



ENVIRONMENTAL BOARD AGENDA

Wednesday, October 30, 2024

Broadcast on Cable TV Channel 16
and northmetrotv.com/lino-lakes-stream

ADVISORY BOARD MEETING, 6:30 P.M. Council Chambers (televised)

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Comment (*sign-in prior to start of meeting per Rules of Decorum*)
4. Setting the Agenda: Addition or Deletion of Agenda Items
5. Approval of Minutes: September 25, 2024
6. Action Items
 - A. Lino Retail 2.0 Preliminary Plat, Rezoning, CUP, Site and Building Plan Review and Street Vacation
7. Discussion Items
 - A. Project Updates

ADJOURNMENT

Meeting guidelines on reverse side.

CITY OF LINO LAKES

ADVISORY BOARD MEETING GUIDELINES

Advisory boards are fact-finding bodies established to aid the City Council in specific areas. The decisions of any board are considered advisory only and all final decisions rest with the City Council. Board meetings shall operate in accordance with the procedures established by the City Council. The following meeting guidelines are derived from the City Council Rules of Decorum.

Members of the Audience – No person in the audience shall engage in disorderly or disruptive conduct such as audible commentary during a meeting, hand clapping, stamping of feet, whistling, using profane language, yelling and similar demonstrations, which conduct disturbs the peace and good order of the meeting.

Public Comment– Comments from the public will be accepted on any matter, whether on the agenda or not. Comments will not be accepted during specific agenda items unless a Public Hearing has been noticed. Please remember to be courteous and respectful and abide by the following guidelines:

- Sign-in prior to the start of the meeting
- Step up to the microphone when recognized by the Presiding Officer (Chair or Vice-Chair)
- State your name and address for the record
- State the subject to be discussed
- Limit comments to 4 minutes
- Address comments to the board as a whole, not any specific member
- No question may be asked of a board member or staff member without the permission of the Presiding Officer (Chair or Vice-Chair)
- Elect a spokesperson for a group of persons who wish to address the board on the same subject

Public Hearing – A public hearing is a separate item of business on the agenda. It gives the public an opportunity to comment on the topic identified. Please remember to be courteous and respectful and abide by the guidelines outlined for public comment (although no sign-in required). Typically, a public hearing proceeds as follows:

1. The Presiding Officer (Chair or Vice-Chair) will announce the agenda item and staff will present their report.
2. Board members have the opportunity to ask staff questions about the item.
3. The Presiding Officer (Chair or Vice-Chair) opens the public hearing and will recognize those who want to speak.
4. The Presiding Officer (Chair or Vice-Chair) shall close the public hearing.
5. The Board will then discuss the item. No further public comments are allowed.
6. The Board will make a recommendation and/or decision.

After a motion has been made or a public hearing has been closed, no member of the public shall address the board from the audience on the matter under consideration. The Presiding Officer (Chair or Vice-Chair) shall maintain strict order and etiquette at all meetings.

**CITY OF LINO LAKES
ENVIRONMENTAL BOARD MEETING**

DATE:	September 25, 2024
TIME STARTED:	6:30 p.m.
TIME ENDED:	8:17 p.m.
MEMBERS PRESENT:	John Sullivan, Julia Nelson, Alex Schwartz, Lindsay Buchmeier
MEMBERS ABSENT:	Jonathan Parsons
STAFF PRESENT:	Michael Grochala, Andrew Nelson, Katie Larsen, Dana Rozan

1. CALL TO ORDER AND ROLL CALL

Chair Sullivan called the Environmental meeting to order at 6:30 p.m. on Wednesday September 25, 2024.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT (sign in prior to start of meeting per Rules of Decorum)

Nobody was present for the public comment period.

4. SETTING THE AGENDA: Addition or Deletion of Agenda Items

The agenda was approved as presented.

5. APPROVAL OF MINUTES: August 28, 2024

Ms. Buchmeier made a motion to approve the August 28, 2024 minutes. Mr. Schwartz seconded. Motion carried 4 – 0.

6. ACTION ITEMS

A. Spargur Estates Preliminary Plat

Mr. Grochala presented the staff report.

The applicant, Mespargur Inc., submitted a land use application for preliminary plat Spargur Estates. The applicant proposed to subdivide the existing parcel located at 559 Lois Lane into four single family lots for the purpose of constructing three new single-family homes.

The Board discussed the Spargur Estates preliminary plat.

Mr. Schwartz made a motion to approve the staff recommendations. Ms. Nelson seconded. Motion carried 4 – 0.

B. Wilkinson Waters PUD Concept Plan Review

Mr. Grochala presented the staff report.

Mr. Grochala clarified that a PUD concept plan review is a beginning stage where Board members give feedback on what are some opportunities and concerns of what is proposed for the site.

The applicant, Wilkinson Waters LLC, is proposing a master plan development located on North Oaks Company Inc. property. The development contains four parcels totaling approximately 76 gross acres and consists of a mix of residential housing types and commercial development. The proposed development is called Wilkinson Waters.

The Board discussed the Wilkinson Waters PUD Concept Plan.

Mr. Schwartz asked how the stormwater treatment train would be an amenity of the development.

Mr. Grochala replied that the developer could use rain gardens or construct a creek instead of a traditional storm sewer system to create a natural storm sewer system.

Chair Sullivan asked where the water would come from since it is dry in the area.

Mr. Grochala replied that stormwater will runoff from impervious areas into stormwater catch basins. He also discussed some possibilities of how to migrate stormwater runoff to a creek.

Mr. Schwartz asked if there would be an opportunity to run stormwater piping to the west of the 4-plex and 6-plex area and to start the stormwater treatment train there.

Mr. Grochala responded that yes there are many opportunities for that, to which Mr. Schwartz expressed approval of.

Mr. Schwartz commented that if the developers are allowed to build to the maximum building height, then he would like to see some trees being planted either in the south and west of GRE easement, or along the embankment along the building.

Mr. Schwartz commented that the area lacks in the number of commercial areas in the region and that it would be a great amenity for residents who live around the proposed development.

Chair Sullivan asked for clarification on why the stormwater pond would be dedicated to the city for maintenance.

Mr. Grochala responded that is typical if there is public drainage. If there is private water going in, such as water from the parking lot and the buildings, then it would be the developer's maintenance responsibility.

Ms. Buchmeier asked if the EAW and well investigation should be added to the recommendations.

Mr. Grochala responded that the EAW should be added, but the well investigation would have to happen regardless.

Ms. Buchmeier suggested to add that a tree survey should be required if existing trees are proposed for removal as a recommendation.

Mark Houge, Director of North Oaks Company, provided more information on the development. Mr. Houge pointed out that the purple highlighted area of the proposal map is not going to be disturbed because it is terminal soil due to the corn fields that used to be there. They are hoping to put in trails going west toward Ash Street and connect to developments further west.

Lauren Grouws, Civil Engineer with North Oaks Company, discussed stormwater management. The use of rain gardens could pose as a stormwater treatment and landscaping. A master HOA will maintain the rain gardens in the commercial, residential and multi-family areas.

Don Pereira, Director of Conservation for North Oaks Company discussed what the BMP is. Wilkinson lake is full of nutrients and has a lot of studies done from VLAWMO to maintain the lake. One possibility is to hire ISG to look into water coming in from the

north. Water coming from lake amelia somehow gets dirty by the time it gets to Wilkinson Lake.

Mr. Pereira also discussed another project with VLAWMO, North Oaks Company, and the City of Lino Lakes to restore the upland outside of the development.

The Board agreed with staff recommendations as well as to include an EAW, and the preparation of a Tree Survey.

The Board did not make a motion.

7. Discussion Items

A. Project Updates

Mr. Grochala introduced Clarissa Grilley, the new recycling intern. Ms. Grilley gave some background on herself.

Mr. Grochala also updated the Board that the new Environmental Coordinator would be starting at the end of October.

Regarding the Main Street corridor, the City Council authorized the master plan AUAR process, and the consultant is Kimley Horn.

8. ADJOURN

Ms. Buchmeier made a motion to adjourn the meeting at 8:17 p.m.
Motion was seconded by Ms./Mr.
Motion carried 4 – 0.

Respectfully submitted,
Dana Rozan – Office Specialist

**ENVIRONMENTAL BOARD
AGENDA ITEM 6A**

STAFF ORIGINATOR: Michael Grochala, Community Development Director

MEETING DATE: October 30, 2024

REQUEST: Rezoning, Preliminary Plat, Conditional Use Permit, Site and Building Plan Approval and Vacation

APPLICANT: Java Companies, LLC
Mark Krogh, Manager
879 Scheffe Avenue
St. Paul, MN 55102

OWNER: Multiple

BACKGROUND

The applicant, Java Companies, LLC, is proposing to plat and develop three (3) commercial lots near Lake Drive, Marketplace Drive, and 77th Street. 77th Street is proposed to be vacated between Maryland Drive and Lake Drive. A new street (Marketplace Drive) will be dedicated as part of the plat and constructed to replace 77th Street.

The City has been planning for the relocation of 77th Street since the Market Place development was approved in 2002. 77th Street was limited to a right-in/right out access at Lake Drive as part of the Marketplace intersection signal improvements at that time. The City purchased the property at 7685 Lake Drive in 2019 in preparation for the improvements.

Java Companies has entered into a purchase agreement with the City for acquisition of the City's two lots north of existing 77th Street and a remnant of the 7685 Lake Drive property.

The Land Use Application is for the following:

- Rezoning
 - NB, Neighborhood Business to GB, General Business
- Preliminary Plat
 - 3 commercial lots

- Conditional Use Permit
 - Auto repair-major and minor for fast oil change facility (Lot 1, Block 2)
- Site & Building Plan Review (Lots 1 & 2, Block 1 are administrative reviews)
- Vacation
 - Portion of 77th Street

This staff report is based on the following information:

- Narrative prepared by Java Companies received September 9, 2024
- Preliminary Plat prepared by Design Tree dated September 9, 2024
- Civil Plan Set prepared by Design Tree dated September 4, 2024
- Landscape Plan prepared by Plan-Type dated August 2, 2024
- Final Stormwater Management Study prepared by Design Tree dated July 16, 2024
- Geotech Sketch and Logs prepared by Braun Intertec dated August 27, 2024

ANALYSIS

General Site Characteristics

The 5 acre site includes the redevelopment of six (6) existing lots along the west side of Lake Drive. The lots south of 77th Street are commercially zoned lots that either had or currently have single family dwellings. The developer will be removing the existing dwellings as part of the project. Tree removal within the proposed road right-of-way and utility easements was completed by the City in spring of 2024.

The north two City lots have been temporarily used as community gardens. The site was not used for this purpose in 2024. Staff is looking at potential alternative areas but no site has been identified at this time.

Land Cover

As previously noted the site was predominately developed with single family homes. The two lots north of 77th Street are vacant with short grasses and 4 -10% impervious cover. The site has been temporarily used for community gardens.

Rare, Unique, or Significant Resources

There are no known rare, unique of significant resources on the site.

Soils

The site is relatively flat. The site soils are predominately Zimmerman fine sand, an excessively drained soil type and Soderville fine sand, a moderately well drained soil.

11 soil borings were performed to a depth of 14.5 feet below grade. Borings encountered topsoil to a depth of approximately 0.5 feet. Depth to ground water ranged from 7.5 ' to greater than 14 feet.

Stormwater Management

A stormwater management plan has been submitted and has been reviewed by the City Engineer. The following summary review is based upon the same stormwater management plan.

Existing Conditions

Stormwater management for the Lino Retail 2.0 site consists of infiltration basins for the southern and northern lots. Additionally, some stormwater infrastructure is proposed for the City's realignment of 77th Street. An existing stormwater infiltration pond treating Lake Drive runoff will remain on the site. Existing and proposed discharge rates are summarized below.

Pre- and Post- Development Discharge Rates (cfs)				
Condition	2-Year	10-Year	100-Year	10-Day Snowmelt
Existing	0.00	0.35	5.98	Needed if basins landlocked
Currently Proposed	0.00	0.18	4.90	Needed if basins landlocked

Stormwater is intended to infiltrate on site. Any potential overflow would be conveyed via the County Road ditch or a City drainage swale along the back of the property to storm ponds located to the north of the site.

Based on the engineers comments the infiltration pond between the road and parking lot can be removed as sufficient storage is available in the pond west of the drive aisle

A Rice Creek Watershed District (RCWD) permit will be required.

Stormwater Pollution Prevention

The Stormwater Pollution Prevention Plan (SWPPP) notes the locations of several Best Management Practices (BMPs) that will be installed on the site to minimize erosion and sediment leaving the site.

The site is located within 1 mile of George Watch and Marshan Lake, which are considered impaired waters. Accordingly, the site is required to have additional best management practices. All disturbed soils must be stabilized within 7 days. Inlet protection silt fence, final stabilization, and other BMP's must be implemented prior to allowing water to leave the site.

These BMPs include a rock construction entrance, silt fence inlet protections, and riprap for energy dissipation at pipe outfalls. A concrete washout area should be identified on the plan.

Flood Plain

Site does not fall within the flood management zone.

Shoreland District

Site does not fall within Shoreland District.

Wetlands

There are no wetlands on the property.

Environmental Review

The site is not within the 2005 I-35E Corridor AUAR environmental review boundary. No additional environmental review is required.

Drinking Water Protection

The site is not located within the Drinking Water Supply Management Area (DWSMA). The site will be connected to City water and sewer.

LANDSCAPE PLAN

Tree Preservation and Mitigation Standards

The purpose of these standards is to protect valuable trees and stands of vegetation while not interfering with landowners' reasonable use and development of property. The goal is to minimize unnecessary loss of habitat, biodiversity, and forest resources and to replace removed trees in areas where tree cover is most critical.

The site is not located in an Environmentally Sensitive Area. A total of 80 trees will be removed of which 12 are dead. All of the trees proposed for removal are within the basic use area and no mitigation is required.

Nine trees located on the south end of the site (Lot 1, Block 2) will be preserved. These will likely be removed with any future development.

A total of 89 trees are proposed to be planted to meet landscaping requirements.

Open Areas Landscape Standards

The purpose of these standards is to provide general site beautification and high aesthetic quality with a mix of plant materials in open areas. Open area landscape standards call for 1 large tree and 3 large shrubs per 2000 sq. ft. Substitutions are allowed based on zoning specifications.

Each lot was reviewed independently for compliance with this requirement.

Lot 1, Block 1

31,323 sq. ft. of open space calls for 16 large trees and 48 large shrubs.

The plan includes 19 large trees that meet open space standards. This leaves a shrub requirement of 42. 42 large shrubs (including 6 small coniferous trees) and 10 medium size shrubs, equivalent to 6 large shrubs, are provided meeting the planting requirement.

Lot 2, Block 1

30,548 sq. ft. of open space calls for 15 large trees and 46 large shrubs.

The plan includes 19 large trees. The plan also includes 3 coniferous trees and 6 smaller birch trees. 30 large shrubs 26 medium shrubs, equivalent to 17 large shrubs meet the planting requirement.

Lot 1, Block 2

35,170 sq. ft. of open space calls for 18 trees and 54 large shrubs. 11 trees are provided and 9 existing trees will remain meeting the tree requirements. 35 large shrubs and 30 medium shrubs, equivalent to 20 large shrubs are provided meeting the planting requirement.

Buffer and Screen Standards

The purpose of this requirement is to separate and buffer different land use types, screen roads and parking, and screen utility and loading areas. The buffer may include a continuous, year-round planting screen, a wall or fence with shrub and tree cover, or a combination of berm and screening.

West property line screening

Due to site constraints and other landscape related requirements, the continuous year round planting screen and the berm options are not suitable for the site.

A 6' high fence should be installed along the west property line. With the fence provision the proposed landscaping will conform to the screening requirements for Lots 1 & 2, Block 1 and Lot 1, Block 2.

Parking lot screening has been provided on each lot between the public street and parking areas. The proposed screening is in conformance with city requirements.

Canopy Cover

The purpose of this requirement is to mitigate the effects of vehicular hardscape by establishing tree canopy cover to intercept rainfall, protect pavement from sun deterioration, reduce the heat island effect, and improve aesthetics. Canopy cover standards call for a minimum of 40% canopy coverage.

Lot 1, Block 1

Vehicular hardscape planned:	26,826 sq. ft.
Canopy cover requirement:	10,730 sq. ft.
Canopy cover provided:	14,650 sq. ft.

Canopy cover requirements have been met for this lot.

Lot 2, Block 1

Vehicular hardscape planned:	27,042 sq. ft.
Canopy cover requirement:	10,817 sq. ft.
Canopy cover provided:	11,200 sq. ft.

Canopy cover requirements have been met for this lot.

Lot 1, Block 2

Vehicular hardscape planned: 20,121 sq. ft.
Canopy cover requirement: 8,048 sq. ft.
Canopy cover provided: 8,550 sq. ft.

Canopy cover requirements have been met for this lot.

Foundation Landscaping

The purpose of these standards is to soften and enhance building architecture, define access points, add color and seasonal interest, and to blend buildings in with the natural environment. These standards apply to building fronts and sides facing public or private streets.

2 large trees and 6 large shrubs are required per 100 linear feet of building. These plants should be within 30 feet of the building.

Lot 1, Block 1

87 feet of street facing foundation requires 2 large trees and 6 large shrubs. 2 large trees and 9 large shrubs are provided.

Lot 2, Block 1

170 feet of street facing foundation (Lake Drive and Marketplace) requires 4 large trees and 11 large shrubs. 3 large trees on the south elevation along with 6 medium trees along the east elevation and 22 medium shrubs are provided. In addition to potted grasses and other perennial plantings.

Lot 1, Block 2

86 feet of street facing foundation (Lake Drive and Marketplace) requires 2 large trees and 6 large shrubs. 3 trees are proposed along with 9 medium shrubs. Staff would recommend that one of the trees be relocated to the Lake Drive facing foundation area.

The foundation landscape requirements have been met.

Sod and Ground Cover Standards

All areas not otherwise improved in accordance with the approved site plans shall have a minimum depth of 4 inches of topsoil and be sodded with exception of stormwater management areas which are proposed for seeding.

The area around the stormwater basin will be seeded with MN DOT 34-262 wet prairie seed mix, and 35-221 dry prairie general mix. MN DOT 25-131 – a low maintenance turf is also proposed on the site.

The low maintenance turf areas should be identified on the plan sheet.

Lighting

A photometric plan was submitted. The plan indicates that footcandle requirements of 1.0 at street right-of way lines .4 at abutting lot lines will be met around the exterior of the site. All light will be required to have a 90-degree cut off.

The plan will need to be revised for each site application to clearly show property lines, and location of lighting source. Plan should also include proposed drive-through boards for Lot 1, Block 2. Detail sheets showing the fixtures for both overhead lighting and exterior building lighting shall be submitted for review and approval.

RECOMMENDATIONS

Staff recommends the Lino 2.0 Preliminary Plat and associated commercial Site Plan Reviews be forwarded to the City Council with the following comments and any additional comments from the Environmental Board:

1. A six (6) foot high maintenance free privacy fence shall be located along the west lot lines of all three (3) lots.
2. At least one of the trees on Lot 1, Block 2, planted to meet foundation landscape requirements should be moved to the Lake Drive facing foundation area.
3. The location of low maintenance turf areas (MN DOT 34-131) should be identified on the plan sheets.
4. The Photometric Plan should be revised to clearly show property lines and location of lighting sources/type.
5. Detail sheets showing all fixtures for both overhead lighting and exterior building lighting shall be submitted for review and approval.

ATTACHMENTS

1. Site Location Map
2. Zoning Map
3. Preliminary Plat

4. Grading, Drainage and Erosion Control
5. Landscape Plans
6. Photometric Plans

Lino Retail 2.0



1 in = 200 Ft

Address Labels

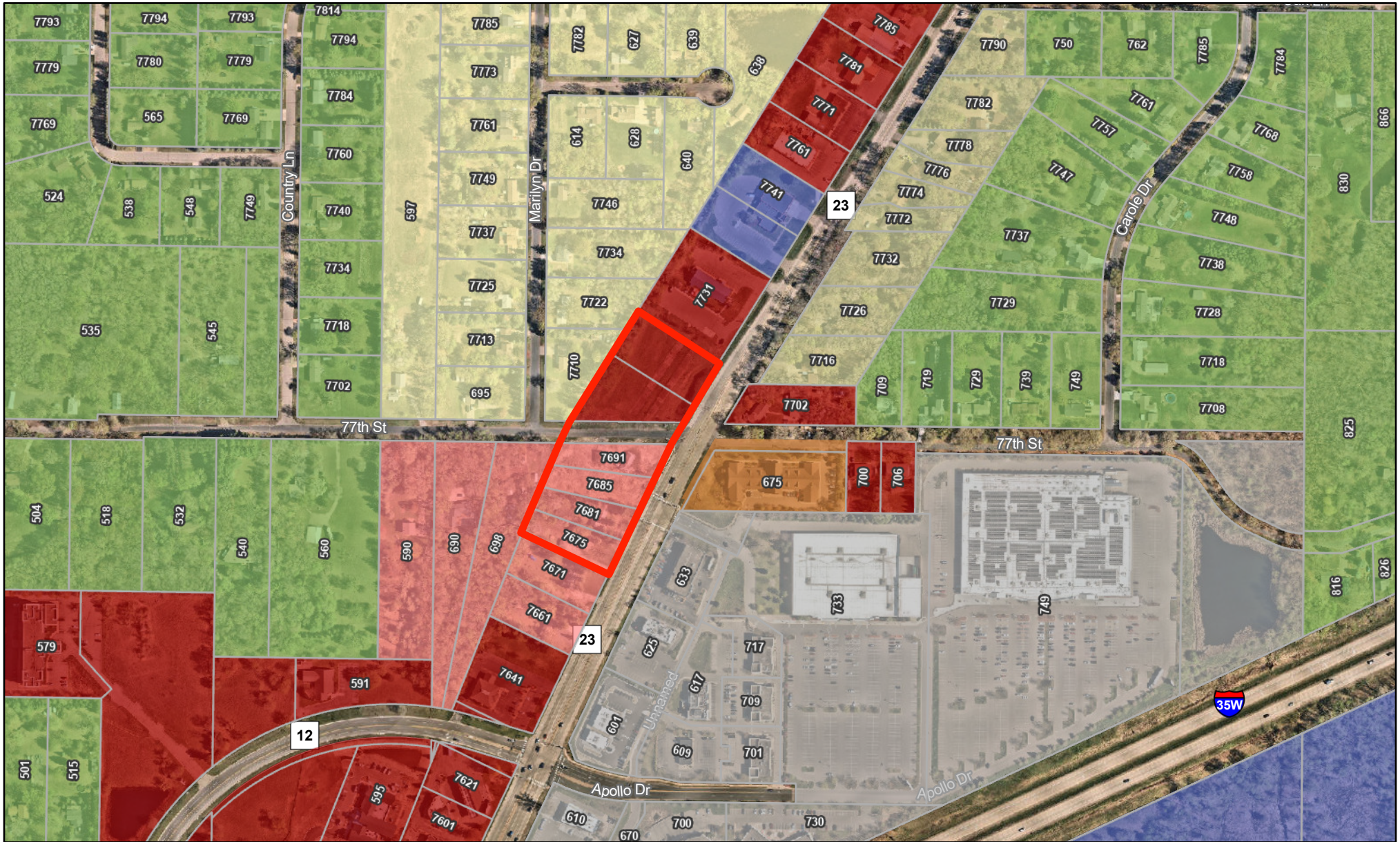
Parcels



October 2, 2024
Map Powered By Datafi



Zoning Map-Lino Retail 2.0

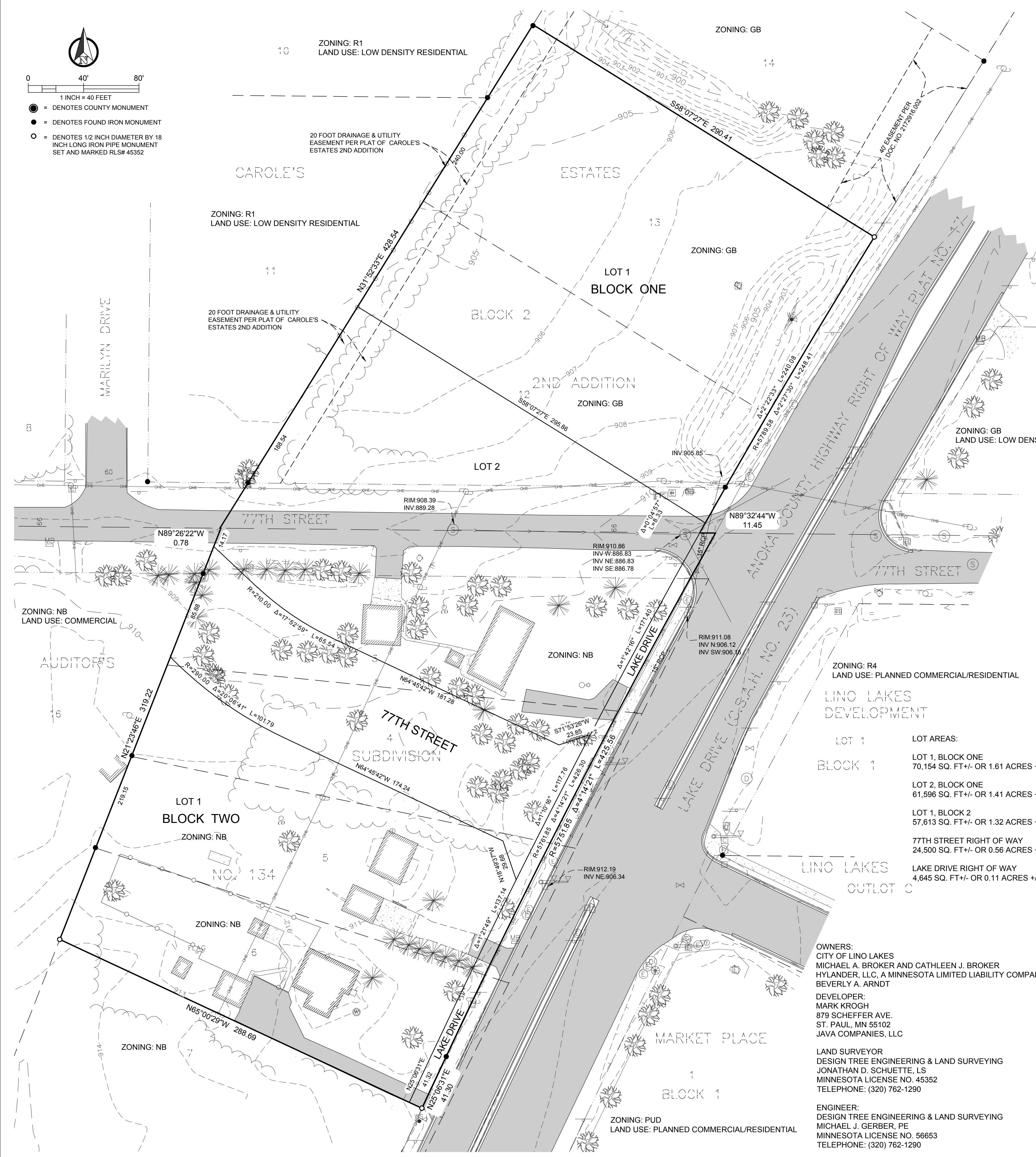
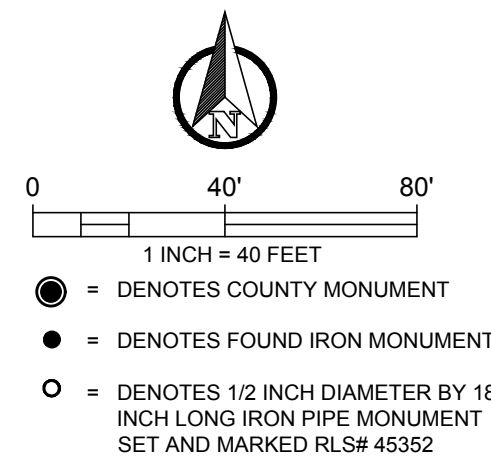


1 in = 400 Ft

- | | | |
|----------------|---------------------------------|--------------------------------|
| Address Labels | R-1 - Single Family Residential | NB - Neighborhood Business |
| Parcels | R-1X - Single Family Executive | PSP - Public Semi-Public |
| Zoning | R-4 - High Density Residential | PUD - Planned Unit Development |
| R - Rural | GB - General Business | |



PRELIMINARY PLAT OF LINO LAKES 2.0



LEGEND			
---	PLATTED & EXISTING LOT LINES	⊗	HYDRANT
---	EXISTING RIGHT OF WAY	⊗	GATE VALVE
---	EASEMENT LINES	⊗	WELL
---	CENTERLINE	⊗	SANITARY MANHOLE
---	BOUNDARY LINE	⊗	SANITARY SEWER CLEANOUT
---	WOOD FENCE	⊗	STORM MANHOLE
---	CHAINLINK FENCE	⊗	CATCH BASIN
---	WIRE FENCE	⊗	APRON
---	STORM SEWER LINE	⊗	SHRUB
---	SANITARY SEWER LINE	⊗	POWER POLE
---	WATERMAIN	⊗	LIGHT POLE
---	OVERHEAD ELECTRIC	⊗	GUY WIRE
---	UNDERGROUND TELEPHONE	⊗	POWER BOX
---	UNDERGROUND FIBER	⊗	ELECTRIC METER
---	UNDERGROUND ELECTRIC	⊗	COMMUNICATION PEDESTAL
---	UNDERGROUND GAS LINE	⊗	HAND HOLE
---	EDGE OF WETLAND	⊗	GAS METER
---	BUILDING	⊗	SIGN
---	EDGE OF TREE LINE OR WOODS	⊗	BOLLARD
---	CONCRETE PAVEMENT	⊗	ELECTRIC MANHOLE
---	BITUMINOUS PAVEMENT	⊗	WATER CURB STOP
---	AGGREGATE SURFACING	⊗	DECIDUOUS TREE
---	LANDSCAPING	⊗	CONIFEROUS TREE
---		⊗	TRAFFIC SIGNAL
---		⊗	FLAG POLE
---		⊗	BEEHIVE CATCH BASIN

NOTE: The proposed land use is consistent with the future land use designation identified in the 2040 comprehensive plan.

Surveyor's Note:

- The underground utilities shown hereon have been located from field survey information and existing record drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The contractor is responsible to ensure that any existing utilities (shown or not shown) are not damaged during construction. The surveyor has physically located the underground utilities per Gopher State One Call Ticket No. 240100013, 240100015, 240100016 and 240100017.
- Subject property has 218,508 square feet (5.01 acres) more or less.
- The survey does not constitute a title search by Design Tree Engineering and Land Surveying to determine ownership or easements of record. For all information regarding easements, right of way and title of record, Design Tree Engineering and Land Surveying relied upon an title commitments number 060658, 060657, 060661 and 060699 prepared by Servion Commercial Title with a preparation date of October 5, 2023.
- Field survey was completed by Design Tree on 12/21/2023.

LEGAL DESCRIPTION:

Lot 12 and 13, Block 2, Carole's Estates 2nd Addition, Anoka County, Minnesota.
AND
All that part of the Southwest Quarter of the Southeast Quarter (SW 1/4 of SE 1/4) of Section Eight (8), Township, Thirty-one (31), Range Twenty-two (22), Anoka County, Minnesota described as follows: Beginning at the Southeast corner of the Southeast Quarter of the Southwest Quarter (SE 1/4 of SW 1/4) of Section Eight (8), thence West on the South line thereof one hundred twenty-two and 88/100 (122.88) feet, thence North twenty degrees, thirty-eight minutes (20 degrees 38 minutes) East twelve hundred forty-one and three-tenths (1241.3) feet, to the point of beginning of the tract of land hereby to be described; thence continuing North twenty degrees, thirty-eight minutes (20 degrees 38 minutes) East, a distance of seventy-one (71) feet, thence Southeasterly to a point on the Westerly line of Trunk Highway No. 8 as same is now laid out and constructed, distance thirteen hundred twenty (1320) feet Northerly as measured on the Westerly line of said Trunk Highway No. 8, from the point of intersection with the South line of said Southwest Quarter of the Southeast Quarter (SW 1/4 of SE 1/4), thence Southeasterly along said Westerly line one hundred eight and six-tenths (108.6) feet; thence Westerly to the point of beginning.
Now known as Lot Four (4), Auditor's Subdivision Number 134, according to the recorded plat thereof and situate in Anoka County, Minnesota. Excepting therefrom Parcel No. 18, Anoka County Highway Right-of-Way Plat No. 17.
AND
All that part of the Southwest Quarter of Southeast Quarter of Section 8, Township 31, Range 22, Anoka County, Minnesota, described as follows: Beginning at the Southeast corner of the Southeast Quarter of Southwest Quarter of Section 8, thence West on the South line thereof 121.88 feet, thence North 20 degrees 38 minutes East 1312.3 feet to the point of beginning of the tract of land hereby to be described, thence continuing North 20 degrees 38 minutes East a distance of 105.9 feet, more or less, to the North line of said Southwest Quarter of Southeast Quarter, thence East along the North line thereof 369.4 feet, more or less, to the West line of Trunk Highway Number 8 as the same is now laid out and constructed, thence Southwesterly of the Westerly line of said Highway 146.3 feet, more or less, to a point distant 1320 feet Northerly as measured along the Westerly line of Highway from its intersection with the South line of said Southwest Quarter of Southeast Quarter, thence Northwesterly to point of beginning, subject to right of public over the North 33 feet thereof for road purposes, being now known as Lot 3, Auditor's Subdivision Number 134, Anoka County, Minnesota, together with streets and alleys adjacent thereto, vacated or to be vacated.
AND,
Lot Five (5), Auditor's Subdivision Number 134, Anoka County, Minnesota, excepting therefrom Parcel 19, Anoka County Highway Right-of-Way Plat No. 17.
AND,
Lot 6, Auditor's Subdivision No 134, excepting therefrom Parcel 20, Anoka County Highway Right-of-Way Plat No. 17, Anoka County, Minnesota.
AND
That part of 77th Street lying in the Southwest Quarter of the Southeast Quarter of Section 8, Township 31, Range 22, Anoka County, Minnesota, bounded as follows:
Lying north of Lot 3, AUDITOR'S SUBDIVISIONS No. 134, according to the recorded plat thereof, said Anoka County, lying east of the northerly extension of the West line of said Lot 3; lying west of ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 17, according to the recorded plat thereof, said Anoka County and lying south of the North line of said Southwest Quarter of the Southeast Quarter.
AND
That part of 77th Street lying in CAROLE'S 2ND ADDITION ESTATES, according to the recorded plat thereof, Anoka County, Minnesota, bounded as follows:
Lying east of the southerly extension of the west line of Lot 12, Block 2, said CAROLE'S 2ND ADDITION ESTATES; lying south of the south line of said Lot 12; lying north of the North line of the Southwest Quarter of the Southeast Quarter, Section 8, Township 31, Range 22 and lying west of ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 17, according to the recorded plat thereof, said Anoka County.

LOT AREAS:
LOT 1, BLOCK ONE 70,154 SQ. FT +/- OR 1.61 ACRES +/-
LOT 2, BLOCK ONE 61,596 SQ. FT +/- OR 1.41 ACRES +/-
LOT 1, BLOCK 2 57,613 SQ. FT +/- OR 1.32 ACRES +/-
77TH STREET RIGHT OF WAY 24,500 SQ. FT +/- OR 0.56 ACRES +/-
LAKE DRIVE RIGHT OF WAY 4,645 SQ. FT +/- OR 0.11 ACRES +/-

OWNERS:
CITY OF LINO LAKES
MICHAEL A. BROKER AND CATHLEEN J. BROKER
HYLANDER, LLC, A MINNESOTA LIMITED LIABILITY COMPANY
BEVERLY A. ARNDT

DEVELOPER:
MARK KROGH
879 SCHEFFER AVE.
ST. PAUL, MN 55102
JAVA COMPANIES, LLC

LAND SURVEYOR
DESIGN TREE ENGINEERING & LAND SURVEYING
JONATHAN D. SCHUETTE, LS
MINNESOTA LICENSE NO. 45352
TELEPHONE: (320) 762-1290

ENGINEER:
DESIGN TREE ENGINEERING & LAND SURVEYING
MICHAEL J. GERBER, PE
MINNESOTA LICENSE NO. 56653
TELEPHONE: (320) 762-1290

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Jonathan D. Schuette
PRINTED NAME: Jonathan D. Schuette
DATE: 09/09/24 LICENSE #: 45352

PREPARED FOR:
JAVA COMPANIES

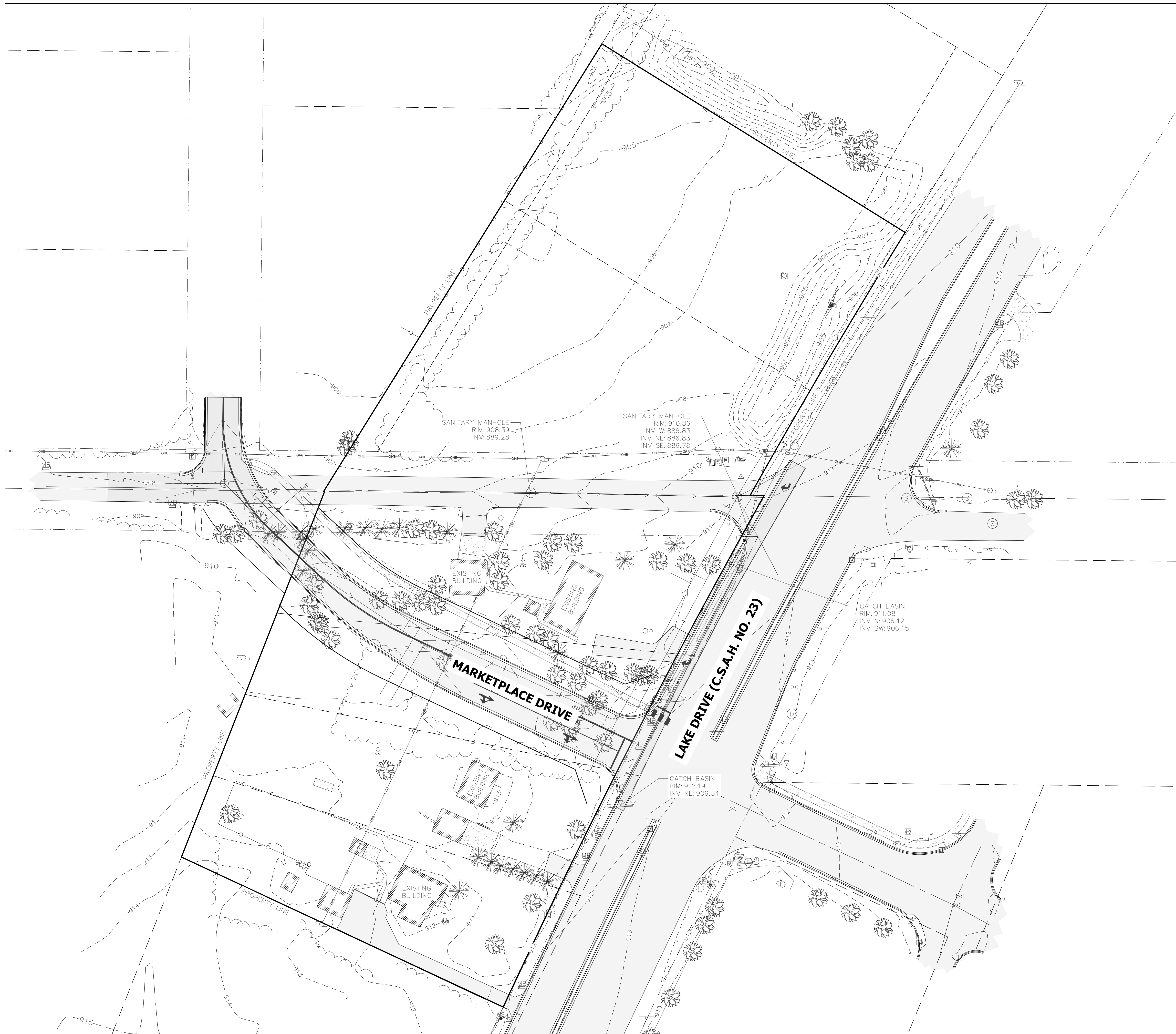
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DRAWN BY:	CWK	
CHECKED BY:	JDS	
PROJECT NO.:	10923008	
NO.	DATE	DESCRIPTION

PRELIMINARY PLAT



NOTES:

- EXISTING CONDITIONS & TOPOGRAPHIC INFORMATION PROVIDED BY: DESIGN TREE ENGINEERING & LAND SURVEYING
120 17TH AVENUE W
ALEXANDRIA, MN 56308
- CONTRACTOR SHALL FIELD VERIFY ALL BUILDING DIMENSIONS AND REMOVAL LIMITS PRIOR TO ANY CONSTRUCTION.
- THE LOCATIONS AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATION AND ELEVATION TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION.
- GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

LEGEND

- ◇ HYDRANT
- ⊙ SANITARY MANHOLE
- ⊗ GATE VALVE
- ⊕ POWER POLE
- ⊙ LIGHT POLE
- CATCH BASIN
- ↑ SIGN
- 🌳 DECIDUOUS TREE
- 🌲 CONIFEROUS TREE
- ⊙ SHRUB
- ⊗ PEDESTAL
- < GUY WIRE
- ⊕ BOLLARD
- ⊕ POWER BOX
- ⊙ ELECTRIC METER
- ⊕ MONITORING WELL
- ⊕ SANITARY SEWER CLEANOUT
- WOOD FENCE
- CHAINLINK FENCE
- WIRE FENCE
- STORM SEWER LINE
- SANITARY SEWER LINE
- WATERMAIN
- OVERHEAD ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS LINE
- ▭ CONCRETE PAVEMENT
- ▭ BITUMINOUS PAVEMENT
- ▭ AGGREGATE SURFACING
- ▭ LANDSCAPING
- ▭ BUILDING

DESIGN TREE
engineering + land surveying

Corporate Office:
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888-216-1916

JAVA
PROPERTIES

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St. Paul, MN 55102
Phone: 952-403-9595

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PRINTED NAME: MICHAEL J. GERBER

DATE: 09/04/2024 LICENSE #: 56653

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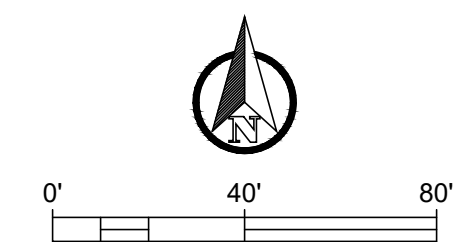
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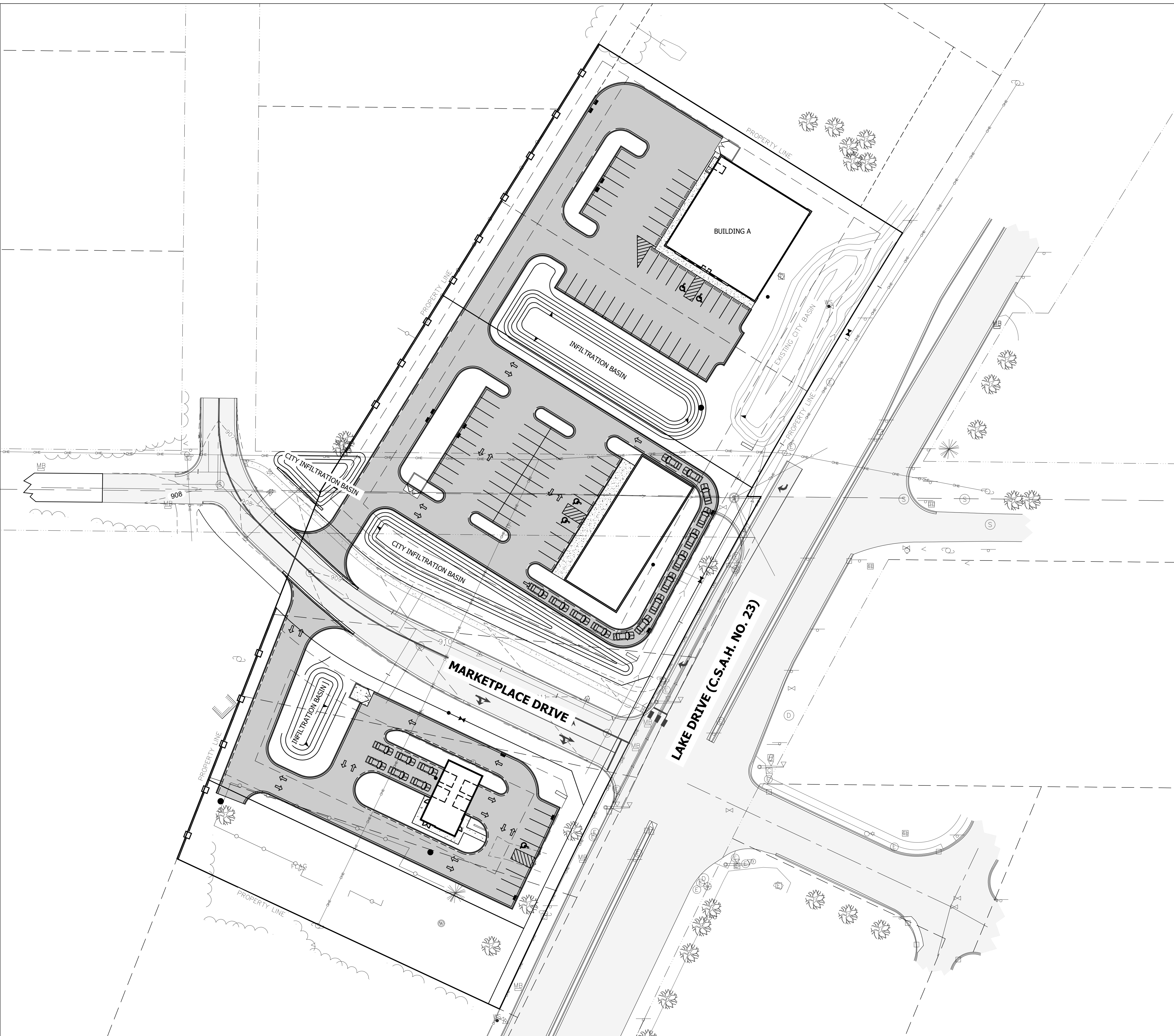
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**EXISTING
CONDITIONS**

DRAWING NO.

C101





PROPERTY INFORMATION

NORTH LOT AREA	70,154.8 SF (1.611 AC)
NORTH LOT IMPERVIOUS AREA	33,256.9 SF (0.763 AC)
NORTH LOT IMPERVIOUS COVERAGE	47.4%
MIDDLE LOT AREA	61,595.8 SF (1.414 AC)
MIDDLE LOT IMPERVIOUS AREA	36,769.0 (0.844 AC)
MIDDLE LOT IMPERVIOUS COVERAGE	59.7%
SOUTH LOT AREA	38,470.9 SF (0.883 AC)
SOUTH LOT IMPERVIOUS AREA	22,287.3 (0.512 AC)
SOUTH LOT IMPERVIOUS COVERAGE	57.9%

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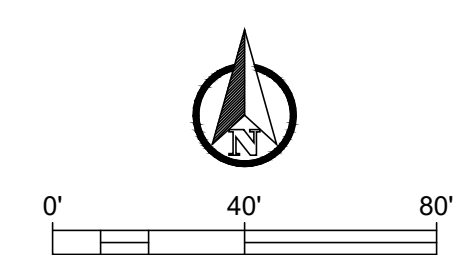
PROJECT NO.: 10923008

NO.	DATE	DESCRIPTION

**SITE PLAN
(NORTH)**

DRAWING NO.

C201





- NOTES:**
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 - SIDEWALKS SHALL MEET ADA REQUIREMENTS, AND SHALL NOT EXCEED 2.00% CROSS SLOPE, OR 5.00% LONGITUDINAL SLOPE.
 - CONCRETE ENTRANCES AND APPROACHES SHALL NOT EXCEED 2.00% CROSS SLOPE IN SIDEWALK AREAS.
 - ACCESSIBLE PARKING STALLS SHALL MEET ADA REQUIREMENTS, AND SHALL NOT EXCEED 2.00% CROSS SLOPE IN ALL DIRECTIONS.
 - PEDESTRIAN RAMPS SHALL MEET ADA REQUIREMENTS.
 - ALL EXCESS OR WASTE MATERIAL GENERATED AS PART OF CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
 - ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
 - IN ADDITION TO THESE PLANS, A STORMWATER MANAGEMENT STUDY HAS BEEN PROVIDED. THE STORMWATER MANAGEMENT STUDY INCLUDES ADDITIONAL INFORMATION REGARDING THE DESIGN OF THE STORMWATER MANAGEMENT BMP. THE CONTRACTOR SHALL REVIEW THE STORMWATER BOOK AND COMPLY WITH ALL STATE AND LOCAL REQUIREMENTS.
 - ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
 - INFILTRATION AREAS SHALL NOT BE EXCAVATED TO FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND STABILIZED. ONLY LOW IMPACT TRACK EQUIPMENT SHALL BE USED WITHIN INFILTRATION AREAS.
 - SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
 - GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

GRADING LEGEND

	= EXISTING MAJOR CONTOUR
	= EXISTING MINOR CONTOUR
	= EXISTING CONTOUR LABEL
	= PROPOSED MAJOR CONTOUR
	= PROPOSED MINOR CONTOUR
	= PROPOSED CONTOUR LABEL
	= EXISTING SPOT ELEVATION*
	= PROPOSED SPOT ELEVATION*
	= PROPOSED SURFACE FLOW DIRECTION

*SPOT ELEVATIONS ALONG CURB & GUTTER AND OTHER REVEALS ARE TO FLOWLINE, UNLESS OTHERWISE NOTED.

- KEY NOTES:**
- MATCH INTO EXISTING BITUMINOUS PAVEMENT
 - MATCH INTO EXISTING CURB & GUTTER
 - MATCH INTO LIP OF EXISTING CURB & GUTTER
 - GRADE BREAK

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 DATE: 09/04/2024 LICENSE #: 56653

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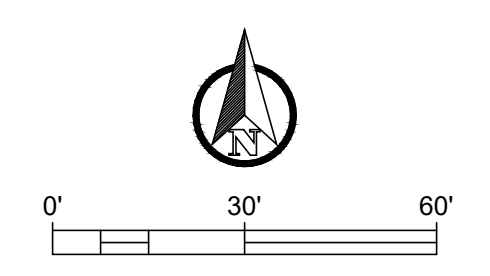
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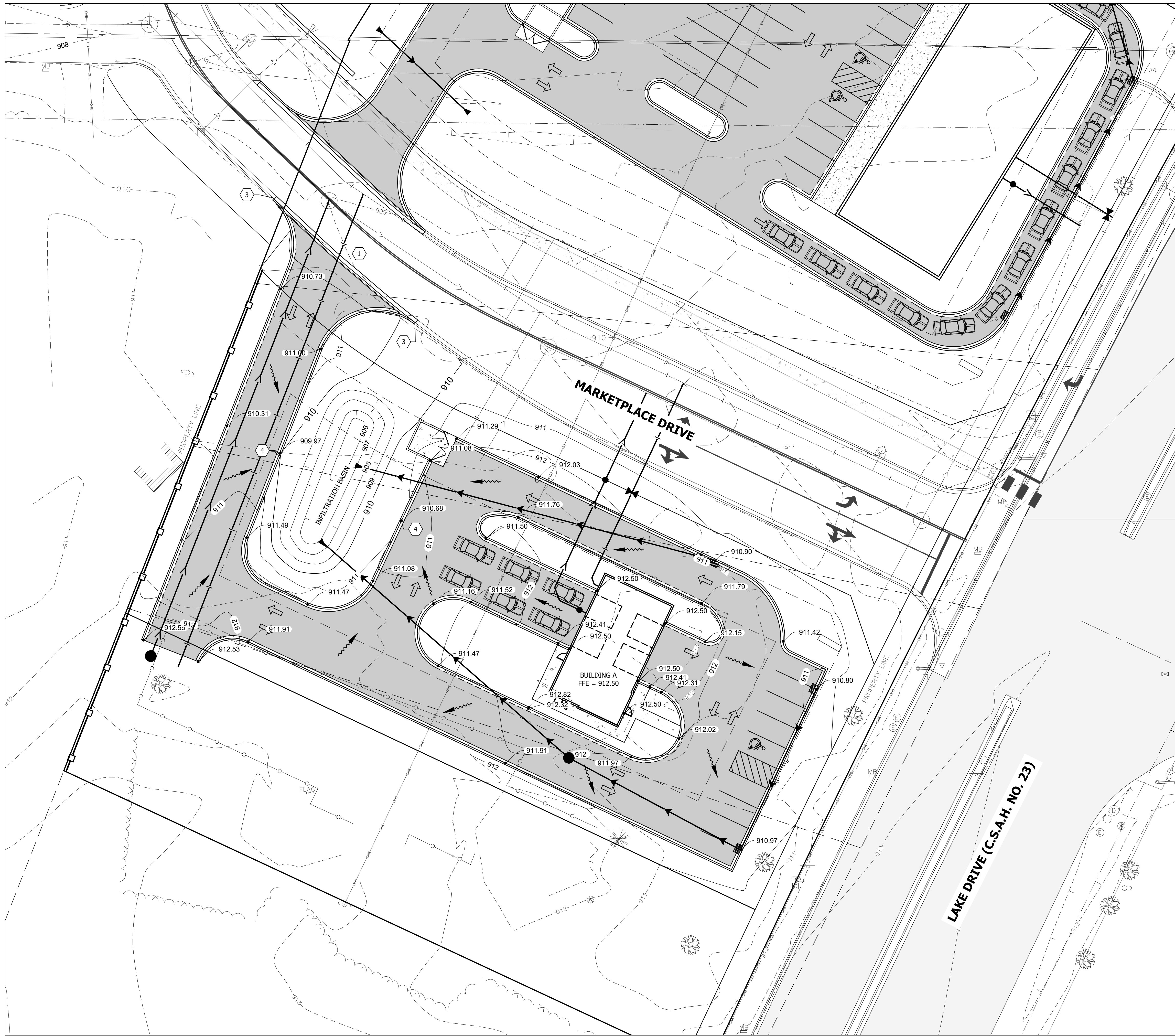
PROJECT NO.: 10923008

NO.	DATE	DESCRIPTION

**GRADING PLAN
 (NORTH)**

DRAWING NO.
C301





NOTES:

1. THE LOCATIONS AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATION AND ELEVATION TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION.
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9. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
10. INFILTRATION AREAS SHALL NOT BE EXCAVATED TO FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND STABILIZED. ONLY LOW IMPACT TRACK EQUIPMENT SHALL BE USED WITHIN INFILTRATION AREAS.
11. SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
12. GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

GRADING LEGEND

- - - - - = EXISTING MAJOR CONTOUR
- - - - - = EXISTING MINOR CONTOUR
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- = PROPOSED MAJOR CONTOUR
- = PROPOSED MINOR CONTOUR
- = PROPOSED CONTOUR LABEL
- = EXISTING SPOT ELEVATION*
- = PROPOSED SPOT ELEVATION*
- = PROPOSED SURFACE FLOW DIRECTION

*SPOT ELEVATIONS ALONG CURB & GUTTER AND OTHER REVEALS ARE TO FLOWLINE, UNLESS OTHERWISE NOTED.

KEY NOTES:

- ① MATCH INTO EXISTING BITUMINOUS PAVEMENT
- ② GRADE BREAK
- ③ MATCH INTO EXISTING CURB & GUTTER
- ④ 4' CURB CUT

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Corporate Office:
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JAVA
PROPERTIES
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St. Paul, MN 55102
Phone: 952-403-9595

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PRINTED NAME: MICHAEL J. GERBER
DATE: 09/04/2024 LICENSE #: 56653

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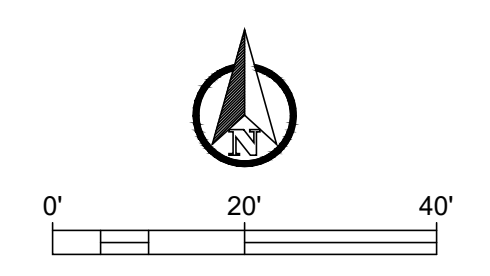
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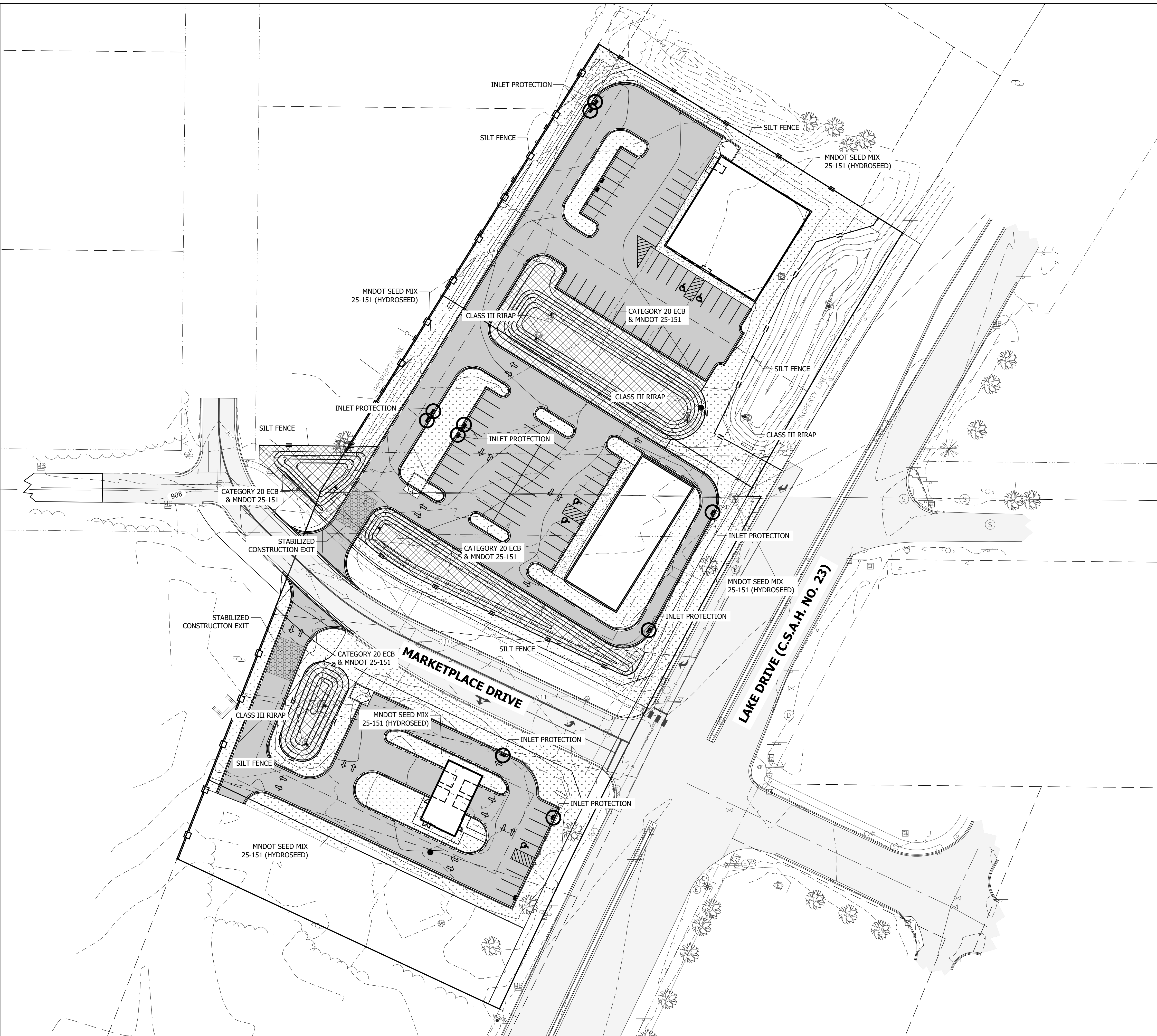
PROJECT NO.: 10923008

NO.	DATE	DESCRIPTION

GRADING PLAN (SOUTH)

DRAWING NO.
C302





NOTES:

- ALL DISTURBED AREAS SHALL BE FINAL GRADED AND PERMANENTLY STABILIZED WITH THE SEED MIX IDENTIFIED ON PLANS.
- THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES, MNDOT, AND CITY.
- INLET PROTECTION SHALL BE PROVIDED ON ALL CATCH BASINS AND INLETS DOWN GRADIENT OF CONSTRUCTION ACTIVITY.
- PROVIDE SILT FENCE PERIMETER CONTROL DOWN GRADIENT OF ALL CONSTRUCTION ACTIVITY AND TEMPORARY STOCKPILES.
- TEMPORARY STABILIZED CONSTRUCTION EXITS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
- NO OFFSITE VEHICLE TRACKING IS PERMITTED. STREETS SHALL BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS.
- REFER TO THE SWPPP AND THE CITY OF LINO LAKES EROSION CONTROL REQUIREMENTS FOR FURTHER EROSION CONTROL SEQUENCING.
- IN ADDITION TO THESE PLANS, A STORMWATER MANAGEMENT STUDY HAS BEEN PROVIDED. THE STORMWATER MANAGEMENT STUDY INCLUDES ADDITIONAL INFORMATION REGARDING THE DESIGN OF THE STORMWATER MANAGEMENT BMP. THE CONTRACTOR SHALL REVIEW THE STORMWATER BOOK AND COMPLY WITH ALL STATE AND LOCAL REQUIREMENTS.
- WHEN INSTALLING END-OF-LINE FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH RIP RAP. THE UPSTREAM FLARED END SECTIONS SHALL HAVE WOOD FIBER BLANKET INSTALLED ON THE DISTURBED SOILS.
- INFILTRATION AREAS SHALL NOT BE EXCAVATED TO FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND STABILIZED. ONLY LOW IMPACT TRACK EQUIPMENT SHALL BE USED WITHIN INFILTRATION AREAS.
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EROSION CONTROL QUANTITIES:

	STABILIZED CONSTRUCTION EXIT	(2 EA)
	SILT FENCE	(1295 LF)
	MNDOT SEED MIX 25-151 (HYDROSEED)	(1.28 AC)
	RIPRAP	(27 CY) SEE DETAIL
	CATEGORY 20 ECB & MNDOT 25-151	(2564 SY)
	INLET PROTECTION	(10 EA)

NOTE: QUANTITIES SHOWN ARE FOR SWPPP PLAN, AND ARE NOT FOR BIDDING PURPOSES.

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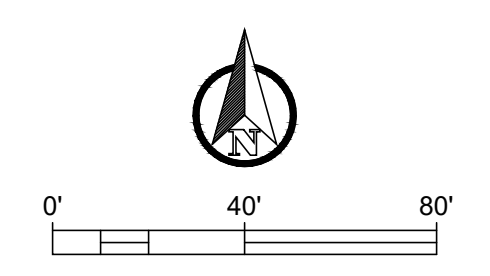
DRAWN BY: NPK
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PROJECT NO.: 10923008

NO.	DATE	DESCRIPTION

EROSION CONTROL PLAN

DRAWING NO.
C501



Project Description:

The work on the project includes the development of three existing lots within Lino Lakes and coordination with the City of Lino Lakes, as they design and construct Marketplace Drive, and the removal of 77th St. The proposed development will span Marketplace Drive, and include the addition of new buildings, parking lots, curb, walk, landscape space, and stormwater infiltration basins, pipe, and pretreatment devices. The project is located at 7691 Lake Dr, Lino Lakes, MN, 55014. The majority of the underlying soils on the property are in Hydrologic Soil Group "A" and have high infiltration rates when thoroughly wet.

Receiving Waters:

All existing stormwater runoff sheet flows to a culvert, north of the proposed development. All stormwater runoff from proposed impervious surfaces will be treated via infiltration basin BMPs, and perforated storm sewer BMPs. Overflow from these systems will continue to flow to City storm sewer infrastructure, discharging to the culvert, north of the proposed development.

Responsible Parties:

The Owner and the Contractor are responsible co-permittees for the implementation of the SWPPP. The Contractor and Owner shall apply for the NPDES/SDS Construction Permit within 24 hours of award of Contract. The complete application must be submitted prior to start of construction activity. The Contractor is responsible for installation, inspection, maintenance, and repair of all erosion prevention and sediment control BMPs before, during, and after active construction. The Contractor shall amend the SWPPP before beginning construction to include the chain of responsibility of all operators on the site, or if not known, the title or position of the responsible party. The Contractor is responsible for identifying a trained person (as specified in the NPDES/SDS Construction Permit) knowledgeable and experienced in the application of erosion prevention and sediment control BMPs who will oversee the implementation of the SWPPP before and during construction until the construction project is complete, the entire site has undergone final stabilization, and a Notice of Termination(NOT)/Permit Modification form has been submitted to the MPCA. The Owner must identify who will be responsible for the long-term operation and maintenance of all permanent stormwater management systems. The Contractor is liable until final stabilization of all disturbed areas is achieved and the Notice of Termination (NOT)/Permit Modification form is submitted to the MPCA (as specified in the NPDES/SDS Construction Permit). Once the identity of Responsible Parties is known, the SWPPP must be amended to include this information in the area below.

Project Contacts:

Project Engineer MICHAEL J GERBER DESIGN TREE ENGINEERING & LAND SURVEYING 120 17TH AVE W. ALEXANDRIA, MN 56308 (320) 227-0203 MIG@DTE-LS.COM	Owner JAVA PROPERTIES MARK KROGH 879 SCHEFFLER AVE ST. PAUL, MN 55102	Contractor TBD
---	---	-------------------

SWPPP Amendments:

The Owner or Contractor must amend the SWPPP as necessary to include additional requirements, such as additional or modified BMPs that are designed to correct problems identified or address situations whenever:

- There is a change in design, construction, operation, maintenance, weather or seasonal conditions that has a significant effect on the discharge of pollutants to surface water or underground waters.
- Inspections or investigations by site owner or operators, USEPA or MPCA officials indicate the SWPPP is not effective in eliminating or significantly minimizing the discharge of pollutants to surface waters or underground waters or that the discharges are causing water quality standard exceedances.
- The SWPPP is not achieving the general objectives of minimizing pollutants in stormwater discharges associated with construction activity, or the SWPPP is not consistent with the terms and conditions of this permit.
- At any time after the permit coverage is effective, the MPCA deems necessary.

Construction Notes:

Construction shall be governed by the MnDOT Standard Specifications for Construction, latest edition, City of Lino Lake's Specifications, special provisions, amendments, and the project specifications and details. Permits and maps relating to this project's SWPPP can be found in the Project Documents. The Contractor shall keep inspection and maintenance logs and NPDES/SDS Construction Permit on-site at all times during active construction. Please refer to the plans and specifications for additional SWPPP information.

Soil Compaction should be minimized and topsoil should be preserved whenever and wherever possible during construction

All soil stockpiling shall include sediment control devices and shall be placed in areas away from surface waters or natural buffers.

Special Waters, Impaired Waters, & TMDL Implementation Plans:

The site is located within 1 mile of George Watch Lake and Marshan Lake, which are considered impaired waters as identified by the MPCA. Both George Watch Lake, and Marshan Lake have an EPA-approved impairment for Nutrients. These impairments are considered to be construction related parameters and require additional best management practices found in items 23.9 and 23.10 of the permit. All disturbed areas not actively being worked must be stabilized within 7 days. The Owner is responsible for the long term maintenance of all stormwater treatment facilities and private storm sewer systems. Inlet protection, silt fence, final stabilization, and other BMPs must be implemented prior to allowing any water runoff from being discharged off-site.

Calculations:

Disturbed Area	3.62 AC
Pre-Construction Impervious Area	0.34 AC
Post-Construction Impervious Area	1.62 AC
New and Reconstructed Impervious	1.62 AC
Net Increase in Impervious Area	1.28 AC

Sequence of Construction:

The Contractor shall verify that all applicable permits have been obtained and the NPDES/SDS Construction Permit has been submitted to the MPCA prior to the start of construction.

- The Contractor must plan for and implement appropriate construction phasing, vegetated buffer strips, horizontal slope grading, and other construction practices that minimize erosion. The location of areas not to be disturbed are shown on the plans.
- The Contractor shall be responsible for full implementation and maintenance required by the SWPPP until the Notice of Termination (NOT) is approved by the MPCA.
- The Contractor shall construct erosion and sediment control BMPs in the following construction sequence:
 - Install rock construction entrances where indicated in the plans.
 - Install silt fence and inlet protection where indicated in the plans.
 - Install silt fence around proposed infiltration and bioretention BMPs to protect soils from compaction.
 - Locate portable toilets on flat surfaces away from drainage paths. Position portable toilets so they are secure and will not tip or be knocked over.
 - Construct concrete washout area and provide signage.
 - Establish waste control areas.
 - Construct diversions to sediment basins.
 - Rough grade site.
 - Leave disturbed area of site in a roughened condition to limit erosion. Temporarily stabilize areas that will be inactive for a period of 7 days.
 - Install storm drainage system and place inlet protection as each inlet is installed. Energy dissipation devices shall be installed and functional within 24 hours of connecting pip outlets to surface waters.
 - Protect and repair BMPs, as necessary.
 - Perform street sweeping as needed.
 - Temporarily stabilize areas not actively being worked.
 - Site construction (Utilities, paving, buildings, etc...)
 - Final grading.
 - Final stabilization (seeding, planting). Stabilized soil with the seed mix indicated on the plans..
 - Construct stormwater infiltration basins and bioretention basins only when contributing drainage area has been constructed and fully stabilized.
 - Remove erosion control devices upon site establishment in accordance with the NPDES/SDS Notice of Termination (NOT) requirements.

Final Stabilization:

Final stabilization is not met until all of the following are completed:

- Stabilization by uniform perennial vegetative cover (70% density of it's expected final growth). The seed mix indicated on the plan or sod shall be used for final stabilization.
- Permanent stormwater management system is constructed, meets all requirements, and is operational.
- Drainage ditches are fully stabilized.
- All temporary synthetic and structural BMPs are removed.
- Sediment from conveyance systems and sedimentation basins are cleaned out (returned to design capacity).
- Notice of Termination (NOT) is submitted to the MPCA.

CONTACTS		
AGENCY	NAME	PHONE NUMBER
Anoka County	Administrator	(763) 324-4000
DNR Waters	Janell Miersch	(218) 739-7576 ext. 232
ACOE	St. Paul Office	(651) 290-5375
State Duty Officer	MPCA	(800) 422-0798
SWPPP Designer	Michael Gerber	(320) 227-0203
Erosion Control Review	Michael Gerber	(320) 227-0203
Erosion Control Supervisor	TBD	

LOCATION OF SWPPP REQUIREMENTS			
DESCRIPTION	TITLE	SHEET # OR SPECIFICATION SECTION	
Receiving Surface Water	City of Lino Lakes Stormsewer	C301, C302	
Final Stabilization	Erosion Control Plan	C501	
Drainage Plans	Site Grading & Utility Plan	C201, C202, C401, C402	
Drainage Details	Details	C601, C602, C603	
Erosion Control Sheets	Erosion Control Plan	C501	
Erosion Control Details	Details	C604, C605	
Erosion & Sediment Control Quantities	Erosion Control Plan	C501	
Existing & Proposed Drainage Maps	Final Stormwater Management Plan	Project Manual	

Erosion Control Maintenance and Inspection: BMP inspection and maintenance Responsible Party: _____

- Inspect erosion control devices and provide routine maintenance as follows:
 - Inspect erosion control a minimum of once per week and within 24 hours of a rainfall event greater than 0.5" in 24 hours.
 - Records of each inspection and maintenance activity shall include:
 - Date and time of inspections.
 - Name of person(s) conducting inspection.
 - Accurate findings of inspection, including the specific location where corrective actions are needed.
 - Corrective actions taken (including dates, times, and party completing maintenance activities).
 - Date and amount of all rainfall events greater than 0.5" in 24 hours, and the amount of rainfall for each event. Rainfall amounts must be obtained by either a properly maintained rain gauge installed onsite, a weather station that is within 1 mile of the site, or a weather reporting system that provides site specific rainfall data from radar summaries.
 - If discharge is observed during the inspection, the inspector must record and should photograph and describe the location of the discharge (i.e. color, odor, settled or suspended solids, oil sheen, and other obvious indicators of pollutants).
 - Documentation of amendments to the SWPPP proposed as a result of the inspection as required by the NPDES/SDS Construction Permit.
 - Inspections may be suspended where construction activity has been suspended due to frozen ground conditions. Inspections must resume within 24 hours of runoff occurring, or upon resuming construction, whichever comes first.
- Provide maintenance for all devices as follows:
 - Silt fences and erosion control devices at storm sewer inlets shall be inspected for depth of sediment, tears, to see if fabric is securely attached to support posts or structure, and to see that posts and devices are securely in place.
 - Silt fence, inlet protection at storm sewer inlets, and other erosion control devices shall be cleaned when sediment reaches 1/3 of the height of the erosion control device.
 - Rock construction entrances shall be inspected for clogging of rock. Rock that has become clogged with sediment shall be removed and replaced with clean rock.
 - Repairs or replacement of all erosion control devices shall occur within 24 hours of discovery.
 - Temporary sediment basins shall be cleaned when sediment reaches 1/2 of the outlet's height or 1/2 of the basins storage volume. The basin shall be drained and sediment removed within 72 hours.
 - Temporary diversion berms shall be inspected and any breaches shall be promptly repaired.
 - Tracked sediment from construction vehicles onto public streets and paved areas (including paved areas on the construction site) shall be removed within 24 hours of discovery.
 - The bottom and side slopes of the proposed stormwater treatment basins shall be stabilized within 200 feet of the property lines or point of discharge to any surface water, including curb and gutter, pavement, storm sewer, swales, or other similar stormwater conveyance devices.
 - Removal of all deltas and sediment deposited in surface waters and re-stabilization of exposed soils shall be accomplished within 7 days of discovery.

Pollution Prevention Management Measures:

- Storage, handling, and disposal of construction products, materials and wastes:
 - The Contractor shall comply with the following to minimize the exposure to stormwater (any of the products, materials, or wastes/products which are either not a source of contamination to stormwater or are designed to be exposed to stormwater are not held to this requirement):
 - Building products that have the potential to leach pollutants must be under cover (e.g. plastic sheeting or temporary roofs) to prevent the discharge of pollutants or be protected by a similarly effective means designed to prevent contact with stormwater.
 - Pesticides, herbicides, insecticides, fertilizers, treatment chemicals, and landscape materials must be under cover (e.g. plastic sheeting or temporary roofs) to prevent the discharge of pollutants or protected by similarly effective means designed to prevent contact with stormwater.
 - Hazardous materials, toxic wastes (including oil, diesel fuel, gasoline., hydraulic fluids, paint solvents, petroleum-based products, wood preservatives, additives, curing compounds, and acids), must be properly stored in sealed containers to prevent spills, leaks, or other discharge.
 - Restricted access storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste or hazardous materials must be in compliance with Minn. R. ch. 7045 including secondary containment as applicable.
 - Solid wastes must be stored, collected, and disposed of properly in compliance with Minn. R. ch. 7035.
 - Portable toilets must be positioned so that they are secure and will not be tipped or knocked over. Sanitary waste must be disposed of properly in accordance with Minn. R. ch. 7041.
 - Fueling and maintenance of equipment or vehicles; spill prevention and response:
 - The Contractor shall take reasonable steps to prevent the discharge of spilled or leaked chemicals, including fuel, from any areas where chemicals or fuel will be loaded or unloaded including the use of drip pans or absorbents unless infeasible.
 - The Contractor must conduct fueling in a contained area unless infeasible.
 - The Contractor must ensure adequate supplies are available at all times to clean up discharged materials and that an appropriate disposal method is available for recovered spilled materials.
 - The Contractor must report and clean up spills immediately as required by Minn. Stat. 115.061, using dry clean up measures where possible.
 - Vehicle and equipment washing:
 - If the Contractor washes the exterior of vehicles or equipment on the project site, washing must be limited to a defined area of the site.
 - Runoff from the washing area must be contained in a sediment basin or other similarly effective controls and waste from the washing activity must be properly disposed of.
- The Contractor must properly use and store soaps, detergents, and solvents.
- No engine degreasing is allowed on site.
- Concrete and other washout waste:
 - The Contractor must provide effective containment for all liquid and solid wastes generated by washout operations (concrete, stucco, paint, form release oils, curing compounds, and other construction materials) related to the construction activity.
 - The liquid and solid waste must not contact the ground, and the containments must be designed so that it does not result in runoff from the washout operations or areas.
 - Liquid and solid wastes must be disposed of properly and in compliance with MPCA rules.
 - A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.

Dewatering and Basin Draining:

Dewatering or basin draining that may have turbid or sediment laden discharge water must be discharged to a temporary or permanent sedimentation basin on the project site whenever possible. Discharge from the temporary or permanent sedimentation basin must be visually checked to ensure adequate treatment is obtained in the basin and nuisance conditions, impacts to wetlands, and erosion in receiving channels or on down gradient properties will not result from the discharge. Adequate sedimentation control measures are required for discharge water that contains suspended solids.

If using filters with backwash water, either haul the backwash water away for disposal and return the backwash water to the beginning of the treatment process, or incorporate the backwash water into the site in a manner that does not cause erosion.

Timing of BMP Installation:

The erosion and sediment control BMPs shall be installed as necessary to minimize erosion from disturbed surfaces and capture sediment on site and shall meet the NPDES/SDS Construction Permit part VII requirements. Perimeter controls shall be placed prior to the start of any construction. All disturbed areas not actively being worked must be stabilized within 7 days.

Storm Water Pollution Prevention Plan:

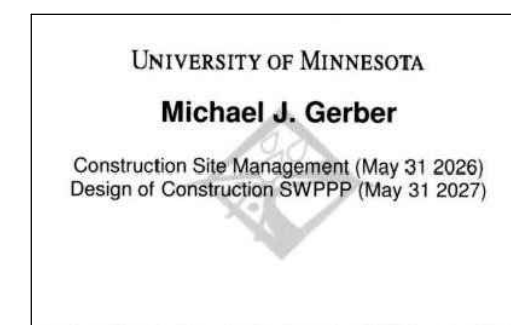
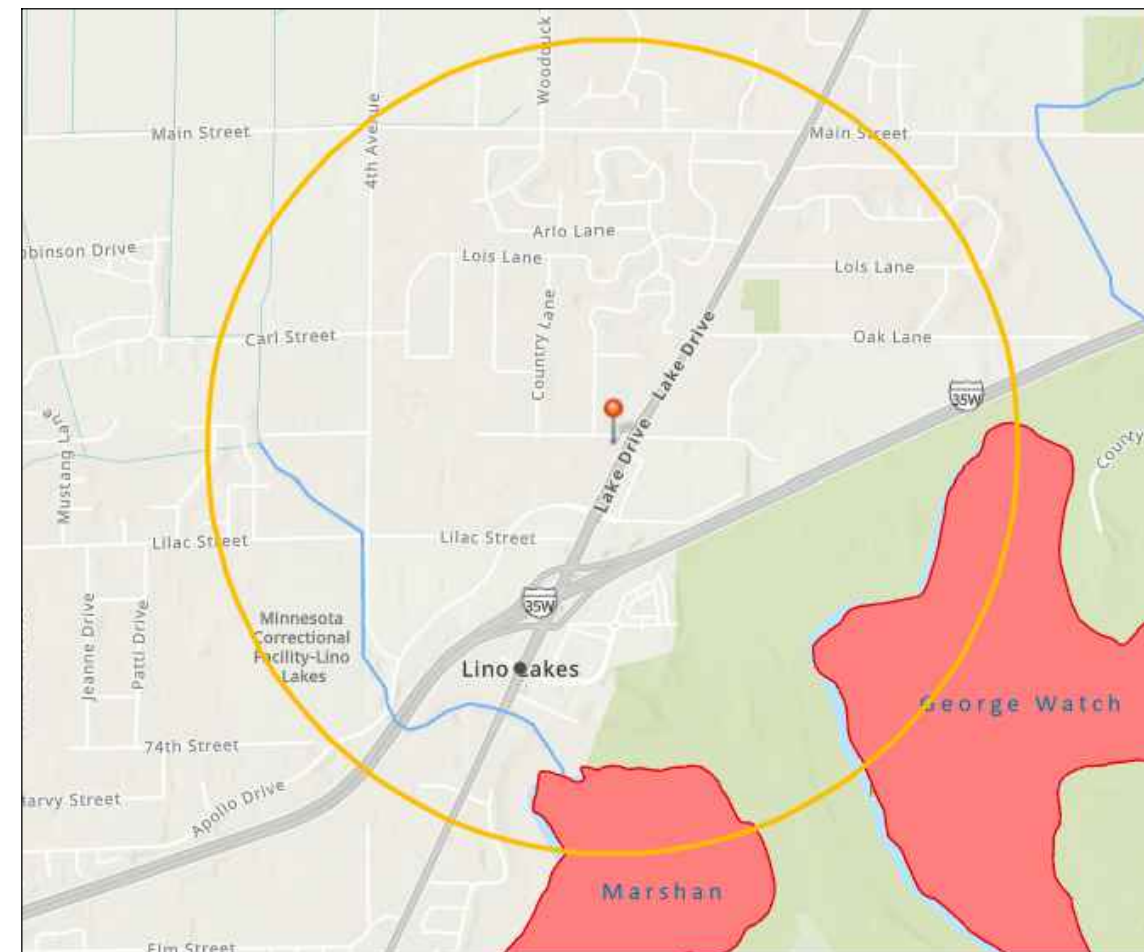
The Permittees must implement the entire SWPPP and the requirement of the NPDES/SDS Construction Permit. The BMPs identified in the SWPPP and in the permit must be selected, installed, and maintained in an appropriate and functional manner that is in accordance with manufacturer specifications and accepted engineering practices.

Temporary Sediment Basins:

The area disturbed for construction does not drain more than 5 acres to a common discharge point, therefore a temporary sediment basin is not required.

Future Operation and Maintenance (O&M):

The owner shall be responsible for performing future operations and maintenance of the permanent stormwater management systems on the property.



DESIGN TREE
engineering + land surveying

Corporate Office:
120 17th Ave W Alexandria, MN 56308
888-216-1916

JAVA
PROPERTIES

879 Scheffer Avenue
St. Paul, MN 55102
Phone: 952-403-9595

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.

PRINTED NAME: MICHAEL J. GERBER

DATE: 09/04/2024 LICENSE #: 56653

LINO LAKES 2.0



LINO LAKES, MN

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DRAWN BY: NPK

CHECKED BY: JEA

PROJECT NO.: 10923008

NO.	DATE	DESCRIPTION

SWPPP NARRATIVE

DRAWING NO.

C606

LANDSCAPE NOTES:

- CONTRACTOR TO HAVE ALL UTILITIES ON SITE VERIFIED AND MARKED BEFORE STARTING WORK.
- CONTRACTOR IS LIABLE FOR ANY DAMAGE TO EXISTING UTILITIES ON SITE AND RESPONSIBLE FOR THE COSTS ASSOCIATED WITH REPAIRING/REPLACING DAMAGE.
- CONTRACTOR IS LIABLE FOR ALL DAMAGE RELATED TO CONTRACTORS ACTIVITY ON SITE AND RESPONSIBLE FOR THE COSTS ASSOCIATED WITH REPAIRING/REPLACING DAMAGE.
- OBTAIN ALL NECESSARY PERMITS FOR PLANTING IN ALL RIGHT-OF-WAY.
- COMPLETE WORK PER OWNERS CONSTRUCTION SCHEDULE AND COORDINATE WORK WITH OTHERS ON SITE.
- PLANT MATERIAL SHALL COMPLY WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE FREE OF DISEASE AND DAMAGE.
- ALL PLANT MATERIALS TO BE WARRANTED ONE (1) FULL YEAR FROM THE COMPLETION AND ACCEPTANCE BY OWNER, WITH ONE TIME REPLACEMENT.
- WATER AND MAINTAIN ALL PLANT MATERIALS UNTIL ACCEPTED BY OWNER.
- IF THERE IS A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOW ON THE PLAN COMPARED TO THE PLANT LEGEND, THE PLAN TAKES PRECEDENCE.
- ALL AREAS DISTURBED DURING CONSTRUCTION TO RECEIVE 6" OF TOPSOIL AND SOD UNLESS OTHERWISE SPECIFIED ON PLANS.
- VERIFY TOPSOIL DEPTH AND NOTIFY OWNER OF ANY DEFICIENCY.
- REPLACEMENT TOPSOIL SHOULD BE CLEAN, FREE OF DEBRIS, SHARP OBJECTS, ROCKS AND WEEDS.
- ALL AREAS TO BE LANDSCAPED AND SODDED SHALL BE GRADED SMOOTH AND EVEN.
- SOD TO BE A KENTUCKY BLUEGRASS SEED VARIETY.
- NO GUARANTEE ON SOD EXCEPT SOD THAT IS NOT ACCEPTABLE AT TIME OF INSTALLATION.
- STAKE SOD ON SLOPES 3:1 AND GREATER.
- PROVIDE BLANKET ON ALL SEEDED AREAS THAT ARE SLOPED. MULCH APPLICATION FOR ALL OTHER SEEDED AREAS SHALL BE HYDROMULCH OR DISCED STRAW DEPENDING ON SEED TYPE.
- INSTALL BLACK VINYL EDGING AROUND ALL PLANTING BEDS AS SHOWN ON PLAN.
- MULCH TO BE FINELY SHREDDED, UNDYED, HARDWOOD ORGANIC MULCH INSTALLED TO 4" DEPTH.
- NO WEED FABRIC BARRIER BENEATH ORGANIC MULCHES.
- TREES SHALL HAVE MULCH PULLED BACK 2" FROM BASE OF TRUNK.
- NO EDGING AROUND TREES OUTSIDE OF SHRUB BEDS.
- ROCK MULCH SHALL BE 1-1/2" DIAMETER BUFF LIMESTONE ROCK INSTALLED TO 3" DEPTH WITH APPROVED WEED FABRIC BARRIER.
- SWEEP AND MAINTAIN ALL PAVEMENT AREAS AFTER LANDSCAPE INSTALLATION IS COMPLETE AND ACCEPTED BY OWNER, DAILY CLEANING TO BE COMPLETED IF REQUIRED BY THE MUNICIPALITY.

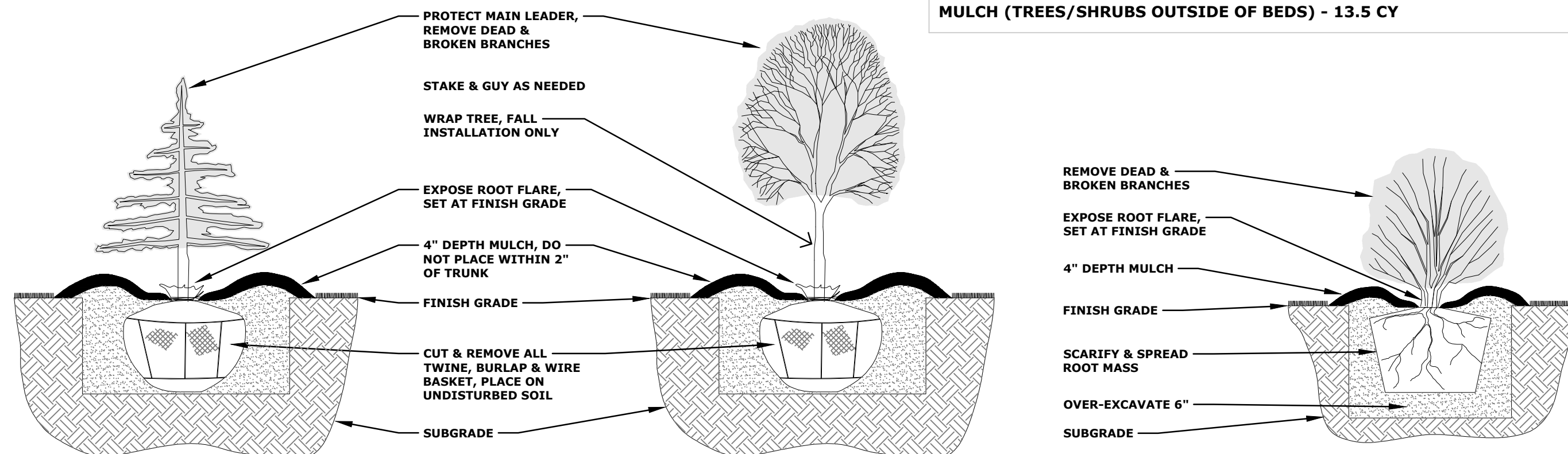
SEED NOTES:

- SPRING SEEDING TO BE BETWEEN MARCH 15TH - MAY 15TH.
- FALL SEEDING TO BE BETWEEN AUGUST 15TH - OCTOBER 15TH.
- NO SUMMER SEEDING ALLOWED.

- PROVIDE EROSION CONTROL BLANKET ON ALL SIDE SLOPES.

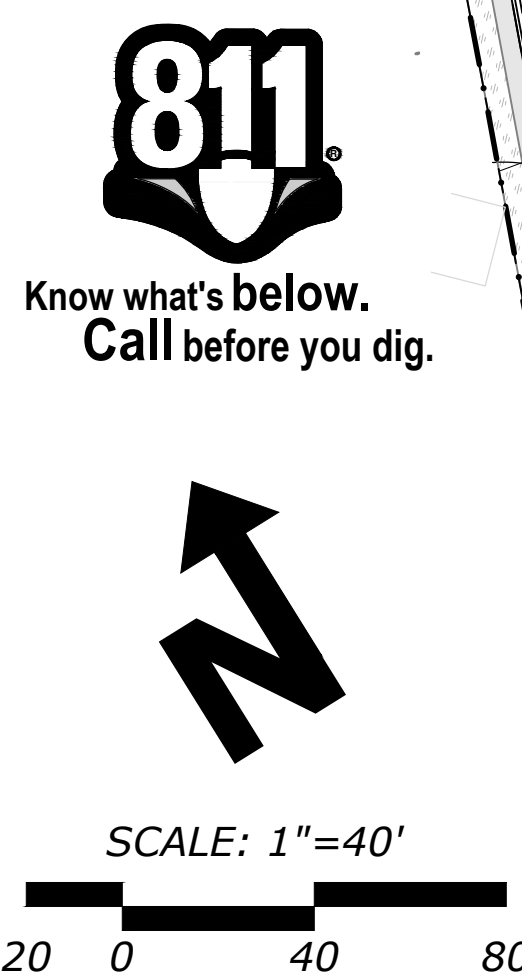
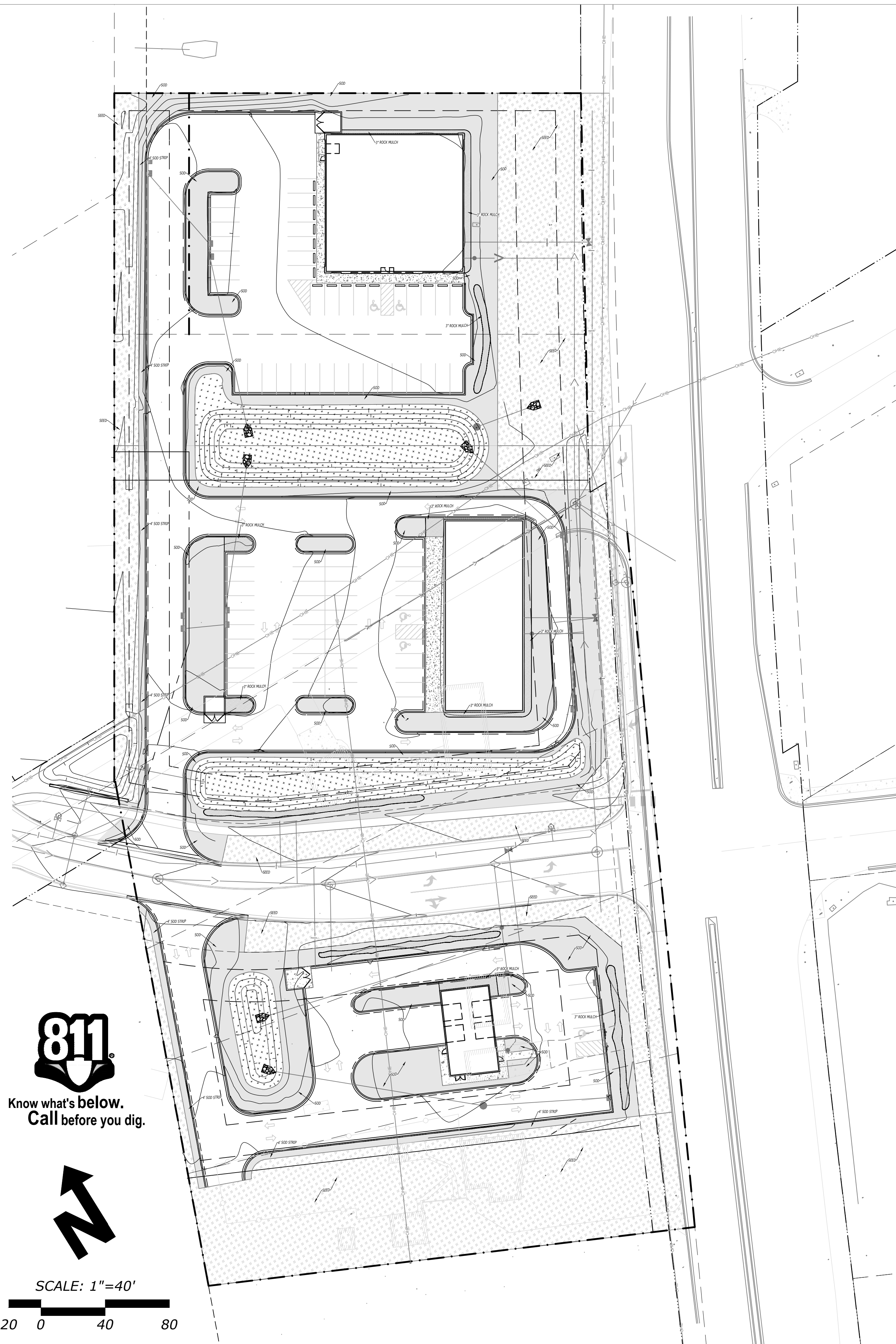
IRRIGATION NOTES:

- IRRIGATE ENTIRE SITE, DESIGN SHOULD ENCOMPASS ALL LANDSCAPE AREAS WITH SOD AND PLANTINGS.
- MINIMIZE OVERSPRAY ON BUILDINGS AND PAVEMENT.
- DRIP IRRIGATION TO BE PROVIDED FOR ALL LANDSCAPE BEDS.
- CONTRACTOR TO REVIEW MECHANICAL AND ELECTRICAL PLANS FOR WATER STUB OUT AND ELECTRICAL LOCATIONS.
- CONTRACTOR TO VERIFY WATER STUB OUT SIZE IS SUFFICIENT, NOTIFY OWNER OF ANY DEFICIENCY.
- CONTRACTOR TO VERIFY CONTROLLER LOCATION WITH OWNER BEFORE INSTALLATION.
- RPZ BACKFLOW PREVENTER TO BE USED AT WATER STUB OUT.
- PREFERRED CONTROLLER SHOULD BE A WATERSENSE WEATHER BASED IRRIGATION CONTROLLER (WBIC).
- CONTRACTOR TO HAVE ALL UTILITIES ON SITE VERIFIED AND MARKED BEFORE STARTING WORK.
- CONTRACTOR IS LIABLE FOR ANY DAMAGE TO EXISTING UTILITIES ON SITE AND RESPONSIBLE FOR THE COSTS ASSOCIATED WITH REPAIRING/REPLACING DAMAGE.
- CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR IN ORDER TO PROVIDE ALL PVC SLEEVES AT A DEPTH OF 2'-0" BELOW FINISHED GRADE. MARK LOCATIONS OF PLACED PVC SLEEVES.
- CONTRACTOR TO PLACE MAIN LINES MINIMUM 1'-6" BELOW FINISH GRADE, LATERAL LINES MINIMUM 1'-0" BELOW FINISH GRADE.
- WIRES TO BE MINIMUM 16 AWG SOLID COPPER. SPLICE ONLY AT BOXES WITH MOISTURE RATED CONNECTORS.
- VALVES BOXES AND COVERS SHOULD BE BEST COLOR TO MATCH WITH SURROUNDING LANDSCAPE.
- BOXES TO BE SET ON A BASE OF 3" MINIMUM DEPTH 3/4" CLEAR GRAVEL.
- PLACE BOXES IN LANDSCAPE BEDS WHEN POSSIBLE.
- TRENCH BACKFILL TO BE CLEAN, FREE OF DEBRIS, SHARP OBJECTS AND ROCKS.
- CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS TO OWNERS UPON COMPLETION OF WORK.



MASTER LANDSCAPE PLANT LEGEND

DECIDUOUS TREES			
BO	3	BUR OAK <i>Quercus macrocarpa</i>	2.5" CAL. B&B 60'H x 60'W
WO	4	WHITE OAK <i>Quercus alba</i>	2.5" CAL. B&B 60'H x 60'W
SY	8	EXCLAMATION! SYCAMORE <i>Platanus x acerifolia 'Morton Circle'</i>	2.5" CAL. B&B 60'H x 45'W
HC	4	HORSE CHESTNUT <i>Aesculus hippocastanum</i>	2.5" CAL. B&B 55'H x 50'W
UP	5	URBAN PINNACLE BUR OAK <i>Quercus macrocarpa 'JFS-KW3'</i>	2" CAL. B&B 55'H x 25'W
CH	6	COMMON HACKBERRY <i>Celtis occidentalis</i>	2.5" CAL. B&B 50'H x 50'W
AG	8	AUTUMN GOLD GINKGO <i>Ginkgo biloba 'Autumn Gold'</i>	2.5" CAL. B&B 50'H x 30'W
BL	7	BOULEVARD LINDEN <i>Tilia americana 'Boulevard'</i>	2.5" CAL. B&B 50'H x 25'W
SK	6	STREETKEEPER HONEYLOCUST <i>Gleditsia tricanthos 'Draves'</i>	2.5" CAL. B&B 45'H x 20'W
ORNAMENTAL TREES			
PP	6	PARKLAND PILLAR BIRCH <i>Betula platyphylla 'Jefpark'</i>	1.5" CAL. B&B 40'H x 7'W
EVERGREEN TREES			
AL	6	AMERICAN LARCH <i>Larix laricina</i>	6' HT B&B 40'H x 15'W
SS	11	SWISS STONE ALGONQUIN PILLAR <i>Pinus cembra 'Algonquin Pillar'</i>	4' HT B&B 25'H x 10'W
SF	11	KOREAN SILVER SHOW FIR <i>Abies koreana 'Silver Show'</i>	18" HT B&B 12'H x 8'W
SHRUBS			
NV	27	NANNYBERRY VIBURNUM <i>Viburnum lentago</i>	#5 CONT. POT 20'H x 10'W
TE	25	TIGER EYES CUTLEAF STAGHORN SUMAC <i>Rhus typhina 'Baltiger'</i>	#2 CONT. POT 8'H x 8'W
RS	17	REGENT SERVICEBERRY <i>Amelanchier alnifolia 'Regent'</i>	#5 CONT. POT 6'H x 6'W
CV	17	COMPACT AMERICAN VIBURNUM <i>Viburnum trilobum 'Bailey Compact'</i>	#2 CONT. POT 6'H x 6'W
LL	12	LITTLE LIME HYDRANGEA <i>Hydrangea paniculata 'Jane'</i>	#3 CONT. POT 5'H x 5'W
AF	38	ARCTIC FIRE DOGWOOD <i>Cornus stolonifera 'Farrow'</i>	#2 CONT. POT 4'H x 4'W
BH	41	DWARF BUSH HONEYSUCKLE <i>Diervilla lonicera</i>	#2 CONT. POT 3'H x 3'W
GL	6	GRO-LOW FRAGRANT SUMAC <i>Rhus aromatica 'Gro-Low'</i>	#2 CONT. POT 2'H x 8'W
PERENNIALS			
RS	14	RUSSIAN SAGE <i>Salvia yangii</i>	#1 CONT. POT 4'H x 3'W
ORNAMENTAL GRASSES			
KF	89	KARL FORESTER FEATHER REED GRASS <i>Calamagrotis x acutiflora 'Karl Forester'</i>	#1 CONT. POT 4'H x 2.5'W
NS	64	NORTHWIND SWITCH GRASS <i>Panicum virgatum 'Northwind'</i>	#1 CONT. POT 4'H x 2.5'W
SEED			
731 SY		MNDOT SEED MIX 33-262 - DRY SWALE/POND (OR APPROVED ALTERNATE).	
1,204 SY		MNDOT SEED MIX 35-221 - DRY PRAIRIE GENERAL (OR APPROVED ALTERNATE).	
5,857 SY		MNDOT SEED MIX 25-131 - LOW MAINTENANCE TURF (OR APPROVED ALTERNATE).	
SOD - 4,036 SY			
EDGING - 1,240 LF			
ROCK MULCH - 33 CY			
MULCH (TREES/SHRUBS OUTSIDE OF BEDS) - 13.5 CY			



PLAN-TYPE
SITE PLANNING & LANDSCAPE ARCHITECTURE
Minneapolis, MN info@plan-type.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: JOSEPH L. SCHEFFLER
Expiration: 06-30-2026

License #: 55597
Date: 08-02-2024

PROJECT MANAGER
LOUIE

DRAWN BY
J + L

PROJECT NAME
77TH & LAKE

LINO LAKES, MN

ISSUE LOG

08-02-2024	SUBMITTAL
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JAVA
PROPERTIES

879 Scheffler Avenue
St. Paul, MN 55102
Phone: 952-403-9595

SHEET TITLE
MASTER PLAN

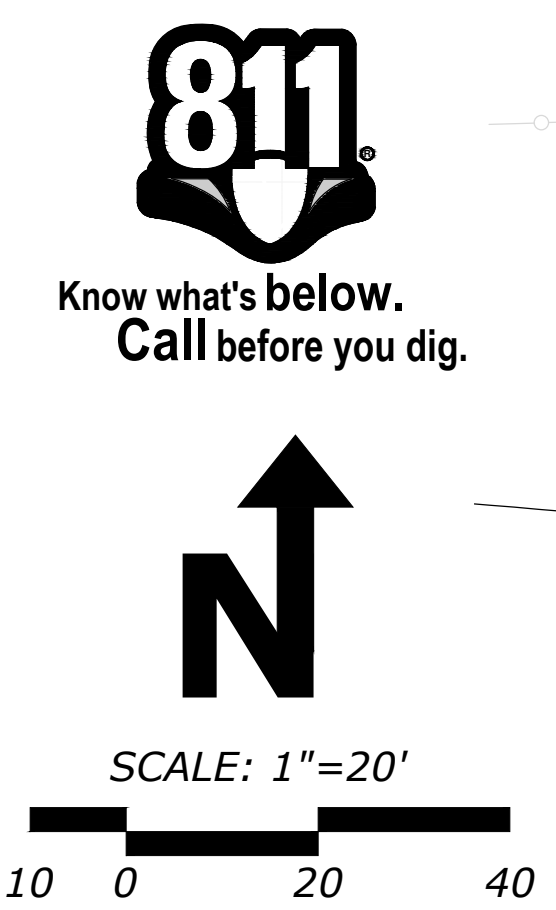
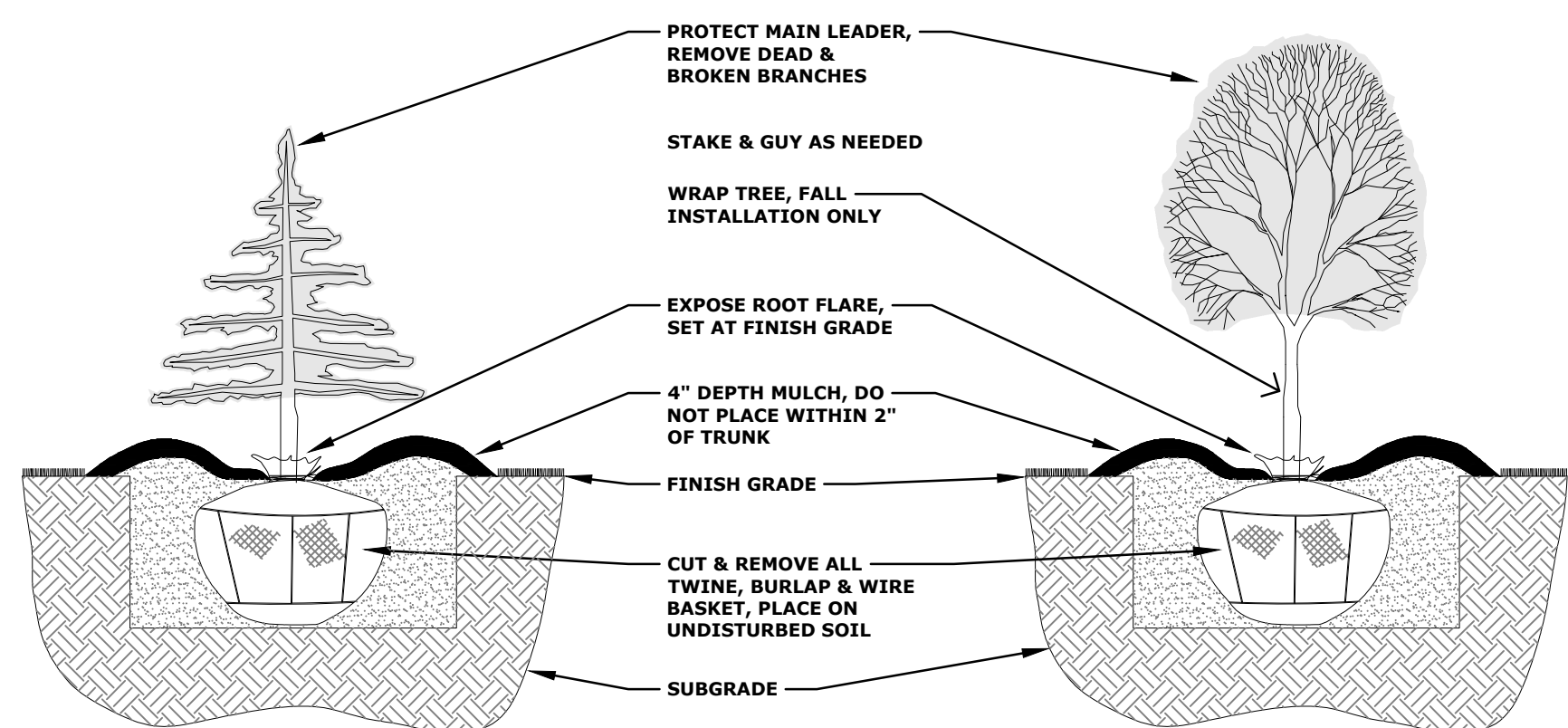
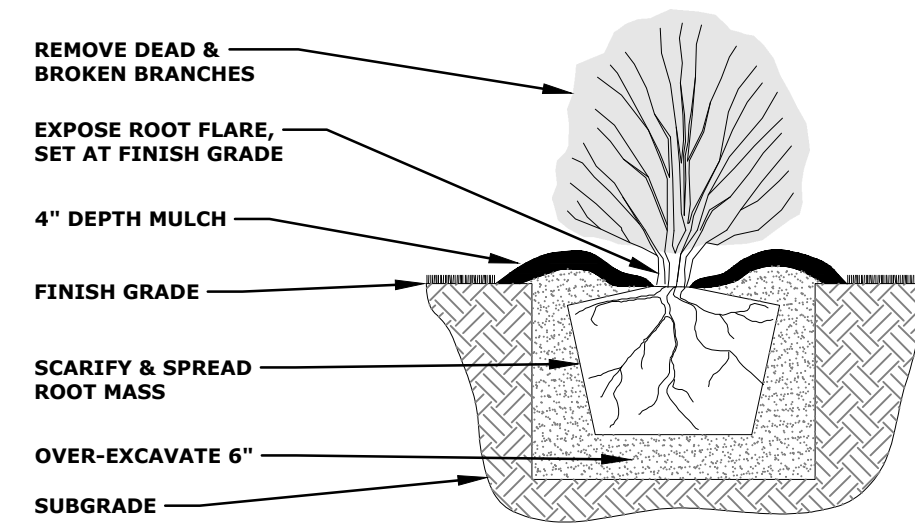
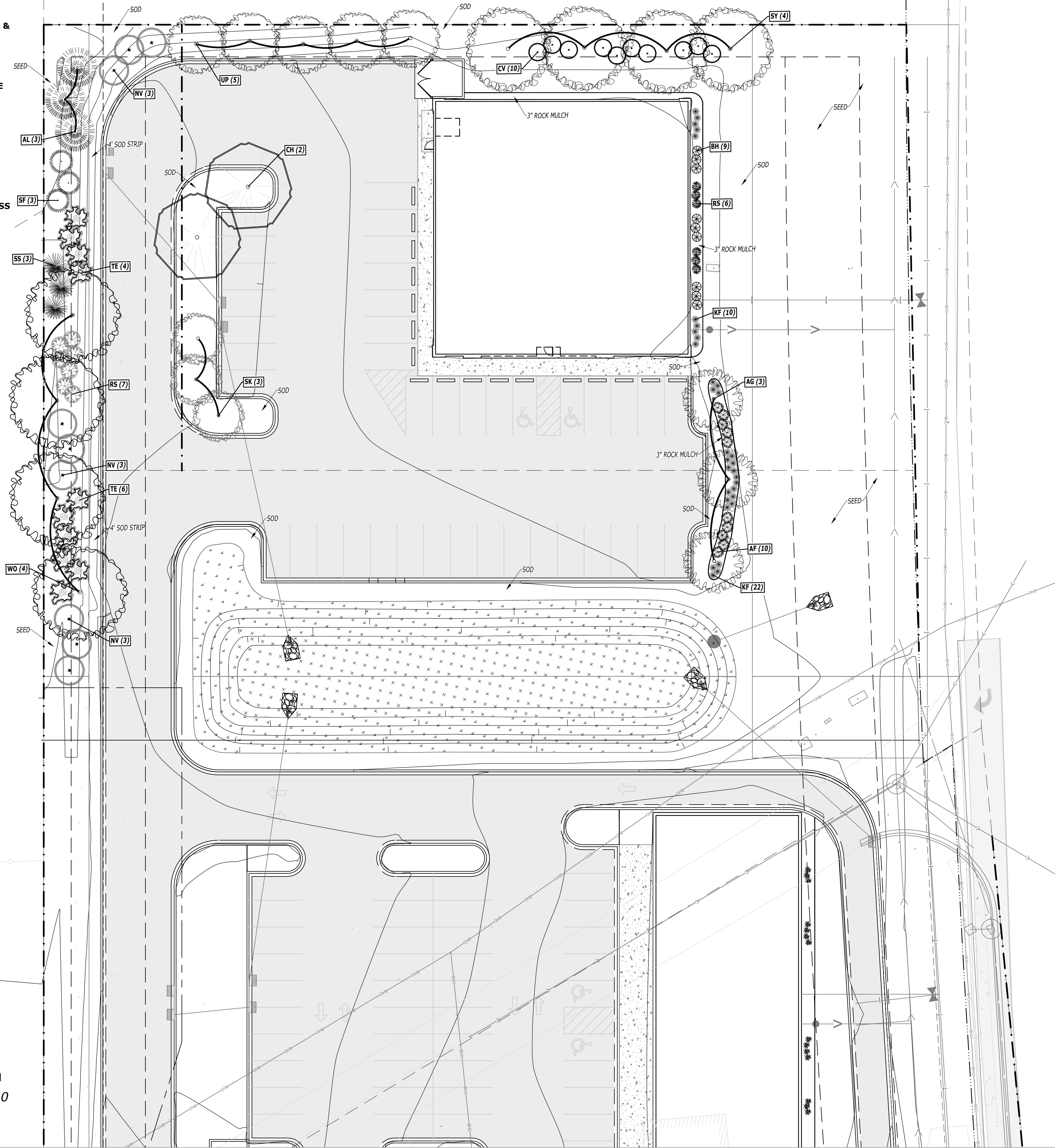
SHEET NUMBER
L101

LANDSCAPE PLANT LEGEND (NORTH)

DECIDUOUS TREES			
WO	4	WHITE OAK <i>Quercus alba</i>	2.5" CAL. B&B 60'H x 60'W
SY	4	EXCLAMATION! SYCAMORE <i>Platanus x acerifolia 'Morton Circle'</i>	2.5" CAL. B&B 60'H x 45'W
UP	5	URBAN PINNACLE BUR OAK <i>Quercus macrocarpa 'JFS-KW3'</i>	2" CAL. B&B 55'H x 25'W
CH	2	COMMON HACKBERRY <i>Celtis occidentalis</i>	2.5" CAL. B&B 50'H x 50'W
AG	3	AUTUMN GOLD GINKGO <i>Ginkgo biloba 'Autumn Gold'</i>	2.5" CAL. B&B 50'H x 30'W
SK	3	STREETKEEPER HONEYLOCUST <i>Gleditsia tricanthos 'Draves'</i>	2.5" CAL. B&B 45'H x 20'W
EVERGREEN TREES			
AL	3	AMERICAN LARCH <i>Larix laricina</i>	6' HT B&B 40'H x 15'W
SS	3	SWISS STONE ALGONQUIN PILLAR <i>Pinus cembra 'Algonquin Pillar'</i>	4' HT B&B 25'H x 10'W
SF	3	KOREAN SILVER SHOW FIR <i>Abies koreana 'Silver Show'</i>	18" HT B&B 12'H x 8'W
SHRUBS			
NV	9	NANNYBERRY VIBURNUM <i>Viburnum lentago</i>	#5 CONT. POT 20'H x 10'W
TE	10	TIGER EYES CUTLEAF STAGHORN SUMAC <i>Rhus typhina 'Baltiger'</i>	#2 CONT. POT 8'H x 8'W
RS	7	REGENT SERVICEBERRY <i>Amelanchier alnifolia 'Regent'</i>	#5 CONT. POT 6'H x 6'W
CV	10	COMPACT AMERICAN VIBURNUM <i>Viburnum trilobum 'Bailey Compact'</i>	#2 CONT. POT 6'H x 6'W
AF	10	ARCTIC FIRE DOGWOOD <i>Cornus stolonifera 'Farrow'</i>	#2 CONT. POT 4'H x 4'W
BH	9	DWARF BUSH HONEYSUCKLE <i>Diervilla lonicera</i>	#2 CONT. POT 3'H x 3'W
PERENNIALS			
RS	6	RUSSIAN SAGE <i>Salvia yangii</i>	#1 CONT. POT 4'H x 3'W
ORNAMENTAL GRASSES			
KF	32	KARL FORESTER FEATHER REED GRASS <i>Calamagrotis x acutiflora 'Karl Forester'</i>	#1 CONT. POT 4'H x 2.5'W
SEED			
234 SY		MNDOT SEED MIX 33-262 - DRY SWALE/POND (OR APPROVED ALTERNATE).	
305 SY		MNDOT SEED MIX 35-221 - DRY PRAIRIE GENERAL (OR APPROVED ALTERNATE).	
2,067 SY		MNDOT SEED MIX 25-131 - LOW MAINTENANCE TURF (OR APPROVED ALTERNATE).	
SOD - 1,175 SY EDGING - 320 LF ROCK MULCH - 8 CY MULCH (TREES/SHRUBS OUTSIDE OF BEDS) - 5 CY			

LANDSCAPE REQUIREMENTS

- CANOPY COVER SF REQUIRED = 40% OF VEHICULAR HARDSCAPE SF
 - 26,826 SF VEHICULAR SF = 10,730 SF OF CANOPY COVER REQUIRED
 - 10,800 SF CANOPY COVER PROVIDED
- FOUNDATION PLANTINGS = 2 LARGE TREES & 6 LARGE SHRUBS PER 100 LF OF STREET FACING FOUNDATION
 - 87 LF STREET FACING FOUNDATION = 2 LARGE TREES & 6 LARGE SHRUBS REQUIRED
 - 2 LARGE TREES & 9 MEDIUM SHRUBS PROVIDED
- OPEN SPACE PLANTINGS = 1 LARGE TREES & 3 LARGE SHRUBS PER 2,000 SF OPEN SPACE
 - 31,323 SF OPEN SPACE = 16 LARGE TREES & 46 LARGE SHRUBS REQUIRED
 - 18 LARGE TREES PROVIDED & 42 LARGE 10 MEDIUM SHRUBS PROVIDED (SMALL CONIFEROUS TREES SUBSTITUTED AS SHRUBS)
- FRONT BUFFER YARD = 30" TALL CONTINUOUS BUFFER BETWEEN PUBLIC ROW
 - 1 LARGE TREE FOR EVERY 50 FT OF BUFFER
 - 70 LF OF BUFFER = 2 TREES REQUIRED
 - 2 TREES PROVIDED & BUFFER
- REAR BUFFER YARD = CONTINUOUS BUFFER BETWEEN LESS INTENSIVE USE PARCEL
 - 1 LARGE TREE FOR EVERY 50 FT OF BUFFER
 - 220 LF OF BUFFER = 5 LARGE TREES REQUIRED
 - 7 LARGE TREES PROVIDED & BUFFER



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
SIGNATURE: JOSEPH L. SCHEFFLER
Expiration: 06-30-2026

License #: 55597
Date: 08-02-2024

PROJECT MANAGER
LOUIE
DRAWN BY
J + L

PROJECT NAME
77TH & LAKE

LINO LAKES, MN

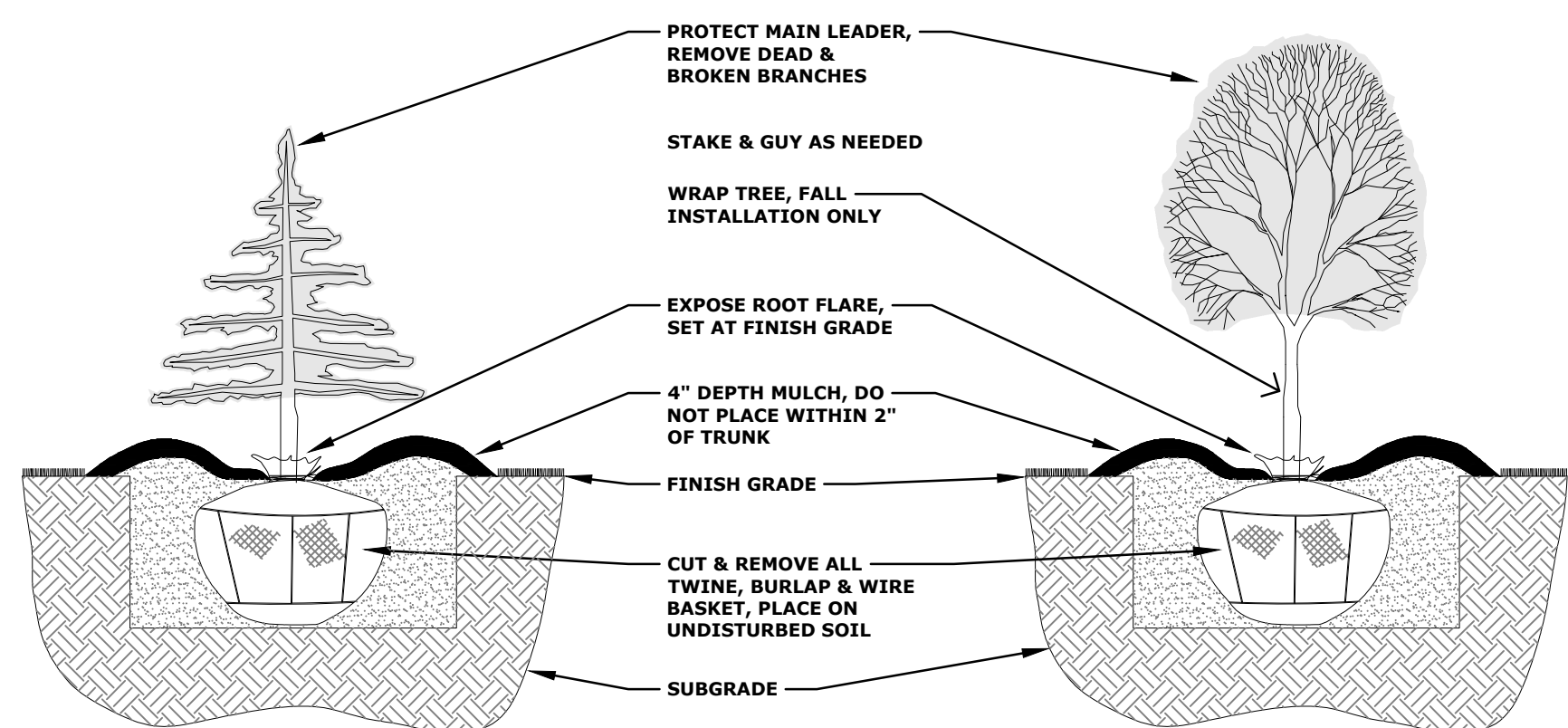
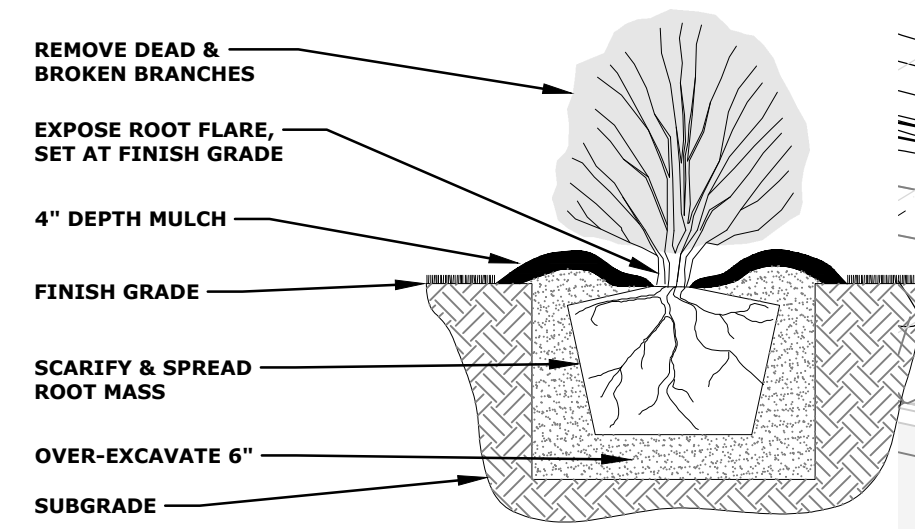
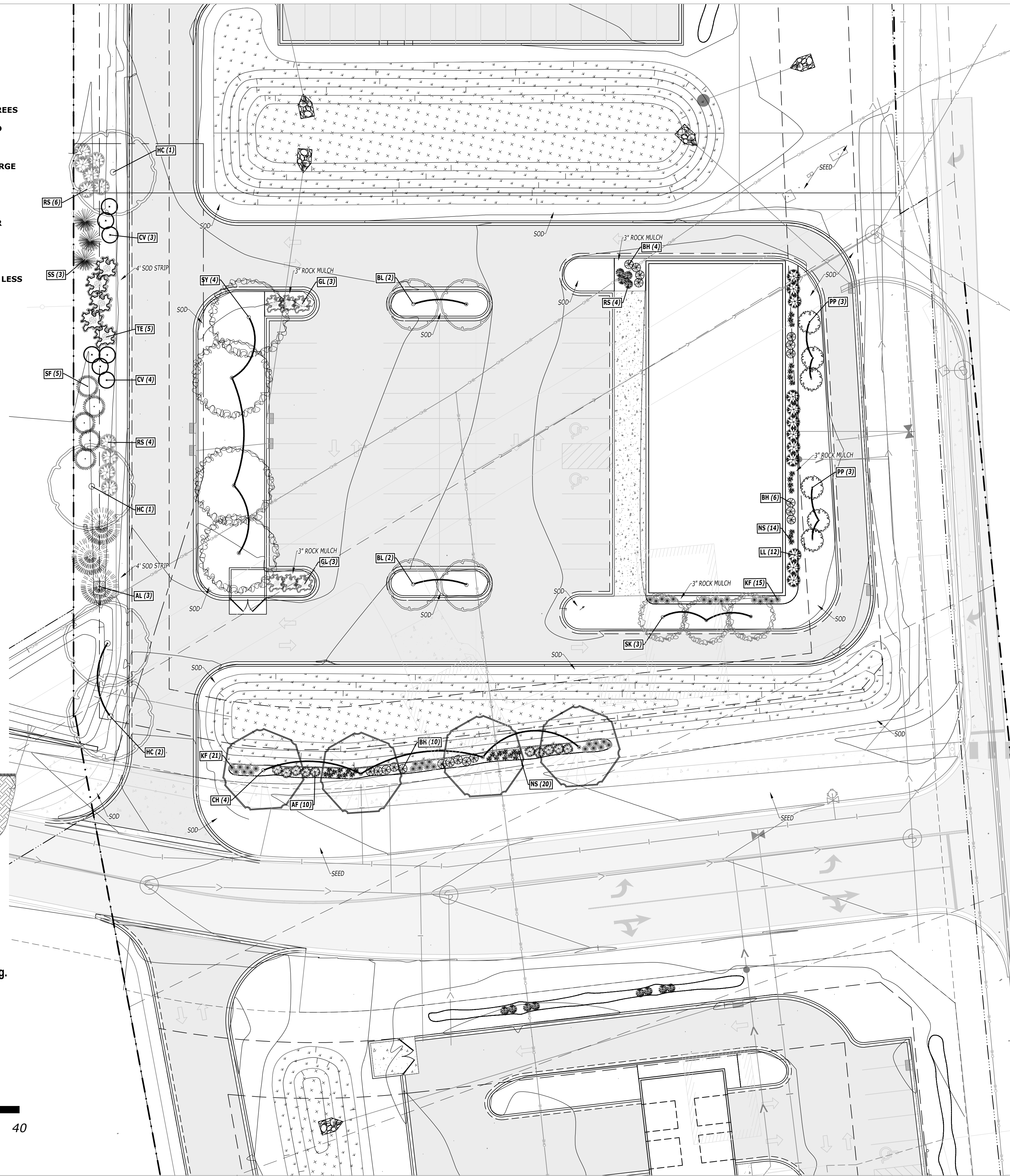
ISSUE LOG
08-02-2024 SUBMITTAL

LANDSCAPE PLANT LEGEND (MIDDLE)

DECIDUOUS TREES			
SY	4	EXCLAMATION! SYCAMORE <i>Platanus x acerifolia</i> 'Morton Circle'	2.5" CAL. B&B 60'H x 45'W
HC	4	HORSE CHESTNUT <i>Aesculus hippocastanum</i>	2.5" CAL. B&B 55'H x 50'W
CH	4	COMMON HACKBERRY <i>Celtis occidentalis</i>	2.5" CAL. B&B 50'H x 50'W
BL	4	BOULEVARD LINDEN <i>Tilia americana</i> 'Boulevard'	2.5" CAL. B&B 50'H x 25'W
SK	3	STREETKEEPER HONEYLOCUST <i>Gleditsia tricanthos</i> 'Draves'	2.5" CAL. B&B 45'H x 20'W
ORNAMENTAL TREES			
PP	6	PARKLAND PILLAR BIRCH <i>Betula platyphylla</i> 'Jefpark'	1.5" CAL. B&B 40'H x 7'W
EVERGREEN TREES			
AL	3	AMERICAN LARCH <i>Larix laricina</i>	6' HT B&B 40'H x 15'W
SS	3	SWISS STONE ALGONQUIN PILLAR <i>Pinus cembra</i> 'Algonquin Pillar'	4' HT B&B 25'H x 10'W
SF	5	KOREAN SILVER SHOW FIR <i>Abies koreana</i> 'Silver Show'	18" HT B&B 12'H x 8'W
SHRUBS			
TE	6	TIGER EYES CUTLEAF STAGHORN SUMAC <i>Rhus typhina</i> 'Baltiger'	#2 CONT. POT 8'H x 8'W
RS	10	REGENT SERVICEBERRY <i>Amelanchier alnifolia</i> 'Regent'	#5 CONT. POT 6'H x 6'W
CV	7	COMPACT AMERICAN VIBURNUM <i>Viburnum trilobum</i> 'Bailey Compact'	#2 CONT. POT 6'H x 6'W
LL	12	LITTLE LIME HYDRANGEA <i>Hydrangea paniculata</i> 'Jane'	#3 CONT. POT 5'H x 5'W
AF	10	ARCTIC FIRE DOGWOOD <i>Cornus stolonifera</i> 'Farrow'	#2 CONT. POT 4'H x 4'W
BH	20	DWARF BUSH HONEYSUCKLE <i>Diervilla lonicera</i>	#2 CONT. POT 3'H x 3'W
GL	6	GRO-LOW FRAGRANT SUMAC <i>Rhus aromatica</i> 'Gro-Low'	#2 CONT. POT 2'H x 8'W
ORNAMENTAL GRASSES			
KF	36	KARL FORESTER FEATHER REED GRASS <i>Calamagrotis x acutiflora</i> 'Karl Forester'	#1 CONT. POT 4'H x 2.5'W
NS	34	NORTHWIND SWITCH GRASS <i>Panicum virgatum</i> 'Northwind'	#1 CONT. POT 4'H x 2.5'W
SEED			
424 SY		MNDOT SEED MIX 33-262 - DRY SWALE/POND (OR APPROVED ALTERNATE).	
761 SY		MNDOT SEED MIX 35-221 - DRY PRAIRIE GENERAL (OR APPROVED ALTERNATE).	
1,289 SY		MNDOT SEED MIX 25-131 - LOW MAINTENANCE TURF (OR APPROVED ALTERNATE).	
SOD - 1,618 SY EDGING - 480 LF ROCK MULCH - 16 CY MULCH (TREES/SHRUBS OUTSIDE OF BEDS) - 5 CY			

LANDSCAPE REQUIREMENTS

- CANOPY COVER SF REQUIRED = 40% OF VEHICULAR HARDSCAPE SF
 - 27,042 SF VEHICULAR SF = 10,817 SF OF CANOPY COVER REQUIRED
 - 12,200 SF CANOPY COVER PROVIDED
- FOUNDATION PLANTINGS = 2 LARGE TREES & 6 LARGE SHRUBS PER 100 LF OF STREET FACING FOUNDATION
 - 170 LF STREET FACING FOUNDATION = 4 LARGE TREES & 11 LARGE SHRUBS REQUIRED
 - 6 MEDIUM TREES & 22 MEDIUM SHRUBS PROVIDED
- OPEN SPACE PLANTINGS = 1 LARGE TREES & 3 LARGE SHRUBS PER 2,000 SF OPEN SPACE
 - 30,548 SF OPEN SPACE = 15 LARGE TREES & 46 LARGE SHRUBS REQUIRED
 - 18 LARGE TREES PROVIDED & 30 LARGE & 26 MEDIUM SHRUBS PROVIDED (SMALL CONIFEROUS TREES SUBSTITUTED AS SHRUBS)
- FRONT BUFFER YARD = 30" TALL CONTINUOUS BUFFER BETWEEN PUBLIC ROW
 - 1 LARGE TREE FOR EVERY 50 FT OF BUFFER
 - 125 LF OF BUFFER = 3 TREES REQUIRED
 - 4 TREES PROVIDED & BUFFER
- REAR BUFFER YARD = CONTINUOUS BUFFER BETWEEN LESS INTENSIVE USE PARCEL
 - 1 LARGE TREE FOR EVERY 50 FT OF BUFFER
 - 311 LF OF BUFFER = 7 LARGE TREES REQUIRED
 - 7 LARGE TREES PROVIDED & BUFFER



811
Know what's below.
Call before you dig.

N

SCALE: 1"=20'

10 0 20 40

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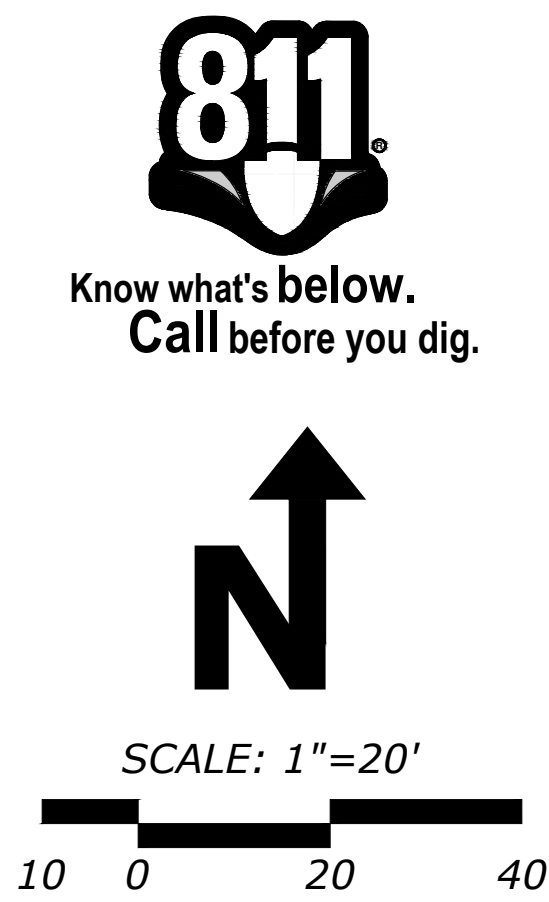
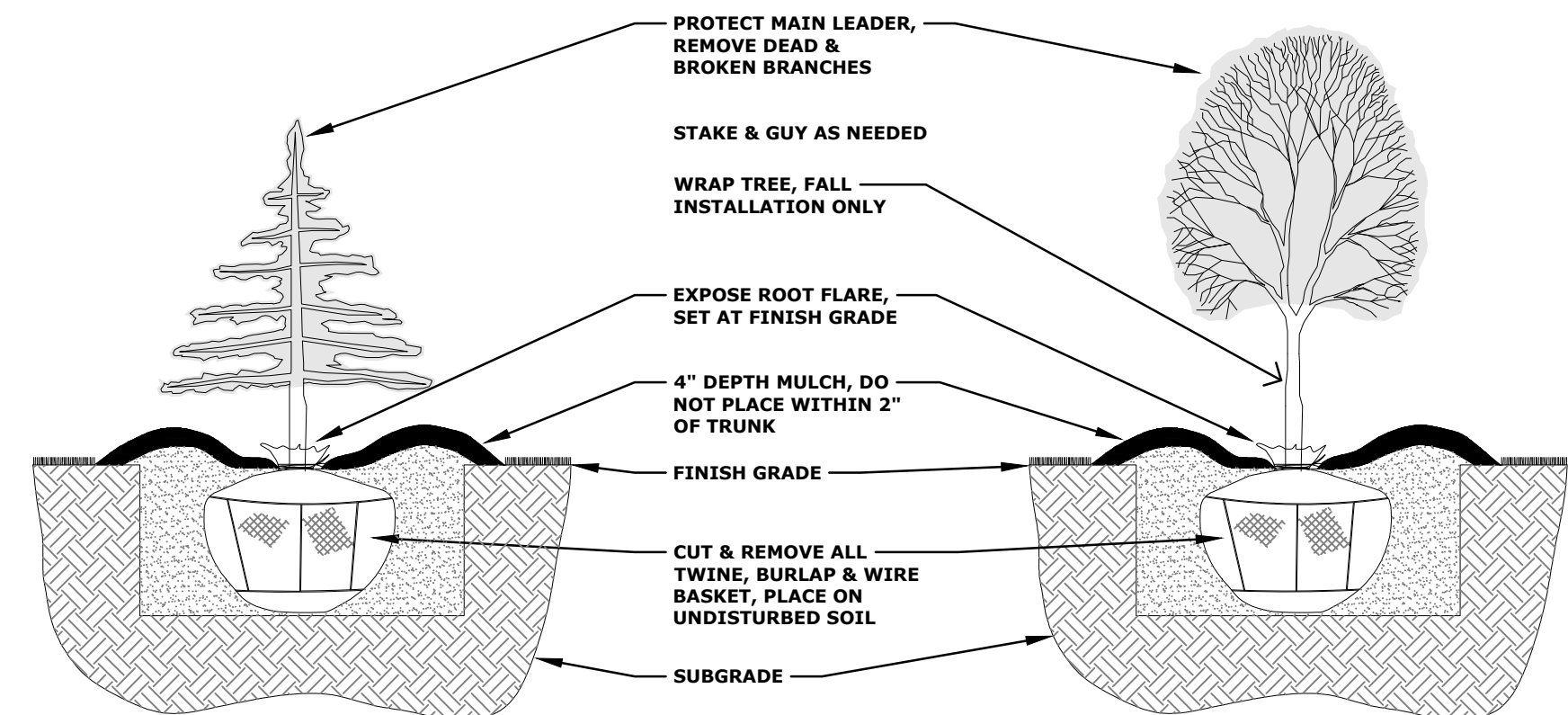
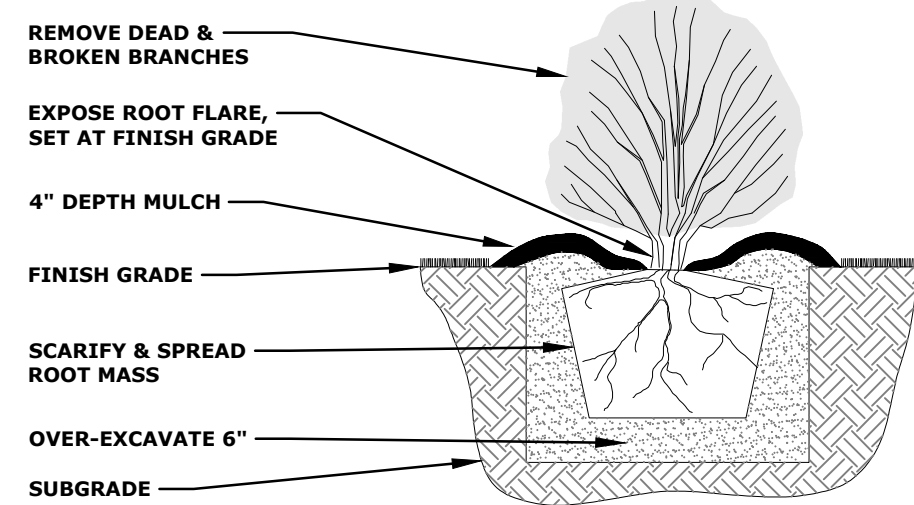
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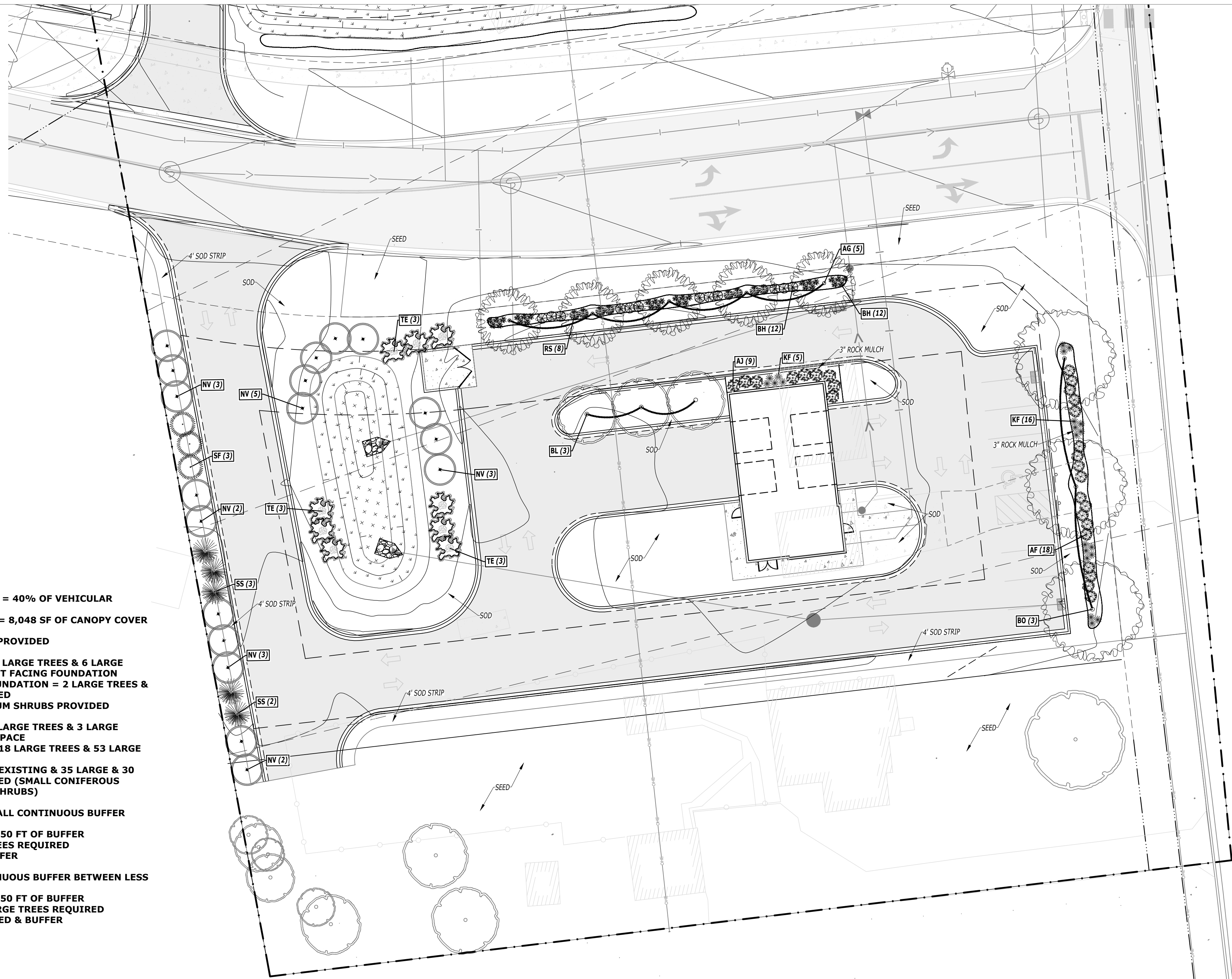
LANDSCAPE PLANT LEGEND (SOUTH)

DECIDUOUS TREES			
BO	3	BUR OAK <i>Quercus macrocarpa</i>	2.5" CAL. B&B 60'H x 60'W
AG	5	AUTUMN GOLD GINKGO <i>Ginkgo biloba 'Autumn Gold'</i>	2.5" CAL. B&B 50'H x 30'W
BL	3	BOULEVARD LINDEN <i>Tilia americana 'Boulevard'</i>	2.5" CAL. B&B 50'H x 25'W
EVERGREEN TREES			
SS	5	SWISS STONE ALGONQUIN PILLAR <i>Pinus cembra 'Algonquin Pillar'</i>	4' HT B&B 25'H x 10'W
SF	3	KOREAN SILVER SHOW FIR <i>Abies koreana 'Silver Show'</i>	18" HT B&B 12'H x 8'W
SHRUBS			
NV	18	NANNYBERRY VIBURNUM <i>Viburnum lentago</i>	#5 CONT. POT 20'H x 10'W
TE	9	TIGER EYES CUTLEAF STAGHORN SUMAC <i>Rhus typhina 'Baltiger'</i>	#2 CONT. POT 8'H x 8'W
BH	12	DWARF BUSH HONEYSUCKLE <i>Diervilla lonicera</i>	#2 CONT. POT 3'H x 3'W
AJ	9	AMBER JUBILEE NINEBARK <i>Physocarpus opulifolius 'Jefam'</i>	#2 CONT. POT 5'H x 4'W
AF	18	ARCTIC FIRE DOGWOOD <i>Cornus stolonifera 'Farrow'</i>	#2 CONT. POT 4'H x 4'W
PERENNIALS			
RS	8	RUSSIAN SAGE <i>Salvia yangii</i>	#1 CONT. POT 4'H x 3'W
ORNAMENTAL GRASSES			
KF	21	KARL FORESTER FEATHER REED GRASS <i>Calamagrostis x acutiflora 'Karl Forester'</i>	#1 CONT. POT 4'H x 2.5'W
NS	30	NORTHWIND SWITCH GRASS <i>Panicum virgatum 'Northwind'</i>	#1 CONT. POT 4'H x 2.5'W
SEED			
73 SY		MNDOT SEED MIX 33-262 - DRY SWALE/POND (OR APPROVED ALTERNATE).	
138 SY		MNDOT SEED MIX 35-221 - DRY PRAIRIE GENERAL (OR APPROVED ALTERNATE).	
2,501 SY		MNDOT SEED MIX 25-131 - LOW MAINTENANCE TURF (OR APPROVED ALTERNATE).	
SOD - 1,243 SY EDGING - 440 LF ROCK MULCH - 9 CY MULCH (TREES/SHRUBS OUTSIDE OF BEDS) - 3.5 CY			



LANDSCAPE REQUIREMENTS

- CANOPY COVER SF REQUIRED = 40% OF VEHICULAR HARDSCAPE SF
 - 20,121 SF VEHICULAR SF = 8,048 SF OF CANOPY COVER REQUIRED
 - 8,400 SF CANOPY COVER PROVIDED
- FOUNDATION PLANTINGS = 2 LARGE TREES & 6 LARGE SHRUBS PER 100 LF OF STREET FACING FOUNDATION
 - 86 LF STREET FACING FOUNDATION = 2 LARGE TREES & 6 LARGE SHRUBS REQUIRED
 - 2 LARGE TREES & 9 MEDIUM SHRUBS PROVIDED
- OPEN SPACE PLANTINGS = 1 LARGE TREE & 3 LARGE SHRUBS PER 2,000 SF OPEN SPACE
 - 35,170 SF OPEN SPACE = 18 LARGE TREES & 53 LARGE SHRUBS REQUIRED
 - 11 LARGE TREES PROVIDED + 9 EXISTING & 35 LARGE & 30 MEDIUM SHRUBS PROVIDED (SMALL CONIFEROUS TREES SUBSTITUTED AS SHRUBS)
- FRONT BUFFER YARD = 30" TALL CONTINUOUS BUFFER BETWEEN PUBLIC ROW
 - 1 LARGE TREE FOR EVERY 50 FT OF BUFFER
 - 225 LF OF BUFFER = 5 TREES REQUIRED
 - 5 TREES PROVIDED & BUFFER
- REAR BUFFER YARD = CONTINUOUS BUFFER BETWEEN LESS INTENSIVE USE PARCEL
 - 1 LARGE TREE FOR EVERY 50 FT OF BUFFER
 - 159 LF OF BUFFER = 4 LARGE TREES REQUIRED
 - 8 MEDIUM TREES PROVIDED & BUFFER



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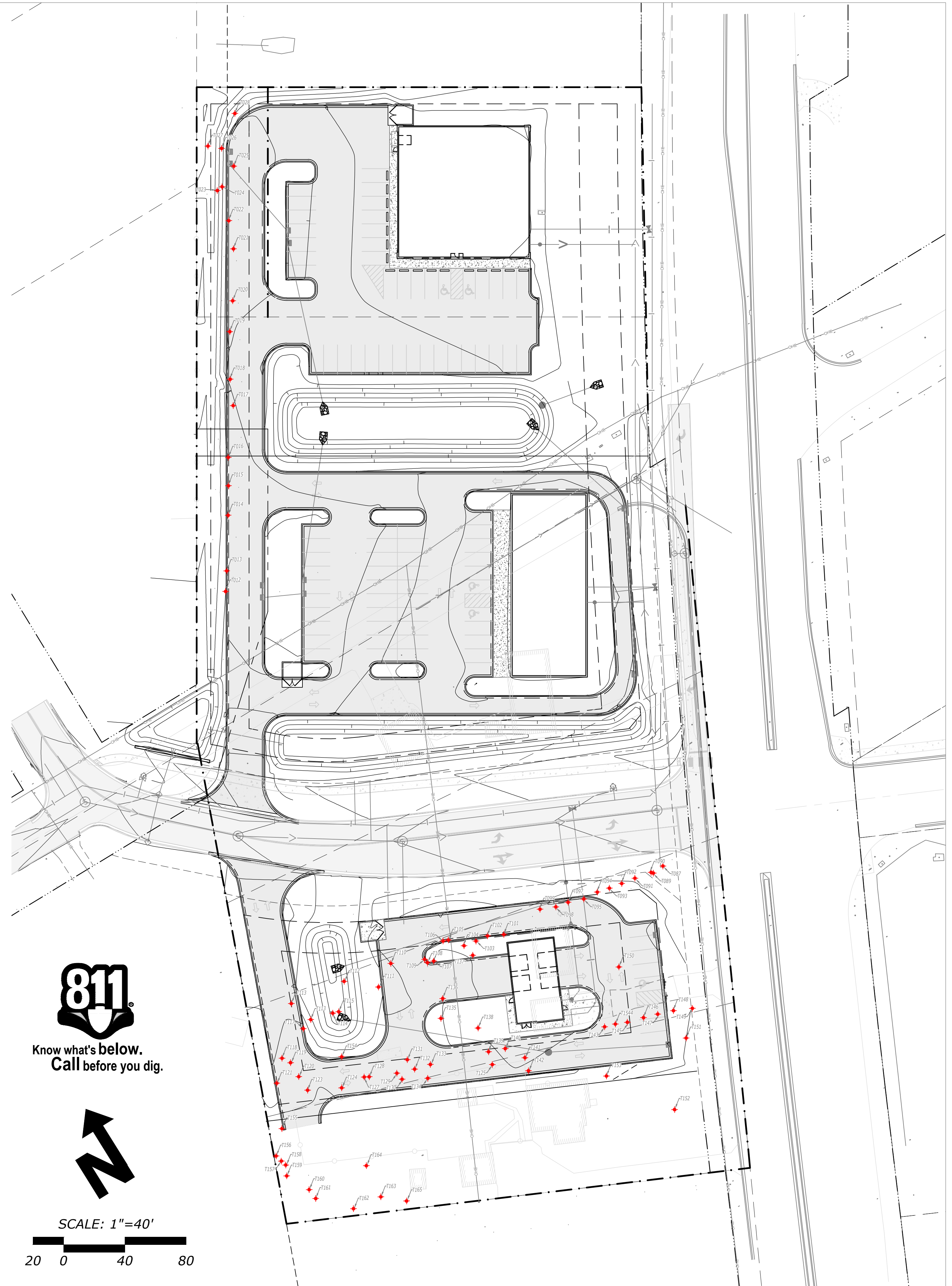
EXISTING TREE LEGEND

ID#	SPECIES	SIZE (CAL.)	STATUS	REMOVAL (CAL.)
12	RED PINE <i>Pinus resinosa</i>	16	REMOVE	16
13	SILVER MAPLE <i>Acer saccharinum</i>	56	REMOVE	56
14	SILVER MAPLE <i>Acer saccharinum</i>	43	REMOVE	43
15	RED PINE <i>Pinus resinosa</i>	16	REMOVE	16
16	SILVER MAPLE <i>Acer saccharinum</i>	33	REMOVE	33
17	SILVER MAPLE <i>Acer saccharinum</i>	109	REMOVE	109
18	RED PINE <i>Pinus resinosa</i>	12	REMOVE	12
19	RED PINE <i>Pinus resinosa</i>	24	REMOVE	24
20	SILVER MAPLE <i>Acer saccharinum</i>	58	REMOVE	58
21	SILVER MAPLE <i>Acer saccharinum</i>	60	REMOVE	60
22	RED PINE <i>Pinus resinosa</i>	16	REMOVE	16
23	RED OAK <i>Quercus rubra</i>	18	REMOVE	18
24	RED OAK <i>Quercus rubra</i>	9	REMOVE	9
25	RED PINE <i>Pinus resinosa</i>	22	REMOVE	22
26	WHITE POPLAR <i>Populus alba</i>	8	REMOVE	8
27	WHITE POPLAR <i>Populus alba</i>	13	REMOVE	13
28	RED PINE <i>Pinus resinosa</i>	17	REMOVE	17
87	RED PINE <i>Pinus resinosa</i>	21	REMOVE	21
89	BOXELDER MAPLE <i>Acer nedundo</i>	11	REMOVE	11
90	RED PINE <i>Pinus resinosa</i>	15	REMOVE	15
91	RED PINE <i>Pinus resinosa</i>	17	REMOVE	17
92	RED PINE <i>Pinus resinosa</i>	29	REMOVE	29
93	RED PINE <i>Pinus resinosa</i>	16	REMOVE	16
94	BLUE SPRUCE <i>Picea pungens</i>	12	REMOVE	12
95	BLUE SPRUCE <i>Picea pungens</i>	9	DEAD	
97	BLUE SPRUCE <i>Picea pungens</i>	12	DEAD	
98	BLUE SPRUCE <i>Picea pungens</i>	9	DEAD	
99	BLUE SPRUCE <i>Picea pungens</i>	20	REMOVE	20
101	GREEN ASH <i>Fraxinus pennsylvanica</i>	14	REMOVE	14
102	BLUE SPRUCE <i>Picea pungens</i>	17	REMOVE	17
103	BLUE SPRUCE <i>Picea pungens</i>	10	REMOVE	10
104	BLUE SPRUCE <i>Picea pungens</i>	15	DEAD	
105	AMERICAN ARBORVITAE <i>Thuja occidentalis</i>	6	REMOVE	6
106	AMERICAN ARBORVITAE <i>Thuja occidentalis</i>	6	DEAD	
107	AMERICAN ELM <i>Ulmus americana</i>	8	REMOVE	8
108	AMERICAN ELM <i>Ulmus americana</i>	13	REMOVE	13
109	BLUE SPRUCE <i>Picea pungens</i>	9	DEAD	
110	BLUE SPRUCE <i>Picea pungens</i>	12	DEAD	
111	SUGAR MAPLE <i>Acer Saccharum</i>	18	REMOVE	18
112	RED PINE <i>Pinus resinosa</i>	10	DEAD	
113	RED PINE <i>Pinus resinosa</i>	12	REMOVE	12
114	AMERICAN ELM <i>Ulmus americana</i>	13	REMOVE	13
115	WHITE POPLAR <i>Populus alba</i>	21	REMOVE	21
116	AMERICAN ELM <i>Ulmus americana</i>	8	REMOVE	8
117	AMERICAN ELM <i>Ulmus americana</i>	9	REMOVE	9

118	BOXELDER MAPLE <i>Acer nedundo</i>	8	REMOVE	8
119	BOXELDER MAPLE <i>Acer nedundo</i>	10	REMOVE	10
120	BOXELDER MAPLE <i>Acer nedundo</i>	16	REMOVE	16
121	BOXELDER MAPLE <i>Acer nedundo</i>	16	REMOVE	16
122	BOXELDER MAPLE <i>Acer nedundo</i>		DEAD	
123	BOXELDER MAPLE <i>Acer nedundo</i>	15	REMOVE	15
124	BOXELDER MAPLE <i>Acer nedundo</i>	16	REMOVE	16
125	BOXELDER MAPLE <i>Acer nedundo</i>	6	REMOVE	6
127	AMERICAN ELM <i>Ulmus americana</i>	7	REMOVE	7
128	BOXELDER MAPLE <i>Acer nedundo</i>	9	REMOVE	9
129	BLUE SPRUCE <i>Picea pungens</i>	12	REMOVE	12
130	COMMON HACKBERRY <i>Celtis occidentalis</i>	15	REMOVE	15
131	AMERICAN ELM <i>Ulmus americana</i>	18	REMOVE	18
132	BLUE SPRUCE <i>Picea pungens</i>	14	DEAD	
133	BLUE SPRUCE <i>Picea pungens</i>	13	DEAD	
134	AMERICAN ELM <i>Ulmus americana</i>	7	REMOVE	7
135	BOXELDER MAPLE <i>Acer nedundo</i>	9	REMOVE	9
136	AMERICAN LINDEN <i>Tilia americana</i>	28	REMOVE	28
137	GREEN ASH <i>Fraxinus pennsylvanica</i>	10	REMOVE	10
138	RED PINE <i>Pinus resinosa</i>	15	REMOVE	15
139	RED PINE <i>Pinus resinosa</i>	20	REMOVE	20
140	RED PINE <i>Pinus resinosa</i>	26	REMOVE	26
141	BOXELDER MAPLE <i>Acer nedundo</i>	26	REMOVE	26
142	BOXELDER MAPLE <i>Acer nedundo</i>	10	REMOVE	10
143	BLUE SPRUCE <i>Picea pungens</i>	18	REMOVE	18
144	RED PINE <i>Pinus resinosa</i>	14	DEAD	
145	RED PINE <i>Pinus resinosa</i>	21	REMOVE	21
146	BLUE SPRUCE <i>Picea pungens</i>	12	REMOVE	12
147	BLUE SPRUCE <i>Picea pungens</i>	14	REMOVE	14
148	BLUE SPRUCE <i>Picea pungens</i>	20	REMOVE	20
149	BLUE SPRUCE <i>Picea pungens</i>	14	REMOVE	14
150	BLUE SPRUCE <i>Picea pungens</i>	22	REMOVE	22
151	WHITE POPLAR <i>Populus alba</i>	41	REMOVE	41
152	GREEN ASH <i>Fraxinus pennsylvanica</i>	14	REMOVE	14
153	BLUE SPRUCE <i>Picea pungens</i>	15	REMOVE	15
155	BOXELDER MAPLE <i>Acer nedundo</i>	7	REMAIN	
156	BOXELDER MAPLE <i>Acer nedundo</i>	13	REMAIN	
157	BOXELDER MAPLE <i>Acer nedundo</i>	10	REMAIN	
158	BOXELDER MAPLE <i>Acer nedundo</i>	13	REMAIN	
159	AMERICAN ELM <i>Ulmus americana</i>	23	REMAIN	
160	AMERICAN ELM <i>Ulmus americana</i>	12	REMAIN	
161	BOXELDER MAPLE <i>Acer nedundo</i>	13	REMAIN	
165	BUCKTHORN <i>Rhamnus cathartica</i>	15	REMOVE	15
163	SILVER MAPLE <i>Acer saccharinum</i>	51	REMAIN	
164	BLACK ALDER <i>Alnus glutinosa</i>	10	REMAIN	
165	BUCKTHORN <i>Rhamnus cathartica</i>	6	REMOVE	

TOTAL INCHES
1606

TOTAL INCHES
1325



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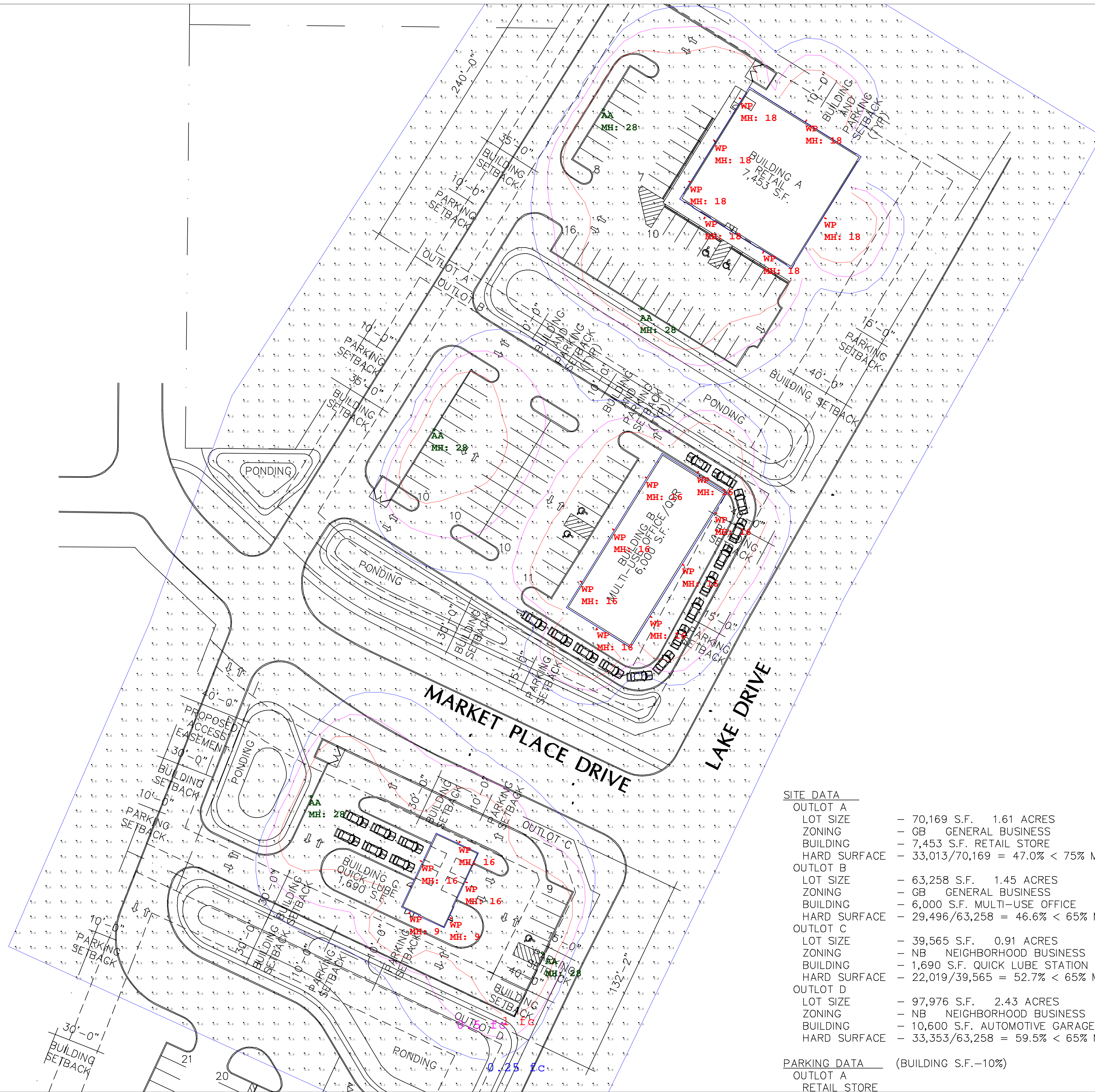
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SITE DATA

OUTLOT A	
LOT SIZE	- 70,169 S.F. 1.61 ACRES
ZONING	- GB GENERAL BUSINESS
BUILDING	- 7,453 S.F. RETAIL STORE
HARD SURFACE	- 33,013/70,169 = 47.0% < 75% MAX
OUTLOT B	
LOT SIZE	- 63,258 S.F. 1.45 ACRES
ZONING	- GB GENERAL BUSINESS
BUILDING	- 6,000 S.F. MULTI-USE OFFICE
HARD SURFACE	- 29,496/63,258 = 46.6% < 65% MA
OUTLOT C	
LOT SIZE	- 39,565 S.F. 0.91 ACRES
ZONING	- NB NEIGHBORHOOD BUSINESS
BUILDING	- 1,690 S.F. QUICK LUBE STATION
HARD SURFACE	- 22,019/39,565 = 52.7% < 65% MA
OUTLOT D	
LOT SIZE	- 97,976 S.F. 2.43 ACRES
ZONING	- NB NEIGHBORHOOD BUSINESS
BUILDING	- 10,600 S.F. AUTOMOTIVE GARAGE
HARD SURFACE	- 33,353/63,258 = 59.5% < 65% MA

PARKING DATA (BUILDING S.F.-10%)

OUTLOT A	
RETAIL STORE	

Calculation Summary		Units	Avg	Max	Min	Avg/Min	Max/Min
Label	CalcType	Fc	0.53	13.4	0.0	N.A.	N.A.
Ground	Illuminance						
Planar							

Luminaire Schedule		Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
Symbol	Qty	Label					
□	5	AA	PRV-C40-D-UNV-T4-BZ-HSS	0.910	15518	131	655
□	20	WP	XTOR6B-W	0.910	6038	58	1160

77th & Lake

Lino Lakes

Drawn By: Daniel Budke
Checked By:
Date: 9/19/2024

Scale:

#	Date	Comments

Revisions

