breakdown for the estimated project costs, exclusive of design alternates, are presented in Table 4 below.

Table 4 – Estimated Financing Breakdown

Proposed Improvements	Reconstruction (2026)	Reconstruction (2027)	Reconstruction (2028 - TBD)	Reclamation (2026)	Mill & Overlay (2026)	Total Project Costs
Ad Valerum	$2,660,000	$1,943,000	$2,204,000	$1,005,500	$944,000	$8,756,500
Assessments	$700,000	$930,000	$546,000	$665,500	$222,000	$3,063,500
Utility Fund - Stormwater	$196,000	$589,000	$270,000	$32,000	$120,000	$1,207,000
Utility Fund - Sewer	$607,000	$1,015,000	$1,185,000	$54,000	$72,000	$2,933,000
Utility Fund - Water	$992,000	$864,000	$1,184,000	$5,000	$5,000	$3,050,000
Total Project Costs	**$5,155,000**	**$5,341,000**	**$5,389,000**	**$1,762,000**	**$1,363,000**	**$19,010,000**

IX. PROJECT SCHEDULE

Each project phase will be designed and bid out for independently. The project will be constructed in three phases over the 2026, 2027, and tentatively the 2028 construction seasons. The proposed 2026 project schedule will be approximately as shown below:

Public Open House #1.....*March 5, 2025*

Public Open House #2.....*August 7, 2025*

Accept Feasibility Report and Call for Public Improvement Hearing*.....August 26, 2025

Public Improvement Hearing and Authorize Preparation of Plans & Specs* ..... September 23, 2025

Public Open House #3 (2026 Construction Project).....Fall 2025

Approve Final Plans & Specifications and Order Advertisement for Bids (2026)* .... December, 2025

Bidding (2026).....January, 2026

Accept Bids and Call for Public Assessment Hearing (2026)* .....February, 2026

Public Assessment Hearing, Adopt Assessment Roll, & Award Contract (2026)* .....March, 2026

Public Open House #4 (2026).....Spring, 2026

Construction Begins to Substantial Completion (2026)..... Spring to Fall 2026

Construction Final Completion (2026).....Spring 2027

*Denotes City Council Meeting

The 2027 and tentative 2028 projects will follow a similar schedule to the 2026 project schedule identified above. Final design will be authorized and is anticipated to begin in early 2026, starting with the 2027 project and then moving on to the tentative 2028 project. Each project will have a public open house during final design and again just prior to construction. Each project will have final plans ready for bidding in January of the identified construction year. This will be followed by the associated Public Assessment Hearing, adoption of the final assessment roll, and award of the construction contract prior to construction beginning.

X. CONCLUSION

This report has been prepared to investigate the potential for rehabilitating and/or reconstructing the existing Northwood Road area as necessary to serve the roadway corridor into the future. This report identified the recommended improvements to the infrastructure, provided estimated costs of the recommended improvements, and identified applicable funding to finance the improvements.

From an engineering standpoint, this project, as proposed, is feasible, cost effective, and necessary and it can best be accomplished by letting competitive bids for the work. It is recommended that the work be done under one contract for each construction season in order to complete the work in an orderly and efficient manner. The City and the persons assessed will have to determine the economic feasibility of the proposed improvements.

Appendix A: Figures

Northwood Road Area Street & Utility Improvements

City of Prior Lake

Figure 1: Project Location

August 2025

H:\PLAK\24X135829000\CAD\C3D\FIGR-135829-PROJECT LOCATION.dwg 8/4/2025 8:41:42 AM

Northwood Road Area Street & Utility Improvements

City of Prior Lake

Figure 2: Street Improvement Classification

August 2025

H:\PLAK\24X135829000\CAD\C3D\FIGR-135829-STREET IMPROVEMENT CLASSIFICATION.dwg 8/4/2025 8:47:22 AM

Northwood Road Area Street & Utility Improvements

City of Prior Lake

Figure 3: Utilities

August 2025

BOLTON & MENK

H:\PLAK\24X135829000\CAD\C3D\FIGR-135829-UTILITIES.dwg 8/4/2025 8:57:13 AM

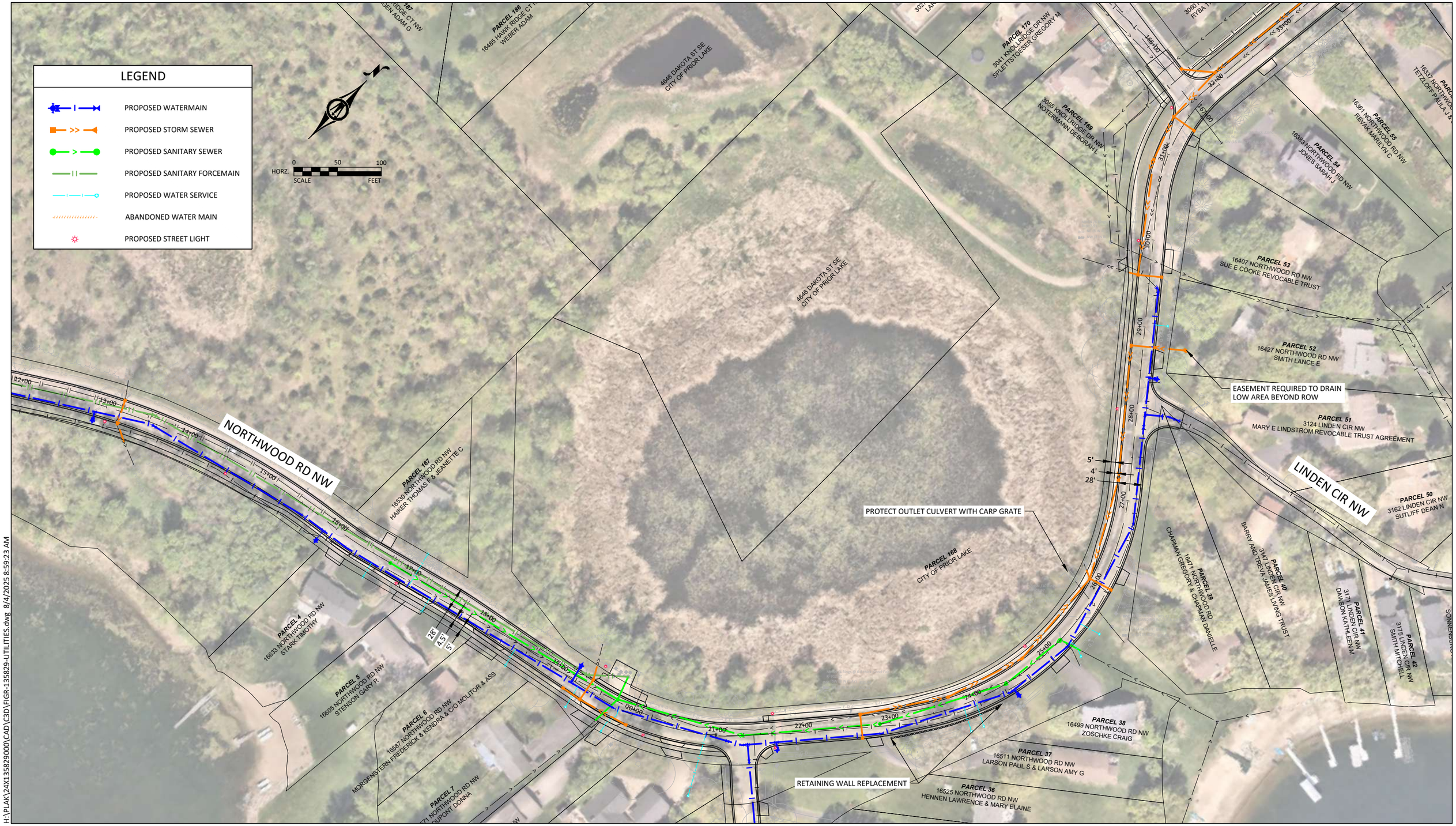
Northwood Road Area Street & Utility Improvements

City of Prior Lake

Figure 4: Utilities

August 2025

BOLTON & MENK



H:\PLAK\24X135829000\CAD\C3D\FIGR-135829-UTILITIES.dwg 8/4/2025 8:59:23 AM

Northwood Road Area Street & Utility Improvements

City of Prior Lake

Figure 5: Utilities

August 2025

H:\PLAK\24X135829000\CAD\C3D\FIGR-135829-UTILITIES.dwg 8/4/2025 9:00:59 AM

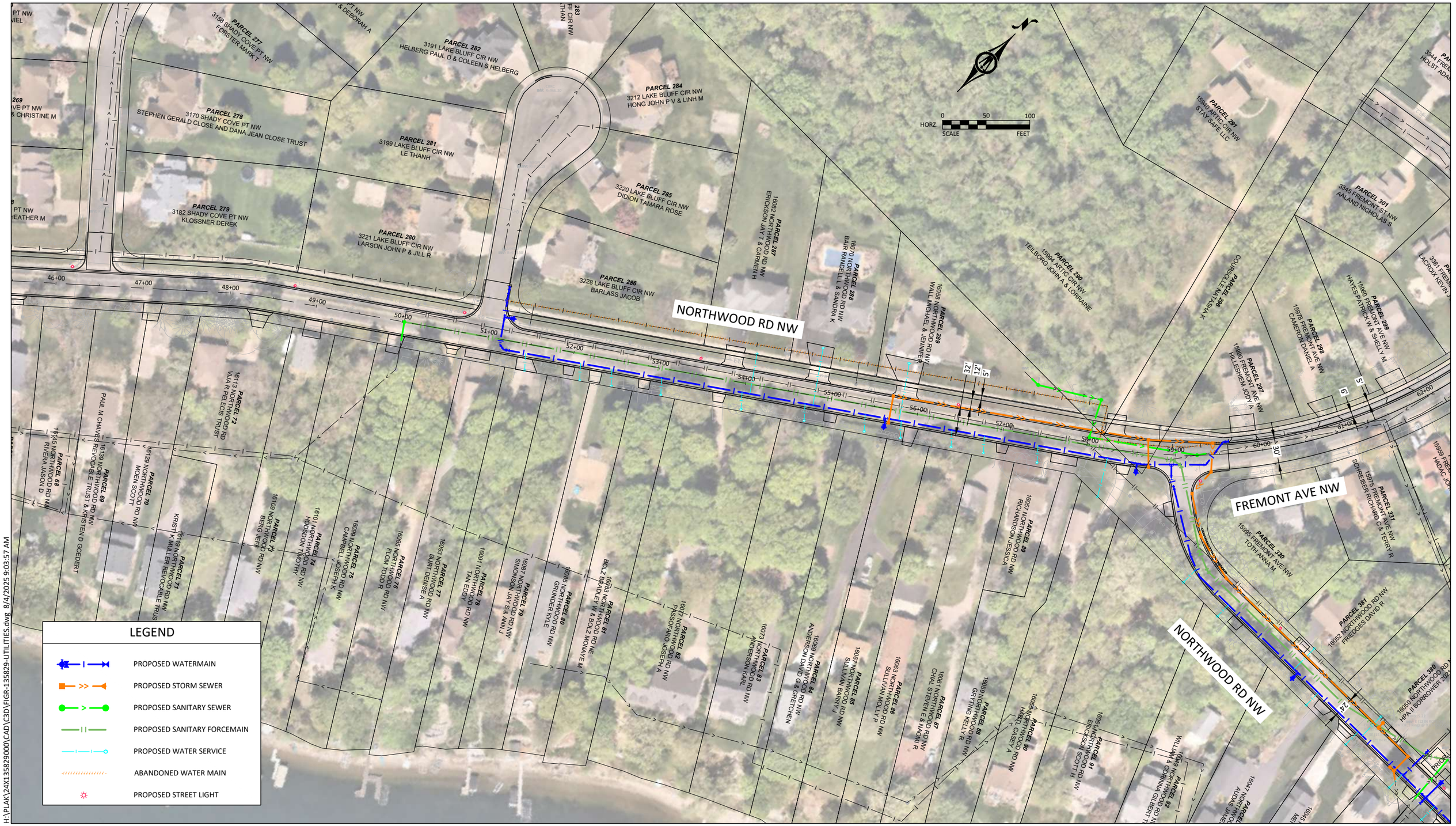
NORTHWOOD ROAD AREA STREET & UTILITY IMPROVEMENTS

City of Prior Lake

Figure 6: Utilities

August 2025

BOLTON & MENK



H:\PLAK\24X135829000\CAD\C3D\FIGR-135829-UTILITIES.dwg 8/4/2025 9:03:57 AM

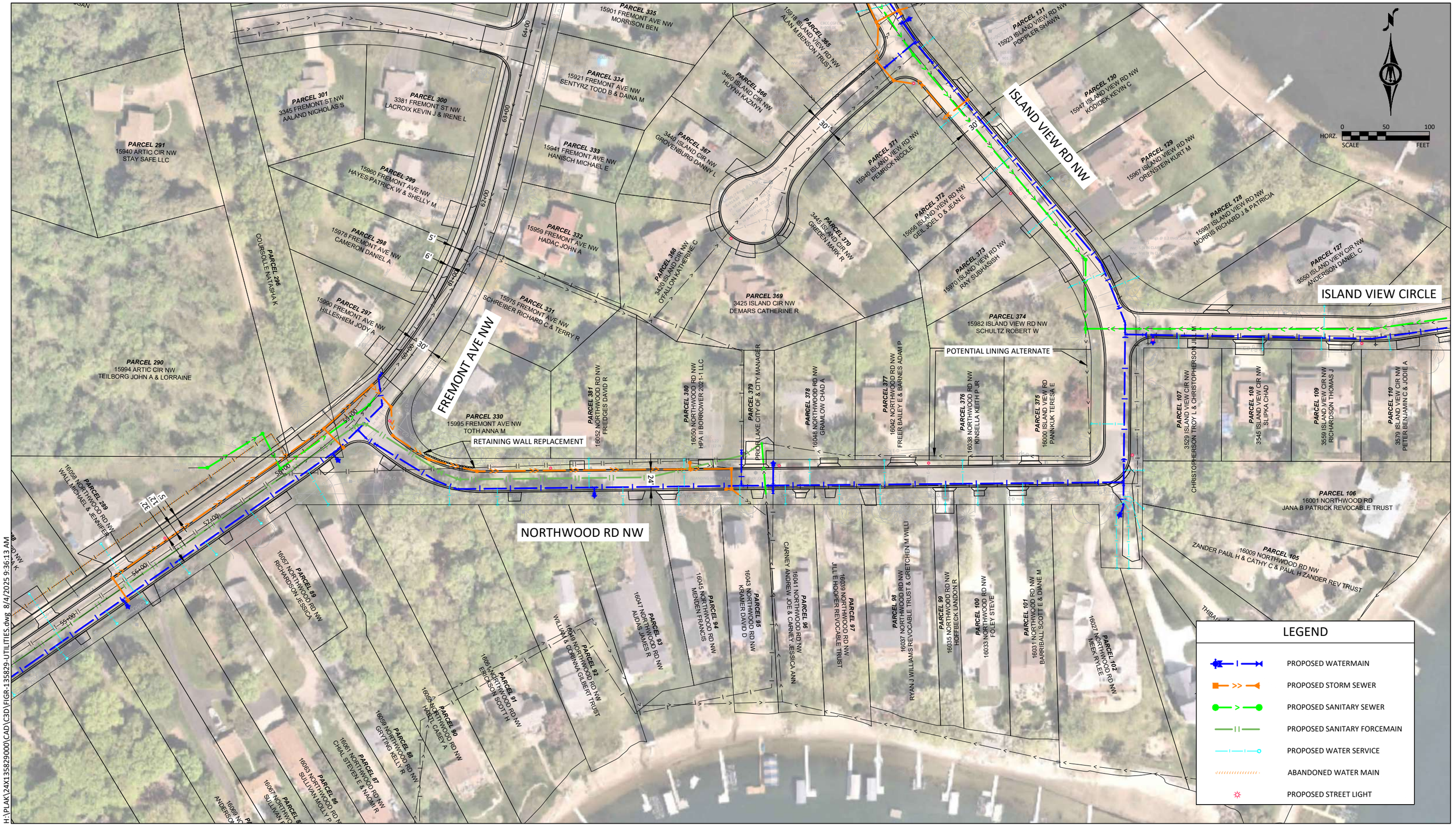
Northwood Road Area Street & Utility Improvements

City of Prior Lake

Figure 7: Utilities

August 2025

BOLTON & MENK



H:\PLAK\24X135829000\CAD\C3D\FIGR-135829-UTILITIES.dwg 8/4/2025 9:36:13 AM

Northwood Road Area Street & Utility Improvements

City of Prior Lake

Figure 8: Utilities

August 2025

BOLTON & MENK

LEGEND

- PROPOSED WATERMAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY FORCEMAIN
- PROPOSED WATER SERVICE
- ABANDONED WATER MAIN
- PROPOSED STREET LIGHT

HORZ. SCALE 0 50 100 FEET

SURMOUNTABLE CURB

ISLAND VIEW CIRCLE

PARCEL 126
3773 ISLAND VIEW CIR NW
ISLAND VIEW 2ND HOMEOWNER ASSN

PARCEL 125
3877 ISLAND VIEW CIR NW
THOMAS J RYAN REVOCABLE

PARCEL 124
3869 ISLAND VIEW CIR NW
KARGES DAVID B & CHERYL SPATH

PARCEL 123
3857 ISLAND VIEW CIR
MICHAEL P MYSER REVOCABLE TRUST

PARCEL 122
3845 ISLAND VIEW CIR NW
KORETZKI STEVEN J & MARLENE

PARCEL 121
3827 ISLAND VIEW CIR NW
HENGEN/LEE CHAD M

PARCEL 120
3809 ISLAND VIEW CIR NW
HURST JOHN & HURST STEFANIE

PARCEL 119
3791 ISLAND VIEW CIR NW
STENZEL TYRONE D & DECIA J

PARCEL 118
3773 ISLAND VIEW CIR NW
JOHNSON MARY R

PARCEL 117
3755 ISLAND VIEW CIR NW
EVERSON BRIAN

PARCEL 116
3735 ISLAND VIEW CIR NW
WILSON HEIDI C

PARCEL 115
3715 ISLAND VIEW CIR NW
JANICE M GRASER REVOCABLE TRUST

PARCEL 114
3715 ISLAND VIEW CIR NW
JANICE M GRASER REVOCABLE TRUST

PARCEL 113
OVERBY BRAD

PARCEL 112
3545 ISLAND VIEW CIR NW
ISLAND VIEW OUTLOT INC

PARCEL 111
3595 ISLAND VIEW CIR NW
DOHERTY ANTHONY

PARCEL 110
3579 ISLAND VIEW CIR NW
PETER BENJAMIN C & JODIE A

PARCEL 109
3559 ISLAND VIEW CIR NW
RICHARDSON THOMAS J

PARCEL 106
NORTHWOOD RD
RICK REVOCABLE TRUST

PARCEL 127
ISLAND VIEW CIR NW
ERSON DANIEL C

28'

NOTE: THIS WORK IS NOT RECOMMENDED FOR INCLUSION WITH THE FINAL PROJECT SCOPE ON THIS PROJECT.

SKYLINE AVE NW

PROPOSED PIT LOCATION (TYP.)

ISLAND VIEW CIRCLE

PROPOSED (TRENCHLESS) IMPROVEMENT

H:\PLAK\24X1358290000\CAD\C3D\FIGR-135829-UTILITIES 2.dwg 8/4/2025 9:11:21 AM

Northwood Road Area Street & Utility Improvements

City of Prior Lake

Figure 9: Utilities

August 2025

BOLTON & MENK

FREMONT AVE NW

ISLAND VIEW RD NW

PARCEL 316 15770 FREMONT AVE NW STEIN RANDY

PARCEL 315 15784 FREMONT AVE NW MUEHLHAUSER BRETT A

PARCEL 314 15800 FREMONT AVE NW KLINE JAYNE L

PARCEL 313 15820 FREMONT AVE NW BLONIGEN NORBERT A

PARCEL 340 15821 FREMONT AVE NW HELMANDOLLAR MEGAN

PARCEL 341 15805 FREMONT AVE NW LAUGHRIDGE TRENT D

PARCEL 342 15787 FREMONT AVE NW DUBOIS JOE

PARCEL 343 15771 FREMONT AVE NW GEYEN DAREN

PARCEL 344 15758 FREMONT AVE NW BLOOMQUIST PATRICK J & SHAWNA

PARCEL 345 15741 FREMONT AVE NW TRONDSON SHANE R

PARCEL 311 3384 FREMONT CIR NW O'HALLORAN BARBARA JO & SEAN P

PARCEL 312 3400 FREMONT CIR NW STARR ANTHONY J & JESSICA A

PARCEL 339 15839 FREMONT AVE NW SIWINSKI MICHAEL & MATTSON LORI

PARCEL 338 15855 FREMONT AVE NW SINZHEIMER TODD A

PARCEL 337 15873 FREMONT AVE NW RUESINK STEVEN J & KARLEEN R

PARCEL 336 15889 FREMONT AVE NW SEMSCH WILLIAM & HARTFIEL SALLY

PARCEL 335 15901 FREMONT AVE NW MORRISON BEN

PARCEL 334 15921 FREMONT AVE NW SENTYRZ TODD B & DAINA M

PARCEL 310 3364 FREMONT CIR NW BACHMANN JAMIE LYNN

PARCEL 306 3375 FREMONT CIR NW HANSEN JEFFREY S & SHANNON R

PARCEL 305 3399 FREMONT CIR NW LINK JOSEPH

PARCEL 303 3366 FREMONT ST NW MCLAIN CASEY

PARCEL 304 3386 FREMONT ST NW VLASIN ERIC L & BETHANY J

PARCEL 300 3381 FREMONT ST NW

PARCEL 363 15894 ISLAND VIEW RD NW PHILLIPS JOEL

PARCEL 364 15906 ISLAND VIEW RD NW OLSEN JULIE A

PARCEL 365 15918 ISLAND VIEW RD NW ALAN M BENSON TRUST

PARCEL 366 3460 ISLAND CIR NW HUYNH KAZMYN

PARCEL 357 15800 ISLAND VIEW RD ROLEFF MAX R

PARCEL 358 15828 ISLAND VIEW RD NW KLINE JAMES W & CYNTHIA A

PARCEL 359 15842 ISLAND VIEW RD NW PIERCE MARTIN T

PARCEL 360 15852 ISLAND VIEW RD NW BEISWENGER DONALD & ROBERTA

PARCEL 361 15866 ISLAND VIEW RD NW FROMM JAMES

PARCEL 362 15878 ISLAND VIEW RD NW BEAUFOY JEFFERY J

PARCEL 354 15764 ISLAND VIEW RD REITMEIER KEVIN M

PARCEL 355 15774 ISLAND VIEW RD NW HORRACH WILLIAM & MARTA

PARCEL 356 15786 ISLAND VIEW RD NW BOESE JOSHUA CHRISTOPHER & BOESE JESSICA LYNN

PARCEL 132 15897 ISLAND VIEW RD NW LEVEILLE DANIEL G

PARCEL 131 15923 ISLAND VIEW RD NW POPPLER SHAWN

PARCEL 130 15947 ISLAND VIEW RD NW

PARCEL 140 15745 ISLAND VIEW RD NW FERGUSON RON W

PARCEL 139 15757 ISLAND VIEW RD NW HELMBACHER KEITH M

PARCEL 138 15769 ISLAND VIEW RD NW GROH BRIAN L & LINDA A

PARCEL 137 15789 ISLAND VIEW RD NW GARDINER CHARLES III & GARDINER JESSICA

PARCEL 136 15806 ISLAND VIEW RD NW GRABSKI BENJAMIN W

PARCEL 135 15828 ISLAND VIEW RD NW BRETZ KENNETH J & DEBORAH K

PARCEL 134 15849 ISLAND VIEW RD NW AMMERMAN RODNEY C & JULIE

PARCEL 133 15871 ISLAND VIEW RD NW MALMBERG BRIAN D

646 DAKOTA ST SE RIOR LAKE CITY OF & CITY MANAGER

73+00 72+00 71+00 70+00 69+00 68+00 67+00 66+00 65+00 64+00

30'

0 50 100 HORZ. SCALE FEET

LEGEND

- PROPOSED WATERMAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY FORCEMAIN
- PROPOSED WATER SERVICE
- ABANDONED WATER MAIN
- PROPOSED STREET LIGHT

H:\PLAK\24X135829000\CAD\C3D\FIGR-135829-UTILITIES 2.dwg 8/4/2025 9:31:57 AM

Northwood Road Area Street & Utility Improvements

City of Prior Lake

Figure 10: Utilities

August 2025

154TH ST NW (CR 82)

FREMONT AVE NW

CRYSTAL BAY LN NW

PARCEL
16154 MAIN AVE SE STE 110-D
WENSMANN REALTY

PARCEL 329
3358 GLYNWATER TRL NW
PRIOR LAKE CITY OF & CITY MANAGER

CULVERT UPSIZING
(LOCAL SURFACE WATER MANAGEMENT PLAN)

PARCEL 328
15616 FREMONT AVE NW
BERGER SUZANNE M

PARCEL 327
15636 FREMONT AVE NW
FINKENAUR STEPHEN P & JODY L

PARCEL 326
15654 FREMONT AVE NW
MORTON DANIEL J

PARCEL 325
15672 FREMONT AVE NW
SLATER MATTHEW & [illegible]

PARCEL 150
15531 FREMONT AVE NW
CONROY MICHAEL J

PARCEL 149
15549 FREMONT AVE NW
PENNE JONATHAN E

PARCEL 148
15567 FREMONT AVE NW
NELSON MARK D & LAURA L

PARCEL 147
15702 ISLAND VIEW RD NW
ISLAND VIEW 5TH ADDN ASSN & PETER WHATLEY

PARCEL 146
15573 ISLAND VIEW RD NW
KORSTAD CANDICE K

PARCEL 145
[illegible] ISLAND VIEW RD NW
[illegible]LD DANIEL E

PARCEL 161
3586 CRYSTAL BAY LN NW
OLSON FAMILY TRUST

PARCEL 162
3582 CRYSTAL BAY LN NW
ANDERSON OAER VL

PARCEL 89
2 1/2 DEVELOPMENT GROUP LLC

OUTLOT A
2 1/2 DEVELOPMENT GROUP LLC

PARCEL 89
2 1/2 DEVELOPMENT GROUP LLC

LOT 1
MANDERS REVOCABLE TRUST

PARCEL 154
3589 CRYSTAL BAY LN NW
SCHEEL THOMAS W

PARCEL 155
3607 CRYSTAL BAY LN NW
KUYPER SCOTT

PARCEL 156
3671 CRYSTAL BAY LN NW
OLSON NEAL V

PARCEL 157
3729 CRYSTAL BAY LN NW
CARIN L THOMAS DECLARATION OF TRUST

PARCEL 158
3833 CRYSTAL BAY LN NW
POLSTER JEFF & ELLA

PARCEL 159
3647 CRYSTAL BAY LN NW
LEJEUNE JASON R

PARCEL 160
3651 CRYSTAL BAY LN NW
KAMRATH GARY

PARCEL 159
3596 CRYSTAL BAY LN NW
MANDERS REVOCABLE TRUST

PARCEL 152
3573 CRYSTAL BAY LN NW
RACHELLE KALEVIG FAMILY TRUST

PARCEL 151
3571 CRYSTAL BAY LN NW
SUMME BRUCE GEORGE

ISLAND VIEW 5TH ADDN ASSN & PETER WHATLEY

0 50 100 FEET

SCALE: 1" = 50'

LEGEND

- PROPOSED WATERMAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY FORCEMAIN
- PROPOSED WATER SERVICE
- ABANDONED WATER MAIN
- PROPOSED STREET LIGHT

H:\PLAK\24X135829000\CAD\C3D\FIGR-135829-UTILITIES 2.dwg 8/4/2025 9:38:36 AM

Northwood Road Area Street & Utility Improvements

City of Prior Lake

Figure 11: Utilities

August 2025

H:\PLAK\24X135829000\CAD\C3D\FIGR-135829-UTILITIES 2.dwg 8/4/2025 9:39:54 AM

Northwood Road Area Street & Utility Improvements

City of Prior Lake

Figure 12: Sidewalk Extension

August 2025

BOLTON & MENK

H:\PLAK\24X\135829000\CAD\C3D\FIGR-135829-SIDEWALK EXTENSION.dwg 8/4/2025 9:41:44 AM

BEGIN NARROWED ROADWAY

NEW SIDEWALK CONNECTION (2040 PATH & TRAIL SYSTEM PLAN)

END NARROWED ROADWAY

FREMONT AVE NW

PARCEL 290
3394 ARCTIC CIR NW
BERG JOHN A & LORRAINE

PARCEL 236
COUSSOULE MATASHA K

PARCEL 297
15980 FREMONT AVE NW
HILLESHEIM JODY A

PARCEL 298
15978 FREMONT AVE NW
CAMERON DANIEL A

PARCEL 299
15960 FREMONT AVE NW
HAYES PATRICK W & SHELLY M

PARCEL 300
3381 FREMONT ST NW
LACROIX KEVIN J & IRENE L

PARCEL 301
3345 FREMONT ST NW
AALAND NICHOLAS S

PARCEL 302
3372 FREMONT ST NW
ADAM BERTON

PARCEL 303
3366 FREMONT ST NW
MCLAIN CASEY

PARCEL 304
3386 FREMONT ST NW
VLASIN ERIC L & BETHANY J

PARCEL 305
3399 FREEMONT CIR NW
LINK JOSEPH

PARCEL 306
3375 FREMONT CIR NW
HANSEN JEFFREY S & SHANNON R

PARCEL 307
3363 FREMONT CIR NW
REDEN MINDY

PARCEL 310
3354 FREMONT CIR NW
MARIE LYNN

PARCEL 311
3384 FREMONT CIR NW
O'HALLORAN BARBARA JO & SEAN P

PARCEL 312
3400 FREEMONT CIR NW
STARR ANTHONY J & JESSICA A

PARCEL 313
15620 FREMONT AVE NW
BLONIGEN NORBERT A

PARCEL 314
15800 FREMONT AVE NW
KLINE JAYNE L

PARCEL 315
15784 FREMONT AVE NW
MUENHAUSER BRETT A

PARCEL 316
15770 FREMONT AVE NW
STEIN RANDY

PARCEL 317
3445 CRYSTAL CIR NW
SWANSON DENNIS

PARCEL 318
3435 CRYSTAL CIR NW
TREADWELL LAURA

PARCEL 319
3430 CRYSTAL CIR NW
CITY OF & CITY MANAGER

PARCEL 320
3440 CRYSTAL CIR NW
BRAGG MICHAEL S

PARCEL 321
3440 CRYSTAL CIR NW
HOFFMAN ROBERT J III

PARCEL 322
3450 CRYSTAL CIR NW
SOHLIP BRUCE D & ELIZABETH

PARCEL 323
15710 FREMONT AVE NW
SEIBERLICH SCOTT

PARCEL 324
15690 FREMONT AVE NW
SCHMITZ WILLIAM J & SUSAN J

PARCEL 325
15672 FREMONT AVE NW
SLATER MATTHEW & SLATER SARAH

PARCEL 326
15654 FREMONT AVE NW
MORTON DANIEL J

PARCEL 327
15636 FREMONT AVE NW
FINKENAUR STEPHEN P & JODY L

PARCEL 328
15616 FREMONT AVE NW
BERGER SUZANNE M

PARCEL 329
3358 GLYNWATER TRL NW
PRIOR LAKE CITY OF & CITY MANAGER

PARCEL 330
15995 FREMONT AVE NW
TOTH ANNA M

PARCEL 331
15975 FREMONT AVE NW
SCHREIBER RICHARD C & TERR

PARCEL 332
15959 FREMONT AVE NW
HADAC JOHN A

PARCEL 333
15941 FREMONT AVE NW
HANISCH MICHAEL E

PARCEL 334
15921 FREMONT AVE NW
SENTHZ TODD B & DIANA M

PARCEL 335
15901 FREMONT AVE NW
MORRISON BEN

PARCEL 336
15889 FREMONT AVE NW
SEMSCH WILLIAM & HARTFIEL SALLY

PARCEL 337
15873 FREMONT AVE NW
RUESINK STEVEN J & KARLEEN R

PARCEL 338
15855 FREMONT AVE NW
SINZHEIMER TODD A

PARCEL 339
15539 FREMONT AVE NW
SWINSKI MICHAEL & MATTSON LORI

PARCEL 340
15821 FREMONT AVE NW
HELMANDOLLAR MEGAN

PARCEL 341
15805 FREMONT AVE NW
LAUGHRIDGE TRENT D

PARCEL 342
15787 FREMONT AVE NW
DUBOIS JOE

PARCEL 343
15771 FREMONT AVE NW
GEYEN DAREN

PARCEL 344
15759 FREMONT AVE NW
BLOOMQUIST PATRICK J & SHAWNA

PARCEL 345
15741 FREMONT AVE NW
TROMDSON SHANE R

PARCEL 346
15728 CRYSTAL BAY LN NW
THOMAS DECLARATION OF TRUST

PARCEL 147
15702 ISLAND VIEW 5TH ADD

PARCEL 148
15667 FREMONT AVE NW
NELSON MARK D & [illegible]

PARCEL 149
15549 FREMONT AVE NW
PENNE JONATHAN E

PARCEL 150
15331 FREMONT AVE NW
CONROY MICHAEL J

PARCEL 151
3571 CRYSTAL BAY LN NW
DUNKE BRUCE GEORGE

PARCEL 152
3575 CRYSTAL BAY LN NW
RACHELLE KALEY IG FAMILY TRUST

PARCEL 153
3585 CRYSTAL BAY LN NW
MANDERS REVOCABLE TRUST

PARCEL 154
3589 CRYSTAL BAY LN NW
SCHEEL THOMAS W

PARCEL 155
3607 CRYSTAL BAY LN NW
KUPPER SCOTT

PARCEL 156
3611 CRYSTAL BAY LN NW
OLSON NICK V

PARCEL 157
3628 CRYSTAL BAY LN NW
THOMAS DECLARATION OF TRUST

PARCEL 161
3598 CRYSTAL BAY LN NW
OLSON FAMILY TRUST

PARCEL 162
3582 CRYSTAL BAY LN NW
ANDERSON CHERYL

PARCEL 146
15673 ISLAND VIEW RD NW
KORSTAD CANDICE K

PO 89
212 DEVELOPMENT GROUP LLC

PARCEL 89
212 DEVELOPMENT GROUP LLC

32'
30'
5'
5'
5'
5'
36'

HORZ. SCALE 0 50 100 FEET

Northwood Road Area Street & Utility Improvements

City of Prior Lake

Figure 13: Preliminary Project Phasing

August 2025

BOLTON & MENK

H:\PLAK\24X135829000\CAD\C3D\FIGR-135829-PRELIMINARY PROJECT PHASING.dwg 8/4/2025 10:07:21 AM

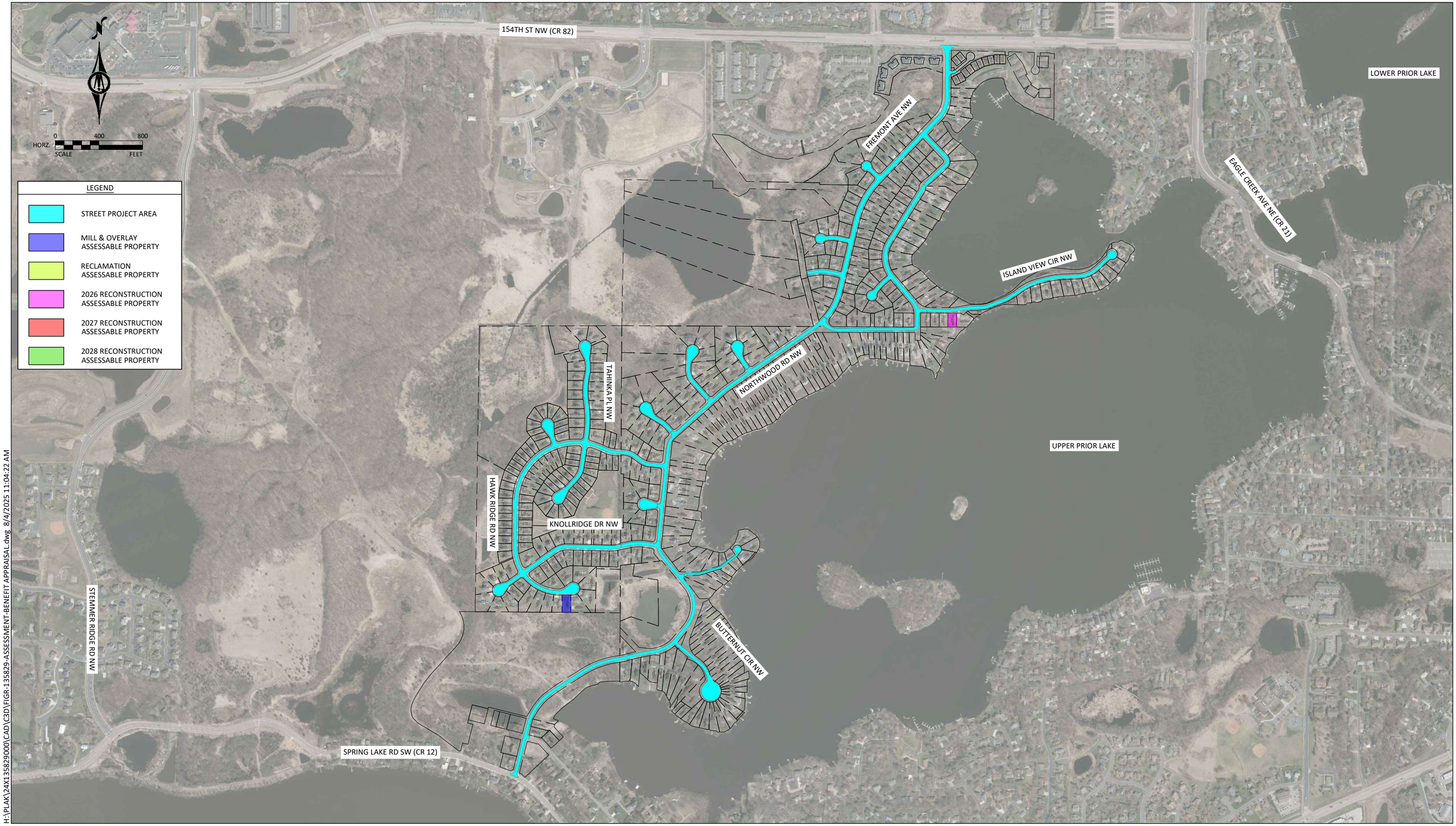
Northwood Road Area Street & Utility Improvements

City of Prior Lake

Figure 14: Preliminary Assessment Map

August 2025

BOLTON & MENK



H:\PLAK\24X135829000\CAD\C3D\FIGR-135829-ASSESSMENT-BENEFIT APPRAISAL.dwg 8/4/2025 11:04:22 AM

H:\PLAK\24X135829000\CAD\C3D\FIGR-135829-ASSESSMENT-BENEFIT APPRAISAL.dwg 8/4/2025 11:04:44 AM

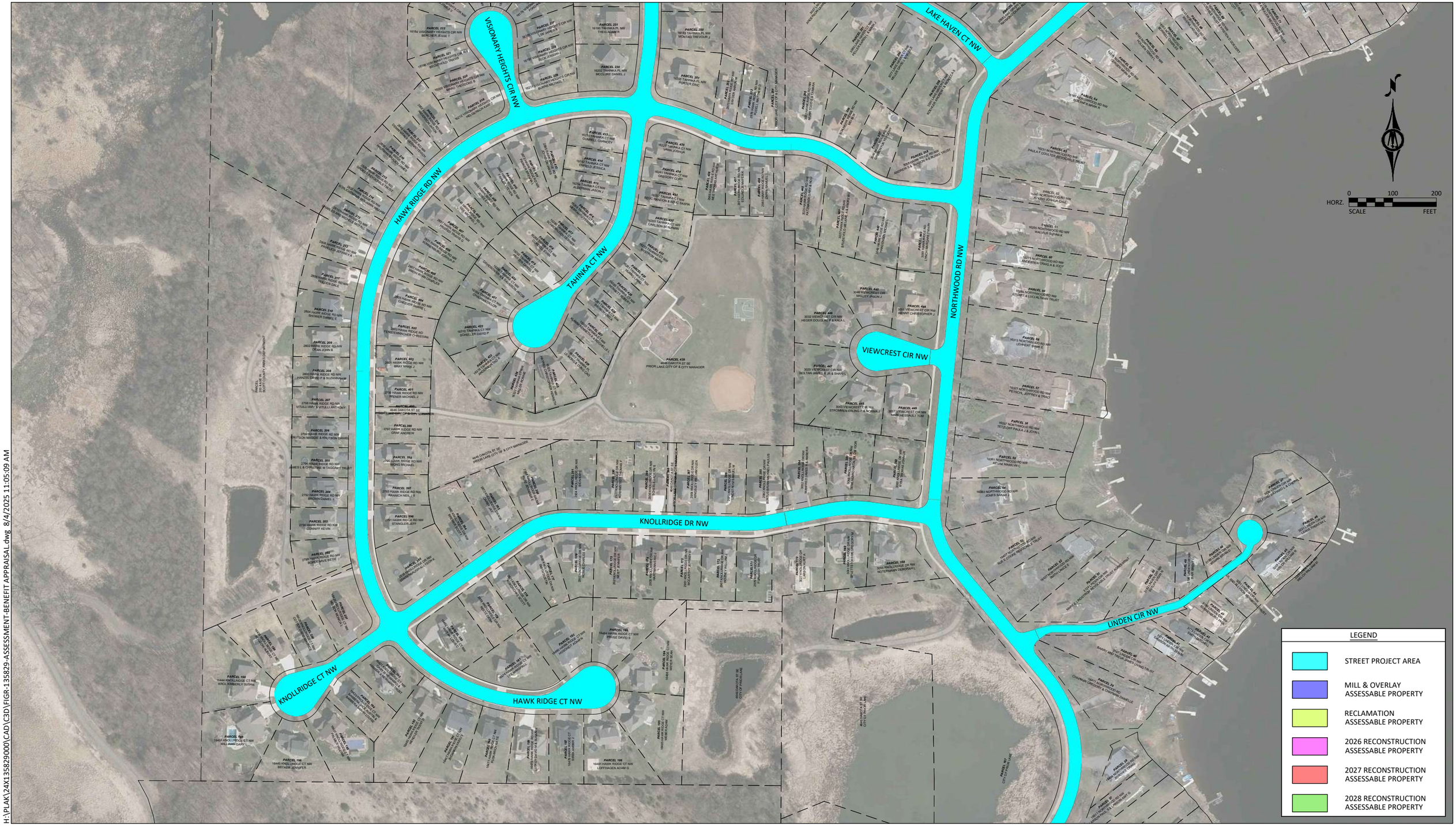
Northwood Road Area Street & Utility Improvements

City of Prior Lake

Figure 16: Assessable Parcels Map

August 2025

BOLTON & MENK



H:\PLAK\24X135829000\CAD\C3D\FIGR-135829-ASSESSMENT-BENEFIT APPRAISAL.dwg 8/4/2025 11:05:09 AM

Northwood Road Area Street & Utility Improvements

City of Prior Lake

Figure 17: Assessable Parcels Map

August 2025

H:\PLAK\24X135829000\CAD\C3D\FIGR-135829-ASSESSMENT-BENEFIT APPRAISAL.dwg 8/4/2025 10:24:23 AM

H:\PLAK\24X135829000\CAD\C3D\FIGR-135829-ASSESSMENT-BENEFIT APPRAISAL.dwg 8/4/2025 10:25:06 AM

154TH ST NW

FREMONT AVE NW

CRYSTAL CIR NW

ISLAND VIEW RD NW

HORZ. SCALE 0 100 200 FEET

LEGEND

- STREET PROJECT AREA
- MILL & OVERLAY ASSESSABLE PROPERTY
- RECLAMATION ASSESSABLE PROPERTY
- 2026 RECONSTRUCTION ASSESSABLE PROPERTY
- 2027 RECONSTRUCTION ASSESSABLE PROPERTY
- 2028 RECONSTRUCTION ASSESSABLE PROPERTY

H:\PLAK\24X135829000\CAD\C3D\FIGR-135829-ASSESSMENT-BENEFIT APPRAISAL.dwg 8/4/2025 10:25:26 AM

Appendix B: Preliminary Cost Estimate

PRELIMINARY ENGINEER'S ESTIMATE

2026-2027 NORTHWOOD ROAD AREA STREET & UTILITY IMPROVEMENTS

CITY OF PRIOR LAKE, MINNESOTA

CITY PROJECT NO. 2026-01

BMI PROJECT NO. 24X.135829

SCHEDULE "A" - BASE BID

ITEM NO.	SPEC. REF	DESCRIPTION	NOTES	UNIT	RECONSTRUCTION (2026)				RECONSTRUCTION (2027)				RECONSTRUCTION (2028 - TBD)				RECLAMATION (2026)				MILL & OVERLAY (2026)				TOTAL ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE
					STREET	STORM	SANITARY	WATER	STREET	STORM	SANITARY	WATER	STREET	STORM	SANITARY	WATER	STREET	STORM	SANITARY	WATER	STREET	STORM	SANITARY	WATER			
1	2021.501	MOBILIZATION		LUMP SUM	0.18	0.01	0.03	0.05	0.16	0.03	0.06	0.05	0.14	0.01	0.06	0.06	0.09	0.00	0.00	0.00	0.06	0.01	0.00	0.00	1.00	$500,000.00	$ 500,000.00
2	2100.601	LIFT STATION REHABILITATION 1 (LS 25 BUTTERNUT)		LUMP SUM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1.00	$315,000.00	$ 315,000.00
3	2100.601	LIFT STATION REHABILITATION 2 (LS 26 NORTHWOOD)		LUMP SUM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1.00	$400,000.00	$ 400,000.00
4	2101.502	CLEARING		EACH	6	0	0	0	7	0	0	0	61	0	0	0	26	0	0	0	22	0	0	0	122.00	$600.00	$ 73,200.00
5	2101.502	GRUBBING		EACH	6	0	0	0	8	0	0	0	61	0	0	0	26	0	0	0	22	0	0	0	123.00	$250.00	$ 30,750.00
6	2104.502	REMOVE MANHOLE OR CATCH BASIN		EACH	0	11	0	0	0	17	0	0	0	10	0	0	0	3	0	0	0	2	0	0	43.00	$400.00	$ 17,200.00
7	2104.502	REMOVE CASTING (SANITARY)		EACH	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27	0	0	0	36	0	63.00	$200.00	$ 12,600.00
8	2104.502	REMOVE CASTING (STORM)		EACH	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1.00	$200.00	$ 200.00
9	2104.502	REMOVE GATE VALVE & BOX		EACH	0	0	0	9	0	0	0	12	0	0	0	21	0	0	0	0	0	0	0	0	42.00	$300.00	$ 12,600.00
10	2104.502	REMOVE VALVE BOX	(1)	EACH	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	3	4.00	$300.00	$ 1,200.00
11	2104.502	REMOVE HYDRANT		EACH	0	0	0	4	0	0	0	5	0	0	0	9	0	0	0	0	0	0	0	0	18.00	$350.00	$ 6,300.00
12	2104.502	REMOVE DRAINAGE STRUCTURE (SANITARY)		EACH	0	0	9	0	0	0	6	0	0	0	9	0	0	0	0	0	0	0	0	0	24.00	$500.00	$ 12,000.00
13	2104.502	REMOVE SIGN		EACH	4	0	0	0	22	0	0	0	31	0	0	0	7	0	0	0	0	0	0	0	64.00	$50.00	$ 3,200.00
14	2104.502	SALVAGE SIGN PANEL		EACH	0	0	0	0	3	0	0	0	4	0	0	0	1	0	0	0	0	0	0	0	8.00	$75.00	$ 600.00
15	2104.502	SALVAGE MAILBOX SUPPORT	(2)	EACH	44	0	0	0	34	0	0	0	60	0	0	0	14	0	0	0	0	0	0	0	152.00	$200.00	$ 30,400.00
16	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)		LIN FT	500.93	0	0	0	207.93	0	0	0	191.13	0	0	0	277.24	0	0	0	78.76	0	0	0	1255.99	$6.00	$ 7,535.94
17	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)		LIN FT	751.72	0	0	0	668.78	0	0	0	865.11	0	0	0	1356.46	0	0	0	313.92	0	0	0	3955.99	$4.00	$ 15,823.96
18	2104.503	REMOVE WATERMAIN		LIN FT	0	0	0	3679.49	0	0	0	817.1	0	0	0	4174.4	0	0	0	0	0	0	0	0	8670.99	$7.00	$ 60,696.93
19	2104.503	REMOVE SEWER PIPE (STORM)		LIN FT	0	802.79	0	0	0	1560.47	0	0	0	258.15	0	0	0	131.18	0	0	0	157.41	0	0	2910.00	$15.00	$ 43,650.00
20	2104.503	REMOVE SEWER PIPE (SANITARY)		LIN FT	0	0	2342.83	0	0	0	372.79	0	0	0	1414.38	0	0	0	0	0	0	0	0	0	4130.00	$6.00	$ 24,780.00
21	2104.503	REMOVE CURB & GUTTER (SPOT)	(3)	LIN FT	0	0	0	0	0	0	0	0	0	0	0	0	2050	0	0	0	2780	0	0	0	4830.00	$10.00	$ 48,300.00
22	2104.503	REMOVE CURB & GUTTER		LIN FT	7341.45	0	0	0	8236.62	0	0	0	7591.5	0	0	0	2200.43	0	0	0	0	0	0	0	25370.00	$5.00	$ 126,850.00
23	2104.503	REMOVE RETAINING WALL		LIN FT	0	0	0	0	63.27	0	0	0	136.73	0	0	0	0	0	0	0	0	0	0	0	200.00	$25.00	$ 5,000.00
24	2104.503	REMOVE FORCEMAIN		LIN FT	0	0	0	0	0	0	1356.07	0	0	0	1573.93	0	0	0	0	0	0	0	0	0	2930.00	$10.00	$ 29,300.00
25	2104.503	SALVAGE FENCE		LIN FT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90	0	0	0	90.00	$15.00	$ 1,350.00
26	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT		SQ YD	552.64	0	0	0	561.67	0	0	0	276.82	0	0	0	288.86	0	0	0	0	0	0	0	1679.99	$10.00	$ 16,799.90
27	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT		SQ YD	1089.68	0	0	0	892.55	0	0	0	733.46	0	0	0	504.31	0	0	0	0	0	0	0	3220.00	$8.00	$ 25,760.00
28	2104.504	REMOVE BITUMINOUS PAVEMENT	(P)(4)	SQ YD	12834.6	0	0	0	11716.72	0	0	0	12068.68	0	0	0	0	0	0	0	0	0	0	0	36620.00	$3.75	$ 137,325.00
29	2104.507	REMOVE RIP RAP		CU YD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	15.00	$45.00	$ 675.00
30	2104.518	REMOVE BITUMINOUS WALK		SQ FT	0	0	0	0	0	0	0	0	242	0	0	0	411	0	0	0	688	0	0	0	1341.00	$2.00	$ 2,682.00
31	2104.518	REMOVE CONCRETE WALK (SPOT)	(3)	SQ FT	0	0	0	0	0	0	0	0	0	0	0	0	376	0	0	0	3175	0	0	0	3551.00	$2.50	$ 8,877.50
32	2104.518	REMOVE CONCRETE WALK		SQ FT	0	0	0	0	14580	0	0	0	15154	0	0	0	218	0	0	0	989	0	0	0	30941.00	$1.75	$ 54,146.75
33	2104.518	REMOVE CONCRETE PAVEMENT (VALLEY GUTTER)		SQ YD	0	0	0	0	342	0	0	0	0	0	0	0	81	0	0	0	0	0	0	0	423.00	$12.00	$ 5,076.00
34	2104.602	ABANDON MANHOLE (SANITARY)	(5)	EACH	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1.00	$1,500.00	$ 1,500.00
35	2104.603	ABANDON PIPE SEWER (SANITARY)	(5)	LIN FT	0	0	0	0	0	0	85	0	0	0	0	0	0	0	0	0	0	0	0	0	85.00	$20.00	$ 1,700.00
36	2104.603	ABANDON WATERMAIN	(5)	LIN FT	0	0	0	0	0	0	0	725	0	0	0	475	0	0	0	0	0	0	0	0	1200.00	$20.00	$ 24,000.00
37	2104.618	SALVAGE BRICK PAVERS		SQ FT	0	0	0	0	22	0	0	0	41	0	0	0	0	0	0	0	0	0	0	0	63.00	$8.00	$ 504.00
38	2106.507	EXCAVATION - COMMON	(EV)(P)	CU YD	58528.11	0	0	0	11508.93	0	0	0	12160.26	0	0	0	3002.7	0	0	0	0	0	0	0	85200.00	$16.00	$ 1,363,200.00
39	2106.507	EXCAVATION - MUCK	(EV)(3)	CU YD	705.14	0	0	0	800.14	0	0	0	754.74	0	0	0	1079.98	0	0	0	0	0	0	0	3340.00	$16.00	$ 53,440.00
40	2106.507	EXCAVATION - SUBGRADE	(EV)(P)	CU YD	783.14	0	0	0	888.64	0	0	0	838.22	0	0	0	0	0	0	0	0	0	0	0	2510.00	$16.00	$ 40,160.00
41	2106.507	SELECT GRANULAR EMBANKMENT	(CV)(P)	CU YD	9413.23	0	0	0	10681.42	0	0	0	10075.36	0	0	0	0	0	0	0	0	0	0	0	30170.01	$30.00	$ 905,100.30
42	2106.507	COMMON EMBANKMENT	(CV)(P)	CU YD	15.52	0	0	0	25.86	0	0	0	25.86	0	0	0	82.76	0	0	0	0	0	0	0	150.00	$10.00	$ 1,500.00
43	2106.507	STABILIZING AGGREGATE (3" CLEAR)	(CV)(3)	CU YD	705.14	0	0	0	800.14	0	0	0	754.74	0	0	0	1079.98	0	0	0	0	0	0	0	3340.00	$35.00	$ 116,900.00
44	2106.601	DEWATERING		LUMP SUM	0	0	0.6	0	0	0	0.09	0	0	0	0.31	0	0	0	0	0	0	0	0	0	1.00	$15,000.00	$ 15,000.00
45	2108.504	GEOTEXTILE FABRIC TYPE 9	(P)	SQ YD	14133.88	0	0	0	16038.05	0	0	0	15128.06	0	0	0	0	0	0	0	0	0	0	0	45299.99	$2.75	$ 124,574.97
46	2118.507	AGGREGATE SURFACING CLASS 2	(CV)	TON	3	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5.00	$45.00	$ 225.00
47	2123.510	COMMON LABORERS	(3)	HOUR	30	0	0	0	30	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	90.00	$100.00	$ 9,000.00
48	2123.510	DOZER	(3)	HOUR	10	0	0	0	10	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	30.00	$210.00	$ 6,300.00
49	2123.510	3.0 CU YD FRONT END LOADER	(3)	HOUR	10	0	0	0	10	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	30.00	$200.00	$ 6,000.00
50	2123.610	CRAWLER MOUNTED BACKHOE	(3)	HOUR	10	0	0	0	10	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	30.00	$290.00	$ 8,700.00
51	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	(3)	HOUR	40	0	0	0	40	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	120.00	$170.00	$ 20,400.00
52	2123.610	EXPLORATORY EXCAVATION	(3)	HOUR	20	0	0	0	20	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	60.00	$500.00	$ 30,000.00
53	2211.507	AGGREGATE BASE CLASS 5	(CV)(P)	CU YD	2352.53	0	0	0	2669.47	0	0	0	2518	0	0	0	0	0	0	0	0	0	0	0	7540.00	$38.00	$ 286,520.00
54	2215.504	FULL DEPTH RECLAMATION	(P)	SQ YD	0	0	0	0	0	0	0	0	0	0	0	0	23900	0	0	0	0	0	0	0	23900.00	$3.50	$ 83,650.00
55	2231.604	REMOVE AND PATCH BITUMINOUS PAVEMENT	(6)	SQ YD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2317	0	0	0	2317.00	$30.00	$ 69,510.00
56	2232.504	MILL BITUMINOUS SURFACE (2.0")	(P)	SQ YD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23630	0	0	0	23630.00	$2.00	$ 47,260.00
57	2356.504	BITUMINOUS SEAL COAT (TEXAS UNDERSEAL)	(P)	SQ YD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23630	0	0	0	23630.00	$3.00	$ 70,890.00
58	2357.506	BITUMINOUS MATERIAL FOR TACK COAT		GAL	630.08	0	0	0	679.86	0	0	0	638.21	0	0	0	1189.49	0	0	0	1274.35	0	0	0	4411.99	$3.00	$ 13,235.97
59	2360.504	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) 3.0" THICK	(7)	SQ YD	1134.2	0	0	0	1082.5	0	0	0	766.77	0	0	0	434.54	0	0	0	0	0	0	0	3418.01	$50.00	$ 170,900.50
60	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)		TON	981.87	0	0	0	1059.44	0	0	0	994.54	0	0	0	2046.34	0	0	0	2647.8	0	0	0	7729.99	$85.00	$ 657,049.15
61	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)		TON	1635.14	0	0	0	1764.32	0	0	0	1656.23	0	0	0	2894.31	0	0	0	0	0	0	0	7950.00	$85.00	$ 675,750.00
62	2411.618	PREFABRICATED MODULAR BLOCK WALL		SQ FT	0	0	0	0	120	0	0	0	300	0	0	0	0	0	0	0	0	0	0	0	420.00	$95.00	$ 39,900.00
63	2451.507	GRANULAR BACKFILL (SANITARY)	(CV)(3)	CU YD	0	0	2988.51	0	0	0	448.01	0	0	0	1524.48	0	0	0	0	0	0	0	0	0	4961.00	$24.00	$ 119,064.00
64	2451.507	GRANULAR BACKFILL (STORM)	(CV)(3)	CU YD	0	124.33	0	0	0	581.49	0	0	0	222.85	0	0	0	25.81	0	0	0	41.52	0	0	996.00	$24.00	$ 23,904.00
65	2451.507	GRANULAR BACKFILL (WATER)	(CV)(3)	CU YD	0	0	0	3429.88	0	0	0	2763.91	0	0	0	3531.21	0	0	0	0	0	0	0	0	9725.00	$24.00	$ 233,400.00
66	2451.507	AGGREGATE BACKFILL	(CV)(3)	CU YD	0	0	359.94	0	0	0	288.84	0	0	0	1524.21	0	0	0	0	0	0	0	0	0	2172.99	$26.00	$ 56,497.74
67	2501.502	18" RC PIPE APRON	(8)	EACH	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	1	0	0	3.00	$1,600.00	$ 4,800.00
68	2501.502	42" RC PIPE APRON	(8)	EACH	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2.00	$3,500.00	$ 7,000.00
69	2502.503	4" PERF TP PIPE DRAIN	(9)	LIN FT	7340	0	0	0	8235	0	0	0	7590	0	0	0	458	0	0	0	0	0	0	0	23623.00	$12.00	$ 283,476.00

PRELIMINARY ENGINEER'S ESTIMATE

2026-2027 NORTHWOOD ROAD AREA STREET & UTILITY IMPROVEMENTS

CITY OF PRIOR LAKE, MINNESOTA

CITY PROJECT NO. 2026-01

BMI PROJECT NO. 24X.135829

SCHEDULE "A" - BASE BID

ITEM NO.	SPEC. REF	DESCRIPTION	NOTES	UNIT	RECONSTRUCTION (2026)				RECONSTRUCTION (2027)				RECONSTRUCTION (2028 - TBD)				RECLAMATION (2026)				MILL & OVERLAY (2026)				TOTAL ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE
					STREET	STORM	SANITARY	WATER	STREET	STORM	SANITARY	WATER	STREET	STORM	SANITARY	WATER	STREET	STORM	SANITARY	WATER	STREET	STORM	SANITARY	WATER			
70	2502.602	4" PVC PIPE DRAIN CLEANOUT		EACH	26	0	0	0	28	0	0	0	26	0	0	0	2	0	0	0	0	0	0	0	82.00	$250.00	$ 20,500.00
71	2503.601	TEMPORARY BYPASS PUMPING 1 (LS 25 BUTTERNUT & ASSOCIATED FM)		LUMP SUM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1.00	$60,000.00	$ 60,000.00
72	2503.601	TEMPORARY BYPASS PUMPING 2 (LS 26 NORTHWOOD & ASSOCIATED FM)		LUMP SUM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1.00	$60,000.00	$ 60,000.00
73	2503.503	12" RC PIPE SEWER CLASS V		LIN FT	0	0	0	0	0	0	0	0	0	13	0	0	0	10	0	0	0	0	0	0	23.00	$70.00	$ 1,610.00
74	2503.503	15" RC PIPE SEWER CLASS V		LIN FT	0	248.67	0	0	0	944.95	0	0	0	649.86	0	0	0	26.52	0	0	0	0	0	0	1870.00	$65.00	$ 121,550.00
75	2503.503	18" RC PIPE SEWER CLASS III		LIN FT	0	9	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	45	0	0	70.00	$70.00	$ 4,900.00
76	2503.503	21" RC PIPE SEWER CLASS III		LIN FT	0	0	0	0	0	140	0	0	0	0	0	0	0	65	0	0	0	0	0	0	205.00	$85.00	$ 17,425.00
77	2503.503	24" RC PIPE SEWER CLASS III		LIN FT	0	170	0	0	0	1000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1170.00	$95.00	$ 111,150.00
78	2503.503	30" RC PIPE SEWER CLASS III		LIN FT	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10.00	$150.00	$ 1,500.00
79	2503.503	42" RC PIPE SEWER CLASS III		LIN FT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	140	0	0	140.00	$250.00	$ 35,000.00
80	2503.602	AIR RELIEF MANHOLE		EACH	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1.00	$20,000.00	$ 20,000.00
81	2503.602	CONNECT TO EXISTING SANITARY SEWER		EACH	0	0	4	0	0	0	3	0	0	0	3	0	0	0	0	0	0	0	0	0	10.00	$2,000.00	$ 20,000.00
82	2503.602	CONNECT TO EXISTING MANHOLES (SAN)		EACH	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1.00	$2,500.00	$ 2,500.00
83	2503.602	CONNECT TO EXISTING STORM SEWER		EACH	0	4	0	0	0	6	0	0	0	7	0	0	0	2	0	0	0	1	0	0	20.00	$1,500.00	$ 30,000.00
84	2503.602	8"X4" PVC WYE (SDR 26)		EACH	0	0	37	0	0	0	4	0	0	0	8	0	0	0	0	0	0	0	0	0	49.00	$350.00	$ 17,150.00
85	2503.602	10"X4" PVC WYE (SDR 26)		EACH	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	3.00	$650.00	$ 1,950.00
86	2503.603	6" PVC PIPE SEWER (SDR 35)		LIN FT	0	0	0	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	25.00	$50.00	$ 1,250.00
87	2503.603	8" PVC PIPE SEWER (SDR 35)		LIN FT	0	0	2252	0	0	0	359	0	0	0	1000	0	0	0	0	0	0	0	0	0	3611.00	$70.00	$ 252,770.00
88	2503.603	10" PVC PIPE SEWER (SDR 35)		LIN FT	0	0	0	0	0	0	0	0	0	0	385	0	0	0	0	0	0	0	0	0	385.00	$80.00	$ 30,800.00
89	2503.603	4" PVC SANITARY SERVICE PIPE		LIN FT	0	0	1110	0	0	0	120	0	0	0	330	0	0	0	0	0	0	0	0	0	1560.00	$50.00	$ 78,000.00
90	2503.603	6" SANITARY FORCEMAIN	(10)	LIN FT	0	0	0	0	0	0	1387	0	0	0	0	0	0	0	0	0	0	0	0	0	1387.00	$85.00	$ 117,895.00
91	2503.603	8" SANITARY FORCEMAIN	(10)	LIN FT	0	0	0	0	0	0	0	0	0	0	1580	0	0	0	0	0	0	0	0	0	1580.00	$85.00	$ 134,300.00
92	2503.608	DUCTILE IRON FITTINGS		LB	0	0	0	0	0	0	580	0	0	0	55	0	0	0	0	0	0	0	0	0	635.00	$14.00	$ 8,890.00
93	2504.601	TEMPORARY WATER SERVICE		LUMP SUM	0	0	0	0.5	0	0	0	0.1	0	0	0	0.4	0	0	0	0	0	0	0	0	1.00	$25,000.00	$ 25,000.00
94	2504.602	CONNECT TO EXISTING WATERMAIN		EACH	0	0	0	2	0	0	0	5	0	0	0	4	0	0	0	0	0	0	0	0	11.00	$2,000.00	$ 22,000.00
95	2504.602	HYDRANT		EACH	0	0	0	8	0	0	0	6	0	0	0	10	0	0	0	0	0	0	0	0	24.00	$6,500.00	$ 156,000.00
96	2504.602	VALVE BOX	(1)	EACH	0	0	0	0.2	0	0	0	1.2	0	0	0	0	0	0	0	2	0	0	0	2.6	6.00	$800.00	$ 4,800.00
97	2504.602	ADJUST VALVE BOX		EACH	1	0	0	0	6	0	0	0	0	0	0	0	10	0	0	0	13	0	0	0	30.00	$400.00	$ 12,000.00
98	2504.602	1" CORPORATION STOP		EACH	0	0	0	46	0	0	0	37	0	0	0	41	0	0	0	0	0	0	0	0	124.00	$400.00	$ 49,600.00
99	2504.602	6" GATE VALVE & BOX		EACH	0	0	0	8	0	0	0	7	0	0	0	10	0	0	0	0	0	0	0	0	25.00	$2,600.00	$ 65,000.00
100	2504.602	8" GATE VALVE & BOX		EACH	0	0	0	5	0	0	0	1	0	0	0	4	0	0	0	0	0	0	0	0	10.00	$3,600.00	$ 36,000.00
101	2504.602	12" GATE VALVE & BOX		EACH	0	0	0	3	0	0	0	9	0	0	0	8	0	0	0	0	0	0	0	0	20.00	$5,500.00	$ 110,000.00
102	2504.602	1" CURB STOP & BOX		EACH	0	0	0	46	0	0	0	37	0	0	0	41	0	0	0	0	0	0	0	0	124.00	$550.00	$ 68,200.00
103	2504.602	INSTALL SPRINKLER HEAD	(11)	EACH	245	0	0	0	235	0	0	0	147	0	0	0	141	0	0	0	94	0	0	0	862.00	$100.00	$ 86,200.00
104	2504.603	INSTALL SPRINKLER SYSTEM	(12)	LIN FT	3670.14	0	0	0	3512.64	0	0	0	2200.09	0	0	0	2125.08	0	0	0	1390.05	0	0	0	12898.00	$9.00	$ 116,082.00
105	2504.603	1" TYPE PE PIPE		LIN FT	0	0	0	1496	0	0	0	1265	0	0	0	1287	0	0	0	0	0	0	0	0	4048.00	$40.00	$ 161,920.00
106	2504.603	6" WATERMAIN DUCTILE IRON CL 52	(10)	LIN FT	0	0	0	130	0	0	0	121	0	0	0	162	0	0	0	0	0	0	0	0	413.00	$75.00	$ 30,975.00
107	2504.603	8" PVC WATERMAIN	(10)	LIN FT	0	0	0	2124	0	0	0	959	0	0	0	915	0	0	0	0	0	0	0	0	3998.00	$75.00	$ 299,850.00
108	2504.603	12" PVC WATERMAIN	(10)	LIN FT	0	0	0	1531	0	0	0	1916	0	0	0	3050	0	0	0	0	0	0	0	0	6497.00	$100.00	$ 649,700.00
109	2504.604	4" POLYSTYRENE INSULATION		SQ YD	0	0	0	24	0	0	0	24	0	0	0	16	0	0	0	0	0	0	0	0	64.00	$45.00	$ 2,880.00
110	2504.608	DUCTILE IRON FITTINGS		LB	0	0	0	1954	0	0	0	1721.7	0	0	0	3372.3	0	0	0	0	0	0	0	0	7048.00	$14.00	$ 98,672.00
111	2506.502	CASTING ASSEMBLY (SANITARY)	(13)	EACH	0	0	14	0	0	0	5	0	0	0	8	0	0	0	27	0	0	0	36	0	90.00	$1,250.00	$ 112,500.00
112	2506.502	CASTING ASSEMBLY (STORM)		EACH	0	15	0	0	0	38	0	0	0	21	0	0	0	3	0	0	0	3	0	0	80.00	$950.00	$ 76,000.00
113	2506.502	ADJUST FRAME & RING CASTING		EACH	0	0	0	0	3	0	0	0	0	0	0	0	13	0	0	0	39	0	0	0	55.00	$850.00	$ 46,750.00
114	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN H		LIN FT	0	0	0	0	0	4	0	0	0	4	0	0	0	0	0	0	0	0	0	0	8.00	$500.00	$ 4,000.00
115	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (2'X3' CB)	(14)	LIN FT	0	17	0	0	0	40	0	0	0	30	0	0	0	4	0	0	0	8	0	0	99.00	$500.00	$ 49,500.00
116	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 4007 (SAN)		LIN FT	0	0	161.8	0	0	0	80	0	0	0	122	0	0	0	0	0	0	0	0	0	363.80	$400.00	$ 145,520.00
117	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020		LIN FT	0	0	0	0	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19.00	$600.00	$ 11,400.00
118	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4022	(15)	LIN FT	0	34	0	0	0	61	0	0	0	53.5	0	0	0	5	0	0	0	5	0	0	158.50	$625.00	$ 99,062.50
119	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4022	(15)	LIN FT	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5.00	$850.00	$ 4,250.00
120	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 72-4022	(15)	LIN FT	0	0	0	0	0	20.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20.50	$1,200.00	$ 24,600.00
121	2506.602	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 1 (SAFL BAFFLE W/ SUMP)		EACH	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1.00	$10,000.00	$ 10,000.00
122	2506.602	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 2 (SAFL BAFFLE W/ SUMP)		EACH	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1.00	$10,000.00	$ 10,000.00
123	2506.602	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 3 (SAFL BAFFLE W/ SUMP)		EACH	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1.00	$10,000.00	$ 10,000.00
124	2506.602	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 4 (SAFL BAFFLE W/ SUMP)		EACH	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1.00	$10,000.00	$ 10,000.00
125	2506.602	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 5 (SAFL BAFFLE W/ SUMP)		EACH	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.00	$10,000.00	$ 10,000.00
126	2506.602	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 6 (SAFL BAFFLE W/ SUMP)		EACH	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.00	$10,000.00	$ 10,000.00
127	2506.602	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 7 (SAFL BAFFLE W/ SUMP)		EACH	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1.00	$10,000.00	$ 10,000.00
128	2506.602	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 8 (SAFL BAFFLE W/ SUMP)		EACH	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.00	$10,000.00	$ 10,000.00
129	2506.602	CONSTRUCT DRAINIAGE STRUCTURE DESIGN SPECIAL 9 (SAFL BAFFLE W/ SUMP)		EACH	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.00	$10,000.00	$ 10,000.00
130	2506.602	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 10 (SAFL BAFFLE W/ SUMP)		EACH	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.00	$10,000.00	$ 10,000.00
131	2506.602	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 11 (SAFL BAFFLE W/ SUMP)		EACH	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1.00	$10,000.00	$ 10,000.00
132	2506.602	CASTING ASSEMBLY SPECIAL	(16)	EACH	0	0	0	12	0	0	0	7	0	0	0	13	0	0	0	5	0	0	0	0	37.00	$300.00	$ 11,100.00
133	2511.507	RANDOM RIPRAP CLASS III	(17)	CU YD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0	0	20.00	$100.00	$ 2,000.00
134	2511.507	RANDOM RIPRAP CLASS IV	(17)	CU YD	0	0	0	0	0	358.02	0	0	0	0	0	0	0	0	0	0	0	59.98	0	0	418.00	$100.00	$ 41,800.00
135	2521.518	4" CONCRETE WALK	(7)	SQ FT	0	0	0	0	13450	0	0	0	13500	0	0	0	7790	0	0	0	2396	0	0	0	37136.00	$8.00	$ 297,088.00
136	2521.518	4" CONCRETE WALK (SPOT)	(3)(7)	SQ FT	0	0	0	0	0	0	0	0	0	0	0	0	300.82	0	0	0	2540.18	0	0	0	2841.00	$14.00	$ 39,774.00
137	2521.518	6" CONCRETE WALK	(7)	SQ FT	0	0	0	0	1200	0	0	0	1890	0	0	0	2276	0	0	0	1080	0	0	0	6446.00	$16.00	$ 103,136.00
138	2521.518	6" CONCRETE WALK (SPOT)	(3)(7)	SQ FT	0	0	0	0	0	0	0	0	0	0	0	0	75.18	0	0	0	634.82	0	0	0	710.00	$24.00	$ 17,040.00

PRELIMINARY ENGINEER'S ESTIMATE

2026-2027 NORTHWOOD ROAD AREA STREET & UTILITY IMPROVEMENTS

CITY OF PRIOR LAKE, MINNESOTA

CITY PROJECT NO. 2026-01

BMI PROJECT NO. 24X.135829

SCHEDULE "A" - BASE BID

ITEM NO.	SPEC. REF	DESCRIPTION	NOTES	UNIT	RECONSTRUCTION (2026)				RECONSTRUCTION (2027)				RECONSTRUCTION (2028 - TBD)				RECLAMATION (2026)				MILL & OVERLAY (2026)				TOTAL ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE
					STREET	STORM	SANITARY	WATER	STREET	STORM	SANITARY	WATER	STREET	STORM	SANITARY	WATER	STREET	STORM	SANITARY	WATER	STREET	STORM	SANITARY	WATER			
139	2521.518	3" BITUMINOUS WALK	(7)	SQ FT	0	0	0	0	0	0	0	0	166	0	0	0	100	0	0	0	513	0	0	0	779.00	$3.50	$ 2,726.50
140	2521.602	DRILL & GROUT REINF BAR (EPOXY COATED)		EACH	0	0	0	0	120	0	0	0	165	0	0	0	96	0	0	0	132	0	0	0	513.00	$13.00	$ 6,669.00
141	2531.503	CONCRETE CURB & GUTTER DESIGN D418		LIN FT	898.98	0	0	0	0	0	0	0	202.02	0	0	0	0	0	0	0	0	0	0	0	1101.00	$22.00	$ 24,222.00
142	2531.503	CONCRETE CURB & GUTTER DESIGN B618		LIN FT	6450	0	0	0	8235	0	0	0	7390	0	0	0	2200	0	0	0	0	0	0	0	24275.00	$20.00	$ 485,500.00
143	2531.503	CONCRETE CURB & GUTTER DESIGN SPECIAL SURMOUNTABLE (SPOT)	(3)(18)	LIN FT	0	0	0	0	0	0	0	0	0	0	0	0	2050	0	0	0	2780	0	0	0	4830.00	$40.00	$ 193,200.00
144	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	(7)	SQ YD	620	0	0	0	787	0	0	0	213	0	0	0	458	0	0	0	0	0	0	0	2078.00	$90.00	$ 187,020.00
145	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	(7)	SQ YD	0	0	0	0	0	0	0	0	150	0	0	0	76	0	0	0	0	0	0	0	226.00	$120.00	$ 27,120.00
146	2531.604	7" CONCRETE VALLEY GUTTER		SQ YD	0	0	0	0	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34.00	$110.00	$ 3,740.00
147	2531.618	TRUNCATED DOMES		SQ FT	0	0	0	0	126	0	0	0	186	0	0	0	109	0	0	0	196	0	0	0	617.00	$60.00	$ 37,020.00
148	2540.602	INSTALL MAILBOX SUPPORT	(2)	EACH	44	0	0	0	34	0	0	0	60	0	0	0	14	0	0	0	0	0	0	0	152.00	$250.00	$ 38,000.00
149	2540.618	INSTALL BRICK PAVERS		SQ FT	0	0	0	0	22	0	0	0	41	0	0	0	0	0	0	0	0	0	0	0	63.00	$25.00	$ 1,575.00
150	2540.621	LANDSCAPING RESTORATION ALLOWANCE		DOL	7500	0	0	0	5000	0	0	0	5000	0	0	0	5000	0	0	0	0	0	0	0	22500.00	$1.00	$ 22,500.00
151	2557.503	WIRE FENCE DESIGN 48V-9322		LIN FT	0	0	0	0	0	0	0	0	200	0	0	0	0	0	0	0	0	0	0	0	200.00	$125.00	$ 25,000.00
152	2557.603	INSTALL FENCE		LIN FT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90	0	0	0	90.00	$50.00	$ 4,500.00
153	2563.601	TRAFFIC CONTROL		LUMP SUM	0.18	0.01	0.03	0.05	0.16	0.03	0.06	0.05	0.14	0.01	0.06	0.06	0.09	0.00	0.00	0.00	0.06	0.01	0.00	0.00	1.00	$40,000.00	$ 40,000.00
154	2563.602	VEHICLE SPEED FEEDBACK SIGN		EACH	0	0	0	0	2	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	4.00	$15,000.00	$ 60,000.00
155	2564.502	INSTALL SIGN PANEL	(19)	EACH	0	0	0	0	3	0	0	0	4	0	0	0	1	0	0	0	0	0	0	0	8.00	$115.00	$ 920.00
156	2564.518	SIGN PANELS TYPE C	(19)	SQ FT	30.55	0	0	0	75.36	0	0	0	200.3	0	0	0	28.79	0	0	0	0	0	0	0	335.00	$65.00	$ 21,775.00
157	2564.518	SIGN PANELS TYPE SPECIAL (STREET NAME BLADES)	(19)	EACH	4	0	0	0	17	0	0	0	8	0	0	0	6	0	0	0	0	0	0	0	35.00	$250.00	$ 8,750.00
158	2571.502	DECIDUOUS TREE 2.5" CAL B&B		EACH	6	0	0	0	7	0	0	0	42	0	0	0	17	0	0	0	0	0	0	0	72.00	$750.00	$ 54,000.00
159	2572.602	TREE PRUNING	(3)	HOUR	4	0	0	0	3	0	0	0	6	0	0	0	6	0	0	0	0	0	0	0	19.00	$200.00	$ 3,800.00
160	2573.501	STABILIZED CONSTRUCTION EXIT		LUMP SUM	0.34	0	0	0	0.33	0	0	0	0.33	0	0	0	0	0	0	0	0	0	0	0	1.00	$9,000.00	$ 9,000.00
161	2573.502	STORM DRAIN INLET PROTECTION		EACH	16	0	0	0	33	0	0	0	23	0	0	0	13	0	0	0	50	0	0	0	135.00	$200.00	$ 27,000.00
162	2573.503	SILT FENCE, TYPE MS		LIN FT	4950	0	0	0	300	0	0	0	2600	0	0	0	0	0	0	0	250	0	0	0	8100.00	$3.00	$ 24,300.00
163	2573.503	FLOTATION SILT CURTAIN TYPE STILL WATER		LIN FT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	0	0	0	40.00	$25.00	$ 1,000.00
164	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER		LIN FT	1000	0	0	0	350	0	0	0	650	0	0	0	0	0	0	0	500	0	0	0	2500.00	$4.00	$ 10,000.00
165	2574.507	COMMON TOPSOIL BORROW	(LV)	CU YD	828.45	0	0	0	1320.22	0	0	0	1220.39	0	0	0	444.64	0	0	0	406.3	0	0	0	4220.00	$30.00	$ 126,600.00
166	2575.504	SODDING TYPE LAWN		SQ YD	7423.28	0	0	0	11745.69	0	0	0	4204.06	0	0	0	3984.17	0	0	0	2139.8	0	0	0	29497.00	$12.00	$ 353,964.00
167	2575.504	ROLLED EROSION PREVENTION CATEGORY 20 AND SEED MIXTURE (NATIVE)	(20)	SQ YD	0	0	0	0	0	0	0	0	115	0	0	0	0	0	0	0	115	0	0	0	230.00	$3.00	$ 690.00
168	2575.504	ROLLED EROSION PREVENTION CATEGORY 20 AND SEED MIXTURE (WETLAND)	(20)	SQ YD	0	0	0	0	0	0	0	0	1851.97	0	0	0	0	0	0	0	115.03	0	0	0	1967.00	$3.00	$ 5,901.00
169	2575.504	HYDRAULIC BONDED FIBER MATRIX AND SEED MIXTURE (TURF)	(20)	SQ YD	0	0	0	0	86.25	0	0	0	4944.81	0	0	0	0	0	0	0	1310.95	0	0	0	6342.01	$2.00	$ 12,684.02
170	2580.503	INTERIM PAVEMENT MARKING	(21)	LIN FT	0	0	0	0	8200	0	0	0	8600	0	0	0	0	0	0	0	0	0	0	0	16800.00	$0.75	$ 12,600.00
171	2582.503	4" SOLID LINE MULTI-COMPONENT		LIN FT	0	0	0	0	5600	0	0	0	5800	0	0	0	4000	0	0	0	1600	0	0	0	17000.00	$1.00	$ 17,000.00
172	2582.503	24" SOLID LINE MULTI-COMPONENT		LIN FT	0	0	0	0	110	0	0	0	56	0	0	0	76	0	0	0	14	0	0	0	256.00	$10.00	$ 2,560.00
173	2582.503	4" DOUBLE SOLID LINE MULTI-COMPONENT		LIN FT	0	0	0	0	2600	0	0	0	2800	0	0	0	2000	0	0	0	800	0	0	0	8200.00	$1.50	$ 12,300.00
174	2582.518	CROSSWALK MULTI-COMPONENT		SQ FT	0	0	0	0	582	0	0	0	342	0	0	0	324	0	0	0	168	0	0	0	1416.00	$10.00	$ 14,160.00
SCHEDULE "A" - BASE BID ESTIMATED CONSTRUCTION SUBTOTAL					**$ 2,443,050.37**	**$ 142,019.32**	**$ 441,149.66**	**$ 720,859.55**	**$ 2,089,425.03**	**$ 428,331.56**	**$ 738,054.52**	**$ 628,297.34**	**$ 1,999,726.17**	**$ 195,859.05**	**$ 861,412.56**	**$ 860,757.04**	**$ 1,214,592.62**	**$ 22,710.94**	**$ 39,150.00**	**$ 3,400.00**	**$ 847,595.28**	**$ 86,655.63**	**$ 52,200.00**	**$ 2,980.00**			**$ 13,818,226.63**
10% CONTINGENCY					**$ 244,305.00**	**$ 14,202.00**	**$ 44,115.00**	**$ 72,086.00**	**$ 208,943.00**	**$ 42,833.00**	**$ 73,805.00**	**$ 62,830.00**	**$ 199,973.00**	**$ 19,586.00**	**$ 86,141.00**	**$ 86,076.00**	**$ 121,459.00**	**$ 2,271.00**	**$ 3,915.00**	**$ 340.00**	**$ 84,760.00**	**$ 8,666.00**	**$ 5,220.00**	**$ 298.00**			**$ 1,381,824.00**
SCHEDULE "A" - BASE BID ESTIMATED CONSTRUCTION TOTAL					**$ 2,687,355.37**	**$ 156,221.32**	**$ 485,264.66**	**$ 792,945.55**	**$ 2,298,368.03**	**$ 471,164.56**	**$ 811,859.52**	**$ 691,127.34**	**$ 2,199,699.17**	**$ 215,445.05**	**$ 947,553.56**	**$ 946,833.04**	**$ 1,336,051.62**	**$ 24,981.94**	**$ 43,065.00**	**$ 3,740.00**	**$ 932,355.28**	**$ 95,321.63**	**$ 57,420.00**	**$ 3,278.00**			**$ 15,200,050.63**
25% OVERHEAD					**$ 671,839.00**	**$ 39,055.00**	**$ 121,316.00**	**$ 198,236.00**	**$ 574,592.00**	**$ 117,791.00**	**$ 202,965.00**	**$ 172,782.00**	**$ 549,925.00**	**$ 53,861.00**	**$ 236,888.00**	**$ 236,708.00**	**$ 334,013.00**	**$ 6,245.00**	**$ 10,766.00**	**$ 935.00**	**$ 233,089.00**	**$ 23,830.00**	**$ 14,355.00**	**$ 820.00**			**$ 3,800,011.00**
SCHEDULE "A" - BASE BID ESTIMATED PROJECT TOTAL					**$ 3,359,194.37**	**$ 195,276.32**	**$ 606,580.66**	**$ 991,181.55**	**$ 2,872,960.03**	**$ 588,955.56**	**$ 1,014,824.52**	**$ 863,909.34**	**$ 2,749,624.17**	**$ 269,306.05**	**$ 1,184,441.56**	**$ 1,183,541.04**	**$ 1,670,064.62**	**$ 31,226.94**	**$ 53,831.00**	**$ 4,675.00**	**$ 1,165,444.28**	**$ 119,151.63**	**$ 71,775.00**	**$ 4,098.00**			**$ 19,000,061.63**

SCHEDULE "B" - ALTERNATE 1

ITEM NO.	SPEC. REF	DESCRIPTION	NOTES	UNIT	RECONSTRUCTION (2026)				RECONSTRUCTION (2027)				RECONSTRUCTION (2028 - TBD)				RECLAMATION (2026)				MILL & OVERLAY (2026)				TOTAL ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE
					STREET	STORM	SANITARY	WATER	STREET	STORM	SANITARY	WATER	STREET	STORM	SANITARY	WATER	STREET	STORM	SANITARY	WATER	STREET	STORM	SANITARY	WATER			
175	2021.501	MOBILIZATION		LUMP SUM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1.00	$10,000.00	$ 10,000.00
176	2503.602	TRIM PROTRUDING TAPS	(3)	EACH	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1.00	$400.00	$ 400.00
177	2503.602	REINSTATE LATERALS		EACH	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4.00	$160.00	$ 640.00
178	2503.603	CLEAN & VIDEO TAPE PIPE SEWER (SANITARY)		LIN FT	0	0	147	0	0	0	378	0	0	0	0	0	0	0	0	0	0	0	0	0	525.00	$5.00	$ 2,625.00
179	2503.603	LINING SEWER PIPE 8"		LIN FT	0	0	147	0	0	0	378	0	0	0	0	0	0	0	0	0	0	0	0	0	525.00	$50.00	$ 26,250.00
SCHEDULE "B" - ALTERNATE 1 ESTIMATED CONSTRUCTION SUBTOTAL					**$ -**	**$ -**	**$ 8,085.00**	**$ -**	**$ -**	**$ -**	**$ 31,830.00**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**			**$ 39,915.00**
10% CONTINGENCY					**$ -**	**$ -**	**$ 809.00**	**$ -**	**$ -**	**$ -**	**$ 3,183.00**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**			**$ 3,992.00**
SCHEDULE "B" - ALTERNATE 1 ESTIMATED CONSTRUCTION TOTAL					**$ -**	**$ -**	**$ 8,894.00**	**$ -**	**$ -**	**$ -**	**$ 35,013.00**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**			**$ 43,907.00**
25% OVERHEAD					**$ -**	**$ -**	**$ 2,224.00**	**$ -**	**$ -**	**$ -**	**$ 8,753.00**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**			**$ 10,977.00**
SCHEDULE "B" - ALTERNATE 1 ESTIMATED PROJECT TOTAL					**$ -**	**$ -**	**$ 11,118.00**	**$ -**	**$ -**	**$ -**	**$ 43,766.00**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**			**$ 54,884.00**

SCHEDULE "C" - ALTERNATE 2

ITEM NO.	SPEC. REF	DESCRIPTION	NOTES	UNIT	RECONSTRUCTION (2026)				RECONSTRUCTION (2027)				RECONSTRUCTION (2028 - TBD)				RECLAMATION (2026)				MILL & OVERLAY (2026)				TOTAL ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE
					STREET	STORM	SANITARY	WATER	STREET	STORM	SANITARY	WATER	STREET	STORM	SANITARY	WATER	STREET	STORM	SANITARY	WATER	STREET	STORM	SANITARY	WATER			
180	2021.501	MOBILIZATION		LUMP SUM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.00	$30,000.00	$ 30,000.00
181	2101.502	CLEARING		EACH	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2.00	$600.00	$ 1,200.00
182	2101.502	GRUBBING		EACH	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2.00	$250.00	$ 500.00
183	2104.502	SALVAGE MAILBOX SUPPORT	(2)	EACH	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.00	$250.00	$ 250.00
184	2104.503	REMOVE WATERMAIN		LIN FT	0	0	0	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80.00	$7.00	$ 560.00
185	2104.503	REMOVE CURB & GUTTER (SPOT)		LIN FT	0	0	0	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50.00	$10.00	$ 500.00
186	2104.602	ABANDON MANHOLE (WATER)	(5)	EACH	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.00	$2,000.00	$ 2,000.00
187	2104.603	ABANDON WATERMAIN	(5)	LIN FT	0	0	0	375	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	375.00	$20.00	$ 7,500.00
188	2104.618	SALVAGE BRICK PAVERS		SQ FT	0	0	0	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200.00	$8.00	$ 1,600.00
189	2106.601	DEWATERING		LUMP SUM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.00	$20,000.00	$ 20,000.00

PRELIMINARY ENGINEER'S ESTIMATE

2026-2027 NORTHWOOD ROAD AREA STREET & UTILITY IMPROVEMENTS

CITY OF PRIOR LAKE, MINNESOTA

CITY PROJECT NO. 2026-01

BMI PROJECT NO. 24X.135829

SCHEDULE "A" - BASE BID

ITEM NO.	SPEC. REF	DESCRIPTION	NOTES	UNIT	RECONSTRUCTION (2026)				RECONSTRUCTION (2027)				RECONSTRUCTION (2028 - TBD)				RECLAMATION (2026)				MILL & OVERLAY (2026)				TOTAL ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE
					STREET	STORM	SANITARY	WATER	STREET	STORM	SANITARY	WATER	STREET	STORM	SANITARY	WATER	STREET	STORM	SANITARY	WATER	STREET	STORM	SANITARY	WATER			
190	2231.604	REMOVE AND PATCH BITUMINOUS PAVEMENT	(6)	SQ YD	0	0	0	111	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	111.00	$30.00	$ 3,330.00
191	2433.601	CONSTRUCTION ACCESS		LUMP SUM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.00	$5,000.00	$ 5,000.00
192	2451.507	GRANULAR BACKFILL (WATER)	(CV)(3)	CU YD	0	0	0	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100.00	$26.00	$ 2,600.00
193	2451.507	AGGREGATE BACKFILL	(CV)(3)	CU YD	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20.00	$35.00	$ 700.00
194	2504.601	TEMPORARY WATER SERVICE		LUMP SUM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.00	$2,500.00	$ 2,500.00
195	2504.602	CONNECT TO EXISTING WATERMAIN		EACH	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.00	$2,000.00	$ 2,000.00
196	2504.602	HYDRANT		EACH	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.00	$6,750.00	$ 6,750.00
197	2504.602	1" CORPORATION STOP		EACH	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.00	$800.00	$ 800.00
198	2504.602	6" GATE VALVE & BOX		EACH	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.00	$3,200.00	$ 3,200.00
199	2504.602	8" GATE VALVE & BOX		EACH	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2.00	$3,600.00	$ 7,200.00
200	2504.602	1" CURB STOP & BOX		EACH	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.00	$1,200.00	$ 1,200.00
201	2504.602	INSTALL SPRINKLER HEAD	(11)	EACH	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15.00	$125.00	$ 1,875.00
202	2504.602	INSTALLATION PITS (HDD)		EACH	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2.00	$15,000.00	$ 30,000.00
203	2504.602	INSTALLATION PITS (PIPE BURSTING)		EACH	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2.00	$15,000.00	$ 30,000.00
204	2504.602	2" AIR & VACUUM RELEASE VALVE ASSEMBLY		EACH	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.00	$6,000.00	$ 6,000.00
205	2504.602	AIR RELEASE MANHOLE		EACH	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.00	$7,000.00	$ 7,000.00
206	2504.603	INSTALL SPRINKLER SYSTEM	(12)	LIN FT	0	0	0	150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150.00	$11.00	$ 1,650.00
207	2504.603	1" TYPE PE PIPE		LIN FT	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10.00	$90.00	$ 900.00
208	2504.603	6" WATERMAIN DUCTILE IRON CL 52	(10)	LIN FT	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10.00	$90.00	$ 900.00
209	2504.603	8" WATERMAIN DUCTILE IRON CL 52	(10)	LIN FT	0	0	0	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80.00	$90.00	$ 7,200.00
210	2504.603	8" WATERMAIN HDPE (DIRECTIONAL DRILLED)	(10)	LIN FT	0	0	0	365	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	365.00	$110.00	$ 40,150.00
211	2504.603	PIPE BURST 8" WATERMAIN	(10)	LIN FT	0	0	0	132	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	132.00	$125.00	$ 16,500.00
212	2504.608	DUCTILE IRON FITTINGS		LB	0	0	0	634	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	634.00	$18.00	$ 11,412.00
213	2531.503	CONCRETE CURB & GUTTER DESIGN B618 (SPOT)	(18)	LIN FT	0	0	0	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50.00	$40.00	$ 2,000.00
214	2540.602	INSTALL MAILBOX SUPPORT	(2)	EACH	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.00	$250.00	$ 250.00
215	2540.618	INSTALL BRICK PAVERS		SQ FT	0	0	0	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200.00	$25.00	$ 5,000.00
216	2573.503	FLOTATION SILT CURTAIN TYPE STILL WATER		LIN FT	0	0	0	120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	120.00	$25.00	$ 3,000.00
217	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER		LIN FT	0	0	0	400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	400.00	$4.00	$ 1,600.00
218	2574.507	COMMON TOPSOIL BORROW	(LV)	CU YD	0	0	0	139	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	139.00	$30.00	$ 4,170.00
219	2575.504	SODDING TYPE LAWN		SQ YD	0	0	0	1200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1200.00	$12.00	$ 14,400.00
SCHEDULE "C" - ALTERNATE 2 ESTIMATED CONSTRUCTION SUBTOTAL					$ -	$ -	$ -	$ 283,397.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			$ 283,397.00
10% CONTINGENCY					$ -	$ -	$ -	$ 28,340.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			$ 28,340.00
SCHEDULE "C" - ALTERNATE 2 ESTIMATED CONSTRUCTION TOTAL					$ -	$ -	$ -	$ 311,737.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			$ 311,737.00
25% OVERHEAD					$ -	$ -	$ -	$ 77,934.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			$ 77,934.00
SCHEDULE "C" - ALTERNATE 2 ESTIMATED PROJECT TOTAL					$ -	$ -	$ -	$ 389,671.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			$ 389,671.00

SCHEDULE "A" - BASE BID ESTIMATED PROJECT TOTAL	$ 3,359,194.37	$ 195,276.32	$ 606,580.66	$ 991,181.55	$ 2,872,960.03	$ 588,955.56	$ 1,014,824.52	$ 863,909.34	$ 2,749,624.17	$ 269,306.05	$ 1,184,441.56	$ 1,183,541.04	$ 1,670,064.62	$ 31,226.94	$ 53,831.00	$ 4,675.00	$ 1,165,444.28	$ 119,151.63	$ 71,775.00	$ 4,098.00						$ 19,000,061.63
SCHEDULE "B" - ALTERNATE 1 ESTIMATED PROJECT TOTAL	$ -	$ -	$ 11,118.00	$ -	$ -	$ -	$ 43,766.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -						$ 54,884.00
SCHEDULE "C" - ALTERNATE 2 ESTIMATED PROJECT TOTAL	$ -	$ -	$ -	$ 389,671.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -						$ 389,671.00
ESTIMATED PROJECT TOTAL	$ 3,359,194.37	$ 195,276.32	$ 617,698.66	$ 1,380,852.55	$ 2,872,960.03	$ 588,955.56	$ 1,058,590.52	$ 863,909.34	$ 2,749,624.17	$ 269,306.05	$ 1,184,441.56	$ 1,183,541.04	$ 1,670,064.62	$ 31,226.94	$ 53,831.00	$ 4,675.00	$ 1,165,444.28	$ 119,151.63	$ 71,775.00	$ 4,098.00						$ 19,444,616.63

Appendix C: Preliminary Assessment Roll

PRELIMINARY ASSESSMENT ROLL

2026-2027 NORTHWOOD ROAD AREA STREET & UTILITY IMPROVEMENTS
CITY OF PRIOR LAKE, MINNESOTA
CITY PROJECT NO. 2026-01
BMI PROJECT NO. 24X.135829
DATE: AUGUST, 2025

Parcel # on Map	Parcel ID	Owner	Site Address	Owner Address	City/State/Zip	Residential Equivalent Units (REU)	Assessable REU's	Street Improvement Type	Calculated Improvement Assessment Rate	Assessment Review Committee Assessment Rate	Estimated Parcel Assessment Amount	Notes
1	251330970	THE PUBLIC	16725 NORTHWOOD RD NW		SHAKOPEE, MN 55379	1.00		2028 RECON	$ 18,900.00	$ 14,000.00	$ -	NO ASSESSMENT - PUBLIC PARCEL
2	251330041	SCOTT COUNTY & TAXATION DEPT		200 4 AVE W	SHAKOPEE, MN 55379	1.00		2028 RECON	$ 18,900.00	$ 14,000.00	$ -	NO ASSESSMENT - PUBLIC PARCEL
3	259040010	SCOTT COUNTY PARKS DEPARTMENT		200 4 AVE W	SHAKOPEE, MN 55379	10.00		2028 RECON	$ 18,900.00	$ 14,000.00	$ -	NO ASSESSMENT - PUBLIC PARCEL
4	251410010	STARK TIMOTHY	16633 NORTHWOOD RD NW	16633 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
5	251410030	STENSON GARY R	16605 NORTHWOOD RD NW	16605 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
6	251410050	MORGENSTERN FREDERICK & KENDRA & C/O MOLITOR & ASS	16587 NORTHWOOD RD NW	4445 WEST 77 ST STE 230	MINNEAPOLIS, MN 55435	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
7	251410040	DUPONT DONNA	16571 NORTHWOOD RD NW	16571 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
8	251410061	EQUITY HOLDINGS I LLC	16565 NORTHWOOD RD NW	24335 DODD BLVD	LAKEVILLE, MN 55044	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
9	251410060	EQUITY HOLDINGS II LLC	16553 NORTHWOOD RD NW	24335 DODD BLVD	LAKEVILLE, MN 55044	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
10	251410070	ELLIASON JAMES D	3121 BUTTERNUT CIR NW	3121 BUTTERNUT CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
11	251410080	TRACY M PIRNIE REVOCABLE TRUST	3133 BUTTERNUT CIR NW	7767 PRAIRIE GRASS PASS	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
12	251410081	MADSON ROGER L & BETH A LEMIEUX-MADSON	3155 BUTTERNUT CIR NW	3155 BUTTERNUT CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
13	252120020	FRANKS MICHAEL J	3171 BUTTERNUT CIR NW	3171 BUTTERNUT CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	TWO SMALL ISOLATED PARCELS BEHIND THIS PARCEL W/ SAME OWNER ALL CONSIDERED PART OF THIS ONE PARCEL
14	258010030	CHARLES P DECKAS TRUST	3183 BUTTERNUT CIR NW	3183 BUTTERNUT CIR SW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
15	258010040	FREDERICKSON MARK W & SUZANNE	3193 BUTTERNUT CIR NW	3193 BUTTERNUT CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
16	258010010	MATTSON TAMARA	3205 BUTTERNUT CIR NW	3205 BUTTERNUT CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
17	258010060	WOJAHN PAUL & WOJAHN JENNIFER	3211 BUTTERNUT CIR NW	3211 BUTTERNUT CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
18	258010050	RUNNING DARCY J & MARYANNE G	3217 BUTTERNUT CIR NW	3217 BUTTERNUT CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
19	258010020	CHRISTIAN GREGORY & SHERRIE	3222 BUTTERNUT CIR NW	3222 BUTTERNUT CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
20	251410098	REIMERS CASSANDRA C	3218 BUTTERNUT CIR NW	3218 BUTTERNUT CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
21	251410100	LUNDE DAWN & LUNDE MATTHEW	3214 BUTTERNUT CIR NW	3214 BUTTERNUT CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
22	251410110	LECLAIRE MICHELE M	3204 BUTTERNUT CIR NW	3204 BUTTERNUT CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
23	251410111	O'NEILL KEVIN F & MARY P LAPE	3198 BUTTERNUT CIR NW	3198 BUTTERNUT CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
24	251410120	DOUGLAS PAUL E & DOUGLAS TRACEY A	3192 BUTTERNUT CIR NW	3192 BUTTERNUT CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
25	251410130	CONZEMIUS DANIEL JOSEPH	3186 BUTTERNUT CIR NW	3186 BUTTERNUT CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
26	251410140	BAYSINGER LARRY A & MARSHA D	3180 BUTTERNUT CIR NW	3180 BUTTERNUT CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
27	251410150	HAWKINSON DAVID & HAWKINSON JANELLE	3174 BUTTERNUT CIR NW	3174 BUTTERNUT CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
28	251410160	LEWIS LISA M	3168 BUTTERNUT CIR NW	3168 BUTTERNUT CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
29	251410170	THOMPSON PATRICK J	3162 BUTTERNUT CIR NW	3162 BUTTERNUT CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
30	251410180	SCHWARZ JOSEPH WILLIAM	3158 BUTTERNUT CIR NW	1486 FAIRMONT AVE	SAINT PAUL, MN 55105	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
31	251410190	SILVERNAGEL SCOTT L	3152 BUTTERNUT CIR NW	3152 BUTTERNUT CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
32	251410201	HAWKINS JAN P & HAWKINS JOHN D	3140 BUTTERNUT CIR NW	8951 LEGENDS CLUB DR	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
33	251410220	MATTSON JAMES	3130 BUTTERNUT CIR NW	3130 BUTTERNUT CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
34	251410230	SEEHUSEN CLINT & SEEHUSEN AMY	3124 BUTTERNUT CIR NW	3124 BUTTERNUT CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
35	251410240	HENNEN LAWRENCE & MARY ELAINE	16525 NORTHWOOD RD NW	16525 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
36	251410250	HENNEN LAWRENCE & MARY ELAINE	16525 NORTHWOOD RD NW	16525 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
37	251410260	LARSON PAUL S & LARSON AMY G	16511 NORTHWOOD RD NW	16511 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
38	251410271	ZOSCHKE CRAIG	16499 NORTHWOOD RD NW	16499 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
39	251410280	CHAPMAN GREGORY & CHAPMAN DANIELLE	16471 NORTHWOOD RD NW	16471 NORTHWOOD RD	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
40	251410290	BARRY AND TREVA JAMES LIVING TRUST	3147 LINDEN CIR NW	3147 LINDEN CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
41	251410273	DAWSON KATHLEEN M	3171 LINDEN CIR NW	3171 LINDEN CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
42	251410272	SMITH MITCHELL	3175 LINDEN CIR NW	3175 LINDEN CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
43	251410300	SONNENBURG PAUL	3189 LINDEN CIR NW	3189 LINDEN CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
44	251410310	RAUL AND ALLYSON REHNBORG TRUST	3201 LINDEN CIR NW	3201 LINDEN CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
45	252350070	WELCH WILLIAM III	3209 LINDEN CIR NW	3209 LINDEN CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
46	252350031	LEWIS THERESA L	3221 LINDEN CIR NW	3221 LINDEN CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
47	252350011	WILFOND RICHARD L & CHERYL M	3220 LINDEN CIR NW	3220 LINDEN CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
48	251410320	BEMAN BRIAN D	3198 LINDEN CIR NW	20641 LAKE RIDGE DR	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
49	251410330	BAIR BRENT O	3186 LINDEN CIR NW	3186 LINDEN CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
50	251410340	SUTLIFF DEAN N	3162 LINDEN CIR NW	3162 LINDEN CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
51	251410350	MARY E LINDSTROM REVOCABLE TRUST AGREEMENT	3124 LINDEN CIR NW	3124 LINDEN CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
52	251410361	SMITH LANCE E	16427 NORTHWOOD RD NW	16427 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	

PRELIMINARY ASSESSMENT ROLL

2026-2027 NORTHWOOD ROAD AREA STREET & UTILITY IMPROVEMENTS
CITY OF PRIOR LAKE, MINNESOTA
CITY PROJECT NO. 2026-01
BMI PROJECT NO. 24X.135829
DATE: AUGUST, 2025

Parcel # on Map	Parcel ID	Owner	Site Address	Owner Address	City/State/Zip	Residential Equivalent Units (REU)	Assessable REU's	Street Improvement Type	Calculated Improvement Assessment Rate	Assessment Review Committee Assessment Rate	Estimated Parcel Assessment Amount	Notes
53	251410372	SUE E COOKE REVOCABLE TRUST	16407 NORTHWOOD RD NW	6849 CASEY PKWY	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
54	251410381	JONES SARAH J	16383 NORTHWOOD RD NW	16383 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
55	251410390	REVAK MARILYN C	16361 NORTHWOOD RD NW	16361 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
56	251410400	TETZLOFF PAULA J & JOHN L	16337 NORTHWOOD RD NW	16337 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
57	251410411	PETSCHL JEFFREY & TRACI	16327 NORTHWOOD RD NW	16327 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
58	251410410	LEHNERT MARK E	16313 NORTHWOOD RD NW	16313 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
59	251410420	STUART & LUCI ALTMAN TRUST	16285 NORTHWOOD RD NW	16285 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
60	251410430	ANDERSEN CRAIG A & JODY	16273 NORTHWOOD RD NW	16273 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
61	251410431	WALVIUS SUSAN K	16255 NORTHWOOD RD NW	16255 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
62	251410441	ATKINS JOSHUA CALL	16245 NORTHWOOD RD NW	16245 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
63	251410442	PAULA F COULTER REVOCABLE TRUST	16231 NORTHWOOD RD NW	16231 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
64	251410460	ROESNER MARK R	16187 NORTHWOOD RD NW	16187 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
65	251410470	GERGEN MARK M	16175 NORTHWOOD RD NW	16175 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
66	251410480	HOLDEN TERRY L	16163 NORTHWOOD RD NW	16163 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
67	251410490	BORRELL CHARLES	16153 NORTHWOOD RD NW	16153 NORTHWOOD RD	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
68	251410500	RIVERA JASON D	16145 NORTHWOOD RD NW	16145 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
69	251410510	PAUL M CHAVES REVOCABLE TRUST & KRISTEN D GOEDERT	16139 NORTHWOOD RD NW	16139 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
70	251410520	MOEN SCOTT	16129 NORTHWOOD RD NW	16129 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
71	251410540	KRISTI K MULLER REVOCABLE TRUST	16119 NORTHWOOD RD NW	16119 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	ISOLATED PARCEL W/ DIRECT ACCESS TO NORTHWOOD RD VIA SHARED DRIVEWAY
72	251410530	VIJA R PELECIS TRUST	16113 NORTHWOOD RD NW	16113 NORTHWOOD RD	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
73	251410560	BERG JEFF	16109 NORTHWOOD RD NW	16109 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
74	251410570	HODSDON TIMOTHY	16101 NORTHWOOD RD NW	16101 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
75	251410580	CAMPBELL JOSEPH K	16099 NORTHWOOD RD NW	16099 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
76	251410590	FLOM TODD R	16095 NORTHWOOD RD NW	16095 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
77	251410600	BURT DENISE A	16093 NORTHWOOD RD NW	16093 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
78	251410610	TAN EDDY	16091 NORTHWOOD RD NW	16091 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
79	251410620	SIMONSON JAY S & ANN J	16087 NORTHWOOD RD NW	4502 GOLF TER	EDINA, MN 55424	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
80	251410630	GRUNDER KYLE	16085 NORTHWOOD RD NW	16085 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
81	251410640	BOLZ BRADLEY W & BOLZ MONAYE M	16083 NORTHWOOD RD NW	16083 NORTHWOOD RD NE	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
82	251410650	PASSOFARO JOSEPH A	16077 NORTHWOOD RD NW	16077 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
83	251410660	ANDERSON KARL	16073 NORTHWOOD RD NW	16073 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
84	251410672	ANDERSON DAVID G & GRETCHEN	16069 NORTHWOOD RD NW	16069 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
85	251410670	SULLIVAN BARRY J	16067 NORTHWOOD RD NW	14347 FISHER AVE	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
86	251410671	SULLIVAN MOLLY P	16063 NORTHWOOD RD NW		APO, AE 09173	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
87	251410680	CHIAL STEVEN E & NAOMI R	16061 NORTHWOOD RD NW	16061 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
88	251410690	GRYTING KELLY R	16059 NORTHWOOD RD NW	16059 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
89	251410700	RICHARDSON JESSICA	16057 NORTHWOOD RD NW	16057 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
90	251410710	HARTL CASEY A	16055 NORTHWOOD RD NW	16055 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
91	251410720	ERICKSON SCOTT H	16051 NORTHWOOD RD NW	16935 CEDARCREST DR	EDEN PRAIRIE, MN 55347	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
92	251410730	WILLIAM & CORINNA GILBERT TRUST	16049 NORTHWOOD RD NW	16049 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
93	251410740	AUDAS JAMES R	16047 NORTHWOOD RD NW	16047 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
94	251410750	MENDEN FRANCIS	16045 NORTHWOOD RD NW	16045 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
95	251410760	KRAMER DAVID D	16043 NORTHWOOD RD NW	16043 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
96	251410770	CARNEY ANDREW JOE & CARNEY JESSICA ANN	16041 NORTHWOOD RD NW	3462 WILDS RDG NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
97	251410780	JILL E HOOPER REVOCABLE TRUST	16039 NORTHWOOD RD NW	16039 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
98	251410790	RYAN J WILLIAMS REVOCABLE TRUST & GRETCHEN M WILLI	16037 NORTHWOOD RD NW	16037 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
99	251410800	HOFFBECK LANDON R	16035 NORTHWOOD RD NW	16035 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
100	251410811	FOLEY STEVE	16033 NORTHWOOD RD NW	16033 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
188	251410810	BARRIBALL SCOTT E & DIANE M	16031 NORTHWOOD RD NW	16031 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
101	258010510	MEEK RYLEE	16027 NORTHWOOD RD NW	16027 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
102	251410830	VIG KRISTIN	16015 NORTHWOOD RD NW	16015 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
103	251410831	THIBAULT MICHAEL D & RHONDA L THIBAULT	16013 NORTHWOOD RD NW	16013 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
104	251410840	ZANDER PAUL H & CATHY C & PAUL H ZANDER REV TRUST	16009 NORTHWOOD RD NW	16009 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	

PRELIMINARY ASSESSMENT ROLL

2026-2027 NORTHWOOD ROAD AREA STREET & UTILITY IMPROVEMENTS
CITY OF PRIOR LAKE, MINNESOTA
CITY PROJECT NO. 2026-01
BMI PROJECT NO. 24X.135829
DATE: AUGUST, 2025

Parcel # on Map	Parcel ID	Owner	Site Address	Owner Address	City/State/Zip	Residential Equivalent Units (REU)	Assessable REU's	Street Improvement Type	Calculated Improvement Assessment Rate	Assessment Review Committee Assessment Rate	Estimated Parcel Assessment Amount	Notes
105	251410850	JANA B PATRICK REVOCABLE TRUST	16001 NORTHWOOD RD NW	16001 NORTHWOOD RD	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
106	251890010	CHRISTOPHERSON TROY L & CHRISTOPHERSON JILL M	3529 ISLAND VIEW CIR NW	3529 ISLAND VIEW CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
107	251890020	SLIPKA CHAD	3545 ISLAND VIEW CIR NW	3545 ISLAND VIEW CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
108	251890030	RICHARDSON THOMAS J	3559 ISLAND VIEW CIR NW	3559 ISLAND VIEW CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
109	251890040	PETER BENJAMIN C & JODIE A	3579 ISLAND VIEW CIR NW	3579 ISLAND VIEW CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
110	251890050	DOHERTY ANTHONY	3595 ISLAND VIEW CIR NW	3595 ISLAND VIEW CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
111	251890060	ISLAND VIEW OUTLOT INC		3545 ISLAND VIEW CIR NW	PRIOR LAKE, MN 55372			2026 RECON	$ 18,900.00	$ 14,000.00	$ -	NO ASSESSMENT CALCULATION - NOT BUILDABLE
112	251590120	OVERBY BRAD		224 POST VIEW DR	ALEDO, TX 76008			2026 RECON	$ 18,900.00	$ 14,000.00	$ -	NO ASSESSMENT CALCULATION - NOT BUILDABLE
113	251590121	JANICE M GRASER REVOCABLE TRUST		3715 ISLAND VIEW CIR NW	PRIOR LAKE, MN 55372			2026 RECON	$ 18,900.00	$ 14,000.00	$ -	NO ASSESSMENT CALCULATION - NOT BUILDABLE
114	251590100	JANICE M GRASER REVOCABLE TRUST	3715 ISLAND VIEW CIR NW	3715 ISLAND VIEW CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
115	251590090	WILSON HEIDI C	3735 ISLAND VIEW CIR NW	3735 ISLAND VIEW CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
116	251590080	EVERSON BRIAN	3755 ISLAND VIEW CIR NW	3755 ISLAND VIEW CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
117	251590070	JOHNSON MARY R	3773 ISLAND VIEW CIR NW	3773 ISLAND VIEW CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
118	251590060	STENZEL TYRONE D & DECIA J	3791 ISLAND VIEW CIR NW	3791 ISLAND VIEW CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
119	251590050	HURST JOHN & HURST STEFANIE	3809 ISLAND VIEW CIR NW	3809 ISLAND VIEW CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
120	251590040	HENGEMUHLE CHAD M	3827 ISLAND VIEW CIR NW	3827 ISLAND VIEW CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
121	251590030	KOPETZKI STEVEN J & MARLENE	3845 ISLAND VIEW CIR NW	3845 ISLAND VIEW CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
122	251590020	MICHAEL P MYSER REVOCABLE TRUST	3857 ISLAND VIEW CIR NW	3857 ISLAND VIEW CIR	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
123	251590010	KARGES DAVID B & CHERYL SPATH	3869 ISLAND VIEW CIR NW	3869 ISLAND VIEW CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
124	251590110	THOMAS J RYAN REVOCABLE TRUST	3877 ISLAND VIEW CIR NW	PO BOX 246	ELKO NEW MARKET, MN 55020	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
125	251590111	ISLAND VIEW 2ND HOMEOWNER ASSN		3773 ISLAND VIEW CIR NW	PRIOR LAKE, MN 55372			2026 RECON	$ 18,900.00	$ 14,000.00	$ -	NO ASSESSMENT CALCULATION - NOT BUILDABLE
126	250850130	ANDERSON DANIEL C	3550 ISLAND VIEW CIR NW	3550 ISLAND VIEW CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
127	250850120	MORRIS RICHARD J & PATRICIA	15987 ISLAND VIEW RD NW	15987 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
128	250850110	ORENSTEIN KURT M	15967 ISLAND VIEW RD NW	15967 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
129	250850100	KODIDEK KEVIN C	15947 ISLAND VIEW RD NW	15947 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
130	250850090	POPPLER SHAWN	15923 ISLAND VIEW RD NW	15923 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
131	250850080	LEVEILLE DANIEL G	15897 ISLAND VIEW RD NW	15897 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
132	250850070	MALMBERG BRIAN D	15871 ISLAND VIEW RD NW	15871 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
133	250850060	AMMERMAN RODNEY C & JULIE	15849 ISLAND VIEW RD NW	15849 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
134	250850050	BRETZ KENNETH J & DEBORAH K	15829 ISLAND VIEW RD NW	15829 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
135	250850040	GRABSKI BENJAMIN W	15809 ISLAND VIEW RD NW	17772 63RD AVE N	MAPLE GROVE, MN 55311	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
136	250850030	GARDINER CHARLES III & GARDINER JESSICA	15789 ISLAND VIEW RD NW	15789 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
137	250850020	GROH BRIAN L & LINDA A	15769 ISLAND VIEW RD NW	15769 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
138	250850010	HELMBACHER KEITH M	15757 ISLAND VIEW RD NW	15757 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
139	258010130	FERGUSON RON W	15745 ISLAND VIEW RD NW	15745 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
140	252520090	BEHRENDT MICHAEL	15733 ISLAND VIEW RD NW	15733 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
141	252520080	GIGSTEAD DANIEL ELMAN	15721 ISLAND VIEW RD NW	15721 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
142	252520070	REICHERT PETER B	15707 ISLAND VIEW RD NW	15707 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
143	252520060	EVENSON BRADLEY MATTHEW	15695 ISLAND VIEW RD NW	15695 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
144	252520050	FIELD DANIEL E	15683 ISLAND VIEW RD NW	15683 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
145	252520040	KORSTAD CANDICE K	15673 ISLAND VIEW RD NW	15673 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
146	252520320	ISLAND VIEW STH ADDN ASSN & PETER WHATLEY		15702 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
147	252520030	NELSON MARK D & LAURA L	15567 FREMONT AVE NW	15567 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
148	252520020	PENNE JONATHAN E	15549 FREMONT AVE NW	15549 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
149	252520010	CONROY MICHAEL J	15531 FREMONT AVE NW	15531 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
150	254170220	DUMKE BRUCE GEORGE	3571 CRYSTAL BAY LN NW	3571 CRYSTAL BAY LN NW	PRIOR LAKE, MN 55372	0.75	0.75	MILL	$ 1,500.00	$ 1,500.00	$ 1,125.00	CRYSTAL BAY LN IS A PRIVATE ROAD WITH DIRECT ACCESS TO FREMONT AVE & TOWNHOMES ARE ASSESSED AT 0.75 REU PER CITY ASSESSMENT POLICY
151	254170210	LARRY A & RACHELLE KALLEVIG FAMILY TRUST	3575 CRYSTAL BAY LN NW	3575 CRYSTAL BAY LN NW	PRIOR LAKE, MN 55372	0.75	0.75	MILL	$ 1,500.00	$ 1,500.00	$ 1,125.00	CRYSTAL BAY LN IS A PRIVATE ROAD WITH DIRECT ACCESS TO FREMONT AVE & TOWNHOMES ARE ASSESSED AT 0.75 REU PER CITY ASSESSMENT POLICY
152	254170200	LORI A MANDERS REVOCABLE TRUST	3585 CRYSTAL BAY LN NW	3585 CRYSTAL BAY LN NW	PRIOR LAKE, MN 55372	0.75	0.75	MILL	$ 1,500.00	$ 1,500.00	$ 1,125.00	CRYSTAL BAY LN IS A PRIVATE ROAD WITH DIRECT ACCESS TO FREMONT AVE & TOWNHOMES ARE ASSESSED AT 0.75 REU PER CITY ASSESSMENT POLICY

PRELIMINARY ASSESSMENT ROLL
2026-2027 NORTHWOOD ROAD AREA STREET & UTILITY IMPROVEMENTS
CITY OF PRIOR LAKE, MINNESOTA
CITY PROJECT NO. 2026-01
BMI PROJECT NO. 24X.135829
DATE: AUGUST, 2025

Parcel # on Map	Parcel ID	Owner	Site Address	Owner Address	City/State/Zip	Residential Equivalent Units (REU)	Assessable REU's	Street Improvement Type	Calculated Improvement Assessment Rate	Assessment Review Committee Assessment Rate	Estimated Parcel Assessment Amount	Notes
153	254170190	SCHEEL THOMAS W	3589 CRYSTAL BAY LN NW	3589 CRYSTAL BAY LN NW	PRIOR LAKE, MN 55372	0.75	0.75	MILL	$ 1,500.00	$ 1,500.00	$ 1,125.00	CRYSTAL BAY LN IS A PRIVATE ROAD WITH DIRECT ACCESS TO FREMONT AVE & TOWNHOMES ARE ASSESSED AT 0.75 REU PER CITY ASSESSMENT POLICY
154	254170180	KUYPER SCOTT	3607 CRYSTAL BAY LN NW	PO 1263	PRIOR LAKE, MN 55372	0.75	0.75	MILL	$ 1,500.00	$ 1,500.00	$ 1,125.00	CRYSTAL BAY LN IS A PRIVATE ROAD WITH DIRECT ACCESS TO FREMONT AVE & TOWNHOMES ARE ASSESSED AT 0.75 REU PER CITY ASSESSMENT POLICY
155	254170170	OLSON NEAL V	3611 CRYSTAL BAY LN NW	3611 CRYSTAL BAY LN NW	PRIOR LAKE, MN 55372	0.75	0.75	MILL	$ 1,500.00	$ 1,500.00	$ 1,125.00	CRYSTAL BAY LN IS A PRIVATE ROAD WITH DIRECT ACCESS TO FREMONT AVE & TOWNHOMES ARE ASSESSED AT 0.75 REU PER CITY ASSESSMENT POLICY
156	254170160	CARIN L THOMAS DECLARATION OF TRUST	3629 CRYSTAL BAY LN NW	3629 CRYSTAL BAY LN NW	PRIOR LAKE, MN 55372	0.75	0.75	MILL	$ 1,500.00	$ 1,500.00	$ 1,125.00	CRYSTAL BAY LN IS A PRIVATE ROAD WITH DIRECT ACCESS TO FREMONT AVE & TOWNHOMES ARE ASSESSED AT 0.75 REU PER CITY ASSESSMENT POLICY
157	254170150	POLSTER JEFF & ELLA	3633 CRYSTAL BAY LN NW	37224 N 99 ST	SCOTTSDALE, AZ 85262	0.75	0.75	MILL	$ 1,500.00	$ 1,500.00	$ 1,125.00	CRYSTAL BAY LN IS A PRIVATE ROAD WITH DIRECT ACCESS TO FREMONT AVE & TOWNHOMES ARE ASSESSED AT 0.75 REU PER CITY ASSESSMENT POLICY
158	254170140	LEJEUNE JASON	3647 CRYSTAL BAY LN NW	6775 CALUMET DR	NAPLES, FL 34113	0.75	0.75	MILL	$ 1,500.00	$ 1,500.00	$ 1,125.00	CRYSTAL BAY LN IS A PRIVATE ROAD WITH DIRECT ACCESS TO FREMONT AVE & TOWNHOMES ARE ASSESSED AT 0.75 REU PER CITY ASSESSMENT POLICY
159	254170130	KAMRATH GARY R	3651 CRYSTAL BAY LN NW	3651 CRYSTAL BAY LN NW	PRIOR LAKE, MN 55372	0.75	0.75	MILL	$ 1,500.00	$ 1,500.00	$ 1,125.00	CRYSTAL BAY LN IS A PRIVATE ROAD WITH DIRECT ACCESS TO FREMONT AVE & TOWNHOMES ARE ASSESSED AT 0.75 REU PER CITY ASSESSMENT POLICY
160	254170240	OLSON FAMILY TRUST	3586 CRYSTAL BAY LN NW	296 FOREST SPRING DR	PONTE VEDRA, FL 32081	0.75	0.75	MILL	$ 1,500.00	$ 1,500.00	$ 1,125.00	CRYSTAL BAY LN IS A PRIVATE ROAD WITH DIRECT ACCESS TO FREMONT AVE & TOWNHOMES ARE ASSESSED AT 0.75 REU PER CITY ASSESSMENT POLICY
161	254170230	ANDERSON CHERYL	3582 CRYSTAL BAY LN NW	3582 CRYSTAL BAY LN NW	PRIOR LAKE, MN 55372	0.75	0.75	MILL	$ 1,500.00	$ 1,500.00	$ 1,125.00	CRYSTAL BAY LN IS A PRIVATE ROAD WITH DIRECT ACCESS TO FREMONT AVE & TOWNHOMES ARE ASSESSED AT 0.75 REU PER CITY ASSESSMENT POLICY
162	251330670	LINDQUIST KRISTOPHER J	2804 SPRING LAKE RD SW	2804 SPRING LAKE RD SW	PRIOR LAKE, MN 55372			2028 RECON	$ 18,900.00	$ 14,000.00	$ -	NO ASSESSMENT CALCULATION - PRIMARY ACCESS NOT IN PROJECT AREA
163	251330620	WESTLUND STEPHANIE	16730 NORTHWOOD RD NW	16730 NORTHWOOD RD	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
164	251330030	SCOTT COUNTY TAXATION DEPT		200 4 AVE W	SHAKOPEE, MN 55379	1.00		2028 RECON	$ 18,900.00	$ 14,000.00	$ -	NO ASSESSMENT - PUBLIC PARCEL
165	259040020	SCOTT COUNTY PARKS DEPARTMENT		200 4 AVE W	SHAKOPEE, MN 55379	11.00		2028 RECON	$ 18,900.00	$ 14,000.00	$ -	NO ASSESSMENT - PUBLIC PARCEL
166	251410020	HAIKER THOMAS F & JEANETTE C	16530 NORTHWOOD RD NW	16530 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2028 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
167	251410861	CITY OF PRIOR LAKE		4646 DAKOTA ST SE	PRIOR LAKE, MN 55372			2028 RECON	$ 18,900.00	$ 14,000.00	$ -	NO ASSESSMENT CALCULATION - NOT BUILDABLE
168	253600030	NOTERMANN DEBORAH L	3055 KNOLLRIDGE DR NW	3055 KNOLLRIDGE DR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
169	253600020	SPLETTSTOESER GREGORY M	3041 KNOLLRIDGE DR NW	3041 KNOLLRIDGE DR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
170	258010420	LARSON KURT A	3027 KNOLLRIDGE DR NW	3027 KNOLLRIDGE DR	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
171	254620010	FURUSEH TRUST	2979 KNOLLRIDGE DR NW	2979 KNOLLRIDGE DR	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
172	254620020	WOZNEY WILLIAM J	2967 KNOLLRIDGE DR NW	2967 KNOLLRIDGE DR NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
173	254620030	MCCARTHY JEFFREY D	2951 KNOLLRIDGE DR NW	2951 KNOLLRIDGE DR NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
174	254620040	HARTMANN ERIC J	2935 KNOLLRIDGE DR NW	2935 KNOLLRIDGE DR NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
175	254620050	NEIST JENNIFER	2921 KNOLLRIDGE DR NW	2921 KNOLLRIDGE DR NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
176	254620060	NOBLE CHARLES E	2903 KNOLLRIDGE DR NW	2903 KNOLLRIDGE DR NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
177	254620070	SMITH DUSTIN	2885 KNOLLRIDGE DR NW	2885 KNOLLRIDGE DR NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
178	254620080	KOKOSCHKE SCOTT	2871 KNOLLRIDGE DR NW	2871 KNOLLRIDGE DR NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
179	254620090	REETZ DANA	2859 KNOLLRIDGE DR NW	2859 KNOLLRIDGE DR NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
180	254620100	WOYAK LOUIS C	16462 HAWK RIDGE CT NW	16462 HAWK RIDGE CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
181	254620110	LEE MARSHALL	16474 HAWK RIDGE CT NW	16474 HAWK RIDGE CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
182	254620120	HOSCHEIT ADAM N	16480 HAWK RIDGE CT NW	16480 HAWK RIDGE CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
183	254620130	PRUSE DAVID S	16484 HAWK RIDGE CT NW	16484 HAWK RIDGE CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
184	254620140	MEYER SEAN	16488 HAWK RIDGE CT NW	16488 HAWK RIDGE CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
185	254620150	WEBER ADAM	16485 HAWK RIDGE CT NW	16485 HAWK RIDGE CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
186	254620160	LOFFHAGEN ADAM G	16481 HAWK RIDGE CT NW	16481 HAWK RIDGE CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
187	254620170	SIREK AMBER J	16479 HAWK RIDGE CT NW	16479 HAWK RIDGE CT	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
189	254620180	LUSKEY DAVID M & SUSAN M	16475 HAWK RIDGE CT NW	16475 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
190	254620190	PUSKARICH KATIE	16471 HAWK RIDGE CT NW	16471 HAWK RIDGE CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
191	254620200	ZHDANKIN VASILI V	16467 HAWK RIDGE CT NW	16467 HAWK RIDGE CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
192	254620210	WENDLER TRENT D	16463 HAWK RIDGE CT NW	16463 HAWK RIDGE CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
193	254620220	GARY M NEWHARD & AMANDA A NEWHARD TRUST	16421 KNOLLRIDGE CT NW	16421 KNOLLRIDGE CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
194	254620230	BARBERA JACE AUSTIN & BARBERA SARAH LOUISE	16429 KNOLLRIDGE CT NW	16429 KNOLLRIDGE CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
195	254620240	PALMER WILLIAM	16437 KNOLLRIDGE CT NW	16437 KNOLLRIDGE CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	

PRELIMINARY ASSESSMENT ROLL

2026-2027 NORTHWOOD ROAD AREA STREET & UTILITY IMPROVEMENTS
CITY OF PRIOR LAKE, MINNESOTA
CITY PROJECT NO. 2026-01
BMI PROJECT NO. 24X.135829
DATE: AUGUST, 2025

Parcel # on Map	Parcel ID	Owner	Site Address	Owner Address	City/State/Zip	Residential Equivalent Units (REU)	Assessable REU's	Street Improvement Type	Calculated Improvement Assessment Rate	Assessment Review Committee Assessment Rate	Estimated Parcel Assessment Amount	Notes
196	254620250	BECKER JENNIFER	16445 KNOLLRIDGE CT NW	16445 KNOLLRIDGE CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
197	254620260	WILLIAMS GARY L	16451 KNOLLRIDGE CT NW	16451 KNOLLRIDGE CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
198	254620270	KROL KIMBERLY SUSAN	16444 KNOLLRIDGE CT NW	16444 KNOLLRIDGE CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
199	254620280	ROGGOW ALBERT	16436 KNOLLRIDGE CT NW	16436 KNOLLRIDGE CT NE	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
200	254620290	COTTER DAVID MAURICE	16428 KNOLLRIDGE CT NW	16428 KNOLLRIDGE CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
201	254620300	NELSON MONICA L	16420 KNOLLRIDGE CT NW	16420 KNOLLRIDGE CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
202	254610110	BORDENAVE BETH	2788 HAWK RIDGE RD NW	2788 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
203	254610100	CONNIFF KEVIN	2790 HAWK RIDGE RD NW	2790 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
204	254610090	BROWN DANIEL J	2792 HAWK RIDGE RD NW	2792 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
205	254610080	JAMES L & CHRISTINE M TAGGART TRUST	2794 HAWK RIDGE RD NW	2794 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
206	254610070	KNUTSON MAGGIE & KNUTSON DANIEL	2796 HAWK RIDGE RD NW	2796 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
207	254610060	VITULLI AMY & VITULLI ANTHONY	2798 HAWK RIDGE RD NW	2798 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
208	254610050	HANZEL DAVID P & SUZANNAH M	2800 HAWK RIDGE RD NW	2800 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
209	254610040	DEAN JOHN B	2802 HAWK RIDGE RD NW	2802 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
210	254610030	SHOWER DANIEL E	2804 HAWK RIDGE RD NW	2804 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
211	254610020	HOLDEN DALE	2806 HAWK RIDGE RD NW	2806 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
212	254610010	PAVELICH JEFFREY A	2808 HAWK RIDGE RD NW	2808 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
213	254590410	CHARLES AND MICHELE MCFALL TRUST	2810 HAWK RIDGE RD NW	2810 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
214	254590400	SCHLICHTMANN BENJAMIN WILLIAM	2822 HAWK RIDGE RD NW	2822 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
215	254590390	GROESS REVOCABLE TRUST	2828 HAWK RIDGE RD NW	2828 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
216	254590380	HAUTMAN BRADEN JAMES	2836 HAWK RIDGE RD NW	2836 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
217	254590370	DEMIN VITALY GENNADYEVICH	2840 HAWK RIDGE RD NW	2840 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
218	254590360	ANDERSON JASON	2852 HAWK RIDGE RD NW	2852 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
219	254590350	HELGERSON KARI C	16212 VISIONARY HEIGHTS CIR NW	16212 VISIONARY HEIGHTS CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
220	254590340	MARO THEODORE B	16200 VISIONARY HEIGHTS CIR NW	16200 VISIONARY HEIGHTS CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
221	254590330	BECHTHOLD TRAVIS	16196 VISIONARY HEIGHTS CIR NW	16196 VISIONARY HEIGHTS CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
222	254590320	BERGNER JESSE T	16184 VISIONARY HEIGHTS CIR NW	16184 VISIONARY HEIGHTS CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
223	254590310	JACOB JAMES V	16178 VISIONARY HEIGHTS CIR NW	16178 VISIONARY HEIGHTS CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
224	254590300	SVELA JASON W	16175 VISIONARY HEIGHTS CIR NW	16175 VISIONARY HEIGHTS CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
225	254590290	JACOBUS RYAN KEITH	16177 VISIONARY HEIGHTS CIR NW	16177 VISIONARY HEIGHTS CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
226	254590280	FORDAHL PAUL D	16179 VISIONARY HEIGHTS CIR NW	16179 VISIONARY HEIGHTS CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
227	254590270	LEE JAMES A	16185 VISIONARY HEIGHTS CIR NW	16185 VISIONARY HEIGHTS CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
228	254590260	ZECK JOSEPH J	16197 VISIONARY HEIGHTS CIR NW	16197 VISIONARY HEIGHTS CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
229	254590250	BURNS MICHAEL T	16211 VISIONARY HEIGHTS CIR NW	16211 VISIONARY HEIGHTS CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
230	254590240	MCCLURE DANIEL J	16202 TAHINKA PL NW	16202 TAHINKA PL NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
231	254590230	THEIS ADAM R	16180 TAHINKA PL NW	16180 TAHINKA PL NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
232	254590220	PURFEERST BENNETT P & WOODCOCK KATE E	16164 TAHINKA PL NW	16164 TAHINKA PL NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
233	254590210	HUBLE THEODORE J	16150 TAHINKA PL NW	16150 TAHINKA PL NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
234	254590200	ALLWINE TRICIA L	16132 TAHINKA PL NW	16132 TAHINKA PL NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
235	254590190	JACOBS RYAN A	16118 TAHINKA PL NW	16811 TAHINKA PL NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
236	254590180	MARTINEK RICHARD J	16100 TAHINKA PL NW	16100 TAHINKA PL NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
237	254590170	MARTIN SHAWN	16082 TAHINKA PL NW	16082 TAHINKA PL NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
238	254590160	DAMMANN PAUL R	16064 TAHINKA PL NW	16064 TAHINKA PL NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
239	254590150	SCHRANK GERALD D & THERESA M	16046 TAHINKA PL NW	9704 OXFORD LN	ELKO NEW MARKET, MN 55020	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
240	254590140	SACHS DONALD J	16037 TAHINKA PL NW	16037 TAHINKA PL NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
241	254590130	NOWAK PAUL J	16041 TAHINKA PL NW	16041 TAHINKA PL NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
242	254590120	LUND DAVID K	16057 TAHINKA PL NW	16057 TAHINKA PL NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
243	254590110	CARR MICHAEL R	16069 TAHINKA PL NW	16069 TAHINKA PLACE NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
244	254590100	BLATTNER CRAIG E	16093 TAHINKA PL NW	16093 TAHINKA PL NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
245	254590090	DAUER CRAIG W & ANNE E	16101 TAHINKA PL NW	16101 TAHINKA PL NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
246	254590080	RAADT JEREMY	16117 TAHINKA PL NW	16117 TAHINKA PL NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
247	254590070	MOORE NATHANIEL	16135 TAHINKA PL NW	16135 TAHINKA PL NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
248	254590060	TUY JONATHAN	16153 TAHINKA PL NW	16153 TAHINKA PL NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	

PRELIMINARY ASSESSMENT ROLL
2026-2027 NORTHWOOD ROAD AREA STREET & UTILITY IMPROVEMENTS
CITY OF PRIOR LAKE, MINNESOTA
CITY PROJECT NO. 2026-01
BMI PROJECT NO. 24X.135829
DATE: AUGUST, 2025

Parcel # on Map	Parcel ID	Owner	Site Address	Owner Address	City/State/Zip	Residential Equivalent Units (REU)	Assessable REU's	Street Improvement Type	Calculated Improvement Assessment Rate	Assessment Review Committee Assessment Rate	Estimated Parcel Assessment Amount	Notes
249	254590050	FERIN BRIAN J	16167 TAHINKA PL NW	16167 TAHINKA PL NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
250	254590040	MONTAG TREVOUR J	16183 TAHINKA PL NW	16183 TAHINKA PL NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
251	254590030	PORTER ERIC	16201 TAHINKA PL NW	16201 TAHINKA PL NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
252	254590020	SNYDER AARON M	2970 HAWK RIDGE RD NW	2970 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
253	254590010	PUDELL MATTHEW D	2976 HAWK RIDGE RD NW	2976 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
254	254590750	PRIOR LAKE,CITY OF & CITY MANAGER		4646 DAKOTA ST SE	PRIOR LAKE, MN 55372			RECLAIM	$ 5,500.00	$ 5,500.00	$ -	NO ASSESSMENT CALCULATION - NOT BUILDABLE
255	253710010	MURR TODD E & TAMARA	3022 HAWK RIDGE RD NW	3022 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
256	253710020	MEI BOB	3034 HAWK RIDGE RD NW	3034 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
257	253710030	GREBENYUK YEVGENIY	3046 HAWK RIDGE RD NW	3046 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
258	253710040	ANDREW S & SHARON A S BURKE TRUST	3058 HAWK RIDGE RD NW	3058 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
259	253710050	KOEHLER ANDREW I & REBECCA S	3091 LAKE HAVEN CT NW	3091 LAKE HAVEN CT NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
260	253710060	MILLER DAVID J & NICOLE	3077 LAKE HAVEN CT NW	3077 LAKE HAVEN CT NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
261	253710070	PELLER KAREN L & MARK J	3065 LAKE HAVEN CT NW	3065 LAKE HAVEN CT NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
262	253710080	ANDERSON LAWRENCE M & PAMELA K	3037 LAKE HAVEN CT NW	3037 LAKE HAVEN CT NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
263	253710090	LORI A JOHNSON GOODWIN TRUST	3050 LAKE HAVEN CT NW	3050 LAKE HAVEN CT NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
264	253710100	MENNING JOSEPH P & BETH A	3062 LAKE HAVEN CT NW	3062 LAKE HAVEN CT NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
265	253710110	PROVANCHA AARON J	3074 LAKE HAVEN CT NW	3074 LAKE HAVEN CT NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
266	253710120	LAMAACK DAVID B & MARY B	3086 LAKE HAVEN CT NW	3086 LAKE HAVEN CT NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
267	253710130	RAYMOND CRAIG ALLAN	3098 LAKE HAVEN CT NW	3098 LAKE HAVEN CT NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
268	253710140	KRECH MICHAEL W & HEATHER M	3197 SHADY COVE PT NW	3197 SHADY COVE PT NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
269	253710150	VELDMAN BRUCE A & CHRISTINE M	3185 SHADY COVE PT NW	3185 SHADY COVE PT NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
270	253710160	LUNDQUIST DANIEL	3173 SHADY COVE PT NW	14916 PIXIE POINT CIR SE	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
271	253710170	PETER AND THERESA NAZY TRUST	3161 SHADY COVE PT NW	3161 SHADY COVE PT NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
272	253710180	DEPREY ERIC	3149 SHADY COVE PT NW	3149 SHADY COVE PT NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
273	253710190	GETTLER JONATHAN A	3137 SHADY COVE PT NW	3137 SHADY COVE PT NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
274	253710200	BRESNAHAN ADAM & BRESNAHAN ALYSSA	3122 SHADY COVE PT NW	3122 SHADY COVE PT NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
275	253710210	STEVENSON JAMES ROBERT III & STEVENSON ASHLEY MAR	3134 SHADY COVE PT NW	3134 SHADY COVE PT	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
276	253710220	LAING DOUGLAS W JR & DEBORAH A	3146 SHADY COVE PT NW	3146 SHADY COVE PT NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
277	253710230	FORSTER MARK T	3158 SHADY COVE PT NW	3158 SHADY COVE PT NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
278	253710240	STEPHEN GERALD CLOSE AND DANA JEAN CLOSE TRUST	3170 SHADY COVE PT NW	3170 SHADY COVE PT NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
279	253710250	KLOSSNER DEREK	3182 SHADY COVE PT NW	3182 SHADY COVE PT NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
280	253710260	LARSON JOHN P & JILL R	3221 LAKE BLUFF CIR NW	3221 LAKE BLUFF CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
281	253710270	LE THANH	3199 LAKE BLUFF CIR NW	3199 LAKE BLUFF CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
282	253710280	HELBERG PAUL D & COLEEN S HELBERG	3191 LAKE BLUFF CIR NW	3191 LAKE BLUFF CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
283	253710290	KLEMA NATHAN	3204 LAKE BLUFF CIR NW	3204 LAKE BLUFF CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
284	253710300	HONG JOHN P V & LINH M	3212 LAKE BLUFF CIR NW	3212 LAKE BLUFF CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
285	253710310	DIDION TAMARA ROSE	3220 LAKE BLUFF CIR NW	3220 LAKE BLUFF CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
286	253710320	BARLASS JACOB	3228 LAKE BLUFF CIR NW	3228 LAKE BLUFF CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
287	253710330	ERICKSON JAY T & CARMEN H	16082 NORTHWOOD RD NW	16082 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
288	253600180	BAIR RANDELL L & SANDRA K	16070 NORTHWOOD RD NW	16070 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
289	253600170	WALL MICHAEL & JENNIFER	16058 NORTHWOOD RD NW	16058 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
290	252060040	TEILBORG JOHN A & LORRAINE	15994 ARCTIC CIR NW	14358 RUTGERS ST NE	PRIOR LAKE, MN 55372	6.00	6.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	INDIRECT BENEFIT - ARCTIC CIR IS A PRIVATE ROAD WITH DIRECT ACCESS TO NORTHWOOD RD
291	250620050	STAY SAFE LLC	15940 ARCTIC CIR NW	2335 REDWING DR	SHAKOPEE, MN 55379	1.00	1.00	2027 RECON	$ 18,900.00	$ 7,000.00	$ 7,000.00	INDIRECT BENEFIT - ARCTIC CIR IS A PRIVATE ROAD WITH DIRECT ACCESS TO NORTHWOOD RD
292	252060030	MAHONEY JEROME R & SUSAN		14720 GLENDALE AVE SE	PRIOR LAKE, MN 55372	2.00	2.00	2027 RECON	$ 18,900.00	$ 7,000.00	$ 7,000.00	INDIRECT BENEFIT - ARCTIC CIR IS A PRIVATE ROAD WITH DIRECT ACCESS TO NORTHWOOD RD
293	252060020	STAY SAFE LLC	15880 ARCTIC CIR NW	2335 REDWING DR	SHAKOPEE, MN 55379	2.00	2.00	2027 RECON	$ 18,900.00	$ 10,000.00	$ 10,000.00	INDIRECT BENEFIT - ARCTIC CIR IS A PRIVATE ROAD WITH DIRECT ACCESS TO NORTHWOOD RD
294	252060010	COURSOLLE NATASHA K	15820 ARCTIC CIR NW	2124 WACIPI DR	PRIOR LAKE, MN 55372	3.00	3.00	2027 RECON	$ 18,900.00	$ 10,000.00	$ 10,000.00	INDIRECT BENEFIT - ARCTIC CIR IS A PRIVATE ROAD WITH DIRECT ACCESS TO NORTHWOOD RD
295	250790030	COURSOLLE NATASHA K		2124 WACIPI DR	PRIOR LAKE, MN 55372			2027 RECON	$ 18,900.00	$ 14,000.00	$ -	NO ASSESSMENT CALULATION - PRIVATE ROAD RIGHT-OF-WAY/NOT BUILDABLE
296	250620060	COURSOLLE NATASHA K		2124 WACIPI DR	PRIOR LAKE, MN 55372			2027 RECON	$ 18,900.00	$ 14,000.00	$ -	NO ASSESSMENT CALULATION - PRIVATE ROAD RIGHT-OF-WAY/NOT BUILDABLE
297	252490420	HILLESHIEM JODY A	15990 FREMONT AVE NW	15990 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
298	252490410	CAMERON DANIEL A	15978 FREMONT AVE NW	15978 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
299	252490400	HAYES PATRICK W & SHELLY M	15960 FREMONT AVE NW	15960 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
300	252490390	LACROIX KEVIN J & IRENE L	3381 FREMONT ST NW	3381 FREMONT ST NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
301	252490380	AALAND NICHOLAS S	3345 FREMONT ST NW	3345 FREMONT ST NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	

PRELIMINARY ASSESSMENT ROLL
2026-2027 NORTHWOOD ROAD AREA STREET & UTILITY IMPROVEMENTS
CITY OF PRIOR LAKE, MINNESOTA
CITY PROJECT NO. 2026-01
BMI PROJECT NO. 24X.135829
DATE: AUGUST, 2025

Parcel # on Map	Parcel ID	Owner	Site Address	Owner Address	City/State/Zip	Residential Equivalent Units (REU)	Assessable REU's	Street Improvement Type	Calculated Improvement Assessment Rate	Assessment Review Committee Assessment Rate	Estimated Parcel Assessment Amount	Notes
302	252490370	HOLST ADAM BERTON	3344 FREMONT ST NW	3344 FREMONT ST NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
303	252490360	MCLAIN CASEY	3366 FREMONT ST NW	3366 FREMONT ST NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
304	252490350	VLASIN ERIC L & BETHANY J	3386 FREMONT ST NW	3386 FREMONT ST NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
305	252490340	LINK JOSEPH	3399 FREMONT CIR NW	3399 FREEMONT CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
306	252490330	HANSEN JEFFREY S & SHANNON R	3375 FREMONT CIR NW	3375 FREMONT CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
307	252490320	SCHROEDER MINDY	3361 FREMONT CIR NW	3361 FREMONT CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
308	252490310	RYKKEN ROBERT J	3330 FREMONT CIR NW	3330 FREMONT CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
309	252490300	ENGELSON RICHARD & MARGARET	3350 FREMONT CIR NW	3350 FREMONT CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
310	252490290	BACHMANN JAMIE LYNN	3364 FREMONT CIR NW	3364 FREMONT CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
311	252490280	O'HALLORAN BARBARA JO & SEAN P	3384 FREMONT CIR NW	3384 FREMONT CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
312	252490270	STARR ANTHONY J & JESSICA A	3400 FREMONT CIR NW	3400 FREEMONT CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
313	252490260	BLONIGEN NORBERT A	15820 FREMONT AVE NW	15820 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
314	252490250	KLINE JAYNE L	15800 FREMONT AVE NW	15800 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
315	252490240	MUEHLHAUSER BRETT A	15784 FREMONT AVE NW	15784 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
316	252490230	STEIN RANDY	15770 FREMONT AVE NW	15770 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
317	252520220	SWANSON DENNIS	3445 CRYSTAL CIR NW	3445 CRYSTAL CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
318	252520210	TREADWELL LAURA	3435 CRYSTAL CIR NW	3435 CRYSTAL CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
319	252520330	PRIOR LAKE CITY OF & CITY MANAGER	3425 CRYSTAL CIR NW	4646 DAKOTA ST SE	PRIOR LAKE, MN 55372	1.00		RECLAIM	$ 5,500.00	$ 5,500.00	$ -	NO ASSESSMENT - PUBLIC PARCEL
320	252520310	BRAGG MICHAEL S	3430 CRYSTAL CIR NW	3430 CRYSTAL CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
321	252520300	HOFFMAN ROBERT J III	3440 CRYSTAL CIR NW	3440 CRYSTAL CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
322	252520290	SCHLIEP BRUCE D & ELIZABETH	3450 CRYSTAL CIR NW	3450 CRYSTAL CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
323	252520280	SEIBERLICH SCOTT	15710 FREMONT AVE NW	913 E CRYSTAL LAKE RD	BURNSVILLE, MN 55306	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
324	252520270	SCHMITZ WILLIAM J & SUSAN J	15690 FREMONT AVE NW	15690 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
325	252520260	SLATER MATTHEW & SLATER SARAH	15672 FREMONT AVE NW	15672 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
326	252520250	MORTON DANIEL J	15654 FREMONT AVE NW	15654 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
327	252520240	FINKENAUR STEPHEN P & JODY L	15636 FREMONT AVE NW	15636 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
328	252520230	BERGER SUZANNE M	15616 FREMONT AVE NW	15616 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
329	253500100	PRIOR LAKE CITY OF & CITY MANAGER	3358 GLYNWATER TRL NW	4646 DAKOTA ST SE	PRIOR LAKE, MN 55372			MILL	$ 1,500.00	$ 1,500.00	$ -	NO ASSESSMENT CALCULATION - NOT BUILDABLE
330	252490180	TOTH ANNA M	15995 FREMONT AVE NW	15995 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
331	252490170	SCHREIBER RICHARD C & TERRY R	15975 FREMONT AVE NW	15975 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
332	252490150	HADAC JOHN A	15959 FREMONT AVE NW	15959 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
333	252490140	HANISCH MICHAEL E	15941 FREMONT AVE NW	15941 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
334	252490110	SENTYRZ TODD B & DAINA M	15921 FREMONT AVE NW	15921 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
335	252490100	MORRISON BEN	15901 FREMONT AVE NW	15901 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
336	252490090	SEMSCH WILLIAM & HARTFIEL SALLY	15889 FREMONT AVE NW	15889 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
337	252490080	RUESINK STEVEN J & KARLEEN R	15873 FREMONT AVE NW	15873 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
338	252490070	SINZHEIMER TODD A	15855 FREMONT AVE NW	15855 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
339	252490060	SIWINSKI MICHAEL & MATTSON LORI	15839 FREMONT AVE NW	15839 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
340	252490050	HELMANDOLLAR MEGAN	15821 FREMONT AVE NW	15821 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
341	252490040	LAUGHRIDGE TRENT D	15805 FREMONT AVE NW	15805 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
342	252490030	DUBOIS JOE	15787 FREMONT AVE NW	15787 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
343	252490020	GEYEN DAREN	15771 FREMONT AVE NW	15771 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
344	252490010	BLOOMQUIST PATRICK J & SHAWNA	15759 FREMONT AVE NW	15759 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
345	252520110	TRONDSON SHANE R	15741 FREMONT AVE NW	15741 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
346	252520120	BROWN TROY M & RHONDA C	15723 FREMONT AVE NW	15723 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
347	252520130	PINT MARVIN G & JUDITH L	15705 FREMONT AVE NW	15705 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
348	252520140	JOHNSON TRENT	15687 FREMONT AVE NW	15687 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
349	252520150	SIMON DIANA K	15669 FREMONT AVE NW	15669 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
350	252520160	LUEDKE STEVEN A	15645 FREMONT AVE NW	15645 FREMONT AVE NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
351	252520170	ARLT JOHN P	15702 ISLAND VIEW RD NW	15702 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
352	252520180	THOMPSON DAVID & CARRIE M ROSS	15738 ISLAND VIEW RD NW	15738 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
353	252520190	SOLARZ KEVIN	15750 ISLAND VIEW RD NW	15750 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
354	252520200	REITMEIER KEVIN M	15764 ISLAND VIEW RD NW	15764 ISLAND VIEW RD	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	

PRELIMINARY ASSESSMENT ROLL
2026-2027 NORTHWOOD ROAD AREA STREET & UTILITY IMPROVEMENTS
CITY OF PRIOR LAKE, MINNESOTA
CITY PROJECT NO. 2026-01
BMI PROJECT NO. 24X.135829
DATE: AUGUST, 2025

Parcel # on Map	Parcel ID	Owner	Site Address	Owner Address	City/State/Zip	Residential Equivalent Units (REU)	Assessable REU's	Street Improvement Type	Calculated Improvement Assessment Rate	Assessment Review Committee Assessment Rate	Estimated Parcel Assessment Amount	Notes
355	252280010	HORRACH WILLIAM & MARTA	15774 ISLAND VIEW RD NW	PO 956	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
356	252280020	BOESE JOSHUA CHRISTOPHER & BOESE JESSICA LYNN	15786 ISLAND VIEW RD NW	15786 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
357	252280030	ROLEFF MAX R	15800 ISLAND VIEW RD NW	15800 ISLAND VIEW RD	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
358	252280040	KLINE JAMES W & CYNTHIA A	15828 ISLAND VIEW RD NW	15828 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
359	252280050	PIERCE MARTIN T	15842 ISLAND VIEW RD NW	15842 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
360	252280060	BEISWENGER DONALD & ROBERTA	15852 ISLAND VIEW RD NW	15852 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
361	252280070	FROMM JAMES	15866 ISLAND VIEW RD NW	15866 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
362	252280080	BEAUFOY JEFFERY J	15878 ISLAND VIEW RD NW	15878 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
363	252280090	PHILLIPS JOEL	15894 ISLAND VIEW RD NW	2780 LIMERICK ST	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
364	252280100	OLSEN JULIE A	15906 ISLAND VIEW RD NW	15906 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
365	252280110	ALAN M BENSON TRUST	15918 ISLAND VIEW RD NW	15918 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
366	252490120	HUYNH KAZMYN	3460 ISLAND CIR NW	3460 ISLAND CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
367	252490130	GROVENBURG DANNY L	3440 ISLAND CIR NW	3440 ISLAND CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
368	252490160	O'FALLON KATHERINE C	3420 ISLAND CIR NW	3420 ISLAND CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
369	252490210	DEMARS CATHERINE R	3425 ISLAND CIR NW	3425 ISLAND CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
370	252490220	GREDEN MARK R	3445 ISLAND CIR NW	3445 ISLAND CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
371	252280120	PEMRICK NICOLE	15940 ISLAND VIEW RD NW	15940 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
372	252280130	GEIL JOEL D & JEAN E	15956 ISLAND VIEW RD NW	15956 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
373	252280140	RAY SUBHASISH	15970 ISLAND VIEW RD NW	15970 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
374	252280150	SCHULTZ ROBERT W	15982 ISLAND VIEW RD NW	15982 ISLAND VIEW RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2026 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
375	252280160	PANNKUK TERESA E	16000 ISLAND VIEW RD NW	16000 ISLAND VIEW RD	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
376	252280170	KINSELLA KEITH P JR	16038 NORTHWOOD RD NW	16038 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
377	252280180	FREER BAILEY E & BARNES ADAM P	16042 NORTHWOOD RD NW	16042 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
378	252280190	GRAMLOW CHAD A	16048 NORTHWOOD RD NW	16048 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
379	252280210	PRIOR LAKE CITY OF & CITY MANAGER		4646 DAKOTA ST SE	PRIOR LAKE, MN 55372			2027 RECON	$ 18,900.00	$ 14,000.00	$ -	NO ASSESSMENT CALCULATION - NOT BUILDABLE
380	252490200	HPA II BORROWER 2021-1 LLC	16050 NORTHWOOD RD NW	120 RIVERSIDE PLZ STE 2000	CHICAGO, IL 60606	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
381	252490190	FRIEDGES DAVID R	16052 NORTHWOOD RD NW	16052 NORTHWOOD RD NW	PRIOR LAKE, MN 55372	1.00	1.00	2027 RECON	$ 18,900.00	$ 14,000.00	$ 14,000.00	
382	253600060	RYBA THOMAS JOHN JR	3060 KNOLLRIDGE DR NW	3060 KNOLLRIDGE DR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
383	253600050	SEMENENKO NATALYA D & IGOR	3046 KNOLLRIDGE DR NW	3046 KNOLLRIDGE DR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
384	253600040	MANFRED JAMES R & AMBER R	3032 KNOLLRIDGE DR NW	3032 KNOLLRIDGE DR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
385	254620380	BURTUS BRIAN MICHAEL PAULUS	2982 KNOLLRIDGE DR NW	2982 KNOLLRIDGE DR NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
386	254620390	LINDSTROM SAMUEL M	2970 KNOLLRIDGE DR NW	2970 KNOLLRIDGE DR NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
387	254620400	KINGSLEY WILLIAM GLEN	2954 KNOLLRIDGE DR NW	2954 KNOLLRIDGE DR NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
388	254620420	PRIOR LAKE CITY OF & CITY MANAGER		4646 DAKOTA ST SE	PRIOR LAKE, MN 55372			MILL	$ 1,500.00	$ 1,500.00	$ -	NO ASSESSMENT CALCULATION - NOT BUILDABLE
389	254620310	SCHEELE JACILYN S	2936 KNOLLRIDGE DR NW	2936 KNOLLRIDGE DR NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
390	254620320	KOEHMSTEDT THOMAS F	2920 KNOLLRIDGE DR NW	2920 KNOLLRIDGE DR NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
391	254620330	BION KATE	2904 KNOLLRIDGE DR NW	2904 KNOLLRIDGE DR NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
392	254620340	HERZ JENNIFER E	2888 KNOLLRIDGE DR NW	2888 KNOLLRIDGE DR NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
393	254620350	DARBY JAY	2872 KNOLLRIDGE DR NW	2872 KNOLLRIDGE DR NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
394	254620360	BREMER SCOTT	2860 KNOLLRIDGE DR NW	2860 KNOLLRIDGE DR NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
395	254620370	SENSENBAUGH ALLYSON K	2838 KNOLLRIDGE DR NW	2838 KNOLLRIDGE DR NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
396	254610200	STANGLER JEFF	2791 HAWK RIDGE RD NW	2791 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
397	254610190	KRANICH NEIL J II	2793 HAWK RIDGE RD NW	2793 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
398	254610180	WONG MICHAEL	2795 HAWK RIDGE RD NW	2795 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
399	254610170	GRAF ANDREW	2797 HAWK RIDGE RD NW	2797 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
400	254610210	PRIOR LAKE CITY OF & CITY MANAGER		4646 DAKOTA ST SE	PRIOR LAKE, MN 55372			MILL	$ 1,500.00	$ 1,500.00	$ -	NO ASSESSMENT CALCULATION - NOT BUILDABLE
401	254610160	WIENER MICHAEL J	2799 HAWK RIDGE RD NW	2799 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
402	254610150	BRAY MARK J	2801 HAWK RIDGE RD NW	2801 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
403	254610140	FENSTERMACHER CHRISTIAN	2803 HAWK RIDGE RD NW	2803 HAWK RIDGE RD	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
404	254610130	CHEEVER SHANE L	2805 HAWK RIDGE RD NW	2805 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
405	254610120	SMITH RYAN CHARLES	2807 HAWK RIDGE RD NW	2807 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
406	254590420	SONNENBURG JOSHUA P	2831 HAWK RIDGE RD NW	2831 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
407	254590430	FRISTED TRAVIS G	2837 HAWK RIDGE RD NW	2837 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	

PRELIMINARY ASSESSMENT ROLL
2026-2027 NORTHWOOD ROAD AREA STREET & UTILITY IMPROVEMENTS
CITY OF PRIOR LAKE, MINNESOTA
CITY PROJECT NO. 2026-01
BMI PROJECT NO. 24X.135829
DATE: AUGUST, 2025

Parcel # on Map	Parcel ID	Owner	Site Address	Owner Address	City/State/Zip	Residential Equivalent Units (REU)	Assessable REU's	Street Improvement Type	Calculated Improvement Assessment Rate	Assessment Review Committee Assessment Rate	Estimated Parcel Assessment Amount	Notes
408	254590440	GEE MICHAEL J	2845 HAWK RIDGE RD NW	2845 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
409	254590450	JESKE ERIC	2859 HAWK RIDGE RD NW	2859 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
410	254590460	FAHLER STEVEN	2867 HAWK RIDGE RD NW	2867 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
411	254590470	PARKER BRENNA L	2873 HAWK RIDGE RD NW	2873 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
412	254590480	JOHNSON JAMES	2895 HAWK RIDGE RD NW	2895 HAWK RIDGE RD NE	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
413	254590490	GUNNELL CHANCEY	16230 TAHINKA CT NW	16230 TAHINKA CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
414	254590500	ENFIELD JESSICA	16242 TAHINKA CT NW	16242 TAHINKA CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
415	254590510	ALDERMAN JASON J	16254 TAHINKA CT NW	16254 TAHINKA CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
416	254590520	MEBRAHTU YEMANE	16268 TAHINKA CT NW	16268 TAHINKA CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
417	254590530	SCHROBILGEN DESIREE	16280 TAHINKA CT NW	16280 TAHINKA CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
418	254590540	CORDELL EVAN	16288 TAHINKA CT NW	16288 TAHINKA CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
419	254590550	FRITZEN DANIEL F	16292 TAHINKA CT NW	16292 TAHINKA CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
420	254590560	DAVIDSON ERIN & DAVIDSON JACOB	16296 TAHINKA CT NW	16296 TAHINKA CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
421	254590570	CHAUHAN DILLON	16304 TAHINKA CT NW	16304 TAHINKA CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
422	254590580	SCHELLER DAVID P	16310 TAHINKA CT NW	16310 TAHINKA CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
423	254590590	ANDERSON TAD A	16318 TAHINKA CT NW	16318 TAHINKA CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
424	254590600	MILLER RONNIE	16322 TAHINKA CT NW	16322 TAHINKA CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
425	254590610	HAYNES CHRISTOPHER KENNETH	16325 TAHINKA CT NW	16325 TAHINKA CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
426	254590620	LE HONG & DUNG CAO	16317 TAHINKA CT NW	16317 TAHINKA PL	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
427	254590630	KLAMM KENNETH A & ROCHELLE L	16303 TAHINKA CT NW	16303 TAHINKA CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
428	254590640	WEIRICH ERICA	16291 TAHINKA CT NW	16291 TAHINKA CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
429	254590650	BENNETT ROBERT	16285 TAHINKA CT NW	16285 TAHINKA CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
430	254590660	HUANG LIANG	16281 TAHINKA CT NW	16281 TAHINKA CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
431	254590670	NYSTROM MARK	16273 TAHINKA CT NW	16273 TAHINKA CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
432	254590680	CARLSON BENJAMIN	16265 TAHINKA CT NW	16265 TAHINKA CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
433	254590690	BEUC RANDON & BEUC SASHA	16257 TAHINKA CT NW	16257 TAHINKA CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
434	254590700	GREGORY CORT	16241 TAHINKA CT NW	16241 TAHINKA CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
435	254590710	VANN JOSHUA	16227 TAHINKA CT NW	16227 TAKINKA CT NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
436	254590720	MEE THOMAS ARTHUR III	2965 HAWK RIDGE RD NW	2965 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
437	254590730	EDLUND JENNIFER K	2971 HAWK RIDGE RD NW	2971 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
438	254590740	ZAPPA SAMUEL	2983 HAWK RIDGE RD NW	2983 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	MILL	$ 1,500.00	$ 1,500.00	$ 1,500.00	
439	254590760	PRIOR LAKE,CITY OF & CITY MANAGER	2995 HAWK RIDGE RD NW	4646 DAKOTA ST SE	PRIOR LAKE, MN 55372			RECLAIM	$ 5,500.00	$ 5,500.00	$ -	NO ASSESSMENT CALCULATION - NOT BUILDABLE
440	253600160	KATZMAREK GARY & NOU	3025 HAWK RIDGE RD NW	3025 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
441	253600150	BRUDEVOLD MELANIE A & ANDREW L	3037 HAWK RIDGE RD NW	3037 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
442	253600140	HAAGENSEN MICHAEL	3049 HAWK RIDGE RD NW	3049 HAWK RIDGE RD NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
443	253600130	LYNCH MARGARET MARY	3061 HAWK RIDGE RD NW	3061 HAWK RIDGE RD	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
444	253600120	HENNY CHRISTOPHER J	3058 VIEWCREST CIR NW	3058 VIEWCREST CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
445	253600110	MALLEY JASON J	3046 VIEWCREST CIR NW	3046 VIEWCREST CIR	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
446	253600100	HEGER DOUGLAS P & KALA L	3032 VIEWCREST CIR NW	3032 VIEWCREST CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
447	253600090	HOLTAN JAMES R JR & SHARI L	3029 VIEWCREST CIR NW	3029 VIEWCREST CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
448	253600080	STROMMEN ERLING P & NORMA J	3043 VIEWCREST CIR NW	3043 VIEWCREST CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
449	253600070	MARCHESSAULT TOM	3057 VIEWCREST CIR NW	3057 VIEWCREST CIR NW	PRIOR LAKE, MN 55372	1.00	1.00	RECLAIM	$ 5,500.00	$ 5,500.00	$ 5,500.00	
										TOTAL ASSESSMENTS	**$ 3,063,500.00**	

Appendix D: Neighborhood Meetings

Northwood Road Area Improvement Project
MARCH 2025 OPEN HOUSE SUMMARY

~30 ATTENDEES

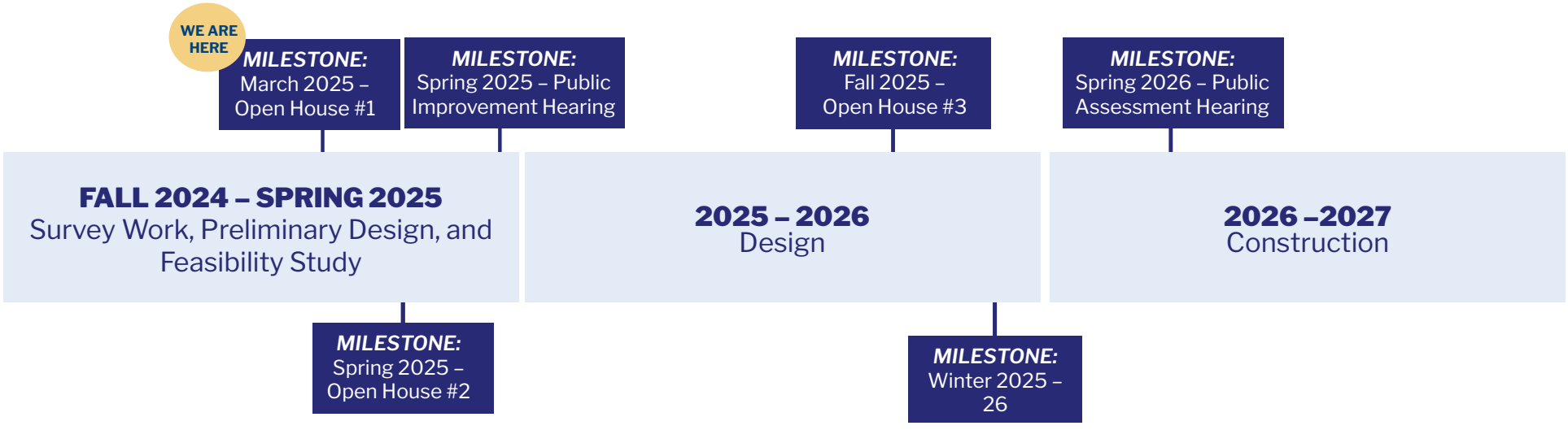
An open house was held on March 5, 2025 that introduced the project and shared and collected feedback on the proposed improvements. Informational materials and feedback opportunities were also available on the project website following the meeting.

WHAT WE HEARD

- **Parking Requests**
- **Storm Drain and Drainage Issues**
- **Sanitary and Utility Concerns**
- **Special Events and Community Activities**
- **Speed Concerns**
- **Sidewalk and Pedestrian Safety**
- **Easements and Property Access**
- **Misc. Infrastructure Concerns**

WHAT'S NEXT?

The project team will carefully consider feedback received from the open house, interactive comment map, and other channels. They will then finalize the recommended design, incorporating valuable input from the community. In **spring 2025**, a public improvement hearing and another open house will be held to share the final design and address any remaining questions or concerns.



Appendix E: Geotechnical Report

GEOTECHNICAL REPORT

NORTHWOOD ROAD AREA

PRIOR LAKE, MINNESOTA

May 21, 2025

Prepared for:
City of Prior Lake
4646 Dakota Street SE
Prior Lake, MN 55372

WSB PROJECT NO. 026583-000

GEOTECHNICAL REPORT

NORTHWOOD ROAD AREA

FOR
CITY OF PRIOR LAKE

May 21, 2025

CERTIFICATION

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.

Mark W. Osborn, PE

Date: May 21, 2025

Lic. No. 41362

May 21, 2025

Mr. Nick Monserud, PE
Public Works Director/ City Engineer
City of Prior Lake
4646 Dakota Street SE
Prior Lake, Minnesota 55372

Re: Geotechnical Report
Northwood Road Area
WSB Project No.: 026583-000

We have conducted a geotechnical subsurface exploration program for the above-mentioned project. This report contains our soil boring and core logs, an evaluation of the conditions encountered in the cores and borings and our recommendations for dewatering, subgrade improvements, underground utilities, pavement design, and other geotechnical related design and construction considerations.

If you have questions concerning this report or our recommendations, or regarding construction material testing for this project, please call us at 952.737.4660.

Sincerely,

WSB

Mark Osborn, PE
Senior Geotechnical Engineer

Alex Wacek, EIT
Graduate Geotechnical Engineer

Attachment:
Geotechnical Report

MWO/ams

540 GATEWAY BLVD | BURNSVILLE, MN | 55337 | 952.737.4660 | WSBENG.COM

TABLE OF CONTENTS

1. INTRODUCTION

1.1 Project Location

The site resides on the west side of Upper Prior Lake in Prior Lake, Minnesota. The approximate soil boring locations can be found on the Soil Boring Exhibit in ***Appendix A***.

1.2 Project Description

It is proposed to reconstruct portions of the following roadways: Island View Road Northwest, Island View Circle Northwest, Northwood Road Northwest, Knollridge Drive Northwest.

Rehabilitation is planned for portions of the following roadways: Fremont Avenue Northwest, Island View Road Northwest, Crystal Circle Northwest, Fremont Circle Northwest, Fremont Street Northwest, Lake Bluff Circle Northwest, Shady Cove Point Northwest, Lake Haven Court Northwest, Hawk Ridge Road Northwest, Tahinka Place Northwest, Tahinka Court Northwest, Visionary Heights Circle Northwest, Knollridge Drive Northwest, Knollridge Court Northwest, Hawk Ridge Court Northwest.

Reconstruction areas include improvements for storm, sanitary, and water utilities.

We understand that the vertical and horizontal alignment of the roadway is proposed to remain similar to existing conditions.

WSB has developed recommendations for this project in consideration of the proposed layout and configurations as understood at this time. When the designer develops additional information about final design or other significant factors, the recommendations presented herein may no longer apply. WSB should be made aware of the revised or additional information to evaluate the recommendations for continued applicability.

1.3 Purpose and Project Scope of Services

The City of Prior Lake authorized this scope of service. In order to assist the design team in preparing plans and specifications, we have developed recommendations for designing utilities and pavements. As such, we have completed a subsurface exploration program and prepared a geotechnical report for the referenced site. This stated purpose was a significant factor in determining the scope and level of service provided. Should the purpose of the report change the report immediately ceases to be valid and use of it without WSB's prior review and written authorization should be at the user's sole risk.

Our authorized scope of work has been limited to:

1. Clearing underground utilities utilizing Gopher State One Call.
2. Mobilization / demobilization of a truck mounted drill rig.
3. Drilling 27 standard penetration borings to about 15-foot depths.
4. Core bituminous pavement at 22 locations and provide report containing:
5. Sealing the borings per Minnesota Department of Health procedures.
6. Perform soil classification and analysis.
7. Review of available project information and geologic data.
8. Providing this geotechnical report containing:
    a. Summary of our findings.
    b. Discussion of subsurface soil and groundwater conditions and how they may affect the proposed utilities and pavements.
    c. Estimated R-value of the soils.
    d. Recommended pavement section.
    e. A discussion of soils for use as structural fill and site fill.
    f. Provide data obtained from coring and include pictures of each core

2. PROCEDURES

2.1 Boring Layout and Soil Sampling Procedures

WSB completed 27 standard penetration soil borings and 22 bituminous cores at the project site. WSB recommended the boring depths and selected the desired locations. Our field crew staked the borings using the supplied site plan. The approximate boring locations are shown on the Soil Boring Exhibit in ***Appendix A*** which is an aerial photo.

We completed the borings between September 5 and September 13, 2024, with a truck-mounted CME-55 drill rig operated by a two-person crew. The drill crew advanced the borings using continuous hollow stem augers. The drilling information is provided on the boring logs. Cores through the pavements were taken in mid-November.

Generally, the drill crew sampled the soil in advance of the auger tip at two and one-half (2 ½) foot intervals to a depth of about 15-feet. The soil samples were obtained using a split-barrel sampler which was driven into the ground during standard penetration tests in accordance with ASTM D 1586, Standard Method of Penetration Test and Split-Barrel Sampling of Soils. The materials encountered were described on field logs and representative samples were containerized and transported to our laboratory for further observation and testing.

The samples were visually observed to estimate the distribution of grain sizes, plasticity, consistency, moisture condition, color, presence of lenses and seams, and apparent geologic origin. We classified the soils according to type using the Unified Soil Classification System (USCS). A chart describing the USCS is included in ***Appendix A***.

The bituminous core drilling was conducted with a truck mounted core drill utilizing a 4” diameter core barrel. The bituminous cores were labeled, photographed and retained for further review at the laboratory. After extracting the bituminous core, an auger was used to measure aggregate base thickness, and the underlying subgrade was sampled and visually identified. During coring operations, the field crew also noted the conditions witnessed in the field including surface distresses and drainage conditions. A spreadsheet containing this information is included in ***Appendix A.***

2.2 Groundwater Measurements and Borehole Abandonment

The drill crew observed the borings for free groundwater while drilling and after completion of the borings. These observations and measurements are noted on the boring logs. The crew then backfilled the borings to comply with Minnesota Department of Health regulations.

2.3 Boring Log Procedures and Qualifications

The subsurface conditions encountered by the borings are illustrated on the Logs of Test Borings in ***Appendix A***. Similar soils were grouped into the strata shown on the boring logs, and the appropriate estimated USCS classification symbols were also added. The depths and thickness of the subsurface strata indicated on the boring logs were estimated from the drilling results.

The transition between materials (horizontal and vertical) is approximate and is usually far more gradual than shown. Information on actual subsurface conditions exists only at the specific locations indicated and is relevant only to the time the exploration was performed. Subsurface conditions and groundwater levels at other locations may differ from conditions found at the indicated locations. The nature and extent of these conditions would not become evident until exposed by construction excavation. These stratification lines were used for our analytical purposes and due to the aforementioned limitations, should not be used as a basis of design or construction cost estimates.

3. EXPLORATION RESULTS

3.1 Site and Geology

The borings were drilled directly in the roadway.

Boring elevations ranged from about 908.5 to 980.0 feet.

Geologic origins can be difficult to determine solely from boring samples. We referenced online geologic data of the area and used our experience to help determine geologic origin of the soils, however only a detailed geologic exploration would accurately determine the geologic history of the site.

The Scott County Geologic Atlas indicates the surficial geology of the area is mostly glacial deposits, consisting of unsorted mixtures of sand, silt, and clays with scattered cobbles.

3.2 Subsurface Soil and Groundwater Conditions

The boring profile generally consisted of a pavement section overlying fill and glacial deposits.

Pavement Section

The bituminous pavement section encountered in the borings ranged between a minimum of 4 inches and a maximum of 8 inches with an average of approximately 5.7 inches. The bituminous overlaid an aggregate base that ranged in thickness from a minimum of 4 inches to a maximum of 10 inches with an average of approximately 6.4 inches. With the exception of Borings B-10 and B-14, the aggregate base material consisted of crushed limestone. The aggregate base material in Borings B-10 and B-14 appeared to be clayey sand with gravel and reclaimed bituminous, respectively.

Fills

The fills encountered in the borings generally consisted of clayey sands and sands that were about 1 – 7 feet in thickness where encountered.

Organics

The organic soils encountered in the borings were dark brown and dark gray in color and ranged from 3 to 5 feet in thickness. Three organic content tests were performed and the results ranged from 3 – 7% organic material in the samples. According to the MnDOT Geotechnical Manual, 2 – 5% Organic Content is classified as Slightly Organic, 6 – 10% Organic Content is classified as Organic.

Glacial

The glacial deposits encountered in the borings consisted of clayey sands, lean clays, sands, silts, and silty sands. The clayey sands were light to dark brown, olive-brown, and various shades of gray in color and were moist to wet. The lean clays were light brown to brown, and various shades of gray in color and were moist to wet. The sands were light brown to brown, and various shades of gray in color and were moist to waterbearing. The silts were gray in color and were moist. The silty sands were light brown in color and were moist.

Boring Profiles

Table 1 below presents the existing roadway pavement section and subgrade profiles.

Table 1: Existing Profiles

Boring No.	Bituminous Thickness (inches)	Aggregate Base Thickness (inches)	Subgrade Soils (Upper 4 feet)
B-1	5.5	7	Clayey Sand
B-2	7	7	Clayey Sand, Clayey Sand
B-3	6	10	Clayey Sand
B-4	4	8	Clayey Sand, Sandy Lean Clay
B-5	7	7	Clayey Sand
B-6	6	6	Clayey Sand (fill)
B-7	7.5	6.5	Clayey Sand (fill), Clayey Sand (fill)
B-8	8	7	Clayey Sand, Clayey Sand
B-9	6	6	Clayey Sand (fill)
B-10	5	5	Clayey Sand (fill), Clayey Sand (fill)
B-11	4.5	4.5	Clayey Sand (fill), Clayey Sand
B-12	4.5	4	Clayey Sand (fill), Clayey Sand
B-13	5	7	Clayey Sand (fill), Clayey Sand
B-14	6	8	Clayey Sand (fill), Clayey Sand with Silt
B-15	5.5	6.5	Clayey Sand (fill), Clayey Sand
B-16	4.5	4	Sand (fill), Clayey Sand (fill)
B-17	5	4.5	Clayey Sand
B-18	5	3	Clayey Sand (fill), Sandy Lean Clay
B-19	5	5	Clayey Sand
B-20	5	8	Clayey Sand (fill), Clayey Sand
B-21	6	5	Clayey Sand (fill), Clayey Sand (fill)
B-22	6	4	Clayey Sand (fill), Sandy Lean Clay
B-23	6	7	Clayey Sand (fill), Organic Clayey Sand (fill)
B-24	5	5	Clayey Sand
B-25	5.5	8.5	Clayey Sand (fill), Slightly Organic Clayey Sand
B-26	6	10	Clayey Sand (fill), Clayey Sand (fill)
B-27	7	8	Clayey Sand (fill), Clayey Sand (fill)

Table 2 below presents the existing pavement section and subgrade soils that were encountered during coring operations. Please note that the table below is simplified, and a more detailed version is available in the appendix.

Table 2: Existing Core Profiles

Core ID	Location	Bituminous Thickness (inches)	Aggregate Base Thickness (inches)	Subgrade Soils (Upper 4 feet)
C-1	Fremont Ave NW	5.25	6	Clayey Sand
C-2	Island View Rd NW	5.5	12+	Did not reach apparent stratum
C-3	Fremont Ave NW	5.5	7.5	Clayey Sand
C-4	Crystal Circle NW	4.25	9.5	Clayey Sand
C-5	Fremont Ave NW	4	6	Sand
C-6	Fremont Circle NW	5.5	6	Clayey Sand
C-7	Fremont Street NW	4	6	Clayey Sand
C-8	Fremont Ave NW	4.5	8.5	Clayey Sand
C-9	Lake Bluff Circle NW	5	7	Sand
C-10	Shady Cove Point NW	4.5	9	Sand
C-11	Lake Haven Ct NW	5	8	Sand
C-12	Viewcrest Circle NW	4.5	5.5	Sand
C-13	Knollridge Dr NW	3.5	8.5	Sand
C-14	Hawk Ridge Ct NW	4	4	Sand
C-15	Knollridge Ct NW	4.25	6	Sand
C-16	Hawk Ridge Rd NW	4.5	5	Sand
C-17	Hawk Ridge Rd NW	4.5	5	Sand
C-18	Visionary Heights Cir NW	3.5	6	Sand
C-19	Tahinka Ct NW	4	6	Sand
C-20	Hawk Ridge Rd NW	4	5.5	Sand
C-21	Tahinka Pl NW	4	6	Sand
C-22	Tahinka Pl NW	3.5	4	Sand

3.3 Strength Characteristics

The penetration resistance N-values of the materials encountered were recorded during drilling and are indicated as blows per foot (BPF). Those values provide an indication of soil strength characteristics and are located on the boring log sheets. Also, visual-manual classification techniques and apparent moisture contents were also utilized to make an engineering judgment of the consistency of the materials.

Table 3 presents a summary of the penetration resistances (N-value which are indicated by Blows Per Foot BPF) in the soils for the borings completed and remarks regarding the material strengths of the soils.

Table 3: Penetration Resistances

Soil Type	Classification	Penetration Resistances	Remarks
Fill	SP, SC	4 – 12 BPF	Very loose to loose
Glacial (cohesionless)	SP, SP-SC, SC, SM, ML	4 – 31 BPF	Very loose to dense
Glacial (cohesive)	CL	3 – 10 BPF	Very soft to firm

The preceding is a generalized description of soil conditions at this site. Variations from the generalized profile exist and should be assessed from the boring logs, the normal geologic character of the deposits, and the soils uncovered during site excavation.

3.4 Groundwater Conditions

WSB took groundwater level readings in the exploratory borings, reviewed the data obtained, and discussed its interpretation of the data in the text of the report. Note that groundwater levels may fluctuate due to seasonal variations (e.g. precipitation, snowmelt and rainfall) and/or other factors not evident at the time of measurement.

Table 4 below is a summary of the estimated water levels at our borings.

Table 4: Groundwater Measurements

Boring No.	Ground Surface Elevation	Estimated Depth to Groundwater	Estimated Depth of Gray Colored Soils	Estimated Groundwater Elevation
B-1	929.5	n/a	n/a	Below 914.5
B-2	925.5	n/a	12	Below 910.5
B-3	911.0	7	4	904.0
B-4	917.0	n/a	9	Below 902.5
B-5	911.0	8	4	903.0
B-6	942.0	n/a	n/a	Below 927.5
B-7	917.0	n/a	9	Below 902.5
B-8	920.0	n/a	2	Below 905.5
B-9	921.5	n/a	n/a	Below 906.5
B-10	916.5	n/a	6.5	Below 902.5
B-11	946.0	n/a	n/a	Below 931.5
B-12	968.0	n/a	n/a	Below 953.5
B-13	980.0	n/a	n/a	Below 965.5
B-14	976.5	n/a	n/a	Below 962.5
B-15	957.0	n/a	n/a	Below 942.5
B-16	960.5	n/a	n/a	Below 945.5
B-17	949.5	n/a	n/a	Below 934.5
B-18	937.0	n/a	6.5	Below 922.5
B-19	923.0	n/a	7	Below 908.5
B-20	908.5	n/a	2.5	Below 893.5
B-21	912.5	n/a	7	Below 898.5
B-22	937.0	n/a	n/a	Below 912.5
B-23	919.0	n/a	5.5	Below 904.5
B-24	914.5	13.5	5	901.0
B-25	920.5	n/a	8	Below 905.5
B-26	913.5	n/a	4.5	Below 899.5
B-27	921.5	13	9	908.5

n/a – indicates ground water was not encountered. Elevations are rounded to the highest ½ foot.

Gray colored soils were encountered in Borings B-2, B-3, B-4, B-5, B-7, B-8, B-10, B-15, B-18, B-19, B-20, B-21, B-23, B-24, B-25, B-26, and B-27. Gray colored soils can be an indication of long-term saturation conditions and could show potential groundwater elevations. The shallow groundwater could

present an issue to excavations and placement of foundations and for utility installation. It is our opinion that wet soils, waterbearing sand lenses, and perched groundwater could be encountered at this site and could affect construction of foundations and utilities.

Upper Prior Lake is adjacent to the project. According to online data from the Minnesota Department of Natural Resources, Upper Prior Lake has an ordinary high-water level of 889 feet.

The bore holes were only left open for a short period of time, and groundwater levels may not have stabilized.

It should be noted that groundwater readings are difficult to obtain in cohesive soils such as the lean clays indicated in the boring logs. These soils have a low permeability and take a long period of time to obtain groundwater readings in. If more accurate subsurface water levels are needed, we recommend piezometers be installed to determine the groundwater level over several months. Monitoring groundwater table elevation could occur up to the time of construction. This work was outside our scope of services.

4. ENGINEERING ANALYSIS AND RECOMMENDATIONS

4.1 Discussion

Organic soils and vegetated root zones are not suitable for structural support, and should be removed from the roadway and construction areas.

Many of the soils encountered were wet. Wet soils encountered in our borings will likely be wet when excavated and require significant drying prior to reuse as structural backfill and fill. Drying of wet clayey soils is generally accomplished via discing and drying which requires time and an area to place and spread the wet soils. Considering utility trenches typically need to be backfilled shortly after placing the utilities, time is a factor and many project sites do not plan an area for drying or have the room to spread the soils. In addition, construction during wet and cooler times of the year will inhibit the effectiveness of this method. In such conditions excavation and replacement of wet soils or chemical stabilization/drying such as the use of lime may be considered. We suggest the contractors bidding on the work have a soil moisture conditioning plan to allow for reuse of as much onsite soils as possible and to reduce import of sand. A cost for removal and replacement of wet clays should also be provided.

No information was provided to us regarding density tests or excavation observations for the existing fills encountered at the boring locations. Generally, fills that are not documented are recommended for removal and replacement with an engineered fill. Construction on existing fills has a higher risk of differential settlement. The best option would be complete removal of the existing fill materials, and replacement with engineered fill.

However, as many of these fills were placed within the existing roadway and have been in-place and subjected to roadway traffic for years, it is our opinion that the risk of additional settlement is low for any clay or sandy fills. The City would have to approve of the risks involved with constructing upon existing clay and sand fills, however this report has provided recommendations to minimize this risk. Organic materials within the upper 4 feet of the pavement section would still be considered higher risk and require removal.

Based on the results of our borings, the glacially deposited soils generally appear capable of supporting the utilities and roadway.

General

It is our opinion that groundwater could be encountered by excavations at this site and could affect construction of utilities. It is possible that groundwater levels could rise above the planned elevation of proposed utilities. Consideration should be given to adjusting the elevation of the proposed utilities to account for fluctuations in groundwater.

Generally, the soils in the upper 4 feet of the subgrade influence pavement performance the most. The soils within the pavement subgrade consist of clayey soils, which are frost susceptible soils. Consideration should be given to partially subcutting these soils and replacing with a non-frost susceptible granular fill to reduce the potential frost heave below the pavement section.

4.2 Backfill and Fill Selection and Compaction

The on-site non-organic soils may be reused as backfill and fill provided they are moisture conditioned and can be compacted to their specified densities. Wet soils that are excavated would need to be dried before reused as an engineered fill. We recommend use of a minimum of 2 feet of clean coarse sand with less than 50 percent passing the #40 sieve and less than 5 percent passing the #200 sieve when backfilling the bottom of a wet excavation.

Gravel or cobbles larger than 2 inches in diameter should not be placed within 2 feet of grading grade or utilities. We recommend that clayey soils be moisture conditioned to within +/-2 percent of the optimum moisture content as determined from their standard Proctor tests (ASTM D-698). Granular fills should be

moisture conditioned to between -4% and +2% of the optimum moisture content. Fill should be spread in lifts of 6 inches, depending on the size and type of compaction equipment used.

Table 5 provides the recommended compaction levels.

Table 5: Recommended Level of Compaction for Backfill and Fill

Area	Percent of Standard Proctor Maximum Dry Density
Pavement: Within 3 feet of bottom of aggregate base	100
Pavement: Greater than 3 feet below aggregate base	95
Utility Trench and Utility Structure Backfill	100
Landscaping (non-structural)	90

4.3 Pavement Subgrade Preparation and Stability

We recommend excavation of organics below the pavement areas.

The soils at the bottom of the excavation should be prepared in accordance with MnDOT Specification 2112, Subgrade Preparation. Before placement of the sand subbase, the final subgrade should have proper stability within three vertical feet of grading grade (grade which contacts the bottom of the aggregate base). This will generally be achieved in fill areas with proper compaction of embankment materials and in cut areas through proper subgrade preparation. The stability of the pavement subgrade should be evaluated prior to placement of the sand subbase using the test roll procedure (MnDOT 2111), except a fully loaded tandem axle dump truck or a full water truck should be utilized for the test roll. If unstable soils are found under the test roll, these soils should be improved by means of scarification, moisture conditioning, and re-compaction, or by subcutting and replacement.

4.4 Pavement Area

Once the site has been prepared as recommended, we anticipate the prepared subgrade soils will consist mostly of clayey sands, sands, and lean clays. Based on the MnDOT Flexible Pavement Guide from 2020, the R-values of the subgrade soils would range between 10 and 70. We used a design R-value of 18 for the roadway.

We used historical traffic data from the MnDOT Traffic Mapping Application to determine the estimated Equivalent Single Axle Loads (ESAL's) for roadway design to be approximately 91,000. Our design is based on a standard twenty (20) year design life of the urban pavement section and a 10-ton road design.

Based on MnDOT's FlexPave excel design utilizing granular equivalent charts, we recommend the granular equivalent be a minimum of 13.44. The City of Prior Lake has a standard minimum pavement section that is shown in Table 6 below. This pavement section meets or exceeds the minimum requirements and the additional select granular will provide additional resistance to frost heave.

Table 6: Recommended Flexible Pavement Section

Section	Thickness (inches)	Granular Equivalent
Bituminous Course, MnDOT 2360 SPWEA340C	4	9
Aggregate Base, MnDOT 3138 (Class 5)	6	6
Select Granular, MnDOT 3149.2.B.2	12	6
Geotextile Fabric, MnDOT 3733.1, Type 9	Yes	-
Subgrade Preparation, MnDOT 2112	Yes	-
TOTAL	-	21

Aggregate base placement for pavement support should meet the gradation and quality requirements for Class 5 per MnDOT specification 3138. Aggregate base material should be compacted to 100 percent of its standard Proctor maximum dry density, or alternatively Penetration Index Method in accordance with MnDOT 2211.

Within several years after initial paving, some thermal shrinkage cracks will develop. We recommend routine maintenance be performed to improve pavement performance and increase pavement life. Pavement should be sealed with a liquid bitumen sealer to retard water intrusion into the base course and subgrade. Localized patch failures may also develop where trucks or buses turn on the pavement. When these occur, they should be cut out and patch repaired.

The pavement sections above provide options to meet the ESAL requirements. Other pavement design options would be acceptable as well as long as they meet the minimum requirements for bituminous thickness, aggregate base thickness, and can meet the ESAL requirements.

Drainage of the sand subbase is recommended. Drainage of the sand subbase may be accomplished by daylighting to adjacent ditches or the use of drain tile. Drain tile wrapped in a sock should be placed at the base of the sand subbase and tied into catch basins.

Drainage of the non-frost susceptible subgrade soils is important to ensure the area does not have a "bathtub" effect of holding water, which can lead to excess frost heaving and deteriorating subgrade conditions.

4.5 Mill and Overlay

We understand The City is looking for alternate street rehabilitation techniques in lieu of full reconstruction. WSB has reviewed the data obtained and considered mill and overlay as a potential rehabilitation technique.

A mill and overlay operation includes removing a specified portion of the existing bituminous pavement using a large milling machine. A Texas underseal could be placed to overlay the existing pavement to provide an impervious membrane to stop the instruction of moisture. The surface is then swept clean and repaired with bituminous patching before a new bituminous asphalt layer is placed.

WSB noted three conditions that may limit the life expectancy of this option. The conditions include thin bituminous pavement areas, high fines content in existing aggregate base, and many of the cores exhibited raveling in the base course of asphalt. We also noted various transverse, longitudinal, and alligator cracking and a mill and overlay would not remove the risk of these cracks reflecting through the upper layers. Options of using a "forta-fi fiber" bituminous section may reduce or delay the onset of reflective cracking from occurring. We noted some raveling in the cores; however, it was mostly contained within the base course.

It is our opinion that performing a mill and overlay will provide a benefit and extend the life of the roadway.

4.6 Utilities

Invert elevations for the storm utilities are anticipated to be within 5 feet of existing grades, and invert elevations for the watermain and sanitary sewer are anticipated to be between 8 and 12 feet below grade. Based on the borings, the subgrade soils for the utilities will consist chiefly of clayey sands, sands, lean clays, silty sands, and silts.

Underground utilities are expected to be installed by backhoes completing the excavations and placing fills. Soil compactors should be used to compact the backfilled material in even lifts to their specified densities.

The soils encountered would generally be considered corrosive to metal pipes.

The borings encountered clayey soils, which are considered somewhat corrosive to metallic pipes. Where such soils exist along the alignment, we recommend mitigation measures to help reduce corrosion potential. A common option would be to utilize a granular bedding around the pipe. Another option would be for polyethylene encasement for the metal pipes in highly corrosive soils. Trench backfill above this point may consist of the non-organic excavated soils once moisture conditioned as recommended.

4.7 Dewatering

Wet and saturated soils were encountered in the borings at shallow excavations. Groundwater could enter the excavations. Dewatering can likely be accomplished with sumps and pumps placed at low points in the utility trenches.

4.8 Construction Considerations

Good surface drainage should be maintained throughout the work so that the site is not vulnerable to ponding during or after a rainfall. If water enters the excavations, it should be promptly removed prior to further construction activities. Under no circumstances should fill or concrete be placed into standing water.

Soil corrections at this site for pavement subgrades may not be continuous. We recommend tapering the fills back to native soils at a ten to one (10H:1V) slope.

4.9 Construction Safety

All excavations should comply with the requirements of OSHA 29 CFR, Part 1926, Subpart P "Excavations and Trenches". This document states that excavation safety is the responsibility of the contractor. Reference to this OSHA requirement should be included in the job specifications.

The responsibility to provide safe working conditions on this site, for earthwork, building construction, or any associated operations is solely that of the contractor. This responsibility is not borne in any manner by WSB.

4.10 Cold Weather Construction

It is our understanding that construction is unlikely to occur during the winter months. However, if the construction does continue into the winter months we recommend the following guidelines.

Roadbeds should not be constructed during periods when the material freezes while being placed and compacted, nor should material be placed on soil that is frozen to a depth greater than 4 inches. When the soils are frozen to a depth exceeding 4 inches, at a time when weather conditions are such that construction could be continued without the material freezing as it is being placed and compacted, the contractor may be permitted to excavate the frozen soil and proceed with the construction for so long as the weather permits. The frozen soils should be pulverized or replaced with other suitable soils. Only unfrozen materials should be used.

Placement of fill and/or foundation concrete should not be permitted on frozen soil, and the bearing soils under footings or under the floor slab should not be allowed to freeze after concrete is placed, because excessive post-construction settlement could occur as the frozen soils thaw.

4.11 Field Observation and Testing

The soil conditions illustrated on the Logs of Test Borings in ***Appendix A*** are indicative of the conditions only at the boring locations. For this reason, we recommend that excavations at this site be observed by a soil engineer or technician prior to fill or backfill placement or construction of foundation elements to determine if the soils are capable of supporting the fill backfill and/or foundation loads. These observations are recommended to judge if the unsuitable materials have been removed from within the planned construction area and an appropriate degree of lateral oversize has been provided.

WSB also recommends a representative number of field density tests be taken in engineered fill and backfill placed to aid in judging its suitability. Fill placement and compaction should be monitored and tested to determine that the resulting fill and backfill conforms to specified density, strength or compressibility requirements. We recommend at least one compaction test for every 150 feet of utility trench at a vertical interval of two (2) feet. Prior to use, proposed fill and backfill material should be submitted to the WSB laboratory for testing to verify compliance with recommendations and project specifications.

Dynamic Cone Penetrometer (DCP) tests can be completed on the aggregate base in lieu of density testing. We recommend following MnDOT Specification 2211.3.D.2.c.

WSB would be pleased to provide the advised field observation, monitoring and testing services during construction.

4.12 Plan Review and Remarks

The observations, recommendations and conclusions described in this report are based primarily on information provided to WSB, obtained from our subsurface exploration, our experience, several assumptions and the scopes of service developed for this project and are for the sole use of our client. We recommend that WSB be retained to perform a review of final design drawing and specifications to evaluate that the geotechnical engineering report has not been misinterpreted. Should there be changes in the design or location of the structures related to this project or if there are uncertainties in the report we should be notified. We would be pleased to review project changes and modify the recommendations in this report or provide clarification in writing.

The entire report should be kept together; for example, boring logs should not be removed and placed in the specifications separately.

The boring logs and related information included in this report are indicators of the subsurface conditions only at the specific locations indicated on the Soil Boring Exhibit and times noted on the Logs of Test Boring sheets in ***Appendix A***. The subsurface conditions, including groundwater levels, at other locations on the site may differ significantly from conditions that existed at the time of sampling and at the boring locations.

The test borings were completed by WSB solely to obtain indications of subsurface conditions as part of a geotechnical exploration program. No services were performed to evaluate subsurface environmental conditions.

WSB has not performed observations, investigations, explorations, studies or testing that are not specifically listed in the scope of service. WSB should not be liable for failing to discover any condition whose discovery required the performance of services not authorized by the Agreement.

5. STANDARD OF CARE

The recommendations and opinions contained in this report are based on our professional judgment. The soil testing and geotechnical engineering services performed for this project have been performed with the level of skill and diligence ordinarily exercised by reputable members of the same profession under similar circumstances, at the same time and in the same or a similar locale. No warranty, either expressed or implied, is made.

APPENDIX A

Soil Borings Exhibit
Logs of Test Borings
Symbols and Terminology on Test Boring Log
Notice to Report Users Boring Log Information
Unified Soil Classification Sheet (USCS)
Coring Field Data
Core Photo Log

Document Path: M:\026583-000\GIS\Maps\Geotech Soil Boring - 026583\8.5x11_landscapeborder Date Saved: 5/22/2025

Soil Boring Exhibit

Northwood Road Area
Prior Lake, MN

N

0 1,050 Feet

1 inch = 1,050 feet

LOG OF TEST BORING

PROJECT NAME: Prior Lake - Northwood Area
CLIENT/WSB #: 026583-000
PROJECT LOCATION: Prior Lake, MN
SURFACE ELEVATION: 929.4 ft

BORING NUMBER B-1

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N	MC %	%Fines	N-Value Plot
		5.5" BITUMINOUS 7" CRUSHED LIMESTONE		Pavement Section								
1	928	CLAYEY SAND, fine to coarse grained, brown, moist, loose	SC	Glacial Till			HSA	1		11		
2	927											
3	926						SB	2	7	17		7
4	925						HSA					
5	924						SB	3	8	18	47	8
6	923						HSA					
7	922						SB	4	8			8
8	921											
9	920						HSA					
10	919						SB	5	7			7
11	918											
12	917						HSA					
13	916											
14	915						SB	6	8	20		8

End of Boring 14.5 ft.

WATER LEVEL MEASUREMENTS							START: 9/05/2024	END: 9/05/2024	
DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD	Crew Chief: D. Bailey	Logged By: A. Wacek
9/05/2024	9:00 am	14.5	13	8	None		3.25" HSA 0' - 14.5'	Notes: Boring Moved 8' East	

LOG OF TEST BORING

PROJECT NAME: Prior Lake - Northwood Area
CLIENT/WSB #: 026583-000
PROJECT LOCATION: Prior Lake, MN
SURFACE ELEVATION: 925.345 ft

BORING NUMBER B-2
PAGE 1 OF 1

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N	MC %	%Fines	N-Value Plot
0		7" BITUMINOUS 7" CRUSHED LIMESTONE		Pavement Section								
1	924						HSA	1		13		
		CLAYEY SAND, fine to medium grained, brown, moist, loose	SC	Glacial Till								
2	923											
		CLAYEY SAND, fine to coarse grained, brown, moist, loose	SC				SB	2	8	13	46	8
3	922											
4	921						HSA					
5	920						SB	3	8			8
6	919						HSA					
7	918											
8	917						SB	4	7			7
9	916						HSA					
10	915						SB	5	8	18		8
11	914											
12	913						HSA					
		CLAYEY SAND, fine to coarse grained, gray to brown, moist, medium dense	SC									
13	912											
14	911						SB	6	11	15		11

End of Boring 14.5 ft.

WATER LEVEL MEASUREMENTS

START: 9/05/2024 END: 9/05/2024

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD
9/05/2024	10:00 am	14.5	13	8	None		3.25" HSA 0' - 14.5'

Crew Chief: D. Bailey
Logged By: A. Wacek
Notes: Boring Moved 8' West

GEOTECHNICAL N-PLOT - WSB.GDT - 1/9/25 10:01 - M:\026583-000\GEOTECH-CMT\GEOTECH\MISCELLANEOUS\026583 PRIOR LAKE_NORTHWOOD AREA.GPJ

LOG OF TEST BORING

PROJECT NAME: Prior Lake - Northwood Area
CLIENT/WSB #: 026583-000
PROJECT LOCATION: Prior Lake, MN
SURFACE ELEVATION: 911.217 ft

BORING NUMBER B-3

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N	MC %	%Fines	N-Value Plot
1	910	6" BITUMINOUS 10" CRUSHED LIMESTONE		Pavement Section			HSA	1				
2	909	CLAYEY SAND, fine to coarse grained, brown, moist to wet, loose	SC	Glacial Till			SB	2	7	16	43	7
3	908											
4	907						HSA					
5	906	CLAYEY SAND, fine to coarse grained, brown with gray, wet, very loose	SC				SB	3	4	17		4
6	905											
7	904				▽		HSA					
8	903				▼		SB	4	4			4
9	902						HSA					
10	901	CLAYEY SAND, fine to coarse grained, brown, wet, loose	SC				SB	5	7	17		7
11	900											
12	899						HSA					
13	898	CLAYEY SAND, fine to medium grained, gray, moist, loose	SC									
14	897						SB	6	8	16		8

End of Boring 14.5 ft.

WATER LEVEL MEASUREMENTS

START: 9/05/2024 END: 9/05/2024

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD
9/05/2024	11:00 am	14.5	13	10	7.0	904.217	3.25" HSA 0' - 14.5'
9/05/2024	11:45 am				8.0	903.217	

Crew Chief: D. Bailey
Logged By: A. Wacek
Notes:

LOG OF TEST BORING

PROJECT NAME: Prior Lake - Northwood Area
CLIENT/WSB #: 026583-000
PROJECT LOCATION: Prior Lake, MN
SURFACE ELEVATION: 916.768 ft

BORING NUMBER B-4

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N	MC %	%Fines	N-Value Plot
		4" BITUMINOUS 8" CRUSHED LIMESTONE		Pavement Section								
1	916	CLAYEY SAND, fine to medium grained, brown, moist	SC				HSA	1		9		
2	915											
		SANDY LEAN CLAY, light brown, moist, soft to firm	CL	Glacial Till			SB	2	7	15	60	
3	914											
4	913						HSA					
5	912						SB	3	8			
6	911						HSA					
7	910						SB	4	10			
8	909											
9	908	CLAYEY SAND, fine to medium grained, grayish brown, loose	SC				HSA					
10	907						SB	5	10	17		
11	906											
12	905	CLAYEY SAND, fine to coarse grained, brown, moist, loose	SC				HSA					
13	904	- [Lens of sand at 13.5']					SB	6	9	19		
14	903											

End of Boring 14.5 ft.

WATER LEVEL MEASUREMENTS							START: 9/05/2024	END: 9/05/2024	
DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD	Crew Chief: D. Bailey	Logged By: A. Wacek
9/05/2024	12:00 pm	14.5	13	11	None		3.25" HSA 0' - 14.5'	Notes:	

LOG OF TEST BORING

PROJECT NAME: Prior Lake - Northwood Area
CLIENT/WSB #: 026583-000
PROJECT LOCATION: Prior Lake, MN
SURFACE ELEVATION: 911.205 ft

BORING NUMBER B-5

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N	MC %	%Fines	N-Value Plot
0	911	7" BITUMINOUS 7" CRUSHED LIMESTONE		Pavement Section								
1	910	CLAYEY SAND, fine to medium grained, brown, moist, loose	SC	Glacial Till			HSA	1				
2	909											
3	908						SB	2	6	13		6
4	907						HSA					
5	906	CLAYEY SAND, fine to coarse grained, grayish brown, moist, medium dense	SC				SB	3	14	13		14
6	905											
7	904	SAND WITH CLAY, fine to medium grained, brown, moist, loose	SP-SC				HSA					
8	903				▽		SB	4	10			10
9	902						HSA					
10	901	CLAYEY SAND, fine to coarse grained, grayish brown, wet, loose	SC				SB	5	6			6
11	900											
12	899						HSA					
13	898											
14	897						SB	6	10	18		10

End of Boring 14.5 ft.

WATER LEVEL MEASUREMENTS							START: 9/05/2024	END: 9/05/2024	
DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD	Crew Chief: D. Bailey	Logged By: A. Wacek
9/05/2024	1:00 pm	14.5	13	8	8.0	903.205	3.25" HSA 0' - 14.5'	Notes:	

LOG OF TEST BORING

PROJECT NAME: Prior Lake - Northwood Area
CLIENT/WSB #: 026583-000
PROJECT LOCATION: Prior Lake, MN
SURFACE ELEVATION: 942.206 ft

BORING NUMBER B-6

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N	MC %	%Fines	N-Value Plot
		6" BITUMINOUS 6" CRUSHED LIMESTONE		Pavement Section								
1	941	CLAYEY SAND, moist, brown		Fill			HSA	1				
2	940											
3	939						SB	2	6	13	45	6
4	938	CLAYEY SAND, fine to coarse grained, light brown, wet, loose to medium dense	SC	Glacial Till			HSA					
5	937						SB	3	7	16		7
6	936						HSA					
7	935											
8	934	- [Lens of sand between 7.5 and 8.5 feet]					SB	4	11	17		11
9	933						HSA					
10	932						SB	5	10			10
11	931											
12	930	CLAYEY SAND, fine to coarse grained, brown, moist, medium dense	SC				HSA					
13	929											
14	928						SB	6	17	13		17
		End of Boring 14.5 ft.										

N-Value Plot: 0 10.5 21

WATER LEVEL MEASUREMENTS

START: 9/05/2024 END: 9/05/2024

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD
9/09/2024	9:00 am	14.5	13	10	None		3.25" HSA 0' - 14.5'

Crew Chief: D. Bailey
Logged By: A. Wacek
Notes:

LOG OF TEST BORING

wsb

PROJECT NAME: Prior Lake - Northwood Area
CLIENT/WSB #: 026583-000

PROJECT LOCATION: Prior Lake, MN
SURFACE ELEVATION: 917.182 ft

BORING NUMBER B-7
PAGE 1 OF 1

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N	MC %	%Fines	N-Value Plot
0	917	7.5" BITUMINOUS 6.5" CRUSHED LIMESTONE		Pavement Section								
1	916	CLAYEY SAND, brown, moist		Fill			HSA	1				
2	915											
3	914	CLAYEY SAND, brown and olive, moist					SB	2	7	12		7
4	913	CLAYEY SAND WITH LITTLE GRAVEL, fine to medium grained, brown, moist, loose	SC	Glacial Till			HSA					
5	912						SB	3	8	12		8
6	911						HSA					
7	910	SAND, fine grained, gray and light brown, moist, loose	SP	Glacial Outwash			SB	4	10	15		10
8	909	- [Lens of silt between 7.5 and 8.5 feet]										
9	908	SILT WITH CLAY, gray, moist, loose	ML	Glacial Till			HSA					
10	907						SB	5	8	22		8
11	906											
12	905	CLAYEY SAND, fine to coarse grained, brown with grayish brown, moist, medium dense	SC				HSA					
13	904											
14	903						SB	6	26	9		26

End of Boring 14.5 ft.

WATER LEVEL MEASUREMENTS							START: 9/05/2024	END: 9/05/2024	
DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD	Crew Chief: D. Bailey	Logged By: A. Wacek
9/05/2024	2:00 pm	14.5	13	10	None		3.25" HSA 0' - 14.5'	Notes:	

GEOTECHNICAL N-PLOT - WSB.GDT - 1/9/25 10:01 - M:\026583-000\GEOTECH-CMT\GEOTECH\MISCELLANEOUS\026583 PRIOR LAKE _ NORTHWOOD AREA.GPJ

LOG OF TEST BORING

PROJECT NAME: Prior Lake - Northwood Area
CLIENT/WSB #: 026583-000
PROJECT LOCATION: Prior Lake, MN
SURFACE ELEVATION: 920.118 ft

BORING NUMBER B-8

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N	MC %	%Fines	N-Value Plot
0	920	8" BITUMINOUS 7" CRUSHED LIMESTONE		Pavement Section								
1	919						HSA	1				
2	918	CLAYEY SAND, fine to medium grained, brown, moist	SC	Glacial Till								
3	917	CLAYEY SAND, fine to medium grained, grayish brown, very loose	SC				SB	2	4	17		4
4	916						HSA					
5	915	SANDY LEAN CLAY, brown, wet, soft	CL				SB	3	7	18	58	7
6	914						HSA					
7	913	CLAYEY SAND, fine to medium grained, brown, moist, medium dense	SC				SB	4	12	15		12
8	912											
9	911						HSA					
10	910	CLAYEY SAND WITH SILT, fine grained, brown with gray and reddish brown, moist, loose	SC				SB	5	10	13		10
11	909											
12	908						HSA					
13	907	SAND WITH LITTLE GRAVEL, fine to medium grained, light grayish brown, moist, loose	SP	Glacial Outwash								
14	906						SB	6	10			10

End of Boring 14.5 ft.

N-Value Plot: 0 8 16

WATER LEVEL MEASUREMENTS							START: 9/09/2024	END: 9/09/2024	
DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD	Crew Chief: D. Bailey	Logged By: A. Wacek
9/09/2024	10:00 am	14.5	13	11	None		3.25" HSA 0' - 14.5'	Notes:	

LOG OF TEST BORING

PROJECT NAME: Prior Lake - Northwood Area
CLIENT/WSB #: 026583-000
PROJECT LOCATION: Prior Lake, MN
SURFACE ELEVATION: 921.366 ft

BORING NUMBER B-9
PAGE 1 OF 1

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N	MC %	%Fines	N-Value Plot
		6" BITUMINOUS 6" CRUSHED LIMESTONE		Pavement Section								
1	920	CLAYEY SAND WITH LITTLE GRAVEL, brown, moist		Fill			HSA	1				
2	919											
3	918						SB	2	5	11		5
4	917						HSA					
5	916						SB	3	4	10		4
6	915						HSA					
7	914	CLAYEY SAND, fine to coarse grained, brown with reddish brown, moist, medium dense	SC	Glacial Till								
8	913						SB	4	11	14		11
9	912						HSA					
10	911						SB	5	13	15	48	13
11	910											
12	909						HSA					
13	908											
14	907						SB	6	15			15

End of Boring 14.5 ft.

WATER LEVEL MEASUREMENTS

START: 9/09/2024
END: 9/09/2024

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD
9/09/2024	11:00 am	14.5	13	10.5	None		3.25" HSA 0' - 14.5'

Crew Chief: D. Bailey
Logged By: A. Wacek
Notes: Boring Moved 5' South

GEOTECHNICAL N-PLOT - WSB.GDT - 1/9/25 10:01 - M:\026583-000\GEOTECH-CMT\GEOTECH\MISCELLANEOUS\026583 PRIOR LAKE_NORTHWOOD AREA.GPJ

LOG OF TEST BORING

wsb

PROJECT NAME: Prior Lake - Northwood Area
CLIENT/WSB #: 026583-000

PROJECT LOCATION: Prior Lake, MN
SURFACE ELEVATION: 916.626 ft

BORING NUMBER B-10

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N	MC %	%Fines	N-Value Plot
		5" BITUMINOUS 5" CLAYEY SAND WITH GRAVEL, brown, moist		Pavement Section								
1	916	CLAYEY SAND, grayish brown, moist		Fill			HSA	1				
2	915											
3	914	CLAYEY SAND, grayish brown and gray, moist					SB	2	7	14		7
4	913						HSA					
5	912	CLAYEY SAND, fine to medium grained, olive brown and reddish brown, wet, loose	SC	Glacial Till			SB	3	5	20		5
6	911						HSA					
7	910	SANDY LEAN CLAY, gray, wet, soft	CL				SB	4	5	18	57	5
8	909											
9	908						HSA					
10	907	CLAYEY SAND, fine to coarse grained, gray, wet, loose	SC				SB	5	5	16		5
11	906											
12	905						HSA					
13	904	CLAYEY SAND, fine to coarse grained, brown, wet, loose	SC									
14	903						SB	6	6	18		6

N-Value Plot: 0 5,5 11

End of Boring 14.5 ft.

WATER LEVEL MEASUREMENTS

START: 9/09/2024 END: 9/09/2024

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD
9/09/2024	12:00 pm	14.5	13	11	None		3.25" HSA 0' - 14.5'

Crew Chief: D. Bailey
Logged By: A. Wacek
Notes: Boring Moved 5' North

LOG OF TEST BORING

PROJECT NAME: Prior Lake - Northwood Area
CLIENT/WSB #: 026583-000
PROJECT LOCATION: Prior Lake, MN
SURFACE ELEVATION: 946.066 ft

BORING NUMBER B-11

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N	MC %	%Fines	N-Value Plot
		4.5" BITUMINOUS 4.5" CRUSHED LIMESTONE		Pavement Section								
1	945	CLAYEY SAND, brown, moist		Fill			HSA	1				
2	944											
3	943	CLAYEY SAND, fine to coarse grained, light brown with reddish brown, moist, loose	SC	Glacial Till			SB	2	6	15		6
4	942						HSA					
5	941						SB	3	9		49	9
6	940						HSA					
7	939						SB	4	10	14		10
8	938											
9	937	CLAYEY SAND, fine to coarse grained, light brown with reddish brown, moist, medium dense to dense	SC				HSA					
10	936						SB	5	12	14		12
11	935											
12	934						HSA					
13	933											
14	932						SB	6*	31	14		31

End of Boring 14.5 ft.

N-Value Plot: 0 | 17.5 | 35

WATER LEVEL MEASUREMENTS

START: 9/09/2024 END: 9/09/2024

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD
9/09/2024	1:00 pm	14.5	13	12	None		3.25" HSA 0' - 14.5'

Crew Chief: D. Bailey
Logged By: A. Wacek
Notes: * Pushed Rock

LOG OF TEST BORING

wsb

PROJECT NAME: Prior Lake - Northwood Area
CLIENT/WSB #: 026583-000

PROJECT LOCATION: Prior Lake, MN
SURFACE ELEVATION: 968.096 ft

BORING NUMBER B-12
PAGE 1 OF 1

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N	MC %	%Fines	N-Value Plot
		4.5" BITUMINOUS 4" CRUSHED LIMESTONE		Pavement Section								
1	967	CLAYEY SAND WITH GRAVEL, dark brown, moist		Fill			HSA	1				
2	966											
3	965	CLAYEY SAND, fine to medium grained, brown, wet loose	SC	Glacial Till			SB	2	6	16		6
4	964						HSA					
5	963						SB	3	9	15		9
6	962						HSA					
7	961	- [Lens of sand between 7 and 8.5 feet]					SB	4	9			9
8	960											
9	959	SILTY SAND, fine grained, light brown, moist, medium dense	SM				HSA					
10	958						SB	5	14	11	30	14
11	957											
12	956	SAND WITH CLAY, fine to coarse grained, brown, moist, medium dense	SP-SC				HSA					
13	955											
14	954						SB	6	15			15

End of Boring 14.5 ft.

WATER LEVEL MEASUREMENTS							START: 9/10/2024	END: 9/10/2024	
DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD	Crew Chief: D. Bailey	Logged By: A. Wacek
9/10/2024	10:00 am	14.5	13	11	None		3.25" HSA 0' - 14.5'	Notes:	

GEOTECHNICAL N-PLOT - WSB.GDT - 1/9/25 10:01 - M:\026583-000\GEOTECH-CMT\GEOTECH\MISCELLANEOUS\026583 PRIOR LAKE_NORTHWOOD AREA.GPJ

LOG OF TEST BORING

PROJECT NAME: Prior Lake - Northwood Area
CLIENT/WSB #: 026583-000
PROJECT LOCATION: Prior Lake, MN
SURFACE ELEVATION: 980.084 ft

BORING NUMBER B-13

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N	MC %	%Fines	N-Value Plot
		5" BITUMINOUS 7" CRUSHED LIMESTONE		Pavement Section								
1	979	CLAYEY SAND, brown, wet		Fill			HSA	1				
2	978											
3	977	CLAYEY SAND, fine to coarse grained, brown, wet, loose	SC	Glacial Till			SB	2	5	17		5
4	976						HSA					
5	975						SB	3	6	17	47	6
6	974						HSA					
7	973						SB	4	8	17		8
8	972						HSA					
9	971	SAND WITH CLAY, fine to coarse grained, brown, moist, medium dense	SP-SC				SB	5	11			11
10	970						HSA					
11	969						SB	6	15			15
12	968											
13	967											
14	966											

N-Value Plot: 0 9.5 19

End of Boring 14.5 ft.

WATER LEVEL MEASUREMENTS

START: 9/10/2024 END: 9/10/2024

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD
9/10/2024	10:00 am	14.5	13	10.5	None		3.25" HSA 0' - 14.5'

Crew Chief: D. Bailey
Logged By: A. Wacek
Notes:

LOG OF TEST BORING

wsb

PROJECT NAME: Prior Lake - Northwood Area
CLIENT/WSB #: 026583-000
PROJECT LOCATION: Prior Lake, MN
SURFACE ELEVATION: 976.562 ft

BORING NUMBER B-14
PAGE 1 OF 1

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N	MC %	%Fines	N-Value Plot (0 – 7.5 – 15)
0	976	6" BITUMINOUS 8" RECLAIMED BITUMINOUS		Pavement Section								
1	975	CLAYEY SAND WITH LITTLE GRAVEL, brown, moist		Fill			HSA	1				
2	974	CLAYEY SAND WITH SILT, fine to medium grained, light brown, moist, loose	SC	Glacial Till						12		
3	973						SB	2	6	16		6
4	972						HSA					
5	971						SB	3	8	16		8
6	970						HSA					
7	969						SB	4	10	16		10
8	968						HSA					
9	967	SAND, fine to medium grained, brown, moist, medium dense to dense	SP	Glacial Outwash			SB	5	11			11
10	966						HSA					
11	965						SB	6	11			11
12	964											
13	963											
14		End of Boring 14.5 ft.										

WATER LEVEL MEASUREMENTS

START: 9/10/2024 END: 9/10/2024

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD
9/10/2024	11:00 am	14.5	13	10.5	None		3.25" HSA 0' - 14.5'

Crew Chief: D. Bailey
Logged By: A. Wacek
Notes:

GEOTECHNICAL N-PLOT - WSB.GDT - 1/9/25 10:01 - M:\026583-000\GEOTECH-CMT\GEOTECH\MISCELLANEOUS\026583 PRIOR LAKE_NORTHWOOD AREA.GPJ

LOG OF TEST BORING

PROJECT NAME: Prior Lake - Northwood Area
CLIENT/WSB #: 026583-000
PROJECT LOCATION: Prior Lake, MN
SURFACE ELEVATION: 957.244 ft

BORING NUMBER B-15

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N	MC %	%Fines	N-Value Plot
		5.5" BITUMINOUS 6.5" CRUSHED LIMESTONE		Pavement Section								
1	956	CLAYEY SAND, dark brown, moist		Fill			HSA	1				
2	955											
3	954	CLAYEY SAND, fine to medium grained, dark grayish brown, wet, loose	SC	Glacial Till			SB	2	6	18		6
4	953						HSA					
5	952	SANDY LEAN CLAY, brown, wet, soft	CL				SB	3	6	24	62	6
6	951						HSA					
7	950	SANDY LEAN CLAY, light brown, wet, firm	CL				SB	4	10	22		10
8	949											
9	948						HSA					
10	947	CLAYEY SAND, fine to medium grained, light brown, moist, medium dense to dense	SC				SB	5	11			11
11	946											
12	945						HSA					
13	944											
14	943						SB	6	13	15		13

End of Boring 14.5 ft.

N-Value Plot: 0 8.5 17

WATER LEVEL MEASUREMENTS

START: 9/10/2024 END: 9/10/2024

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD
9/10/2024	12:00 pm	14.5	13	11	None		3.25" HSA 0' - 14.5'

Crew Chief: D. Bailey
Logged By: A. Wacek
Notes:

LOG OF TEST BORING

wsb

PROJECT NAME: Prior Lake - Northwood Area
CLIENT/WSB #: 026583-000

PROJECT LOCATION: Prior Lake, MN
SURFACE ELEVATION: 960.485 ft

BORING NUMBER B-16
PAGE 1 OF 1

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N	MC %	%Fines	N-Value Plot
		4.5" BITUMINOUS 4" CRUSHED LIMESTONE		Pavement Section								
1	959	SAND, grayish brown, moist		Fill			HSA	1				
2	958											
3	957	CLAYEY SAND, brown and dark brown and gray, moist					SB	2	6	23		6
4	956						HSA					
5	955	SANDY LEAN CLAY, light brown, moist, firm	CL	Glacial Till			SB	3	10	19	66	10
6	954						HSA					
7	953											
8	952	SANDY LEAN CLAY, light brown with white, moist, firm	CL				SB	4	9	21	66	9
9	951						HSA					
10	950	CLAYEY SAND, fine to medium grained, brown with reddish brown, moist, loose to medium dense	SC				SB	5	10			10
11	949											
12	948						HSA					
13	947											
14	946						SB	6	11	16		11

End of Boring 14.5 ft.

WATER LEVEL MEASUREMENTS

START: 9/10/2024 END: 9/10/2024

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD
9/10/2024	1:00 pm	14.5	13	10	None		3.25" HSA 0' - 14.5'

Crew Chief: D. Bailey
Logged By: A. Wacek
Notes:

GEOTECHNICAL N-PLOT - WSB.GDT - 1/9/25 10:01 - M:\026583-000\GEOTECH-CMT\GEOTECH\MISCELLANEOUS\026583 PRIOR LAKE _ NORTHWOOD AREA.GPJ

LOG OF TEST BORING

PROJECT NAME: Prior Lake - Northwood Area
CLIENT/WSB #: 026583-000
PROJECT LOCATION: Prior Lake, MN
SURFACE ELEVATION: 949.303 ft

BORING NUMBER B-17

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N	MC %	%Fines	N-Value Plot
		5" BITUMINOUS 4.5" CRUSHED LIMESTONE		Pavement Section								
1	948	CLAYEY SAND WITH LITTLE GRAVEL, fine to medium grained, brown, wet, loose	SC	Glacial Till			HSA	1		17		
2	947											
3	946						SB	2	8	15	46	8
4	945						HSA					
5	944						SB	3	10	16		10
6	943						HSA					
7	942	CLAYEY SAND, fine to coarse grained, brown with reddish brown, wet, medium dense	SC				SB	4	13			13
8	941											
9	940						HSA					
10	939						SB	5	14	14		14
11	938											
12	937	SAND WITH CLAY, fine to coarse grained, light brown, moist, medium dense	SP-SC				HSA					
13	936											
14	935						SB	6	15			15
		End of Boring 14.5 ft.										

N-Value Plot: 0 9.5 19

WATER LEVEL MEASUREMENTS							START: 9/11/2024	END: 9/11/2024	
DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD	Crew Chief: D. Bailey	Logged By: A. Wacek
9/11/2024	2:00 pm	14.5	13	12	None		3.25" HSA 0' - 14.5'	Notes:	

LOG OF TEST BORING

PROJECT NAME: Prior Lake - Northwood Area
CLIENT/WSB #: 026583-000
PROJECT LOCATION: Prior Lake, MN
SURFACE ELEVATION: 936.79 ft

BORING NUMBER B-18

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N	MC %	%Fines	N-Value Plot
		5" BITUMINOUS 3" CRUSHED LIMESTONE		Pavement Section								
1	936	CLAYEY SAND, dark grayish brown, wet		Fill			HSA	1		14		
2	935											
3	934	SANDY LEAN CLAY, brown, moist, soft to firm	CL	Glacial Till			SB	2	7	13	51	7
4	933						HSA					
5	932						SB	3	9	15		9
6	931						HSA					
7	930	CLAYEY SAND, fine to coarse grained, grayish brown, moist, loose	SC				SB	4	10			10
8	929											
9	928						HSA					
10	927	CLAYEY SAND, fine to coarse grained, brown with grayish brown and reddish brown, moist, loose	SC				SB	5	9			9
11	926											
12	925						HSA					
13	924	CLAYEY SAND WITH LITTLE GRAVEL, fine to medium grained, brown, wet, loose	SC									
14	923						SB	6	9	15		9

End of Boring 14.5 ft.

WATER LEVEL MEASUREMENTS

START: 9/11/2024 END: 9/11/2024

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD
9/11/2024	9:00 am	14.5	13	12	None		3.25" HSA 0' - 14.5'

Crew Chief: D. Bailey
Logged By: A. Wacek
Notes: Boring Moved 10' North

LOG OF TEST BORING

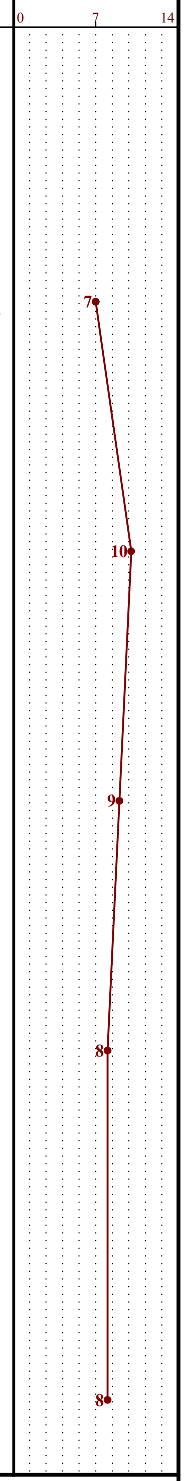
PROJECT NAME: Prior Lake - Northwood Area
PROJECT LOCATION: Prior Lake, MN
CLIENT/WSB #: 026583-000
SURFACE ELEVATION: 922.882 ft

BORING NUMBER B-19

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN
0 – 0.8	922.9 – 922.1	5" BITUMINOUS 5" CRUSHED LIMESTONE		Pavement Section
0.8 – 4	922.1 – 919	CLAYEY SAND, fine to medium grained, brown, wet, loose	SC	Glacial Till
4 – 7	919 – 916	CLAYEY SAND, fine to medium grained, brown, moist, loose	SC	
7 – 14.5	916 – 908.4	CLAYEY SAND, fine to medium grained, brown with grayish brown and reddish brown, moist, loose	SC	

Drilling Operation	SAMPLE TYPE	SAMPLE No.	N	MC %	%Fines
HSA	HSA	1		18	
SB	SB	2	7	16	48
HSA	HSA				
SB	SB	3	10		
HSA	HSA				
SB	SB	4	9	15	
HSA	HSA				
SB	SB	5	8		
HSA	HSA				
SB	SB	6	8	19	

N-Value Plot



End of Boring 14.5 ft.

WATER LEVEL MEASUREMENTS

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD
9/11/2024	10:00 am	14.5	13	12.5	None		3.25" HSA 0' - 14.5'

START: 9/11/2024
END: 9/11/2024

Crew Chief: D. Bailey
Logged By: A. Wacek
Notes:

LOG OF TEST BORING

PROJECT NAME: Prior Lake - Northwood Area
CLIENT/WSB #: 026583-000
PROJECT LOCATION: Prior Lake, MN
SURFACE ELEVATION: 908.272 ft

BORING NUMBER B-20

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N	MC %	%Fines	N-Value Plot
0	908	5" BITUMINOUS 8" CRUSHED LIMESTONE		Pavement Section								
1	907	CLAYEY SAND WITH GRAVEL, pieces of limestone, brown, moist		Fill			HSA	1				
2	906											
3	905	CLAYEY SAND, fine to coarse grained, gray, moist, loose	SC	Glacial Till			SB	2	7	16		
4	904						HSA					
5	903						SB	3	6	21		
6	902						HSA					
7	901	SANDY LEAN CLAY, gray, wet, very soft	CL				SB	4	3	22	56	
8	900											
9	899	SANDY LEAN CLAY, grayish brown, wet, very soft	CL				HSA					
10	898						SB	5	4			
11	897											
12	896	CLAYEY SAND, fine to medium grained, gray, wet, loose	SC				HSA					
13	895											
14	894						SB	6	6	20		

End of Boring 14.5 ft.

N-Value Plot: 0 5,5 11; 7, 6, 3, 4, 6

WATER LEVEL MEASUREMENTS

START: 9/11/2024
END: 9/11/2024

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD
9/11/2024	11:00 am	14.5	13	7	None		3.25" HSA 0' - 14.5'

Crew Chief: D. Bailey
Logged By: A. Wacek
Notes:

LOG OF TEST BORING

PROJECT NAME: Prior Lake - Northwood Area
CLIENT/WSB #: 026583-000
PROJECT LOCATION: Prior Lake, MN
SURFACE ELEVATION: 912.734 ft

BORING NUMBER B-21

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N	MC %	%Fines	N-Value Plot
		6" BITUMINOUS 5" CRUSHED LIMESTONE		Pavement Section								
1	912	CLAYEY SAND WITH GRAVEL, brown, moist					HSA	1				
2	911											
3	910	CLAYEY SAND WITH GRAVEL, grayish brown, moist		Fill			SB	2	12	8		12
4	909	CLAYEY SAND, dark grayish brown with gray and reddish brown, moist					HSA					
5	908						SB	3	7	15		7
6	907						HSA					
7	906	SANDY LEAN CLAY, brown with gray, wet, very soft	CL	Glacial Till			SB	4	4	20	54	4
8	905											
9	904	CLAYEY SAND, fine to coarse grained, brown with gray and reddish brown, wet, loose	SC				HSA					
10	903						SB	5	5	19		5
11	902											
12	901	CLAYEY SAND, fine to medium grained, grayish brown, wet, loose	SC				HSA					
13	900											
14	899						SB	6	7	17		7

End of Boring 14.5 ft.

WATER LEVEL MEASUREMENTS							START: 9/11/2024	END: 9/11/2024	
DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD	Crew Chief: D. Bailey	Logged By: A. Wacek
9/11/2024	12:00 pm	14.5	13	8	None		3.25" HSA 0' - 14.5'	Notes:	

LOG OF TEST BORING

PROJECT NAME: Prior Lake - Northwood Area
CLIENT/WSB #: 026583-000
PROJECT LOCATION: Prior Lake, MN
SURFACE ELEVATION: 926.909 ft

BORING NUMBER B-22

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N	MC %	%Fines	N-Value Plot
		6" BITUMINOUS 4" CRUSHED LIMESTONE		Pavement Section								
1	926	CLAYEY SAND, brown, moist		Fill			HSA	1		19		
2	925	SANDY LEAN CLAY, light brown, wet, soft to firm	CL	Glacial Till								
3	924						SB	2	6	19		6
4	923						HSA					
5	922						SB	3	10	14		10
6	921						HSA					
7	920						SB	4	11			11
8	919											
9	918						HSA					
10	917						SB	5	10	11		10
11	916											
12	915						HSA					
13	914											
14	913						SB	6	10		51	10

End of Boring 14.5 ft.

WATER LEVEL MEASUREMENTS

START: 9/12/2024
END: 9/12/2024

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD
9/12/2024	9:00 am	14.5	13	11	None		3.25" HSA 0' - 14.5'

Crew Chief: D. Bailey
Logged By: A. Wacek
Notes: Boring Moved 10' south

LOG OF TEST BORING

PROJECT NAME: Prior Lake - Northwood Area
CLIENT/WSB #: 026583-000
PROJECT LOCATION: Prior Lake, MN
SURFACE ELEVATION: 919.163 ft

BORING NUMBER B-23

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N	MC %	%Fines	N-Value Plot
0		6" BITUMINOUS 7" CRUSHED LIMESTONE		Pavement Section								
1	918	CLAYEY SAND, slightly organic, grayish brown, moist		Fill			HSA	1		14		
2	917											
3	916	ORGANIC CLAYEY SAND, dark brown, moist [Organic content: 7%]					SB	2	5	24		5
4	915						HSA					
5	914						SB	3	4	14		4
6	913	CLAYEY SAND, fine to medium grained, grayish brown, moist, very loose to loose	SC	Glacial Till			HSA					
7	912											
8	911						SB	4	6			6
9	910						HSA					
10	909	SANDY LEAN CLAY, light gray, wet, soft	CL				SB	5	7	22	65	7
11	908											
12	907	CLAYEY SAND, fine to coarse grained, light brown with gray and reddish brown, wet, loose	SC				HSA					
13	906											
14	905						SB	6	7	16		7

End of Boring 14.5 ft.

N-Value Plot: 0 5,5 11

WATER LEVEL MEASUREMENTS							START: 9/12/2024	END: 9/12/2024	
DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD	Crew Chief:	Logged By:
								D. Bailey	A. Wacek
9/12/2024	10:00 am	14.5	13	12.5	None		3.25" HSA 0' - 14.5'	Notes: Boring Moved 8' North	

LOG OF TEST BORING

PROJECT NAME: Prior Lake - Northwood Area
CLIENT/WSB #: 026583-000
PROJECT LOCATION: Prior Lake, MN
SURFACE ELEVATION: 914.429 ft

BORING NUMBER B-24

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N	MC %	%Fines	N-Value Plot
		5" BITUMINOUS 5" CRUSHED LIMESTONE		Pavement Section								
1	913	CLAYEY SAND, dark brown and brown, moist		Fill			HSA	1				
2	912											
3	911						SB	2	7	20		7
4	910						HSA					
5	909	CLAYEY SAND, fine to medium grained, light gray with reddish brown, wet, loose	SC	Glacial Till			SB	3	6	16		6
6	908						HSA					
7	907	CLAYEY SAND, fine to medium grained, brown with reddish brown and light gray, moist, loose	SC				SB	4	5		49	5
8	906											
9	905						HSA					
10	904						SB	5	6	14		6
11	903											
12	902						HSA					
13	901				▽							
14	900	SAND, fine to coarse grained, brown, waterbearing loose	SP	Glacial Outwash			SB	6	8			8
		End of Boring 14.5 ft.										

WATER LEVEL MEASUREMENTS

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD
9/12/2024	11:00 am	14.5	13	13	13.5	900.929	3.25" HSA 0' - 14.5'

START: 9/12/2024
END: 9/12/2024

Crew Chief: D. Bailey
Logged By: A. Wacek

Notes: Boring Moved 3' West

LOG OF TEST BORING

PROJECT NAME: Prior Lake - Northwood Area
CLIENT/WSB #: 026583-000
PROJECT LOCATION: Prior Lake, MN
SURFACE ELEVATION: 920.368 ft

BORING NUMBER B-25

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N	MC %	%Fines	N-Value Plot
0	920	5.5" BITUMINOUS 8.5" CRUSHED LIMESTONE		Pavement Section								
1	919	CLAYEY SAND, pieces of limestone, brown, moist		Fill			HSA	1				
2	918						SB	2	9			9
3	917	SLIGHTLY ORGANIC CLAYEY SAND, fine to medium grained, dark brown, moist, loose to very loose [Organic Content = 5%]	OL	Swamp Deposits			HSA					
4	916						SB	3	4	24		4
5	915						HSA					
6	914						SB	4	8			8
7	913						HSA			20		
8	912	CLAYEY SAND, fine to medium grained, grayish brown with brown, moist, loose	SC	Glacial Till			SB	5	9	20		9
9	911						HSA					
10	910	CLAYEY SAND, fine to coarse grained, dark brown, wet, loose	SC				SB	6	9	17		9
11	909											
12	908	CLAYEY SAND, fine to medium grained, light brown with light gray, wet, loose	SC									
13	907											
14	906											

End of Boring 14.5 ft.

WATER LEVEL MEASUREMENTS

START: 9/12/2024 END: 9/12/2024

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD
9/12/2024	12:00 pm	14.5	13	10.5	None		3.25" HSA 0' - 14.5'

Crew Chief: D. Bailey
Logged By: A. Wacek
Notes:

LOG OF TEST BORING

PROJECT NAME: Prior Lake - Northwood Area
CLIENT/WSB #: 026583-000
PROJECT LOCATION: Prior Lake, MN
SURFACE ELEVATION: 913.504 ft

BORING NUMBER B-26

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N	MC %	%Fines	N-Value Plot
1	913	6" BITUMINOUS 10" CRUSHED LIMESTONE		Pavement Section			HSA	1				
2	912	CLAYEY SAND, brown, moist		Fill								
3	911						SB	2	8			8
4	910	CLAYEY SAND, dark brown, moist					HSA					
5	909	SLIGHTLY ORGANIC CLAYEY SAND, fine to medium grained, dark gray, wet, loose [Organic Content: 3%]	SC	Glacial Till			SB	3	9	19		9
6	908						HSA					
7	907						SB	4	7			7
8	906	CLAYEY SAND, fine to medium grained, light grayish brown with reddish brown, wet, loose	SC							20		
9	905						HSA					
10	904						SB	5	7	20		7
11	903											
12	902						HSA					
13	901	SANDY LEAN CLAY, gray with brown, wet, soft	CL									
14	900						SB	6	6	20	58	6

End of Boring 14.5 ft.

WATER LEVEL MEASUREMENTS							START: 9/12/2024	END: 9/12/2024	
DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD	Crew Chief: D. Bailey	Logged By: A. Wacek
9/13/2024	9:00 am	14.5	13	10	None		3.25" HSA 0' - 14.5'	Notes:	

LOG OF TEST BORING

PROJECT NAME: Prior Lake - Northwood Area
CLIENT/WSB #: 026583-000
PROJECT LOCATION: Prior Lake, MN
SURFACE ELEVATION: 921.534 ft

BORING NUMBER B-27

DEPTH (ft)	ELEV. (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE TYPE	SAMPLE No.	N	MC %	%Fines	N-Value Plot
0	921	7" BITUMINOUS 8" CRUSHED LIMESTONE		Pavement Section								
1	921	CLAYEY SAND, brown, moist		Fill			HSA	1				
2	920											
3	919						SB	2	6	13		6
3	919	CLAYEY SAND, brown and dark brown, moist										
4	918						HSA					
5	917						SB	3	6	18		6
5	917	CLAYEY SAND, fine to medium grained, brown, wet, loose	SC	Glacial Till								
6	916						HSA					
7	915						SB	4	6	17		6
8	914											
9	913						HSA					
9	913	SANDY LEAN CLAY, brown with light gray and reddish brown, wet, soft	CL									
10	912						SB	5	8	25	58	8
11	911											
12	910						HSA					
13	909				▽							
13	909	SAND, fine to medium grained, grayish brown, waterbearing, loose	SP	Glacial Outwash								
14	908						SB	6	10			10
14	908	End of Boring 14.5 ft.										

N-Value Plot: 0 7 14

WATER LEVEL MEASUREMENTS

START: 9/12/2024 END: 9/12/2024

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD
9/13/2024	10:00 am	14.5	13	12	13.0	908.534	3.25" HSA 0' - 14.5'

Crew Chief: D. Bailey
Logged By: A. Wacek
Notes: Boring Moved 5' South

SYMBOLS AND TERMINOLOGY ON TEST BORING LOG

SYMBOLS

Drilling and Sampling

Symbol	Description
HSA	3 1/4" LD. Hollow Stem Auger
FA	Flight Auger
HA	Hand Auger
RC	Size A, B, or N rotary casing
CS	Continuous split barrel sampling
DM	Drilling Mud
JW	Jetting Water
SB	2" O.D. split barrel sampling
_L	2 1/2" or 3 1/2" OD split barrel liner sampler
_T	2" or 3" thin walled tube sample
W	Wash sample
B	Bag sample
P	Test Pit sample
_Q	BQ, NQ, or PQ wire line system
_X	AX, BX, or NX double tube barrel
N	Standard penetration test, blow per foot
CR	Core recovery, percent
WL	Water level
n/a	no measurement recorded

Laboratory Testing

Symbol	Description
MC	Moisture content, % (ASTM D2216)
DD	Dry Density, pcf
LL	Liquid Limit (ASTM D4318)
PL	Plastic Limit (ASTM D4318)
	- Inserts in last column
Qu	Unconfined compressive strength, psf (ASTM D2166)
Pq	Penetrometer Reading, tsf (ASTM D1558)
Ts	Torvane Reading, ts
G	Specific Gravity (ASTM D854)
SL	Shrinkage limits (ASTM D427)
OC	Organic Contenct (ASTM D2974)
SP	Swell Pressure, tsf (ASTM D4546)
PS	Percent swell under pressure (ASTM D4546)
FS	Free swell, % (ASTM D4546)
SS	Shrink swell, % (ASTM D4546)
pH	
SC	Sulfate content, parts/million or mg/l
CC	Chloride content, parts/million or mg/l
C	One dimensional consolidation (ASTM D2435)
Qc	Triaxial compression (ASTM D2850 and D4767)
DS	Direct Shear (ASTM D3080)
K	Coefficient of permeability, cm/sec (ASTM D2434)
P	Pinhole Test (ASTM D4647)
DH	Double hydrometer (ASTM D4221)
MA	Particle size analysis (ASTM D422)
R	Laboratory electreical resistivity, ohm-cm (ASTM G57)
VS	Field vane shear (ASTM D2573)
RQD	Rock quality designation, percent
IR	Infiltration Test (ASTM D3385)

TERMINOLOGY

Particle Sizes

Type	Size Range
Boulders	> 12"
Cobbles	3" - 12"
Coarse gravel	3/4" - 3"
Fine gravel	#4 sieve - 3/4"
Coarse sand	#4 sieve - #10 sieve
Medium sand	#10 sieve - #40 sieve
Fine sand	#40 sieve - #200 sieve
Silt	100% passing #200 sieve, and > 0.002mm
Clay	100% passing #200 sieve, and < 0.002mm

Soil Layering and Moisture

Term	Visual Observation
Lenses	Small pockets of different soils
Lamination	< 1/4" thick stratum
Layer	1/4" - 12" thick stratum
Stratified	Altering lenses of varying materials or colors
Varved	Altering laminations of clay, silt, fine sand, or colors
Dry	Powdery, no noticeable water
Moist	Damp, below saturation
Wet	MC above plastic limit
Waterbearing	Pervious soil below water table
Saturated	Cohesive soil with MC above liquit limit

Gravel Content

Coarse-Grained Soils

% Gravel	Description
2 - 15	A little gravel
16 - 30	With gravel
31 - 49	Gravelly

Fine-Grained Soils

% Gravel	Description
2 -5	Trace of gravel
5 -15	a little gravel
16 - 30	with gravel
31 - 49	Gravelly

Standard Pentration Resistance (N-value)

Cohesionless Soils

N-Value	Relative Density
0 - 4	Very loose
5 - 10	Loose
11 - 30	Medium dense
31 - 50	Dense
>50	Very dense

Cohesive Soils

N-Value	Consistency
0 - 4	Very soft
5 - 8	Soft
9 - 15	Firm
16 - 30	Hard
>30	Very hard

NOTICE TO REPORT USERS BORING LOG INFORMATION

Subsurface Profiles

The subsurface stratification lines on the graphic representation of the test borings show an approximate boundary between soil types or rock. The transition between materials is approximate and is usually far more gradual than shown. Estimating excavation depths, soil volumes, and other computations relying on the subsurface strata may not be possible to any degree of accuracy.

Water Level

WSB & Associates, Inc. took groundwater level readings in the exploratory borings, reviewed the data obtained, and discussed its interpretation of the data in the text of this report. The groundwater level may fluctuate due to seasonal variations caused by precipitation, snowmelt, rainfalls, construction or remediation activities, and/or other factors not evident at the time of measurement.

The actual determination of the subsurface water level is an interpretive process. Subsurface water level may not be accurately depicted by the levels indicated on the boring logs. Normally, a subsurface exploration obtains general information regarding subsurface features for design purposes. An accurate determination of subsurface water levels is not possible with a typical scope of work. The use of the subsurface water level information provided for estimating purposes or other site review can present a moderate to high risk of error.

The following information is obtained in the field and noted under "Water Level Measurements" at the bottom of the log.

Sample Depth:	The lowest depth of soil sampling at the time a water level measurement is taken.
Casing Depth:	The depth to the bottom of the casing or hollow stem auger at the time of water level measurement.
Cave-in Depth:	The depth at which a measuring tape stops in the bore hole.
Water Level:	The point in the bore hole at which free-standing water is encountered by a measure device from the surface.

Obstruction Depths

Obstructions and/or obstruction depths may be noted on the boring logs. Obstruction indicates the sampling equipment encountered resistance to penetration. It must be realized that continuation of drilling, the use of other drilling equipment or further exploration may provide information other than that depicted on the logs. The correlation of obstruction depths on the log with construction features such as rock excavation, foundation depths, or buried debris cannot normally be determined with any degree of accuracy. For example, penetration of weathered rock by soil sampling equipment may not correlate with removal by certain types of construction equipment. Using this information for estimating purposes often results in a high degree of misinterpretation.

Accurately identifying the obstruction or estimating depths where hard rock is present over the site requires a scope of service beyond the normal geotechnical exploration program. The risk of using the information noted on the boring logs for estimating purposes must be understood.

UNIFIED SOIL CLASSIFICATION SYSTEM

UNIFIED SOIL CLASSIFICATION AND SYMBOL CHART

COARSE-GRAINED SOILS (more than 50% of material is larger than No. 200 sieve size.)			
GRAVELS More than 50% of coarse fraction larger than No. 4 sieve size	Clean Gravels (Less than 5% fines)	GW	Well-graded gravels, gravel-sand mixtures, little or no fines
		GP	Poorly-graded gravels, gravel-sand mixtures, little or no fines
	Gravels with fines (More than 12% fines)	GM	Silty gravels, gravel-sand-silt mixtures
		GC	Clayey gravels, gravel-sand-clay mixtures
SANDS 50% or more of coarse fraction smaller than No. 4 sieve size	Clean Sands (Less than 5% fines)	SW	Well-graded sands, gravelly sands, little or no fines
		SP	Poorly graded sands, gravelly sands, little or no fines
	Sands with fines (More than 12% fines)	SM	Silty sands, sand-silt mixtures
		SC	Clayey sands, sand-clay mixtures
FINE-GRAINED SOILS (50% or more of material is smaller than No. 200 sieve size.)			
SILTS AND CLAYS Liquid limit less than 50%		ML	Inorganic silts and very fine sands, rock flour, silty of clayey fine sands or clayey silts with slight plasticity
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
		OL	Organic silts and organic silty clays of low plasticity
SILTS AND CLAYS Liquid limit 50% or greater		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
		CH	Inorganic clays of high plasticity, fat clays
		OH	Organic clays of medium to high plasticity, organic silts
HIGHLY ORGANIC SOILS		PT	Peat and other highly organic soils

LABORATORY CLASSIFICATION CRITERIA

GW	$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3	
GP	Not meeting all gradation requirements for GW	
GM	Atterberg limits below "A" line or P.I. less than 4	Above "A" line with P.I. between 4 and 7 are borderline cases requiring use of dual symbols
GC	Atterberg limits above "A" line with P.I. greater than 7	
SW	$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3	
SP	Not meeting all gradation requirements for GW	
SM	Atterberg limits below "A" line or P.I. less than 4	Limits plotting in shaded zone with P.I. between 4 and 7 are borderline cases requiring use of dual symbols.
SC	Atterberg limits above "A" line with P.I. greater than 7	

Determine percentages of sand and gravel from grain-size curve. Depending on percentage of fines (fraction smaller than No. 200 sieve size), coarse-grained soils are classified as follows:

Less than 5 percent ..... GW, GP, SW, SP
More than 12 percent ..... GM, GC, SM, SC
5 to 12 percent ..... Borderline cases requiring dual symbols

PLASTICITY CHART

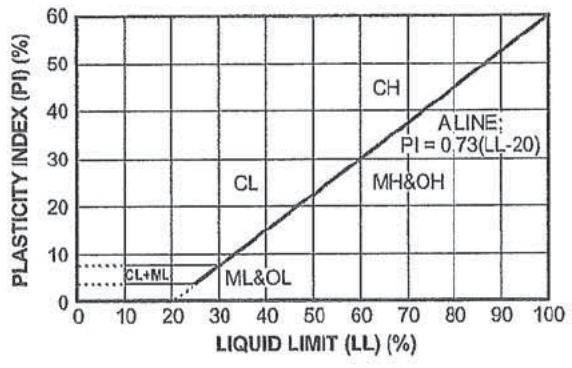


Table 1: Existing Pavement Section Details

Core ID	Location	Number of Lanes	Pavement Width (ft)	Curb and Gutter	Surface Distresses	Bituminous Depth (in)	Lift Thickness (in) and Condition	Base Depth and Description	Subbase or Subgrade Description
1	Fremont Ave NW	2	34	Yes	Some transverse Cracking	5.25	2" - Wear Multiple Lifts Fair - Some Base layer raveling	6" - Sand with gravel, Brown	Clayey Sand, Brown
2	Island View Rd NW	2	34	Yes	Alligator, Transverse Cracking, surface stripping	5.5	1.75" - Wear Multiple Lifts Good condition	12+" - Sand with gravel, Brown	Did not reach apparent change in material
3	Fremont Ave NW	2	34	Yes	Some Longitudinal Cracking	5.5	2.25" - Wear Multiple Lifts Good Condition	7.5" - Sand with gravel, Brown	Clayey Sand, Brown
4	Crystal Circle NW	2	34	Yes	Transverse Cracking	4.25	2.25" - Wear 2" - Base Fair - Some base layer raveling	9.5" - Sand with gravel, Brown	Clayey Sand, Brown
5	Fremont Ave NW	2	34	Yes	Some Transverse Cracking	4	2.25" - Wear 1.75" - Base Fair - Some raveling throughout core	6" - Sand with gravel, Dark Brown	Sand with gravel, Light Brown
6	Fremont Circle NW	2	28	Yes	Transverse Cracking, Some Alligator Cracking	5.5	2" - Wear Multiple Lifts Poor - Raveling throughout core	6" - Sand with gravel, Brown	Clayey Sand, Brown
7	Fremont Street NW	2	28	Yes	Patching, Longitudinal Cracking	4	2" - Wear 2" - Base Poor - Raveling throughout core	6" - Sand with gravel, Brown	Clayey Sand, Brown
8	Fremont Ave NW	2	34	Yes	No Major Distresses	4.5	1.5" - Wear 3" - Base Fair - Some base layer raveling	8.5" - Sand with gravel, Brown	Clayey Sand, Brown
9	Lake Bluff Circle NW	2	34	Yes	Patching, Longitudinal Cracking	5	1.5" - Wear Multiple Lifts Good Condition	7" - Sand with gravel, Brown	f-m Sand, Brown
10	Shady Cove Point NW	2	34	Yes	Some Surface stripping	4.5	2" - Wear 2.5" - Base Poor - Raveling throughout core	9" - Sand with gravel, Brown	f-c Sand, Brown

Core ID	Location	Number of Lanes	Pavement Width (ft)	Curb and Gutter	Surface Distresses	Bituminous Depth (in)	Lift Thickness (in) and Condition	Base Depth and Description	Subbase or Subgrade Description
11	Lake Haven Ct NW	2	28	Yes	Some Alligator and Transverse Cracking	5	.5" - Wear Multiple Lifts Poor - Raveling throughout core	8" - Sand with gravel, Brown	f-c Sand, Brown
12	Viewcrest Circle NW	2	50	Yes	Transverse, Longitudinal Cracking	4.5	2" - Wear Multiple Lifts Good Condition	5.5" - Sand with gravel, Brown	f-c Sand, Brown
13	Knollridge Dr NW	2	28	Yes	Some Transverse Cracking	3.5	2" - Wear 1.5" - Base Good Condition	8.5" - Sand with gravel, Brown	f-c Sand, Brown
14	Hawk Ridge Ct NW	2	28	Yes	Some Transverse Cracking	4	2.5" - Wear 1.5" - Base Good Condition	4" - Sand with gravel, Brown	f-c Sand, Brown
15	Knollridge Ct NW	2	28	Yes	Transverse, Longitudinal Cracking	4.25	2" - Wear 2.25" - Base Good Condition	6" - Sand with gravel, Brown	f-c Sand, Brown
16	Hawk Ridge Rd NW	2	28	Yes	Transverse Cracking	4.5	2" - Wear 2.5" - Base Good Condition	5" - Sand with gravel, Brown	Sand with gravel, Light Brown
17	Hawk Ridge Rd NW	2	28	Yes	Transverse Cracking	4.5	2" - Wear 2.5" - Base Good Condition	5" - Sand with gravel, Brown	Sand with gravel, Light Brown
18	Visionary Heights Cir NW	2	28	Yes	Transverse, Longitudinal Cracking	3.5	1.5" - Wear 2" - Base Poor - Raveling throughout core	6" - Sand with gravel, Light Brown	f-c Sand, Brown
19	Tahinka Ct NW	2	28	Yes	Transverse Cracking	4	1.25" - Wear 2.75" - Base Good Condition	6" - Sand with gravel, Light Brown	f-c Sand, Brown
20	Hawk Ridge Rd NW	2	28	Yes	Some Transverse Cracking	4	1.75" - Wear 2.25" - Base Good Condition	5.5" - Sand with gravel, Light Brown	f-c Sand, Brown

Core ID	Location	Number of Lanes	Pavement Width (ft)	Curb and Gutter	Surface Distresses	Bituminous Depth (in)	Lift Thickness (in) and Condition	Base Depth and Description	Subbase or Subgrade Description
21	Tahinka Pl NW	2	28	Yes	Some Transverse Cracking	4	1.75" - Wear 2.25" - Base Good Condition	6" - Sand with gravel, Light Brown	f-c Sand, Brown
22	Tahinka Pl NW	2	28	Yes	Some Transverse Cracking	3.5	1.5" - Wear 2" - Base Good Condition	4" - Sand with gravel, Light Brown	f-c Sand, Brown

Core 1

Street Photos

Core Photos

Location	Number of Lanes	Roadway Width (ft)	Curb and Gutter	Surface Distresses
Fremont Ave NW	2	34	Yes	Some transverse Cracking

Bituminous Depth (in)	Lift Thickness and Condition	Base Depth and Description	Subbase or Subgrade Description
5.25	2" - Wear Multiple Lifts Fair - Some Base layer raveling	6" - Sand with gravel, Brown	Clayey Sand, Brown

Core 2

Street Photos

Core Photos

Location	Number of Lanes	Roadway Width (ft)	Curb and Gutter	Surface Distresses
Island View Rd NW	2	34	Yes	Alligator, Transverse Cracking, surface stripping

Bituminous Depth (in)	Lift Thickness and Condition	Base Depth and Description	Subbase or Subgrade Description
5.5	1.75" - Wear Multiple Lifts Good condition	12+" - Sand with gravel, Brown	Did not reach apparent change in material

Core 3

Street Photos

Core Photos

Location	Number of Lanes	Roadway Width (ft)	Curb and Gutter	Surface Distresses
Fremont Ave NW	2	34	Yes	Some Longitudinal Cracking

Bituminous Depth (in)	Lift Thickness and Condition	Base Depth and Description	Subbase or Subgrade Description
5.5	2.25" - Wear Multiple Lifts Good Condition	7.5" - Sand with gravel, Brown	Clayey Sand, Brown

Core 4

Street Photos

Core Photos

Location	Number of Lanes	Roadway Width (ft)	Curb and Gutter	Surface Distresses
Crystal Circle NW	2	34	Yes	Transverse Cracking

Bituminous Depth (in)	Lift Thickness and Condition	Base Depth and Description	Subbase or Subgrade Description
4.25	2.25" - Wear 2" - Base Fair - Some base layer raveling	9.5" - Sand with gravel, Brown	Clayey Sand, Brown

Core 5

Street Photos

Core Photos

Location	Number of Lanes	Roadway Width (ft)	Curb and Gutter	Surface Distresses
Fremont Ave NW	2	34	Yes	Some Transverse Cracking

Bituminous Depth (in)	Lift Thickness and Condition	Base Depth and Description	Subbase or Subgrade Description
4	2.25" - Wear 1.75" - Base Fair - Some raveling throughout core	6" - Sand with gravel, Dark Brown	Sand with gravel, Light Brown

Core 6

Street Photos

Core Photos

Location	Number of Lanes	Roadway Width (ft)	Curb and Gutter	Surface Distresses
Fremont Circle NW	2	28	Yes	Transverse Cracking, Some Alligator Cracking

Bituminous Depth (in)	Lift Thickness and Condition	Base Depth and Description	Subbase or Subgrade Description
5.5	2" - Wear Multiple Lifts Poor - Raveling throughout core	6" - Sand with gravel, Brown	Clayey Sand, Brown

Core 7

Street Photos

Core Photos

Location	Number of Lanes	Roadway Width (ft)	Curb and Gutter	Surface Distresses
Fremont Street NW	2	28	Yes	Patching, Longitudinal Cracking

Bituminous Depth (in)	Lift Thickness and Condition	Base Depth and Description	Subbase or Subgrade Description
4	2" - Wear 2" - Base Poor - Raveling throughout core	6" - Sand with gravel, Brown	Clayey Sand, Brown

Core 8

Street Photos

Core Photos

Location	Number of Lanes	Roadway Width (ft)	Curb and Gutter	Surface Distresses
Fremont Ave NW	2	34	Yes	No Major Distresses

Bituminous Depth (in)	Lift Thickness and Condition	Base Depth and Description	Subbase or Subgrade Description
4.5	1.5" - Wear 3" - Base Fair - Some base layer raveling	8.5" - Sand with gravel, Brown	Clayey Sand, Brown

Core 9

Street Photos

Core Photos

Location	Number of Lanes	Roadway Width (ft)	Curb and Gutter	Surface Distresses
Lake Bluff Circle NW	2	34	Yes	Patching, Longitudinal Cracking

Bituminous Depth (in)	Lift Thickness and Condition	Base Depth and Description	Subbase or Subgrade Description
5	1.5" - Wear Multiple Lifts Good Condition	7" - Sand with gravel, Brown	f-m Sand, Brown

Core 10

Street Photos

Core Photos

Location	Number of Lanes	Roadway Width (ft)	Curb and Gutter	Surface Distresses
Shady Cove Point NW	2	34	Yes	Some Surface stripping

Bituminous Depth (in)	Lift Thickness and Condition	Base Depth and Description	Subbase or Subgrade Description
4.5	2" - Wear 2.5" - Base Poor - Raveling throughout core	9" - Sand with gravel, Brown	f-c Sand, Brown

Core 11

Street Photos

Core Photos

Location	Number of Lanes	Roadway Width (ft)	Curb and Gutter	Surface Distresses
Lake Haven Ct NW	2	28	Yes	Some Alligator and Transverse Cracking

Bituminous Depth (in)	Lift Thickness and Condition	Base Depth and Description	Subbase or Subgrade Description
5	.5" - Wear Multiple Lifts Poor - Raveling throughout core	8" - Sand with gravel, Brown	f-c Sand, Brown

Core 12

Street Photos

Core Photos

Location	Number of Lanes	Roadway Width (ft)	Curb and Gutter	Surface Distresses
Viewcrest Circle NW	2	50	Yes	Transverse, Longitudinal Cracking

Bituminous Depth (in)	Lift Thickness and Condition	Base Depth and Description	Subbase or Subgrade Description
4.5	2" - Wear Multiple Lifts Good Condition	5.5" - Sand with gravel, Brown	f-c Sand, Brown

Core 13

Street Photos

Core Photos

Location	Number of Lanes	Roadway Width (ft)	Curb and Gutter	Surface Distresses
Knollridge Dr NW	2	28	Yes	Some Transverse Cracking

Bituminous Depth (in)	Lift Thickness and Condition	Base Depth and Description	Subbase or Subgrade Description
3.5	2" - Wear 1.5" - Base Good Condition	8.5" - Sand with gravel, Brown	f-c Sand, Brown

Core 14

Street Photos

Core Photos

Location	Number of Lanes	Roadway Width (ft)	Curb and Gutter	Surface Distresses
Hawk Ridge Ct NW	2	28	Yes	Some Transverse Cracking

Bituminous Depth (in)	Lift Thickness and Condition	Base Depth and Description	Subbase or Subgrade Description
4	2.5" - Wear 1.5" - Base Good Condition	4" - Sand with gravel, Brown	f-c Sand, Brown

Core 15

Street Photos

Core Photos

Location	Number of Lanes	Roadway Width (ft)	Curb and Gutter	Surface Distresses
Knollridge Ct NW	2	28	Yes	Transverse, Longitudinal Cracking

Bituminous Depth (in)	Lift Thickness and Condition	Base Depth and Description	Subbase or Subgrade Description
4.25	2" - Wear 2.25" - Base Good Condition	6" - Sand with gravel, Brown	f-c Sand, Brown

Core 16

Street Photos

Core Photos

Location	Number of Lanes	Roadway Width (ft)	Curb and Gutter	Surface Distresses
Hawk Ridge Rd NW	2	28	Yes	Transverse Cracking

Bituminous Depth (in)	Lift Thickness and Condition	Base Depth and Description	Subbase or Subgrade Description
4.5	2" - Wear 2.5" - Base Good Condition	5" - Sand with gravel, Brown	Sand with gravel, Light Brown

Core 17

Street Photos

Core Photos

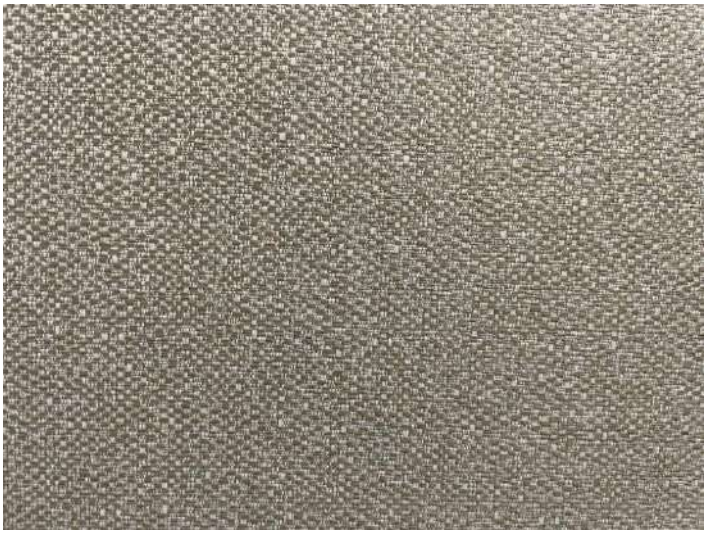
Location	Number of Lanes	Roadway Width (ft)	Curb and Gutter	Surface Distresses
Hawk Ridge Rd NW	2	28	Yes	Transverse Cracking

Bituminous Depth (in)	Lift Thickness and Condition	Base Depth and Description	Subbase or Subgrade Description
4.5	2" - Wear 2.5" - Base Good Condition	5" - Sand with gravel, Brown	Sand with gravel, Light Brown

Core 18

Street Photos

Core Photos



Location	Number of Lanes	Roadway Width (ft)	Curb and Gutter	Surface Distresses
Visionary Heights Cir NW	2	28	Yes	Transverse, Longitudinal Cracking

Bituminous Depth (in)	Lift Thickness and Condition	Base Depth and Description	Subbase or Subgrade Description
3.5	1.5" - Wear 2" - Base Poor - Raveling throughout core	6" - Sand with gravel, Light Brown	f-c Sand, Brown

Core 19

Street Photos

Core Photos

Location	Number of Lanes	Roadway Width (ft)	Curb and Gutter	Surface Distresses
Tahinka Ct NW	2	28	Yes	Transverse Cracking

Bituminous Depth (in)	Lift Thickness and Condition	Base Depth and Description	Subbase or Subgrade Description
4	1.25" - Wear 2.75" - Base Good Condition	6" - Sand with gravel, Light Brown	f-c Sand, Brown

Core 20

Street Photos

Core Photos

Location	Number of Lanes	Roadway Width (ft)	Curb and Gutter	Surface Distresses
Hawk Ridge Rd NW	2	28	Yes	Some Transverse Cracking

Bituminous Depth (in)	Lift Thickness and Condition	Base Depth and Description	Subbase or Subgrade Description
4	1.75" - Wear 2.25" - Base Good Condition	5.5" - Sand with gravel, Light Brown	f-c Sand, Brown

Core 21

Street Photos

Core Photos

Location	Number of Lanes	Roadway Width (ft)	Curb and Gutter	Surface Distresses
Tahinka Pl NW	2	28	Yes	Some Transverse Cracking

Bituminous Depth (in)	Lift Thickness and Condition	Base Depth and Description	Subbase or Subgrade Description
4	1.75" - Wear 2.25" - Base Good Condition	6" - Sand with gravel, Light Brown	f-c Sand, Brown

Core 22

Street Photos

Core Photos

Location	Number of Lanes	Roadway Width (ft)	Curb and Gutter	Surface Distresses
Tahinka Pl NW	2	28	Yes	Some Transverse Cracking

Bituminous Depth (in)	Lift Thickness and Condition	Base Depth and Description	Subbase or Subgrade Description
3.5	1.5" - Wear 2" - Base Good Condition	4" - Sand with gravel, Light Brown	f-c Sand, Brown