



ENVIRONMENTAL BOARD AGENDA

Wednesday, January 28, 2026

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

Oath of Office: Kelli Damiani, Danielle Berger, and Alex Schwartz
Prior to Environmental Board Meeting

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: December 17, 2025
6. Action Items
 - A. Environmental Board Appointments
 - B. Harvest Grange Preliminary Plat
 - C. Valvoline (Clearwater Commons) Conditional Use Permit
7. Discussion Items
 - A. Environmental Board Members

ADJOURNMENT

**CITY OF LINO LAKES
ENVIRONMENTAL BOARD MEETING**

DATE:	December 17, 2025
TIME STARTED:	6:30 p.m.
TIME ENDED:	7:51 p.m.
MEMBERS PRESENT:	Alex Schwartz, Julia Nelson, Lindsay Buchmeier, Mary Jo Stevenson, Shawn Holmes Jonathan Parsons, Elizabeth Larkin
MEMBERS ABSENT:	None
STAFF PRESENT:	Thomas Hoffman, Jennifer Alderink

1. CALL TO ORDER AND ROLL CALL

Chair Schwartz called the Environmental Board meeting to order at 6:30 p.m. on December 17, 2025.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

Chair Schwartz declared open mike at 6:31 p.m. There were no public comments.

Chair Schwartz closed public comments at 6:31 p.m.

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

Chair Schwartz took a motion to approve the December 17th, 2025 agenda. Ms. Buchmeier motioned to approve the agenda. Motion was seconded by Chair Schwartz. Motion carried 7 – 0.

5. APPROVAL OF MINUTES

Chair Schwartz took a motion to set the November 25, 2025 minutes. Ms. Holmes motioned to approve the meeting minutes. Motion was seconded by Chair Schwartz. Motion carried 7 – 0.

6. ACTION ITEMS

A. Metropolitan Council Water Efficiency Grant Update

The City received grant funding from the Metropolitan Council for water conservation programs. The funding is part of the clean water fund grant and is valid through June 30, 2026. The City has been purchasing Smart Irrigation controllers as part of the program and distributing them to residents at a cost of \$45.00. The City covers \$115.00 of the cost of the controllers. Over the past year and a half, the program has efficiently distributed controllers to eligible residents. We have seen a decrease in participation recently along with a dwindling supply of controllers. Rather than purchase new controllers to have in stock staff is looking into starting a rebate program.

As part of the original grant agreement, rebates for eligible purchases were covered under eligible expenses. Lino Lakes staff have recommend starting the rebate program on January 1, 2026. The program will allow residents to choose the controller that works best for them and still receive the same portion of funding the City was providing.

Outside of the irrigation program, staff is working to create rebates for different appliances as well. Rebates for dishwashers, washing machines, and toilets would be included as part of the program. WaterSense and Energy Star approved purchases will be eligible for the rebate program.

Staff believes more residents will be able to benefit from the program by expanding the options on what is allowed for rebates. Reaching more residents will ultimately have a greater impact on water conservation within the City.

Tom Hoffman, Environmental Coordinator for the City of Lino Lakes, presented the Metropolitan Council Water Efficiency Grant Update and was available for questions.

Ms. Nelson asked how someone would prove that they purchased an energy-saving item.

Mr. Hoffman said that it would be on their eligibility requirement sheet located on the website. He noted that one of the items for rebate would be to send in a picture of the item installed.

Ms. Nelson wants to know if it applies to new construction homes as well.

Mr. Hoffman stated that purchasing a water efficiency item for a new construction home does not meet the requirements for the program and that the program is for existing homes only.

Ms. Nelson asked if the City will send a check for the reimbursement.

Mr. Hoffman replied that instead of sending a check, the City is looking at crediting a resident's utility bill.

Ms. Larkin inquired if the application process is all online.

Mr. Hoffman replied that the application will be an online form.

Ms. Larkin wants to know if there is an alternate way to apply for the program if they do not want to do it online.

Mr. Hoffman stated that a resident can print the application off and turn it in at City Hall, or they can come to City Hall to have it printed off to fill out. Regarding the pictures, they would need to submit those pictures online.

Chair Schwartz wants to know if the program is for residents that have well and septic.

Mr. Hoffman said the program is only for those residents that have city and sewer water.

Ms. Stevenson asked how residents will find out about the water efficiency program.

Mr. Hoffman stated that the City plans to include information about the program through the spring City newsletter, social media, the City website, and bulletins that are displayed around the City.

Ms. Larkin inquired about advertising the rebate program when utility bills go out.

Mr. Hoffman noted that advertising the rebate program in the utility bill is a possibility as well.

Ms. Homes asked about the "Up-tos" regarding the rebate amounts. She asked if the City plans to have a grid or way to show that.

Mr. Hoffman said that the City would only give the residents up to the cost of the item as a rebate. For example, if the rebate is for up to \$200 and the item is \$140, we're not going to give the resident more money in rebates than the item is worth. The wording would include "Up-to."

Ms. Homes commented that a resident could get reimbursed for the whole cost of the item if they spend at or above the threshold.

Mr. Hoffman confirmed that a resident could get reimbursed for the whole cost of the item but added that the rebate will not include installation and tax of the device. Just the cost of the purchase. He noted that as a part of the eligibility of the rebate, the residents will be required to dispose of the old item on their own.

Ms. Homes wants to make sure the website will include FAQs about the rebate program.

Mr. Hoffman said that his goal is that the website will include some form of FAQs categorized so residents do not need to go through an entire PDF document of information.

Chair Schwartz wanted to recommend some disposal location options as a part of the marketing of the rebate program.

Mr. Hoffman confirmed that there will be links to the Anoka County Disposal site. For the electronics, there will be links for the Recycling Saturday program.

Ms. Hoffman noted that we do have the flexibility to go higher or lower on the rebate reimbursement for any of the devices and opened it up for recommendations from the Environmental Board.

Ms. Larkin asked if the rebate program was funded by a reoccurring grant.

Mr. Hoffman confirmed it was from a reoccurring grant that will go through June 30th, 2026. He noted that there would most likely be a second round since they didn't use all the funding for the first round. He foresees the same grant getting re-approved for 2026 through 2028.

Chair Schwarz thinks it would be beneficial to how much positive impact utilizing this program would have on water savings in hopes that the rebate amount could get increased to induce more people to take advantage of this program.

Mr. Hoffman said that the toilets that he looked at were in that \$50-\$75 range, but the City could definitely increase that amount to \$100 per toilet.

Chair Schwartz noted that he's shocked at how much water a water efficient toilet can save, even above some Smart Irrigation Controllers.

Ms. Larkin asked if [the rebate program] is only for residents or also for commercial businesses.

Mr. Hoffman stated that it will only be for residents at this time. He might look at additional grants for commercial rebate programs in the future. He said that the City refers commercial requests to the county who have programs for commercial use.

Lindsey motioned to move the water efficiency grant forward if the toilet rebate can increase to \$100. Chair Schwartz seconds the motion. Motion passes 7-0.

A. Pine Oaks PUD Concept Plan

Pine Oaks is a proposed residential subdivision on approximately 75.42 acres, located northeast of the Nature's Refuge North development on Main Street. The property was originally platted into 49 lots in 1980 (Pine Acres) but was never developed and has remained vacant and heavily wooded with wetlands. An EAW was completed in 2006 with the concept plan showing that a majority of the wooded and wetland areas are being impacted. The concept plan was also never completed, showing large scale impacts to the woodland and wetlands.

In November of 2025, M/I Homes of Minneapolis/St. Paul, LLC submitted an application for a concept plan proposing 82 lots. The concept plan is adjacent to Nature's Refuge and Nature's Refuge North, both of which were developed by M/I Homes. The design themes from Nature's Refuge will continue with the proposed plan to create a seamless transition into the neighborhood.

Because of the existing plat, the developer is proposing vacating the existing 49 lots with vacated streets. Dedication of easements over existing streets will remain so that access to the parcel is maintained.

Open space and greenways that were established with previous developments will continue into Pine Oaks, creating large contiguous tracks of land for wildlife and passive recreation. City staff have worked with the developer to create and protect as much area of existing wetland and woodland as feasible. Wollan Park wetland is adjacent to the proposed site and is a priority area of the City. As part of the development, the City is looking to obtain additional wetland as part of the development to own and maintain as part of the Wollan Wetland.

Mr. Hoffman presented the Pine Oaks PUD Concept Plan and was available for questions.

Emily Becker, with M/I Homes, presented and was available for questions.

Ms. Nelson inquired if the Pine Oaks development is still open to the public to walk through and enjoy the open spaces.

Mr. Hoffman confirmed that Pine Oaks sidewalks and open space would still be open to the public.

Ms. Becker confirmed, saying the out lot adjacent to the woodlands would be completely deeded to the City.

Ms. Nelson asked if this is the area where Andall Street is located, which was a previous cause of concern and controversy.

Mr. Hoffman responded that Andall Street was completed with Nature's Refuge North. (Arena Acres Area). He also noted that this development will have a connection to Pine Street and to the East, which will bring you to Lake Drive.

Ms. Nelson asked if it would be 82 Homes and then noted that it could be as many as 160 extra cars if there were 2 cars per home. Ms. Nelson also inquired as to the average square footage per home.

Ms. Becker said that it really depends, but generally the homes will be 1700-2200 square feet.

Ms. Nelson asked if the homes were one level or two levels.

Ms. Becker responded that most of the homes are one level, but some of them do have a half level with a recreation room or living area.

Ms. Nelson noted that environmentally, she is impressed by how [M/I Homes] worked this development plan out.

Mr. Hoffman noted that the benefit of working with the same developer on the same site is that they have worked through a lot of the kinks with Nature's Refuge North, which had its own challenges, so now we were able to eliminate a lot of issues we had with the DNR on the last phase through trial and error. He also mentioned that M/I Homes has been good to work with on the last couple of developments.

Ms. Nelson commented that that it is not just about preserving but making [the wetland] better by getting rid of the invasive species and trees that aren't allowing things to grow. She noted that cutting down certain trees can be a positive move for the environment.

Mr. Hoffman responded that cutting down trees can be the opposite of what you would think in a lot of these areas. The area was dependent on controlled burns and disturbance to control the invasive species. He noted that you must do management of these areas to bring in the species that you want.

Ms. Nelson commented that she thinks most citizens of Lino Lakes wouldn't have a problem with [this development] and its open space.

Ms. Larkin asked what is being done to protect the wetlands from future problems of human use, such as grass and fertilizer.

Mr. Hoffman said that one of the comments in the memo was to move the street/connection to preserve more of a buffer between Wetland 7 & 8, which are the ones that are going to tie into Wollan Park. The greatest area of concern is to protect the

highest quality areas of the wetland and to have extended buffers both upland and wetland on that side. He noted that unfortunately to do that, you have to push some things closer to the wetland on the other side. Doing that, there will be a nice upland wooded buffer in between 1/3 of those houses on the west side, so that will act as a natural buffer. The City will also have buffer and conservation signs in those backyards with a possible transition area before you get to the wetlands, so you have a buffer within that conservation easement from the mowed turf area. He noted that people may still mow and cut trails, which they run into everywhere. He also said that as the aerials get better, they are able to see if those disturbances take place and can stay on top of. He said having [the wetlands] protected in that conservation easement gives us some rights through our ordinance when it does happen.

Ms. Larkin commented that she's seen developments near wetlands where there are impacts to the trees over time where the root systems can't stay deep anymore and they topple over. She inquired whether there is consideration with the impact long term with this development.

Mr. Hoffman said that trees near wetlands are something they take into consideration. He noted that this area has some decent topography where the high ground is. He said that where the houses will be built, there will be quite a bit of buffer between the existing trees on the backside where the lots would be and that it wouldn't be as much of a concern in this situation because of the slab on grade homes.

Ms. Larkin noted that she likes that these will be larger lots so there is more of a transition between the houses themselves and the wetland.

Ms. Holmes asked about the pink dots on the site plan map where the developer will take care to avoid rare species. There are some pink dots that are close to one of the future lots. Ms. Holmes would like to know if the developer would consider not developing that lot and use it as open space.

Mr. Hoffman responded that there would still likely be impacts to that area, even if there wasn't a lot build in that location, because of the stormwater pond they're required to do. Worst case scenario is that they will try and move those rare species somewhere else on site or to Wollan Park.

Ms. Holmes noted that the other pink areas on the map seem to be fine, location-wise.

Mr. Hoffman said that it is great to have this rare species map because they can go back in a few years and do a plant survey to see the change this development has on where the rare species live and grow.

Ms. Holmes asked if the other existing development has a neighborhood park in their open space.

Ms. Becker noted that the Parks Commission didn't want a park in that development. They wanted to work with the school to use the park dedication funds that they paid with that development.

Mr. Hoffman commented that there are trails and open space through there, but not a neighborhood park.

Ms. Homes said she thought they were smaller lots.

Mr. Hoffman commented that they are smaller lots with frontage on the width, but there is that length in the back where there is that buffer between the house and the back. He also mentioned that if you have those larger lots, they would extend into the wooded area.

Ms. Holmes said that she was just looking for opportunities for families if they are restricted on the width of the lots.

Mr. Hoffman said that something they've talked about with Nature's Refuge, Nature's Refuge North, and Pine Oaks, is partnering with the school (which is down on the southeast corner of the development or the Arena Acres neighborhood to the west) or doing some improvements to that park off Woodduck Trail.

Ms. Holmes asked about item #5 on page 3 of Mr. Hoffman's report which says "opportunity for stormwater reuse system for lawn irrigation." Ms. Holmes was wondering if that was what Mr. Hoffman was talking about regarding shifting with the wetlands.

Mr. Hoffman stated that the reuse would be for the lots that are turfed. There is potential with these ponds that are over excavated that could be used for reuse. He said that is something that they've done with Watermark and Nature's Refuge North. Instead of using portable water for the irrigation, they would be able to get it from these basins. He noted that stormwater reuse is something they are trying to do with all of their new developments where feasible and where they can't do infiltration.

Ms. Larkin noted that in previous developments, they talked about the stormwater ponds being deep, so they last a long time. She inquired if that will be considered for the Pine Oaks development.

Mr. Hoffman confirmed that the stormwater ponds will be over excavated, so they need to be filled. They will be deep, like Nature's Refuge North.

Chair Schwartz asked about flexibility within the City code as it relates to stormwater ponds, particularly when there are wetlands or uplands that have rare and endangered species. He inquired as to whether there is an opportunity to disturb that area less and have the water naturally run off from a topography into the wetland areas which would naturally filter it.

Mr. Hoffman said that the City does have some flexibility on what it can do. They are required to do infiltration first. If they can't do infiltration, they need to go through the minimum impact design standards, and then wet ponding. He goes on to say that the Minnesota Pollution Control Agency (MPCA) and Department of Natural Resources (DNR) are two different entities. The DNR is going to put a higher quality on their species and some of the rare plants. The MPCA is going to put higher value on stormwater ponding. Their rules don't necessarily align, so there is potential for flexibility with the site. For the most part, they want to leave the open space as a reason not to do mitigation. Mr. Hoffman goes on to say that there are other mitigation measures that can be done in these developments, such as the stormwater reuse to help reduce disturbance.

Chair Schwartz said that he would be in favor of keeping the stormwater ponds smaller to disturb less area.

Mr. Hoffman responded that he would like to move the stormwater ponds closer to the wetland so there is less tree removal but commented that if you move a big deep pond closer to the wetland, are you potentially causing more issues. He said they will work with the developer to preserve some of that wetland.

Chair Schwartz commented about the Wollan Park extension and deeding it to the City. He asked if there would be access off the Pine Oaks development via the pipeline, or is it strictly going to be off Diane Street.

Mr. Hoffman responded that as you go from Diane Street to the west, there is a decent amount of upland on the east side. He said when they did the burn at Wollan Park, they were standing in floating bog. He said they may not be able to make the full loop, depending on the year. He noted that you could get in through that pipeline and there could be some street parking on the edge of that wetland 7. He also noted that that is where the existing trail ties from Nature's Refuge North on that entrance.

Chair Schwartz commented about the "pinch-points," which is part of the greenway on either side of the road where there are no lots. He asked if there are going to be surmountable curves and if there will be signs indicating wildlife crossing there.

Mr. Hoffman said that they are trying to keep the hydrology and maintain that corridor. The roads going through there should ideally have an oversized culvert or box culvert so that you're keeping them connected ecologically and hydraulically. He also said that this would most likely have the Blanding's Turtle mitigation. He said the signage is something that they could look in to for crossings if they are not able to get the culverts.

Chair Schwartz asked if they could include some native seed mixes or plantings using the existing seed bank.

Mr. Hoffman said that they are looking into saving the topsoil from the areas that are disturbed and spreading that onsite. M/I Homes is waiting for an Ecological Restoration

Plan from their native landscape contractors which may include some recommended plantings.

Chair Swartz asked if there are any providers that have seeds of these rare species that we can get to spread in this area.

Mr. Hoffman said that a lot of those rare species seeds are hard to get, so the best option is to get them from the native seed bank.

Mr. Hoffman also noted that having the small lots can be controversial, but they are actually more beneficial to preserving the wetland and trees.

Mr. Parsons wanted to know what the difference is regarding the HOA oversight vs the City or DNR.

Mr. Hoffman responded that most of Nature's Refuge North is in a conservation easement so the City maintains rights over it, but the land would still be owned by the HOA. The way the City has the conservation easements written is that they would still have the right to go in and do restoration if needed, but it is still the HOA's property. The City is looking at deeding the portions that are more conjoined to the adjacent City parcel and having that be 100% of the City's and just having easements over the rest of it. Mr. Hoffman noted that we still have the same kind of prescriptive rights over it, it's just the easement instead of outright ownership.

Mr. Parsons asked if its owned by the HOA, is it still a tax basin for the city?

Mr. Hoffman said that it would be a tax basin for the City.

Chair Schwartz noted that it is important that it increases the tax basin for the City having the conservation easement vs owning it outright, but he does see the benefit in this particular instance.

Chair Schwartz took a motion to accept the staff recommendations as written. Ms. Buchmeier motioned to approve. Ms. Parsons. Motion passes 7-0.

7. DISCUSSION ITEMS

A. Environmental Board Members

Mr. Hoffman did a recognition for the Environmental Board members leaving.

8. ADJOURN

Chair Schwartz took a motion to adjourn the meeting at 7:51p.m. Ms. Holmes motioned to adjourn. Chair Schwartz seconded the motion. Motion carried 7-0.

Respectfully submitted,
Jennifer Alderink – Office Specialist

DRAFT

ENVIRONMENTAL BOARD ITEM 6A

STAFF ORIGINATOR: Tom Hoffman, Environmental Coordinator

DATE: January 28, 2026

REQUEST: Board and Secretary Recommendations for Appointment

BACKGROUND

The Environmental Board is responsible for recommending a chair, vice chair, and secretary to council for approval. Once new board appointments have been made board members will recommend appointments for the three positions.

DISCUSSION

Board and staff recommendations.

RECOMMENDATIONS

The Environmental Board recommends

- Chair
- Vice Chair
- Secretary

ENVIRONMENTAL BOARD AGENDA ITEM 6B

STAFF ORIGINATOR: Tom Hoffman, Environmental Coordinator

MEETING DATE: January 28, 2026

REQUEST: Harvest Grange Preliminary Plat

APPLICANT: Twin Cities Land Holdings, LLC

OWNER: Rehbein Properties

BACKGROUND

Harvest Grange is a proposed residential subdivision on approximately 24.55 acres located north of Nadeau Acres development, west by existing farm fields, north by existing industrial buildings, and easterly along 20th Avenue S. It was originally reviewed as a concept plan as Nelson Rehbein Property in April of 2025.

The site is comprised of three (3) land parcels, one (1) single family home on the southern portion (Nelson's parcel), a wooded swale that runs through the middle of the site that is shown as wetlands within the exhibits, along with the rest of the site as agricultural fields.

The land parcel currently owned by the Nelson family, was acquired by Jim Nelson in 1987. Shortly thereafter, he began construction on his home. The property had historically been vacant agriculture land prior to Jim purchasing the property. Jim then constructed a pole barn in 1995 and is currently residing at the property.

The two (2) Rehbein land parcels were purchased by the Rehbein family in 2008. No structures or dwellings were ever constructed on the property by the Rehbein family, and both land parcels have been utilized for agriculture purposes, specifically raising hay.

Per discussions with both property owners, they confirmed there are no historically important landscapes or archeological features to note.

Twin Cities Land Holdings, LLC is currently proposing an 86-residential lot subdivision (down from 90), that includes:

1. (31) 60' single-family homes
2. (55) Attached townhomes

This staff report is based on the following information:

- Civil Plan Set prepared by Carlson Engineering dated January 12, 2026.
- Wetland delineation prepared by Kjolhaug Environmental Services dated January 5, 2026.
- Harvest Grange Preliminary Plat & Rezoning Narrative prepared by TCLD Land Holdings, LLC.

ANALYSIS

Rare, Unique, or Significant Resources

Water-Willow, a state listed species of special concern has been documented near the project location, it was not observed with the rare plant survey. A habitat assessment has been conducted, due to the disturbance on the site no rare plants have been identified.

Federal Rare Species Considerations

Review of the USFWS information for planning and Consultation (IpaC) website identified the following species for review.

Species	Classification	Disturbance
Monarch Butterfly	Candidate	No Effect
Salamander Mussel	Endangered	No Effect
Tricolored Bat	Endangered	Not Likely to Adversely Affect
Whooping Crane	Experimental	No Effect

A Blanding's turtle avoidance plan has been submitted as part of the future replacement plan application. Surmountable curb is being proposed throughout the development to allow turtles access to the boulevards without trapping them in the curb line.

A rare plant survey was conducted in protocol to the Minnesota Department of Natural Resources Endangered Species Coordinator. Field surveys were conducted on June 3, 2025. A full list of species observed is included in Appendix B of the Wetland delineation report. No state-listed plant species were documented during the site visit, and no further plant surveys were recommended.

Stormwater Management

City Engineer to review stormwater management. Current plan shows two proposed stormwater ponds, along with excavated “borrow pits” adjacent to the ditch to provide additional treatment. Modeling and calculations will be required with future submittals. Soils report should be submitted to verify soil types and potential stormwater BMP facilities.

Infiltration is not feasible onsite due to the D soils. Stormwater reuse is being explored for use within the HOA maintained green space.

Flood Plain

Portions of the site fall within the flood management zone A. Floodplain mitigation is shown as being proposed onsite for any potential fill. A total of 2,764 CY of fill is being proposed on site with 16,333 CY being proposed for mitigation.

All properties at the end of construction shall be confirmed to be out of the floodplain through FEMA. Any letters of map amendment or LOMR-F shall be completed to ensure flood insurance is not required

Shoreland District

The site does not fall within the Shoreland District.

Wetlands

A wetland report was completed by Kjolhaug Environmental Services on January 5, 2026, for the site. 11 wetlands were delineated onsite. The majority of the wetlands onsite are currently being farmed and disturbed annually. The vegetation is primarily agricultural crop and invasive grasses. Because of the level of high disturbance minimal wetland vegetation and communities are found onsite.

The project is proposing to impact 1.23 acres of the total of 2.64 acres of wetland. Wetland mitigation banking will be required to meet RCWD and USACE replacements. 1.62 acres of wetland mitigation credits will be required for the project.

A replacement/Compensatory Mitigation plan will be required for the proposed impacts.

Greenway System, Parks, and Trails

The 2040 Comprehensive Plan does not show this area as having a park or part of the greenway system. Sidewalk will be added and connect to the existing neighborhood to the south. A future trail along 20th Ave is proposed when the county does a street reconstruction project.

Alternative Urban Areawide Review (AUAR) Considerations

The site is not within an AUAR environmental review boundary.

Drinking Water Protection

The site is within the Drinking Water Supply Management Area (DWSMA). The site is located within the Saint Paul-Chain of Lakes DWSMA. It is also located within the Lino Lakes East wellhead protection area. The area is listed as moderate for groundwater vulnerability. The site will be connected to City sewer and water. Utility staging for the area is Stage 1A (2018-2025)

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, forest resources, and to replace removed trees in areas where tree cover is most critical.

A tree survey was completed as part of the proposal. 280 trees were inventoried on site, primarily consisting of ash, maple, and cotton wood. A total of 215 trees are shown for removal, with a mitigation requirement of 83 trees. The developer is proposing to replace with 90 trees, meeting the requirements, along with 53 required boulevard trees (143 total onsite).

Boulevard trees will be planted at a rate of one per lot, with the exception of corner lots getting a tree on each frontage. Townhomes are required to provide 1 tree per 70 LF of frontage. 31 lots including 2 corner lots will require 33 trees and 20 trees are required for the town homes (1,378/70). A total of 53 trees are being proposed as boulevard trees, meeting 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 2 large shrubs per 2500 sf.

The site has 223,192 sf of proposed open space. This equates to 90 trees being planted in addition to required boulevard trees.

Buffer and Screen Standards

Screening consisting of 6' planting is required between residential uses and arterial or collector streets (20th Ave S). All planting screens shall require at a minimum a double row of plants with triangulated spacing.

Canopy Cover

Canopy cover requirements do not apply to single-family residential developments.

Foundation Landscaping

Foundation landscaping standards do not apply to single family residential development

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 including boulevard areas. Seed may be provided in lieu of sod in certain cases, including when the area is adjacent to natural areas or wetlands.

Low maintenance turf should be evaluated throughout the development. Ground covers should be drought resistant to reduce the need for irrigation use.

Lighting

The purpose of the lighting requirements in the Zoning Code is to reduce light pollution, promote energy conservation, and increase nighttime safety, utility, security, and productivity. Lighting is reviewed by the City Planner.

Per Section 1007.043(6)(d), no light source shall exceed 1.0 foot candle onto right of way or 0.4 foot candle onto adjacent property.

Recycling

Curbside solid waste and recycling will be required for new homes within the development.

RECOMMENDATION

Staff recommends that the Harvest Grange preliminary plat be forwarded to the Planning and Zoning Board and City Council with the following comments:

1. Stormwater management to be reviewed by City Engineer.

- a. Use of stormwater for irrigation purposes for the site should be evaluated and if feasible, required as part of site development. Larger stormwater ponds constructed for fill should be evaluated for water reuse.
 - b. Infiltration is not feasible onsite.
- 2. Final wetland banking mitigation credits shall be submitted to the city with confirmation of the bank location.
- 3. Floodplain alterations shall be completed through RCWD and FEMA for any changes. Any LOMR-F should be completed by the developer to ensure property owners aren't required to obtain flood insurance.
 - a. Floodplain mitigation is being completed onsite and is meeting the required replacement ratio. Any changes within the floodplain or mitigation areas shall be submitted to the city and watershed for review.
- 4. Several green ash trees are shown in the tree inventory as being saved. Based on the widespread nature of EAB in Lino Lakes, the majority of Ash are infected or dead.
 - a. If the ash tree hasn't been treated for EAB in the past, removal should be evaluated as part of the project to limit dead trees and maintenance issues after home construction.
- 5. Seed mixes should be updated to MNDOT seed mix design numbers for final plans. Please provide more site-specific mixes for each location.
 - a. Native weed free seed mixes should be proposed to promote wildlife habitat and native ecosystems.
- 6. Low maintenance turf should be evaluated throughout the development. Ground covers should be drought resistant to reduce the need for irrigation use.
- 7. Plans show 10' turf maintenance area. 10' is not a large enough access area to provide future maintenance and trucking. Lot 25 block one should show maintenance access extending into the drainage and utility easement.
 - a. Turf is acceptable through the yards, but should be native ground cover along the basin and through outlot A.
 - b. Lot 38 of the town homes appears to have turf going into the buffer area along the drainage swale. Additional buffer should be provided where possible to enhance sediment and pollutant removal.

8. Provide maintenance access to manhole between lots 37 and 38. Between the retaining wall and drainage swale access for future maintenance looks difficult.
9. EOF's between the stormwater basins and drainage swale should be stabilized to prevent future maintenance and erosion concerns.
10. Confirm ownership and maintenance for the drainage swale, understanding is that the city would maintain pipe crossings conveying public drainage. The rest of the system would be privately owned.
11. Provide final calculations and plans for the water re-use irrigation system.
 - a. Include maps of green space to be irrigated.
 - b. Maintenance and Use agreements will need to be completed for water re-use.
12. The project will disturb more than an acre of soil and will be required to obtain an NPDES permit. Proof of permit shall be required before construction.
 - a. A SWPPP shall be required in additional submittals as required by the MPCA meeting sections 5.2-5.26
 - b. Final erosion and sediment control will be reviewed with future submittals
13. Tree removal should be completed in the fall or winter to minimize impacts to migrating or nesting bat populations

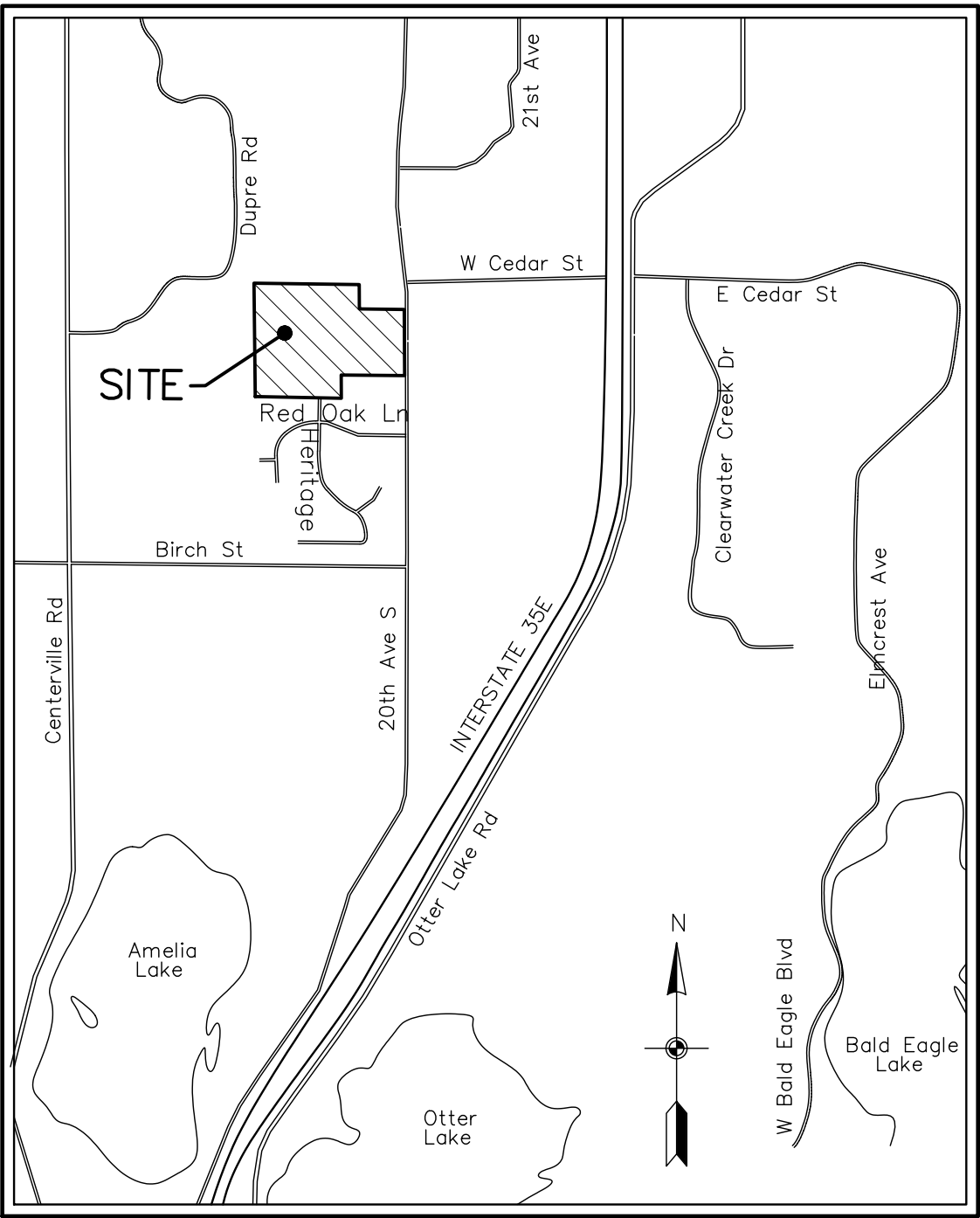
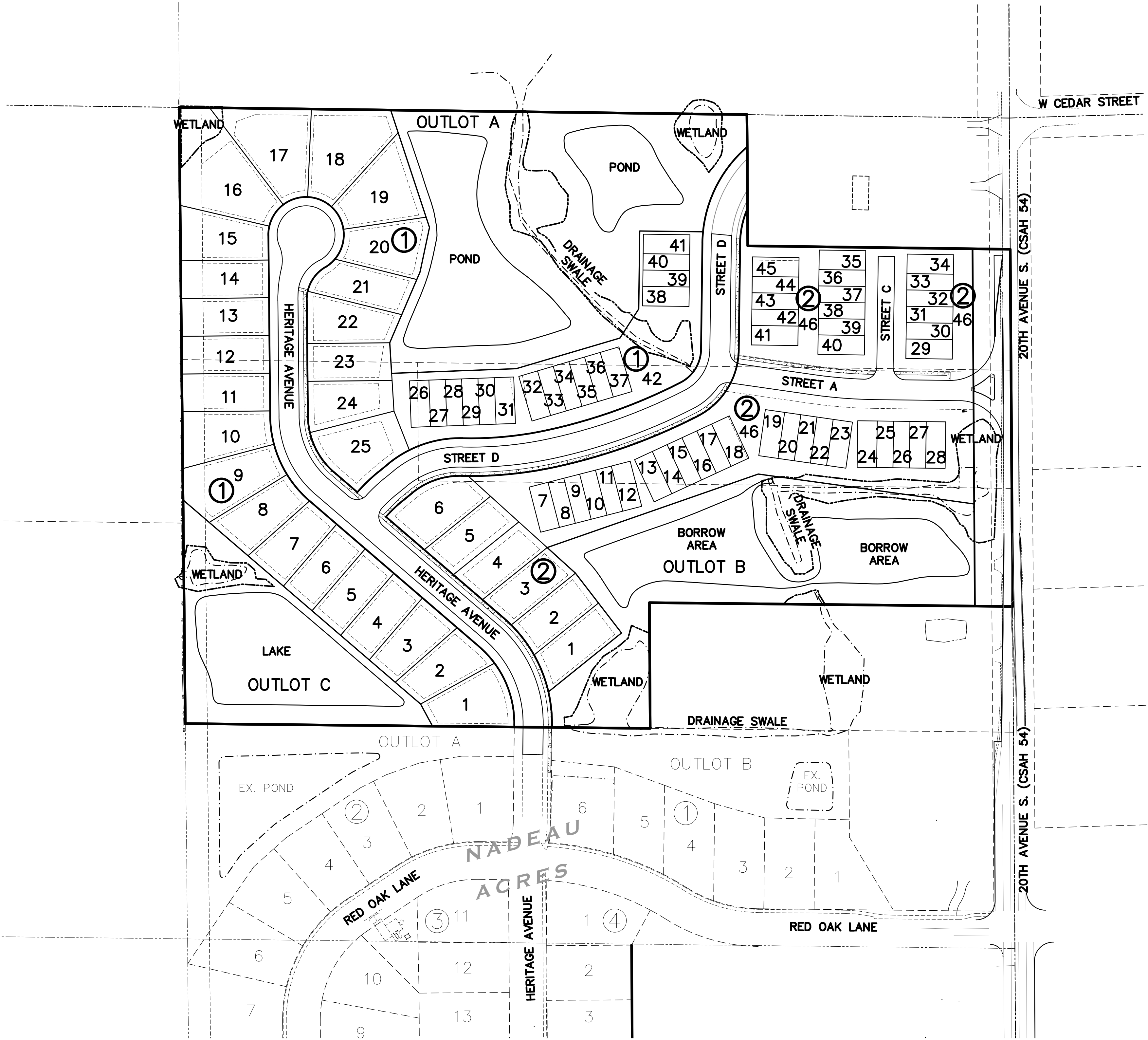
ATTACHMENTS

1. Project Location Map
2. Harvest Grange Plan Set
3. Applicant Narrative
4. Rare Plant Survey Report

Nelson Rehbein Site Location



HARVEST GRANGE
LINO LAKES, MINNESOTA



VICINITY MAP
NOT TO SCALE

SHEET INDEX

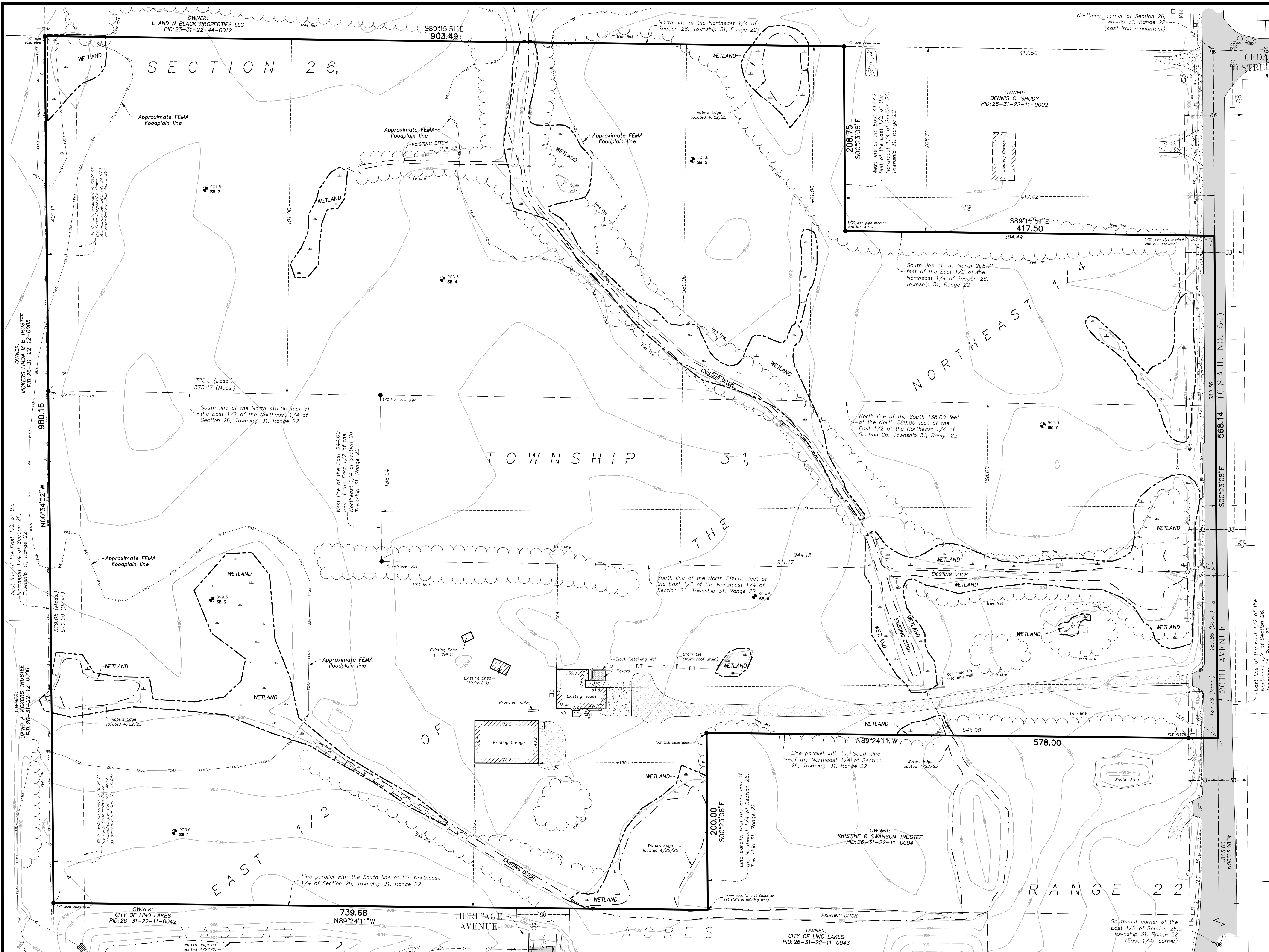
1. COVER
2. EXISTING CONDITIONS
3. PRELIMINARY PLAT
4. REMOVALS PLAN
5. PRELIMINARY SITE & UTILITY PLAN
6. PRELIMINARY GRADING & EROSION CONTROL PLAN
- 7-8. DETAILS
9. RETAINING WALL PROFILES
- R1-R3. RESOURCE INVENTORY
- T1-T4. TREE PRESERVATION PLAN
- L1-L2. LANDSCAPE PLAN
- V-F1. FLOODPLAIN EXHIBIT
- W1. WETLAND BUFFER EXHIBIT

CALL BEFORE YOU DIG

811

Know what's below.
Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of C/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."



PROPERTY DESCRIPTION: (Per Schedule A of Title Commitment File No. 701447, Revision Number 1, with a commitment date of August 28, 2024 at 7:00 am., prepared by Land Title, Inc., as issuing agent for First American Title Insurance Company)

That part of the East Half (E1/2) of the Northeast Quarter (NE1/4), Section 26, Township 31, Range 22, Anoka County, Minnesota, described as follows:

Commencing at the Southeast corner of said East Half of the Northeast Quarter; thence Northerly, along the East line of said Northeast Quarter, a distance of 1865.00 feet, to the point of the actual point of beginning; thence Westerly parallel with the South line of said Northeast Quarter, a distance 578.00 feet; thence Southerly, parallel with said East line of said Northeast Quarter, a distance of 200 feet; thence Westerly parallel with said South line, a distance of 739.7 feet, more or less to the West line of said East Half of the Northeast Quarter; thence Northerly along said West line of said East Half of the Northeast Quarter, a distance of 579.00 feet, more or less to the South line of the North 401 feet of said East Half of the Northeast Quarter; thence Southerly, along said West line of the East 944 feet, a distance of 188.04 feet, to the South line of the North 589 feet of said East Half of the Northeast Quarter; thence Easterly, along said South line of the North 589 feet, a distance of 944.18 feet, to the East line of said East Half of the Northeast Quarter; thence Southerly along said East line, a distance of 187.86 feet to the actual point of beginning.

(abstract property)

AND

PROPERTY DESCRIPTION: (Per Schedule A of Title Commitment File No. 702098, Revision Number 1, with a commitment date of March 10, 2025 at 7:00 am., prepared by Land Title, Inc., as issuing agent for Stewart Title Guaranty Company)

AND

That part of the North 401.00 feet of the East Half of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota, lying Southerly and Westerly of the North 208.71 feet of the East 417.42 feet, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

AND

The East 944.00 feet of the South 188.00 feet of the North 589.00 feet of the East Half of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

(abstract property)

GENERAL NOTES:

- Bearings shown hereon are based on the North line of the East 1/2 of the Northeast 1/4 of Section 26, Township 31, Range 22, which is assumed to bear S89°15'51"E.
- Surveyed property address, per Title Commitment File No. 701447, Revision Number 1: 6747 20th Avenue, Lino Lakes, MN 55038.
Surveyed property address, per Title Commitment File No. 702098, Revision Number 1: unassigned.
- Surveyed property contains ±1,088,011 Sq. Ft.
- Above ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).

LEGEND

- - Denotes Anoka County Cast Iron Section Monument
- - Denotes Found Iron Monument as noted
- - Denotes 5/8 inch by 14 inch rebar marked with RLS 40361
- - Denotes Miscellaneous Sign
- - Denotes Guard Post
- - Denotes Sanitary Manhole
- - Denotes Storm Manhole
- - Denotes Catch Basin
- - Denotes Overflow Structure
- - Denotes Fire Hydrant
- - Denotes Gate Valve
- - Denotes Existing Well
- - Denotes Utility Pole
- - Denotes Mail Box
- - Denotes Water Manhole
- - Denotes Cleanout
- - Denotes Television Box
- - Denotes Air Conditioning
- - Denotes Electric Transformer
- - Denotes Telephone Box
- - Denotes Electric Meter
- - Denotes Underground Gas
- - Denotes Underground Telephone
- - Denotes Underground Television
- - Denotes Overhead Utility Line(s)
- - Denotes Watermain
- - Denotes Sanitary Sewer
- - Denotes Storm Sewer
- - Denotes Existing Fence as noted
- - Denotes Gravel Surface
- - Denotes Concrete Surface
- - Denotes Bituminous Surface
- - Denotes Wetlands delineated by Kjolhaug Environmental Services in 2025
- - Denotes Existing Contour

BENCHMARKS

- Minnesota Department of Transportation GSD Station #92399 (Name: 0282 S) ELEVATION: 931.46 ft. (NAVD88)
- Minnesota Department of Transportation GSD Station #92394 (Name: 0282 N) ELEVATION: 911.43 ft. (NAVD88)

0 25 50 100
(SCALE IN FEET)

CARLSON ENGINEERING
ENGINEERING
SURVEYING
PLANNING

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature: *Thomas R. Balluff*
Date: 1/02/2026 License #: 40361

DRAWN BY: bjs
ISSUE DATE: 1/02/2026
FILE NO: 2884

Revisions:

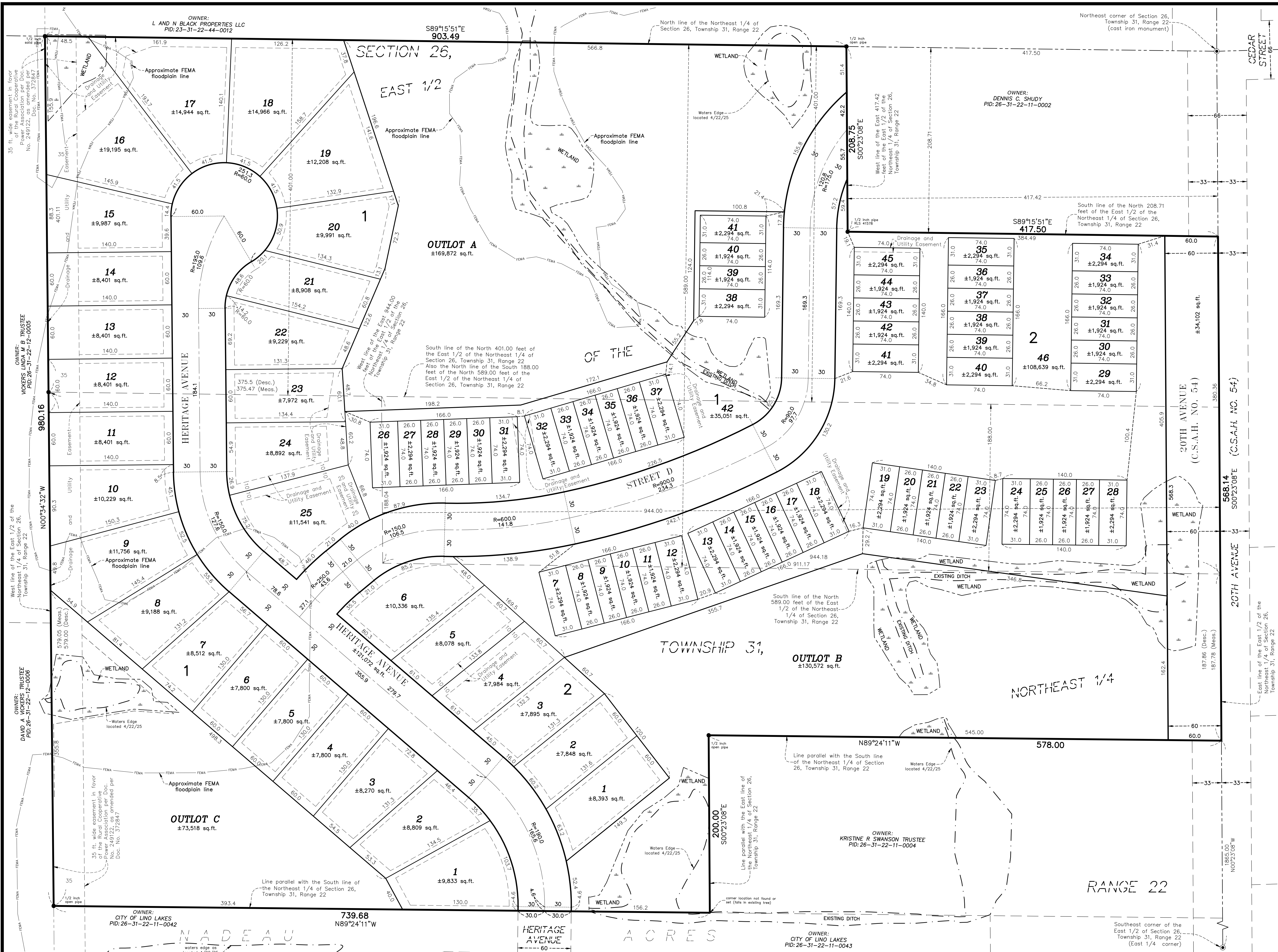
TCLD LAND HOLDINGS, LLC
4800 Olson Memorial Hwy - #100
Golden Valley, MN 55422

HARVEST GRANGE

HARVEST GRANGE
Lino Lakes, MN

EXISTING CONDITIONS

2 of 9



PROPERTY DESCRIPTION: (Per Schedule A of Title Commitment File No. 701447, Revision Number 1, with a commitment date of August 28, 2024 at 7:00 am., prepared by Land Title, Inc., as issuing agent for First American Title Insurance Company)

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(abstract property)

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(abstract property)

GENERAL NOTES:

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SITE DATA

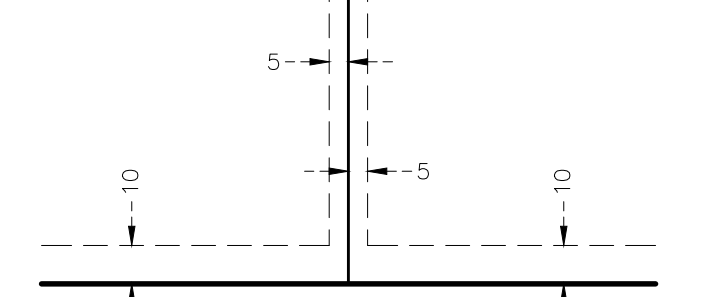
TOTAL SITE AREA	±24.98 AC.
TOTAL ROW AREA	±3.56 AC.
TOTAL OUTLOT AREA	±8.59 AC.
OUTLOT A	±3.90 AC.
OUTLOT B	±3.00 AC.
OUTLOT C	±1.69 AC.
TOTAL LOT AREA	±12.83 AC.
SINGLE FAMILY LOT AREA	±6.93 AC.
TOWNHOME LOT AREA	±2.60 AC.
TOWNHOME COMMON LOT AREA	±3.30 AC.
SMALLEST LOT	±1,924 S.F.
LARGEST LOT	±108,639 S.F.
AVERAGE LOT	±6,351 S.F.

TOTAL NUMBER OF LOTS	88
SINGLE FAMILY LOTS	31
TOWNHOME LOTS	55
TOWNHOME COMMON LOT	2
GROSS DENSITY	3.53 LOTS/AC.
EXISTING ZONING	RURAL
PROPOSED ZONING	R2/R3
UTILITIES	AVAILABLE

MINIMUM RESIDENTIAL SETBACK DATA:	
FRONT	25 FT.
SIDE (GARAGE)	10 FT.
SIDE (HOUSE)	10 FT.
SIDE CORNER	25 FT.
REAR SETBACK	25 FT.

MINIMUM TOWNHOME SETBACK DATA:	
FRONT	30 FT.
SIDE (BETWEEN BUILDINGS)	20 FT.
SIDE CORNER	25 FT.

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

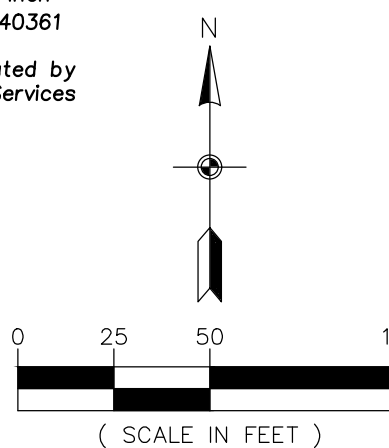


LEGEND

- Denotes Anoka County
- Cast Iron Section Monument
- Denotes Found Iron Monument as noted
- Denotes 5/8 inch by 14 inch rebar marked with RLS 40361
- Denotes Wetlands delineated by Kjelhaug Environmental Services in 2025

BENCHMARKS

- Minnesota Department of Transportation
GSID Station #92399 (Name: 0282 S)
ELEVATION: 931.46 ft. (NAVD88)
- Minnesota Department of Transportation
GSID Station #92394 (Name: 0282 N)
ELEVATION: 911.43 ft. (NAVD88)



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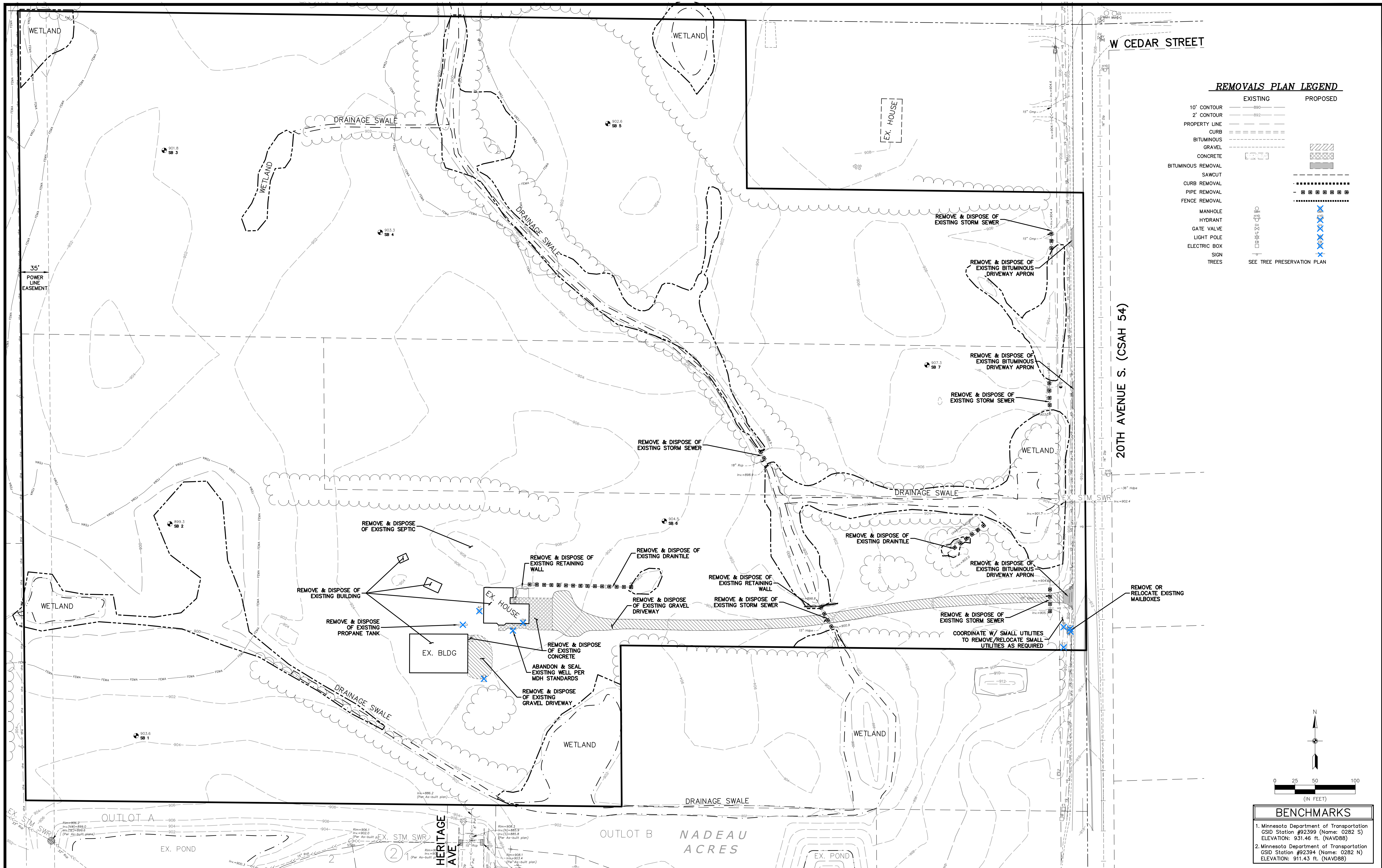
TCLD LAND HOLDINGS, LLC
4800 Olson Memorial Hwy - #100
Golden Valley, MN 55422



HARVEST
GRANGE
Lino Lakes, MN

PRELIMINARY PLAT

3
of
9



3890 PHEASANT RIDGE DR NE
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CARLSON-ENGINEERING.COM

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Print Name: Brian J. Krystofiak, P.E.
Signature: *Brian J. Krystofiak*
Date: 01/02/26 License #: 25063

Drawn: GJS
Designed: BJK
Date: 01/02/26

Revisions:
1.

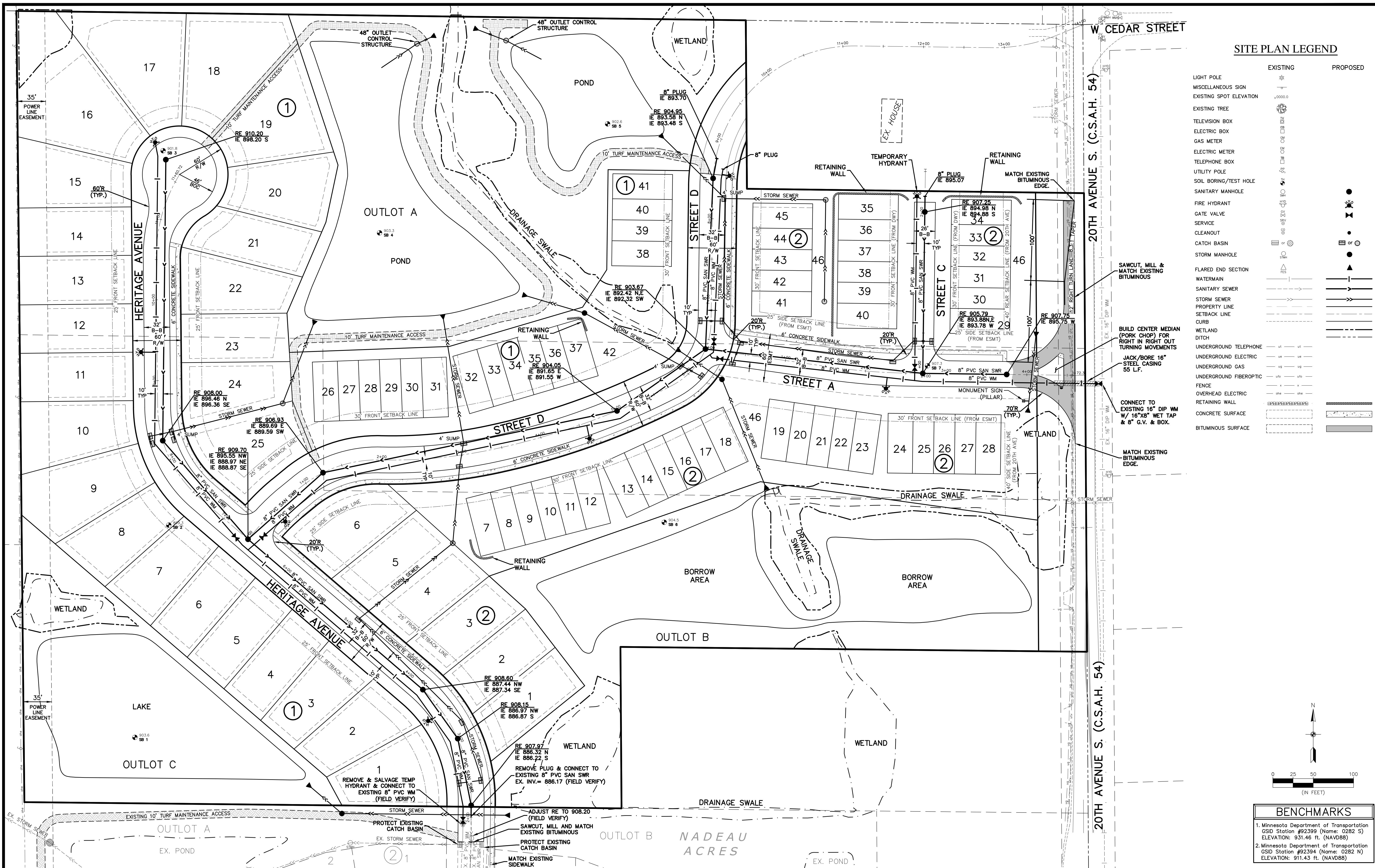
TCLD LAND HOLDINGS, LLC
4800 Olson Memorial Hwy - #100
Golden Valley, MN 55422



HARVEST GRANGE
Lino Lakes, MN

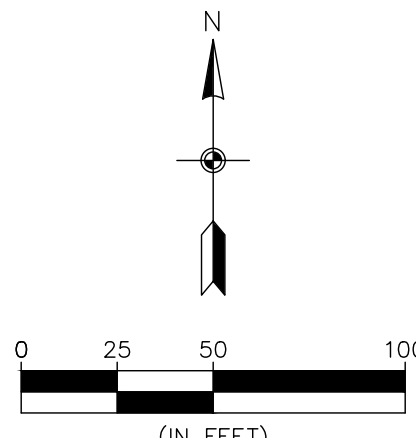
REMOVALS PLAN

4 of 9



SITE PLAN LEGEND

EXISTING	PROPOSED
LIGHT POLE	
MISCELLANEOUS SIGN	
EXISTING SPOT ELEVATION	
EXISTING TREE	
TELEVISION BOX	
ELECTRIC BOX	
GAS METER	
ELECTRIC METER	
TELEPHONE BOX	
UTILITY POLE	
SOIL BORING/TEST HOLE	
SANITARY MANHOLE	
FIRE HYDRANT	
GATE VALVE	
SERVICE	
CLEANOUT	
CATCH BASIN	
STORM MANHOLE	
FLARED END SECTION	
WATERMAIN	
SANITARY SEWER	
STORM SEWER	
PROPERTY LINE	
SETBACK LINE	
CURB	
WETLAND	
DITCH	
UNDERGROUND TELEPHONE	
UNDERGROUND ELECTRIC	
UNDERGROUND GAS	
UNDERGROUND FIBEROPTIC	
FENCE	
OVERHEAD ELECTRIC	
RETAINING WALL	
CONCRETE SURFACE	
BITUMINOUS SURFACE	



BENCHMARKS

- Minnesota Department of Transportation
GSID Station #92399 (Name: 0282 S)
ELEVATION: 931.46 ft. (NAVD88)
- Minnesota Department of Transportation
GSID Station #92394 (Name: 0282 N)
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Revisions:
1.

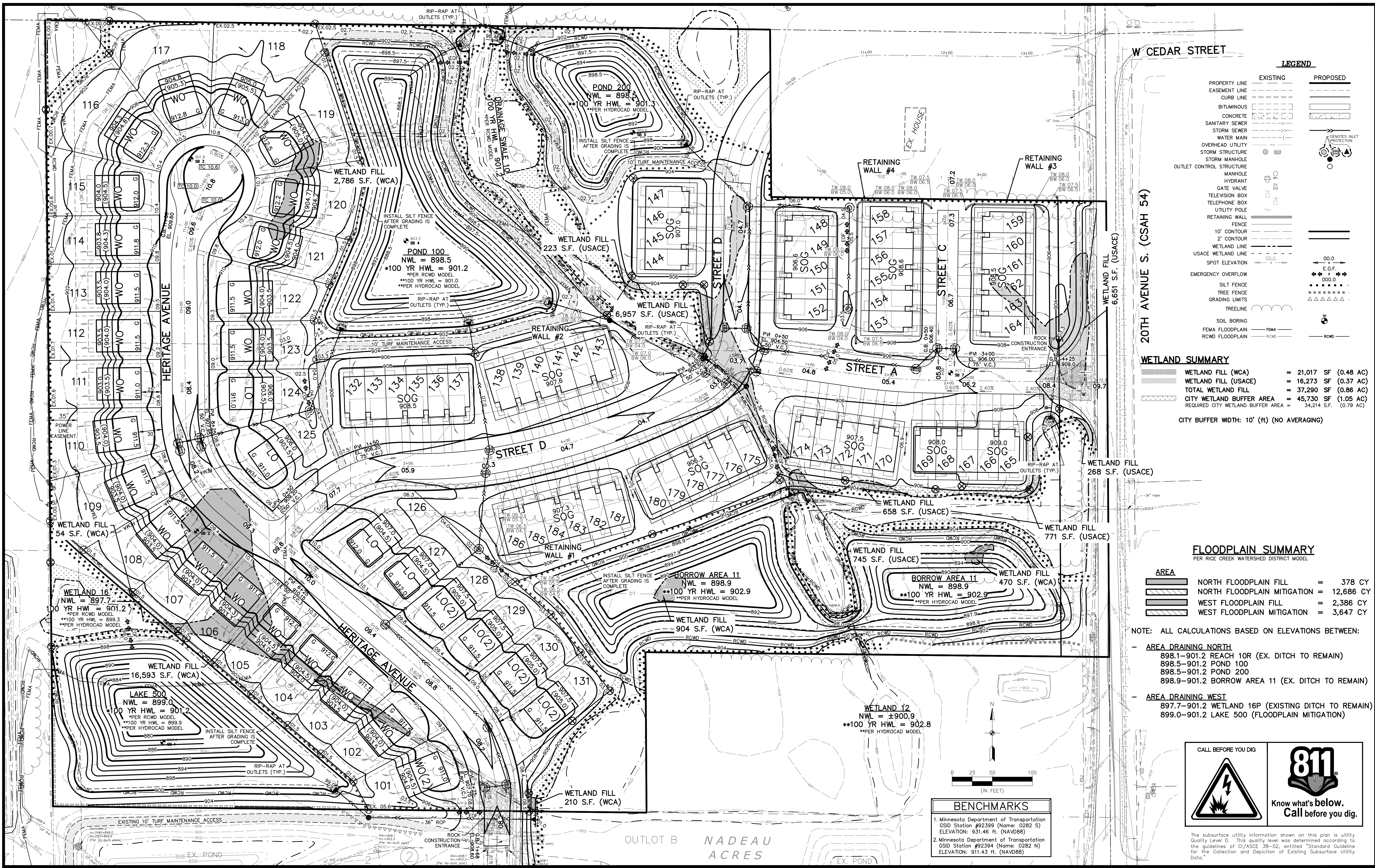
TCLD LAND HOLDINGS, LLC
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Golden Valley, MN 55422

HG
HARVEST GRANGE

HARVEST GRANGE
Lino Lakes, MN

PRELIMINARY SITE & UTILITY PLAN

5 of 9



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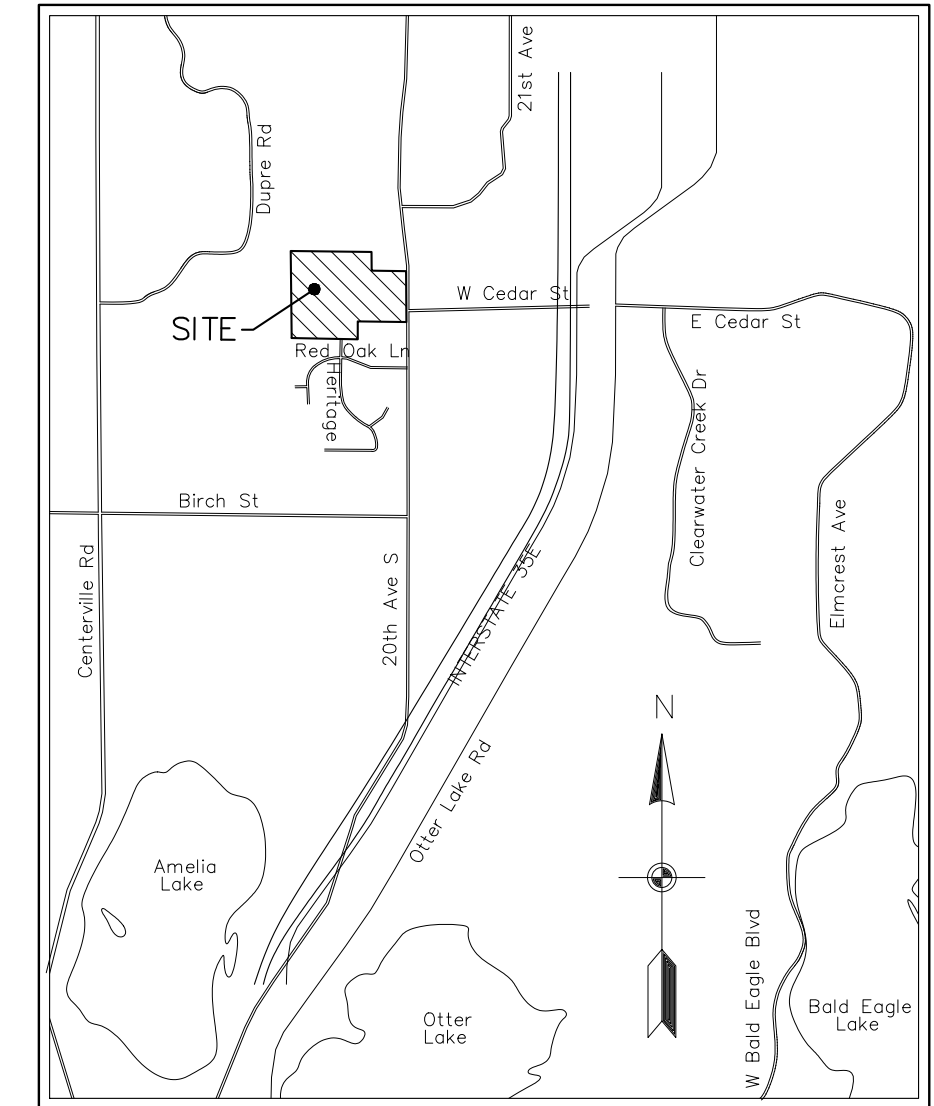
TCLD LAND HOLDINGS, LLC
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HARVEST
GRANGE
Lino Lakes, MN

PRELIMINARY GRADING
& EROSION CONTROL PLAN

6
of
9



VICINITY MAP
NOT TO SCALE

LEGEND	
SITE BOUNDARY LINE	---
EXISTING PROPERTY LINE	---
SECTION LINE	---
1/4 SECTION LINE	---
1/16 SECTION LINE	---
2' CONTOUR	---
10' CONTOUR	---
WATER	---
WETLAND	---
FLOODPLAIN	---
TREE LINE	---
FENCE LINE	---
OVERHEAD ELECTRIC	---
UNDERGROUND TELEPHONE	---
MANHOLE	---
HYDRANT	---
GATE VALVE	---
FLARED END SECTION	---
POWER POLE	---
TELEPHONE BOX	---
TELEVISION BOX	---
MAIL BOX	---
SIGN	---
PHOTO LOCATION, NUMBER, AND DIRECTION (SEE R2)	---

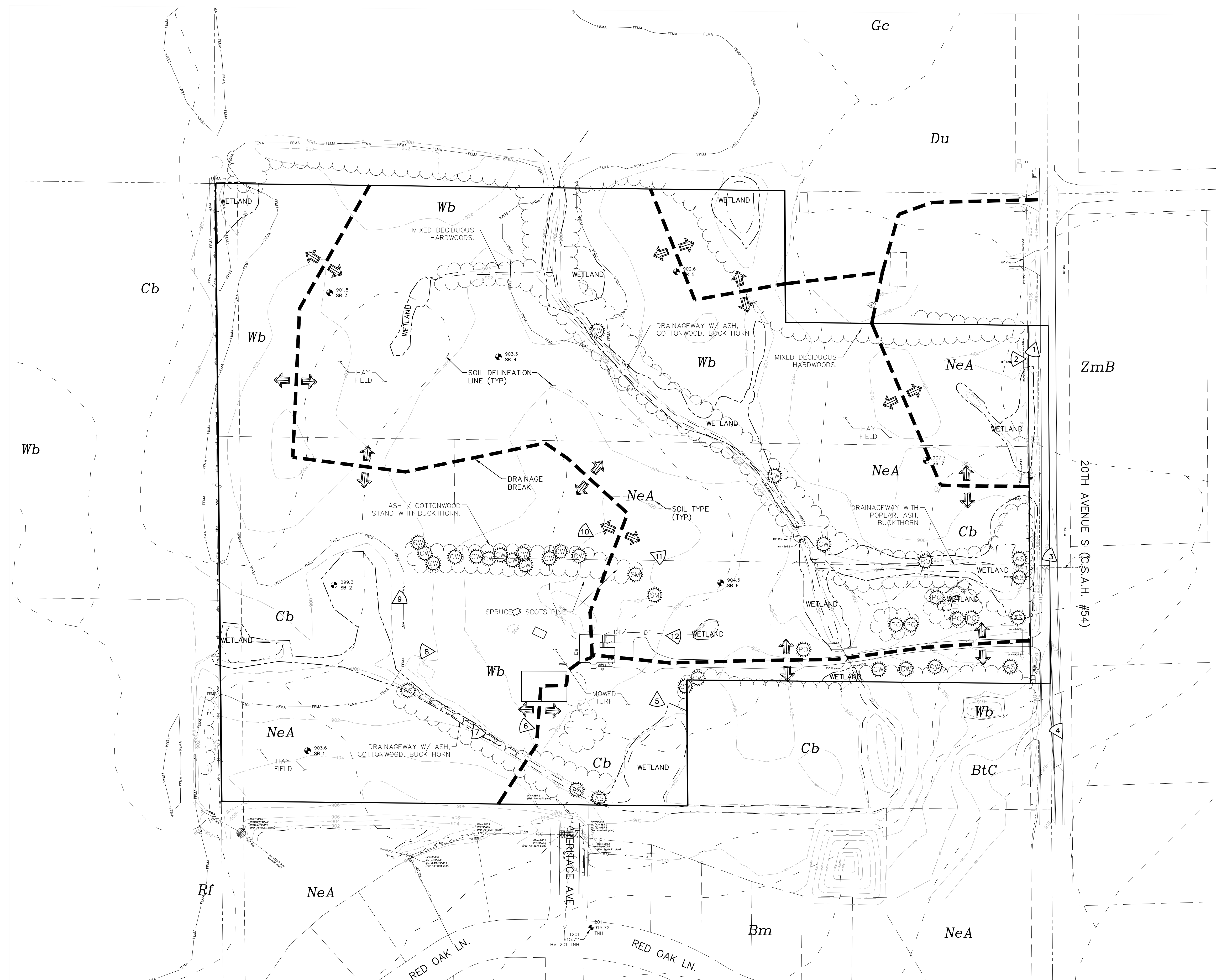
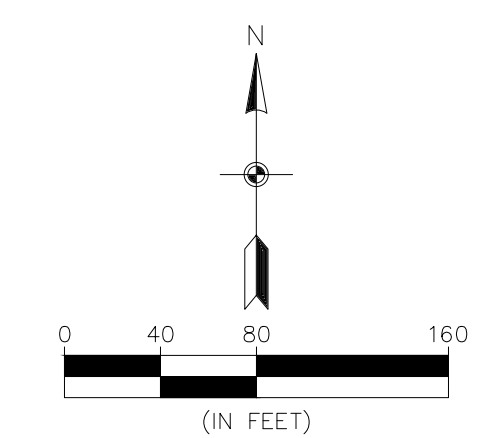
SITE DATA	
TOTAL SITE AREA	24.55 AC.
EXISTING ZONING	RURAL (R)

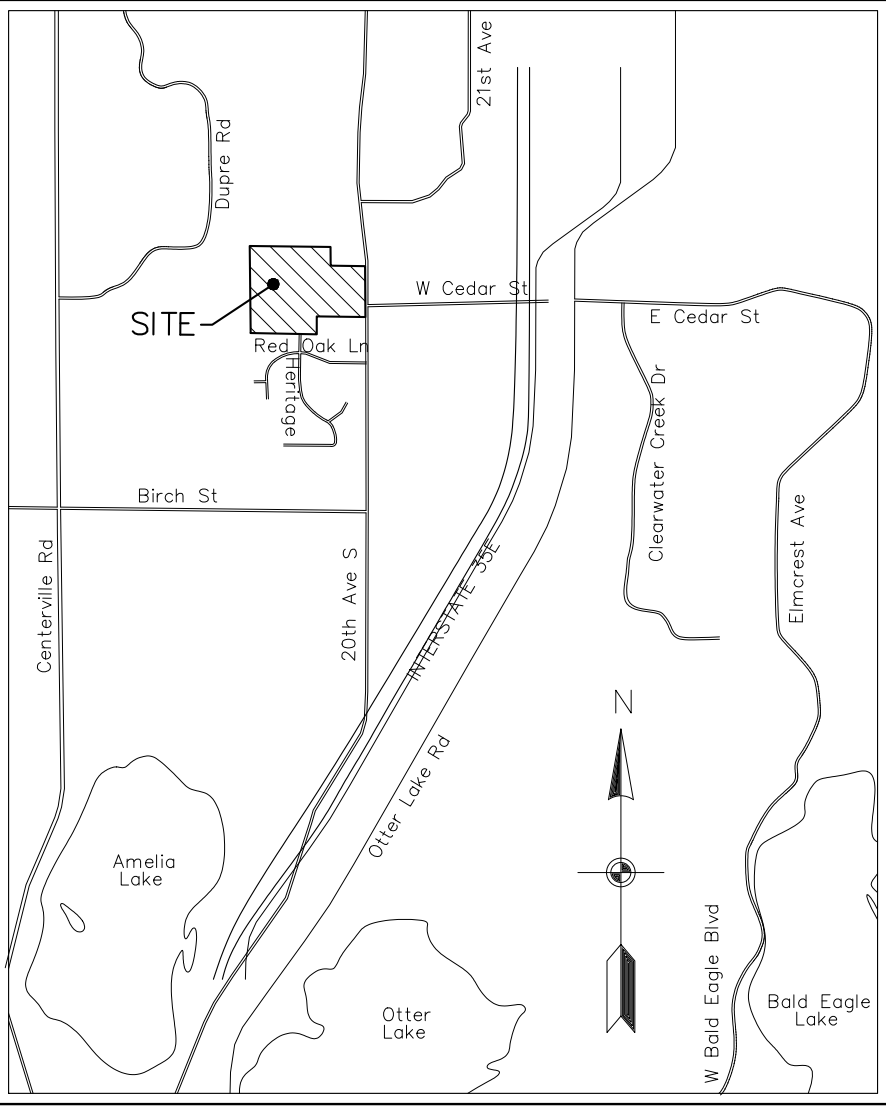
SOIL TYPES	
Bm	Blomford loamy fine sand
BtC	Braham loamy fine sand, 6 to 18 percent slopes
Cb	Cathro muck
Du	Dundas loam
Gc	Glencoe loam
NeA	Nessel fine sandy loam, 1 to 4 percent slopes
Rf	Rifle mucky peat
Wb	Webster loam
ZmB	Zimmerman fine sand, 1 to 6 percent slopes

NOTE: SOIL DATA SHOWN IS BASED ON NATIONAL RESOURCE CONSERVATION SERVICE WEB SOIL SURVEY.

LARGE TREES	
AS	ASH TREE
CW	COTTONWOOD
PO	POPLAR
SM	SILVER MAPLE

NOTE: APPROXIMATE LOCATION OF TREES 18" DIAMETER (DBH) AND LARGER.





VICINITY MAP
NOT TO SCALE

LEGEND	
SITE BOUNDARY LINE	---
EXISTING PROPERTY LINE	---
SECTION LINE	---
1/4 SECTION LINE	---
1/16 SECTION LINE	---
2' CONTOUR	---
10' CONTOUR	---
WETLAND	---
WATER	---
FLOODPLAIN	---
TREE LINE	---
FENCE LINE	---
OVERHEAD ELECTRIC	---
UNDERGROUND TELEPHONE	---
MANHOLE	---
HYDRANT	---
GATE VALVE	---
FLARED END SECTION	---
POWER POLE	---
TELEPHONE BOX	---
TELEVISION BOX	---
MAIL BOX	---
SIGN	---
PHOTO LOCATION, NUMBER, AND DIRECTION (SEE R2)	---

SITE DATA	
TOTAL SITE AREA	24.55 AC.
EXISTING ZONING	RURAL (R)

SOIL TYPES	
Bm	Blomford loamy fine sand
BtC	Braham loamy fine sand, 6 to 18 percent slopes
Cb	Cathro muck
Du	Dundas loam
Gc	Glencoe loam
NeA	Nessel fine sandy loam, 1 to 4 percent slopes
Rf	Rifle mucky peat
Wb	Webster loam
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LARGE TREES	
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Revisions:
1.

TCLD LAND HOLDINGS, LLC
4800 Olson Memorial Hwy - #100
Golden Valley, MN 55422



HARVEST GRANGE
Lino Lakes, MN

RESOURCE INVENTORY
WITH AERIAL IMAGERY

R2
of
R3



PHOTO 1
VIEW LOOKING SOUTH ALONG 20TH AVE S.



PHOTO 2
VIEW LOOKING WEST FROM 20TH AVE S.



PHOTO 3
VIEW LOOKING NORTH ALONG 20TH AVE S.



PHOTO 4
VIEW LOOKING NORTH ALONG 20TH AVE S.



PHOTO 5
VIEW LOOKING SOUTH TOWARDS NADEAU DEVELOPMENT.



PHOTO 6
VIEW LOOKING WEST FROM LAWN SOUTH OF POLE BARN.



PHOTO 7
VIEW LOOKING SOUTH TOWARDS DRAINAGEWAY (TYPICAL).



PHOTO 8
VIEW LOOKING WEST ACROSS HAY FIELD.



PHOTO 9
VIEW LOOKING NORTHEAST TOWARDS ROW OF LARGE COTTONWOODS.



PHOTO 10
VIEW LOOKING NORTHWEST ACROSS NORTH HAY FIELD.

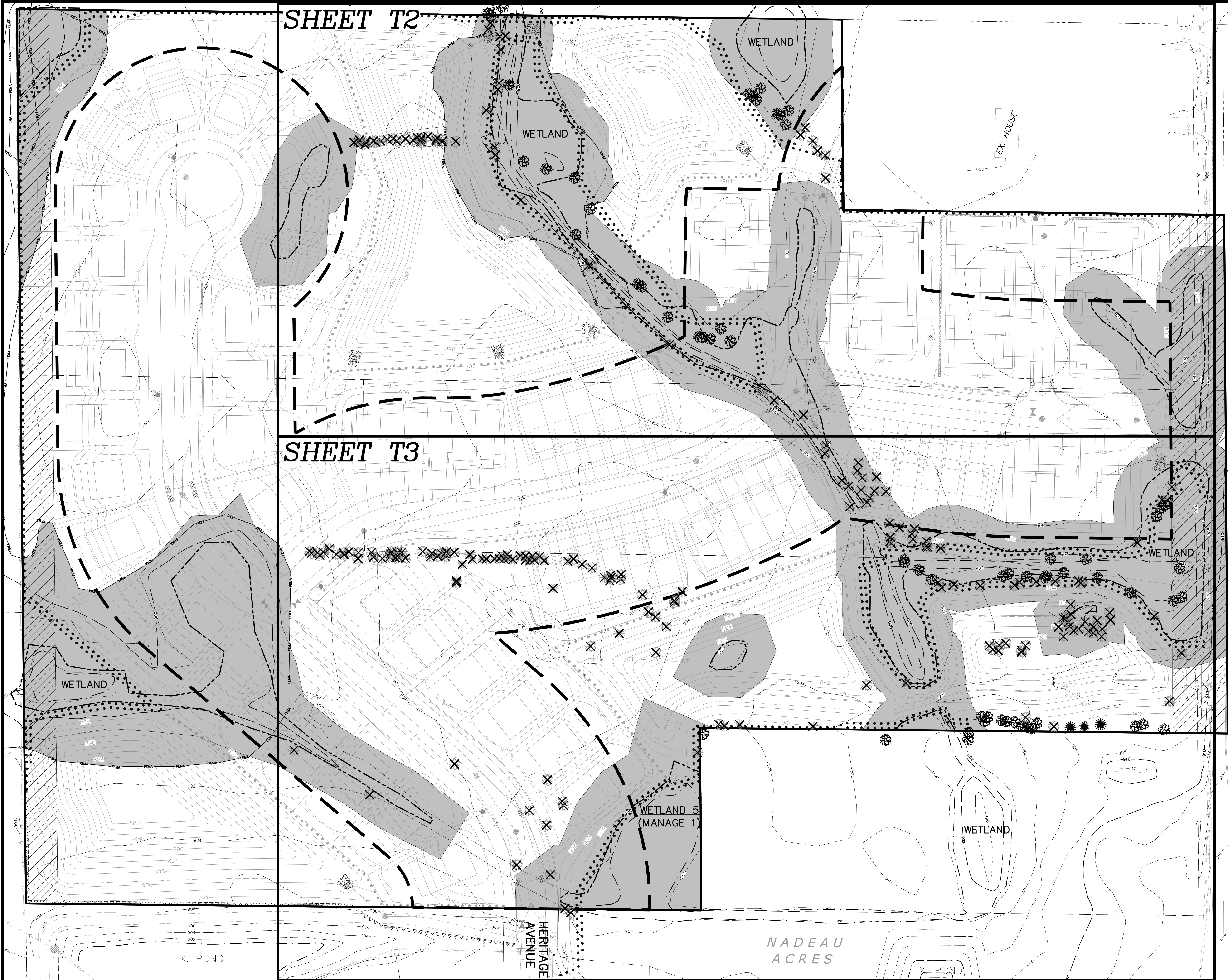


PHOTO 11
VIEW LOOKING SOUTHEAST ACROSS NORTH HAY FIELD.



PHOTO 12
VIEW LOOKING EAST ALONG NORTH SIDE OF DRIVEWAY.

NOTE: SEE SHEET R1 & R2 FOR PHOTO LOCATIONS ON MAP.
PHOTOS TAKEN 04/08/25



LEGEND

EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
BITUMINOUS PAVEMENT	---
CONCRETE WALK	---
CURB LINE	---
SANITARY SEWER	---
STORM SEWER	---
WATER MAIN	---
ENVIRONMENTALLY SENSITIVE AREAS	---
EXEMPT AREAS (ROW / EASEMENT)	---
BASIC USE AREA	---
WETLAND	---
FLOODPLAIN	---
SILT FENCE	---

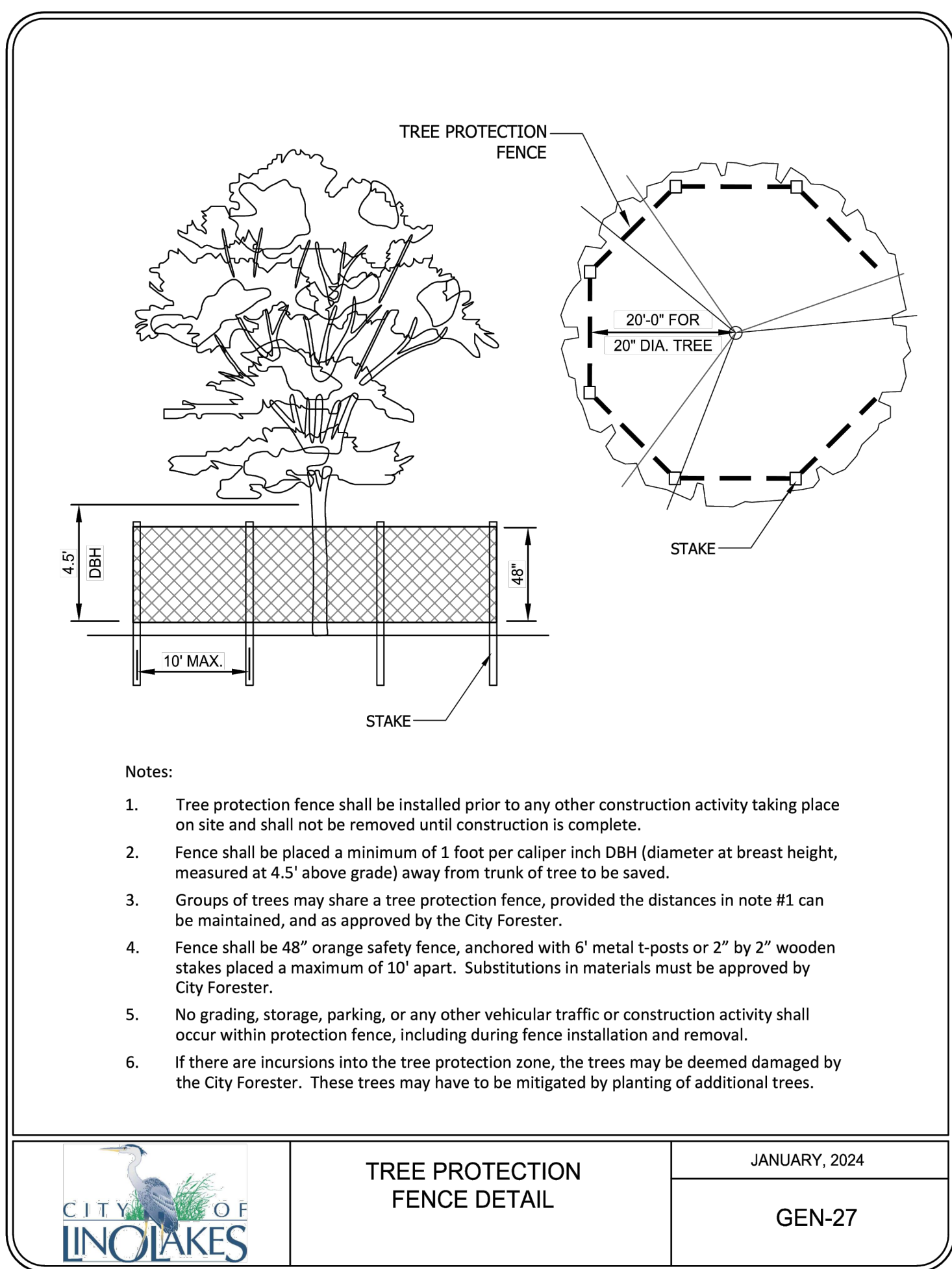
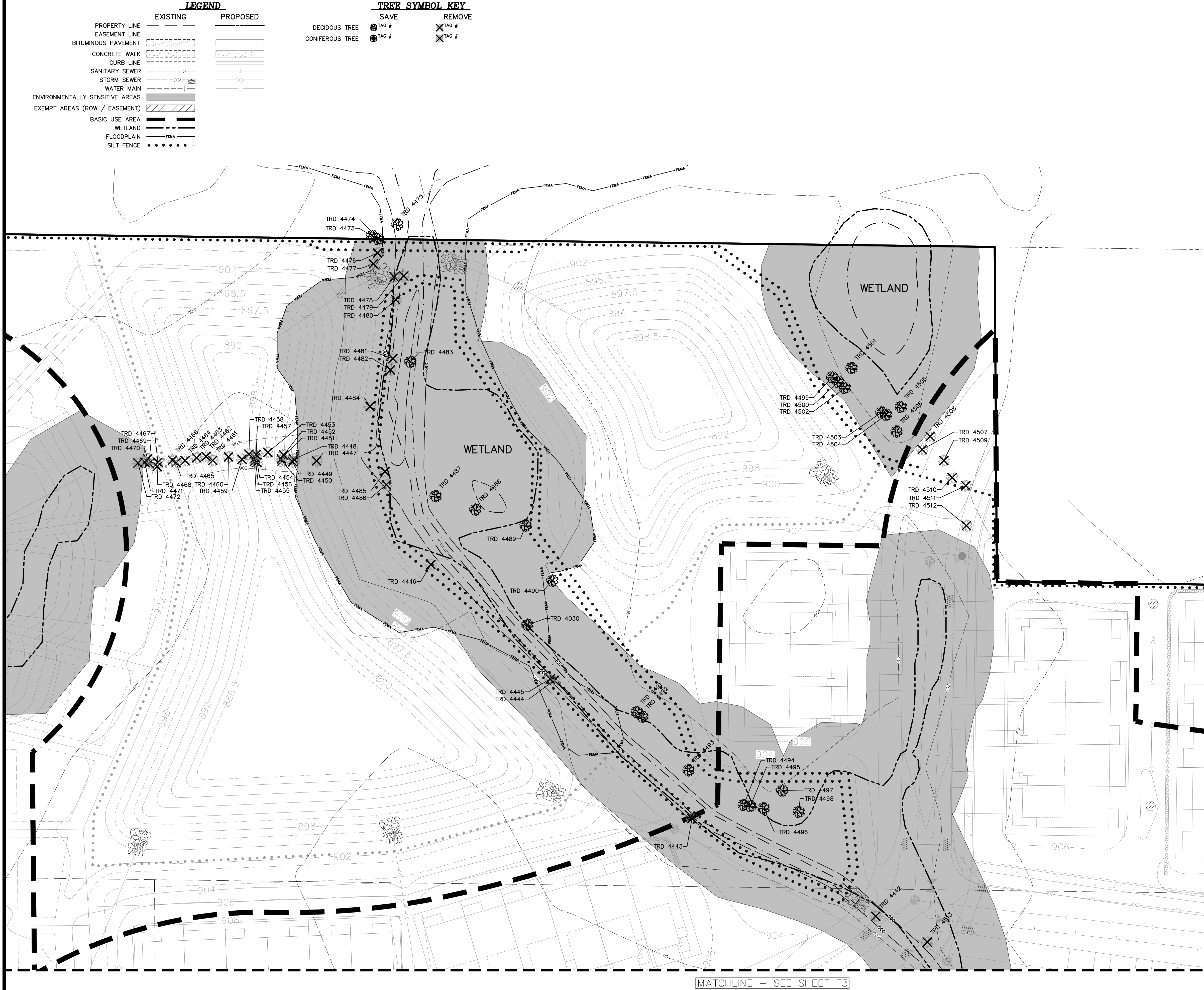
TREE SYMBOL KEY

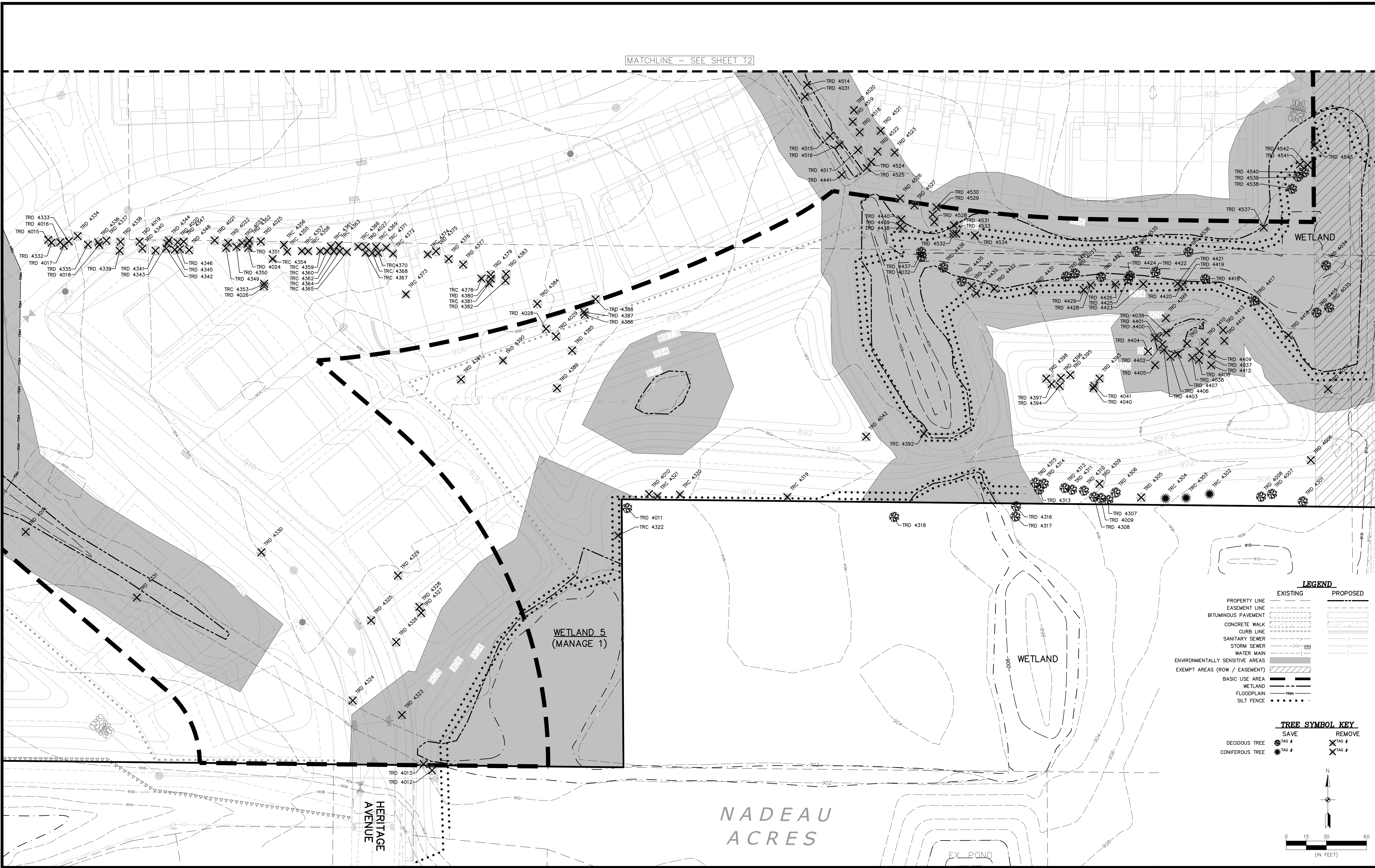
SAVE	REMOVE
DECIDUOUS TREE TAG #	X TAG #
CONIFEROUS TREE TAG #	X TAG #

- TREE PRESERVATION NOTES**
- TREE SURVEY FIELD WORK COMPLETED BY CARLSON ENGINEERING ON 11/04/25.
 - EXEMPT AREAS FOR MITIGATION INCLUDE EXISTING GASLINE EASEMENT ALONG WEST BOUNDARY AND DEDICATED RIGHT-OF-WAY FOR 20TH AVENUE S.
 - WETLAND 5 (SOUTHEAST CORNER OF SITE) IS CLASSIFIED AS 'MANAGE 1' AND INCLUDES A 50 FOOT 'BUFFER' AS NATURAL RESOURCE ENHANCEMENT AREA. ALL OTHER WETLANDS ARE CLASSIFIED AS 'MANAGE 2' AND INCLUDE A 30 FOOT 'BUFFER' AS NATURAL RESOURCE ENHANCEMENT AREA.
 - NO NATURAL RESOURCE CONSERVATION AREAS EXIST ON SITE.
 - UNDESIRABLE SPECIES INCLUDING EASTERN COTTONWOOD, SILVER MAPLE AND COLORADO BLUE SPRUCE ARE EXEMPT FROM MITIGATION.
 - EXISTING TREE CONDITION RATED 0-3 AS DEFINED BELOW. TREES WITH A CONDITION OF 0 OR 1 ARE EXEMPT FROM MITIGATION.
0 - DEAD
1 - UNHEALTHY / DYING, MAJOR STRUCTURAL DAMAGE OR DISEASE
2 - HEALTHY BUT SOME MINOR DAMAGE OR POOR GROWTH HABIT
3 - HEALTHY TREE, NO CONCERNS
 - SEE SHEET T4 FOR TREE INVENTORY, REMOVALS, AND MITIGATION REQUIREMENTS.

CALL BEFORE YOU DIG

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





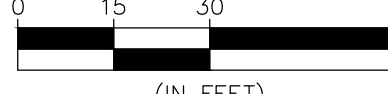
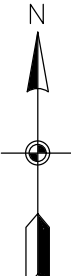
MATCHLINE - SEE SHEET T2

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
BITUMINOUS PAVEMENT		
CONCRETE WALK		
CURB LINE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
ENVIRONMENTALLY SENSITIVE AREAS		
EXEMPT AREAS (ROW / EASEMENT)		
BASIC USE AREA		
WETLAND		
FLOODPLAIN		
SILT FENCE		

TREE SYMBOL KEY

	SAVE	REMOVE
DECIDUOUS TREE		
CONIFEROUS TREE		



CARLSON ENGINEERING
ENGINEERING
SURVEYING
PLANNING

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Rutger, RLA
Signature:
Date: 01/02/26 License #: 56346

Drawn: RJR
Designed: RJR
Date: 01/02/26

Revisions:
1.

TCLD LAND HOLDINGS, LLC
4800 Olson Memorial Hwy - #100
Golden Valley, MN 55422

HARVEST GRANGE

HARVEST GRANGE
Lino Lakes, MN

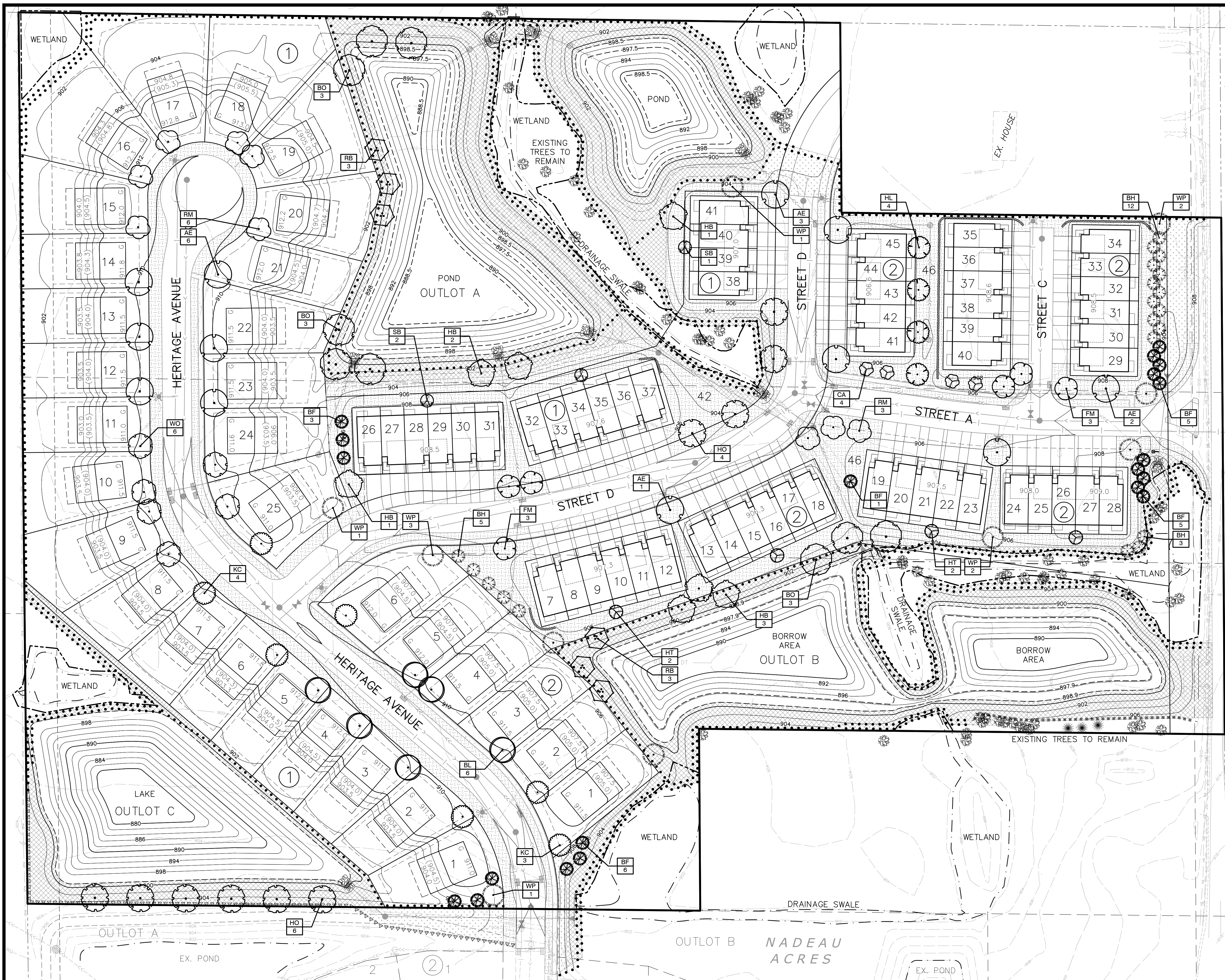
TREE PRESERVATION PLAN

T3 of 4

TREE INVENTORY							
Tag #	Tree Size (DBH)	Species (Common Name)	Condition	Located in Basic Use Area	Natural Resource Protected Area	Designation	Mitigation Required
4006	23	Green Ash	3			REMOVE	2
4007	23	Eastern Cottonwood	3			SAVE	-
4008	31	Eastern Cottonwood	3			SAVE	-
4009	36	Eastern Cottonwood	3			SAVE	-
4010	23	Eastern Cottonwood	3			REMOVE (Exempt)	-
4011	32	Eastern Cottonwood	3			SAVE	-
4012	40	Green Ash	1	X	X	REMOVE (Exempt)	-
4013	41	Green Ash	1	X	X	REMOVE (Exempt)	-
4014	37	Green Ash	1	X	X	REMOVE (Exempt)	-
4015	26	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4016	19	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4017	32	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4018	40	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4019	19	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4020	23	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4021	23	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4022	31	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4023	19	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4024	21	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4025	23	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4026	28	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4027	33	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4028	29	Silver Maple	3			REMOVE (Exempt)	-
4029	27	Silver Maple	3			REMOVE (Exempt)	-
4030	45	Eastern Cottonwood	3		X	SAVE	-
4031	20	Green Ash	3	X	X	REMOVE	0.25
4032	42	Eastern Cottonwood	2		X	SAVE	-
4033	19	Eastern Cottonwood	3		X	SAVE	-
4034	42	Eastern Cottonwood	2		X	SAVE	-
4035	46	Eastern Cottonwood	2		X	SAVE	-
4036	22	Green Ash	2		X	REMOVE (Exempt)	-
4037	23	Eastern Cottonwood	3		X	REMOVE (Exempt)	-
4038	23	Eastern Cottonwood	3		X	REMOVE (Exempt)	-
4039	19	Eastern Cottonwood	3		X	REMOVE (Exempt)	-
4040	27	Eastern Cottonwood	3			REMOVE (Exempt)	-
4041	19	Eastern Cottonwood	3			REMOVE (Exempt)	-
4042	31	Eastern Cottonwood	3			REMOVE (Exempt)	-
4301	18	Eastern Cottonwood	3			SAVE	-
4302	8	Red Pine	3			SAVE	-
4303	9	Red Pine	3			SAVE	-
4304	7	Red Pine	3			SAVE	-
4305	14	Green Ash	1			REMOVE (Exempt)	-
4306	8	Green Ash	2			SAVE	-
4307	9	Elm	3			SAVE	-
4308	8	Green Ash	2			SAVE	-
4309	7	Green Ash	2			REMOVE	1
4310	10	Green Ash	3			SAVE	-
4311	18	Silver Maple	2			SAVE	-
4312	13	Silver Maple	3			SAVE	-
4313	9	Red Maple	3			SAVE	-
4314	8	Green Ash	2			SAVE	-
4315	6	Red Maple	3			SAVE	-
4316	30	Silver Maple	3			SAVE	-
4317	39	Silver Maple	3			SAVE	-
4318	6	Box Elder	3			SAVE	-
4319	7	Colorado Blue Spruce	3			REMOVE (Exempt)	-
4320	9	Colorado Blue Spruce	3			REMOVE (Exempt)	-
4321	7	Colorado Blue Spruce	2			REMOVE (Exempt)	-
4322	14	Scotch Pine	3		X	REMOVE	3
4323	8	Green Ash	3	X	X	REMOVE	0.25
4324	17	Green Ash	2	X		REMOVE	-
4325	10	Green Ash	1	X		REMOVE (Exempt)	-
4326	10	Green Ash	1	X		REMOVE (Exempt)	-
4327	9	Green Ash	1	X		REMOVE (Exempt)	-
4328	20	Green Ash	0	X		REMOVE (Exempt)	-
4329	23	Green Ash	2	X		REMOVE	-
4330	12	Green Ash	3	X		REMOVE	-
4331	8	Green Ash	1	X	X	REMOVE (Exempt)	-
4332	12	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4333	13	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4334	13	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4335	14	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4336	8	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4337	17	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4338	15	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4339	13	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4340	9	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4341	7	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4342	11	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4343	7	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4344	11	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4345	16	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4346	16	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4347	14	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4348	11	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4349	11	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4350	16	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4351	16	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4352	8	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4353	7	Red Pine	2	X		REMOVE	-
4354	6	Red Pine	3	X		REMOVE	-
4355	9	Red Pine	3	X		REMOVE	-
4356	13	Scotch Pine	3	X		REMOVE	-
4357	10	Red Pine	3	X		REMOVE	-
4358	10	Red Pine	3	X		REMOVE	-
4359	9	Red Pine	3	X		REMOVE	-
4360	10	Red Pine	3	X		REMOVE	-
4361	11	Scotch Pine	3	X		REMOVE	-
4362	10	Red Pine	1	X		REMOVE (Exempt)	-
4363	9	Scotch Pine	3	X		REMOVE	-
4364	10	Red Pine	3	X		REMOVE	-

TREE INVENTORY							
Tag #	Tree Size (DBH)	Species (Common Name)	Condition	Located in Basic Use Area	Natural Resource Protected Area	Designation	Mitigation Required
4365	6	Red Pine	3	X		REMOVE	-
4366	11	Scotch Pine	3	X		REMOVE	-
4367	7	Red Pine	1	X		REMOVE (Exempt)	-
4368	10	Red Pine	3	X		REMOVE	-
4369	9	Scotch Pine	3	X		REMOVE	-
4370	8	Red Pine	3	X		REMOVE	-
4371	16	Scotch Pine	3	X		REMOVE	-
4372	13	Red Pine	3	X		REMOVE	-
4373	23	Colorado Blue Spruce	3	X		REMOVE (Exempt)	-
4374	16	Scotch Pine	3	X		REMOVE	-
4375	15	Sugar Maple	3	X		REMOVE	-
4376	9	Sugar Maple	1	X		REMOVE (Exempt)	-
4377	9	Sugar Maple	2	X		REMOVE	-
4378	11	Scotch Pine	2	X		REMOVE	-
4379	10	Green Ash	3	X		REMOVE	-
4380	19	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4381	17	Scotch Pine	3	X		REMOVE	-
4382	7	Sugar Maple	3	X		REMOVE	-
4383	15	Sugar Maple	2	X		REMOVE	-
4384	10	Elm	3	X		REMOVE	-
4385	28	Silver Maple	3			REMOVE (Exempt)	-
4386	11	Sugar Maple	3			REMOVE	1
4387	10	Sugar Maple	2			REMOVE	1
4388	11	Sugar Maple	3	X		REMOVE	-
4389	11	Crabapple	3			REMOVE	1
4390	11	White Pine	3			REMOVE	1
4391	12	White Pine	3			REMOVE	1
4392	15	Sugar Maple	3		X	REMOVE	3
4393	16	Sugar Maple	3			REMOVE	2
4394	18	Box Elder	2			REMOVE	2
4395	8	Box Elder	3			REMOVE	1
4396	16	Box Elder	2			REMOVE	2
4397	11	Elm	3			REMOVE	1
4398	12	Green Ash	1			REMOVE (Exempt)	-
4399	10	Yellow Birch	2		X	REMOVE	2
4400	9	Silver Maple	3		X	REMOVE (Exempt)	-
4401	11	Eastern Cottonwood	3		X	REMOVE (Exempt)	-
4402	8	Eastern Cottonwood	3		X	REMOVE (Exempt)	-
4403	15	Eastern Cottonwood	3		X	REMOVE (Exempt)	-
4404	9	Green Ash	1		X	REMOVE (Exempt)	-
4405	11	Eastern Cottonwood	3		X	REMOVE (Exempt)	-
4406	10	Eastern Cottonwood	3		X	REMOVE (Exempt)	-
4407	10	Eastern Cottonwood	3		X	REMOVE (Exempt)	-
4408	14	Eastern Cottonwood	3		X	REMOVE (Exempt)	-
4409	14	Eastern Cottonwood	3		X	REMOVE (Exempt)	-
4410	8	Eastern Cottonwood	3		X	REMOVE (Exempt)	-
4411	18	Eastern Cottonwood	3		X	REMOVE (Exempt)	-
4412	8	Eastern Cottonwood	3		X	REMOVE (Exempt)	-
4413	17	Eastern Cottonwood	3		X	REMOVE (Exempt)	-
4414	17	Eastern Cottonwood	3		X	REMOVE (Exempt)	-
4415	10	Green Ash	3		X	SAVE	-
4416	14	Green Ash	1		X	REMOVE (Exempt)	-
4417	12	Sugar Maple	3		X	SAVE	-
4418	9	Eastern Cottonwood	3		X	SAVE	-
4419	7	Eastern Cottonwood	3		X	REMOVE (Exempt)	-
4420	7	Eastern Cottonwood	3		X	REMOVE (Exempt)	-
4421	8	Green Ash	2		X	REMOVE	2
4422	9	Eastern Cottonwood	3		X	SAVE	-
4423	7	Eastern Cottonwood	3		X	REMOVE (Exempt)	-
4424	10	Eastern Cottonwood	3		X	SAVE	-
4425	10	Eastern Cottonwood	3		X	SAVE	-
4426	8	Eastern Cottonwood	3		X	REMOVE (Exempt)	-
4427	14	Eastern Cottonwood	3		X	SAVE	-
4428	6	Eastern Cottonwood	3		X	REMOVE (Exempt)	-
4429	7	Eastern Cottonwood	3		X	REMOVE (Exempt)	-
4430	10	Eastern Cottonwood	3		X	SAVE	-
4431	11	Eastern Cottonwood	3		X	REMOVE (Exempt)	-
4432	13	Sugar Maple	3		X	REMOVE	3
4433	10	Sugar Maple	3		X	REMOVE	2
4434	10	Sugar Maple	3		X	REMOVE	2
4435	9	Sugar Maple	3		X	SAVE	-
4436	7	Sugar Maple	3		X	SAVE	-
4437	7	Sugar Maple	3		X	SAVE	-
4438	9	Sugar Maple	3		X	REMOVE	2
4439	9	Sugar Maple	3		X	REMOVE	2
4440	9	Sugar Maple	3		X	REMOVE	2
4441	9	Sugar Maple	3	X	X	REMOVE	0.25
4442	7	Elm	3	X	X	REMOVE	0.25
4443	9	Sugar Maple	3	X	X	REMOVE	0.25
4444	14	Eastern Cottonwood	3		X	REMOVE (Exempt)	-
4445	11	Eastern Cottonwood	3		X	REMOVE (Exempt)	-
4446	8	Sugar Maple	3		X	REMOVE	2
4447	15	Eastern Cottonwood	3		X	REMOVE (Exempt)	-
4448	10	Eastern Cottonwood	3			REMOVE (Exempt)	-
4449	10	Eastern Cottonwood	3			REMOVE (Exempt)	-
4450	12	Eastern Cottonwood	3			REMOVE (Exempt)	-
4451	9	Eastern Cottonwood	3			REMOVE (Exempt)	-
4452	9	Eastern Cottonwood	3			REMOVE (Exempt)	-
4453	9	Eastern Cottonwood	3			REMOVE (Exempt)	-
4454	9	Eastern Cottonwood	3			REMOVE (Exempt)	-
4455	9	Eastern Cottonwood	3			REMOVE (Exempt)	-
4456	8	Eastern Cottonwood	3			REMOVE (Exempt)	-
4457	7	Eastern Cottonwood	3			REMOVE (Exempt)	-
4458	7	Eastern Cottonwood	3			REMOVE (Exempt)	-
4459	8	Eastern Cottonwood	3			REMOVE (Exempt)	-
4460	8	Eastern Cottonwood	3			REMOVE (Exempt)	-
4461	15	Eastern Cottonwood	3			REMOVE (Exempt)	-
4462	13	Eastern Cottonwood	3			REMOVE (Exempt)	-
4463	7	Eastern Cottonwood	3			REMOVE (Exempt)	-
4464	12	Eastern Cottonwood	3			REMOVE (Exempt)	-
4465	11	Eastern Cottonwood	3			REMOVE (Exempt)	-

TREE INVENTORY							
Tag #	Tree Size (DBH)	Species (Common Name)	Condition	Located in Basic Use Area	Natural Resource Protected Area	Designation	Mitigation Required
4466	8	Eastern Cottonwood	3			REMOVE (Exempt)	-
4467	14	Eastern Cottonwood	3			REMOVE (Exempt)	-
4468	17	Eastern Cottonwood	3			REMOVE (Exempt)	-
4469	7	Eastern Cottonwood	3			REMOVE (Exempt)	-
4470	11	Eastern Cottonwood	3			REMOVE (Exempt)	-
4471	40	Eastern Cottonwood	3			REMOVE (Exempt)	-
4472	14	Eastern Cottonwood	3		X	REMOVE (Exempt)	-
4473	9	Elm	2		X	SAVE	-
4474	7	Elm	2		X	SAVE	-
4475	37	Green Ash	1		X	SAVE	-
4476	7	Elm	2		X	REMOVE	2
4477	6	Sugar Maple	3		X	REMOVE	2
4478	19	Green Ash	3		X	REMOVE	3
4479	11	Green Ash	3		X	REMOVE	2
4480	11	Green Ash	1		X	REMOVE	2
4481	15	Green Ash	1		X	REMOVE (Exempt)	-
4482	57	Green Ash	2		X	REMOVE	3
4483	8	Green Ash	2		X	SAVE	-
4484	16	Box Elder	2		X	REMOVE	3
4485	17	Eastern Cottonwood	2		X	REMOVE (Exempt)	-
4486	17	Eastern Cottonwood	3		X	REMOVE (Exempt)	-
4487	7	Box Elder	2		X	SAVE	-
4488	7	Elm	3		X	SAVE	-
4489	18	Green Ash	3		X	SAVE	-
4490	7	Green Ash	3		X	SAVE	-
4491	7	Green Ash	3		X	SAVE	-
4492	7	Green Ash	3		X	SAVE	-
4493	9	Green Ash	3		X	SAVE	-
4494	13	Green Ash	3	X	X	SAVE	-
4495	13	Green Ash	3	X	X	SAVE	-
4496	16	Green Ash	3	X	X	SAVE	-
4497	10	Sugar Maple	3	X	X	SAVE	-
4498	18	Sugar Maple	3	X	X	SAVE	-
4499	19	Eastern Cottonwood	3		X	SAVE	-
4500	11	Eastern Cottonwood	3		X	SAVE	-
4501	7	Green Ash	3		X	SAVE	-
4502	15	Eastern Cottonwood	3		X	SAVE	-
4503	10	Eastern Cottonwood	3		X	SAVE	-
4504	7	Eastern Cottonwood	3		X	SAVE	-
4505	8	Green Ash	3		X	SAVE	-
4506	16	Green Ash	3		X	SAVE	-
4507	34	Eastern Cottonwood	3	X		REMOVE (Exempt)	-
4508	8	Green Ash	2	X		REMOVE	-
4509	7	Green Ash	3	X		REMOVE	-
4510	13	Green Ash	3	X		REMOVE	-
4511	12	Green Ash	3	X		REMOVE	-
4512	22	Green Ash	2	X		REMOVE	-
4513	24	Green Ash	2	X	X	REMOVE	0.25
4514	20	Green Ash	2	X	X	REMOVE	0.25
4515	25	Green Ash	3	X	X	REMOVE	0.25
4516	19	Green Ash	3	X	X	REMOVE	0.25
4517	14	Green Ash	3	X	X	REMOVE	0.25
4518	8	Elm	3	X	X	REMOVE	0.25
4519	9	Elm	3	X	X	REMOVE	0.25
4520	8	Sugar Maple	2	X	X	REMOVE	0.25
4521	7	Sugar Maple	3	X	X	REMOVE	0.25
4522	13	Sugar Maple	3	X	X	REMOVE	0.25
4523	15	Sugar Maple	3	X	X	REMOVE	0.25
4524	10	Green Ash	3	X	X	REMOVE	0.25
4525	8	Green Ash	3	X	X	REMOVE	0.25
4526	14	Green Ash	3	X	X	REMOVE	0.25
4527	10	Green Ash	3		X	REMOVE	2
4528	8	Green Ash	3		X	REMOVE	2
4529	7	Green Ash	3		X	REMOVE	2
4530	13	Sugar Maple	3		X	REMOVE	3
4531	9	Box Elder	2		X	REMOVE	2
4532	7	Box Elder	3		X	REMOVE	2
4533	12	Box Elder	3		X	REMOVE	2
4534	11	Sugar Maple	3		X	REMOVE	2
4535	20	Green Ash	3		X	SAVE	-
4536	16	Green Ash	3		X	SAVE	-
4537	11	Green Ash	3		X	REMOVE	2
4538	8	Green Ash	3	X	X	SAVE	-
4539	7	Green Ash	3	X	X	SAVE	-
4540	7	Green Ash	3	X	X	SAVE	-
4541	8	Green Ash	3	X	X	REMOVE	0.25
4542	7	Green Ash	3	X	X	REMOVE	0.25
4543	9	Green Ash	3		X	REMOVE (Exempt)	-
TREE REMOVAL SUMMARY						MITIGATION	
Tree Location		ESA Category		Size (DBH)	No. of Trees	Replacement Ratio	No. of Trees
Within Basic Use Area		Non-ESA		≥ 6"	36	NA	0
		Natural Resource Enhancement Area		≥ 6"	21	1:4	5,25
Not Within Basic Use Area		Non-ESA		6 - 12"	8	1:1	8
				> 12"	4	2:1	8
		Natural Resource Enhancement Area		6 - 12"	20	2:1	40
				> 12"	7	3:1	21
Exempt from Mitigation (0-1 Condition, Undesirable Species, Exempt Area)					119	NA	0
Total Trees Removed					215		
Total Trees Saved					65		
Total Trees Surveyed					280	TOTAL REPLACEMENT TREES REQUIRED	82.25

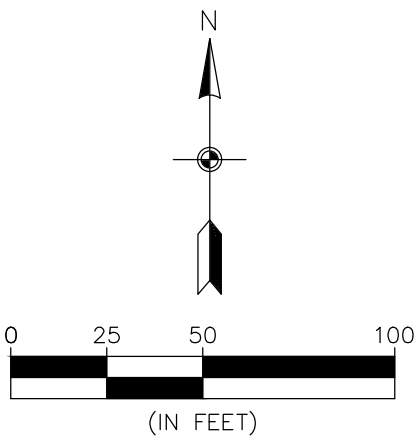


W CEDAR STREET

20TH AVENUE S. (C.S.A.H. 54)

- CITY OF LINO LAKES LANDSCAPE REQUIREMENTS**
1. OPEN AREA LANDSCAPE STANDARDS. DISTURBED SITE AREAS INCLUDING STORMWATER MANAGEMENT AREAS AND COMMON AREAS IN MULTIFAMILY SITES. ONE (1) LARGE TREE AND TWO (2) LARGE SHRUBS ARE REQUIRED PER 2,500 SQUARE FEET OF OPEN SPACE (ABOVE NORMAL WATER LEVEL). ONE LARGE TREE MAY BE SUBSTITUTED FOR EVERY TWO LARGE SHRUBS IN LIEU OF THE SHRUB REQUIREMENT.
TREES REQUIRED = 90 (223,192 SF EXCLUDING PONDS & WETLANDS / 2,500)
TREES PROVIDED = 90 (INCLUDES MITIGATION TREES PER #4 BELOW)
 2. BUFFER AND SCREEN STANDARDS. SCREENING CONSISTING OF 8FT TALL FENCE OR PLANTING SCREEN REQUIRED BETWEEN RESIDENTIAL USES AND ARTERIAL OR COLLECTOR STREETS (20TH AVENUE S). ALL PLANTING SCREENS SHALL REQUIRE AT A MINIMUM A DOUBLE ROW OF PLANTS WITH TRIANGULATED SPACING.
TREES REQUIRED = NA
TREES PROVIDED = 28 (INCLUDED WITH OPEN AREA LANDSCAPE TREES)
 3. BOULEVARD TREE STANDARDS. BOULEVARD TREES ARE REQUIRED AT THE RATE OF ONE TREE PER LOT FRONTAGE FOR SINGLE FAMILY AND TWO-FAMILY LOTS. TOWNHOME AND MULTI-FAMILY PROPERTIES SHALL PROVIDE BOULEVARD TREES AT A RATE OF ONE TREE PER 70 LINEAR FEET OF STREET FRONTAGE WHERE PROPERTY FRONTS ANY PUBLIC STREET. BOULEVARD TREES SHALL BE PLANTED WITHIN 14 FEET OF THE CURB LINE OR AS OTHERWISE DETERMINED BY THE CITY FORESTER.
TREES REQUIRED = 53 (31 LOTS, INCLUDING 2 CORNER LOTS & 1,376 LF TOWNHOME FRONTAGE / 70)
TREES PROVIDED = 53
 4. TREE PRESERVATION AND MITIGATION STANDARDS. REFER TO TREE PRESERVATION PLAN FOR MITIGATION REQUIREMENTS. REPLACEMENT TREES SHALL BE PLANTED ON SITE AND MAY ALSO FULFILL THE OPEN AREAS LANDSCAPE STANDARDS.
TREES REQUIRED = 83 (PER TREE PRESERVATION PLAN)
TREES PROVIDED = 83 (INCLUDED WITH OPEN AREA TREES PROVIDED)
- TOTAL TREES REQUIRED = 143
TOTAL TREES PROVIDED = 143

- LANDSCAPE PLAN NOTES**
1. EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
 2. UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL Gopher State One-Call AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS "FIELD VERIFY" ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
 3. PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
 4. EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
 5. CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
 6. SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS "REMOVED BY OTHERS" OR "REMOVE AND SALVAGE."
 7. UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
 8. CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
 9. DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 10. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
 11. REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
 1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
 2. LANDSCAPE SPECIFICATIONS.
 3. PLAN DRAWINGS.
 4. PLANT / MATERIAL SCHEDULES.
 5. CITY STANDARD SPECIFICATIONS AND DETAILS.
 6. MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

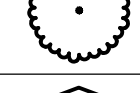


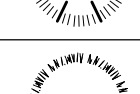
CALL BEFORE YOU DIG

Know what's below.
Call before you dig.

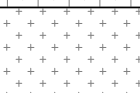
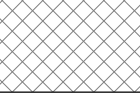
CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING	3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7959 CARLSON-ENGINEERING.COM	I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota Print Name: Ryan J. Ruttger, RLA Signature: Date: 01/02/26 License #: 56346	Drawn: RJR Designed: RJR Date: 01/02/26	Revisions: 1.	TCLD LAND HOLDINGS, LLC 4800 Olson Memorial Hwy - #100 Golden Valley, MN 55422	HARVEST GRANGE	HARVEST GRANGE Lino Lakes, MN	PRELIMINARY LANDSCAPE PLAN	L1 of 2
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PLANT SCHEDULE

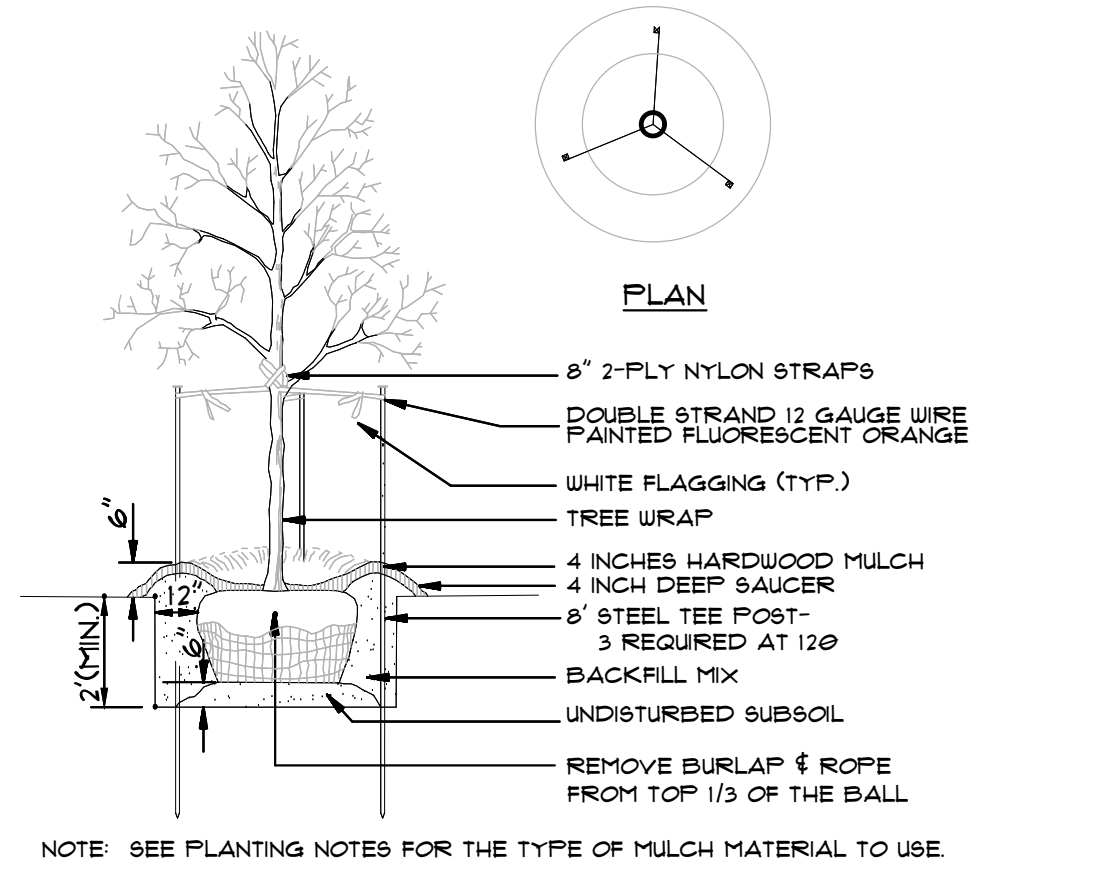
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	9	Acer rubrum `Northwood`	Northwood Red Maple	2" Cal.	B&B
	FM	6	Acer x freemanii `Sienna`	Sienna Glen Maple	2" Cal.	B&B
	RB	6	Betula nigra Clump Form, 2" Cal Equivalent	River Birch Multi-Trunk	8' Ht.	B&B
	HB	7	Celtis occidentalis	Common Hackberry	2" Cal.	B&B
	HL	4	Gleditsia triacanthos inermis `Harve`	Northern Acclaim Thornless Honey Locust	2" Cal.	B&B
	KC	7	Gymnocladus dioica `Espresso`	Kentucky Coffeetree	2" Cal.	B&B
	WO	6	Quercus bicolor	Swamp White Oak	2" Cal.	B&B
	BO	9	Quercus macrocarpa	Bur Oak	2" Cal.	B&B
	HO	10	Quercus x macdanielii `Clemons` TM	Heritage Oak	2" Cal.	B&B
	BL	6	Tilia americana `Boulevard`	Boulevard Linden	2" Cal.	B&B
	AE	12	Ulmus americana `Princeton`	American Elm	2" Cal.	B&B

CONIFEROUS TREES						
	BF	20	Abies balsamea	Balsam Fir	6' Ht.	B&B
	BH	20	Picea glauca densata	Black Hills Spruce	6' Ht.	B&B
	WP	10	Pinus strobus	White Pine	6' Ht.	B&B

ORNAMENTAL TREES						
	SB	3	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, 1.5' Cal Equivalent	Autumn Brilliance Serviceberry	7' Ht.	B&B
	HT	4	Crataegus crus-galli `Inermis`	Thornless Hawthorn	1.5' Cal.	B&B
	CA	4	Malus x `Prairifire` Red Flowers	Prairifire Crabapple	1.5' Cal.	B&B

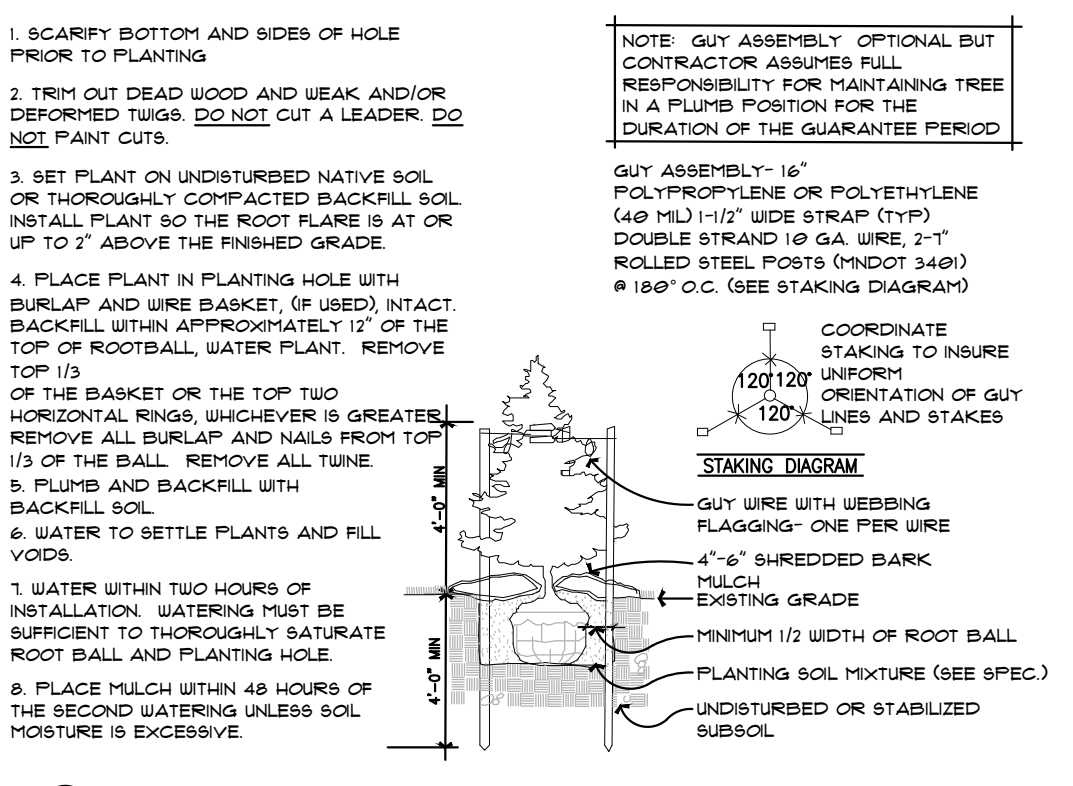
GROUND COVERS						
	SOD	118,471 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	TI	17,203 sf	Type I - Turf Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 160 lb/ac	MnDOT Southern Boulevard (SB)	seed	
	TIII	140,990 sf	Type III - Stormwater Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 30 lb/ac	MnDOT Wet Ditch (WD)	seed	

10. **PLANT INSTALLATION AND ESTABLISHMENT.** REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
11. **MULCH MATERIAL.** DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4" MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
12. **MAINTENANCE.** MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.
13. **WATERING.** UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
14. **NATIVE PLANT ESTABLISHMENT.** THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDING AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDING AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAN 3 YEARS AFTER INITIAL SEEDING - ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.
15. **FINAL ACCEPTANCE.** UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
16. **WARRANTY.** ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR TWO (2) YEARS FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.



NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



B CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE

LANDSCAPE SPECIFICATIONS

1. **TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERCTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6" STEEL FENCE POSTS SPACED 6' O.C. MAX.
2. **EROSION CONTROL.** REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPs, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL, BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPs MUST BE IMPLEMENTED WITHIN 7 DAYS USING RAPID STABILIZATION METHOD 3.
3. **CLEARING AND GRUBBING.** CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
4. **SOIL PREPARATION.** REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD PRIOR TO INSTALLATION OF ANY IRRIGATION, SEEDING, PLANTING, SODDING, ETC.
5. **TOPSOIL MATERIAL.** ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE RE-SPREAD OR PLACED ON ALL AREAS TO BE SODDED OR SEEDDED, INCLUDING DISTURBED OPEN SPACE AND NATURAL AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS (IF APPLICABLE).
6. **SEEDING AND TURF ESTABLISHMENT.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWN AT THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL CATEGORY 20 - STRAW EROSION CONTROL BLANKET WITH NATURAL NETTING ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY DISC-ANCHORED TYPE 3 MULCH (MOIA CERTIFIED WEED FREE GRAIN STRAW) AT A RATE OF 2 TONS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
7. **SODDING.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SODDING. SOD SHALL BE LAYED ON A UNIFORM SURFACE. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
8. **PLANT MATERIAL.** ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. **PLANT MATERIAL SUBSTITUTIONS.** ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.

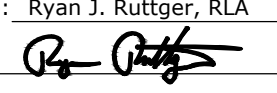


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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger, RLA
Signature: 
Date: 01/02/26 License #: 56346

Drawn: RJR
Designed: RJR
Date: 01/02/26

Revisions:
1.

TCLD LAND HOLDINGS, LLC.
4800 Olson Memorial Hwy - #100
Golden Valley, MN 55422



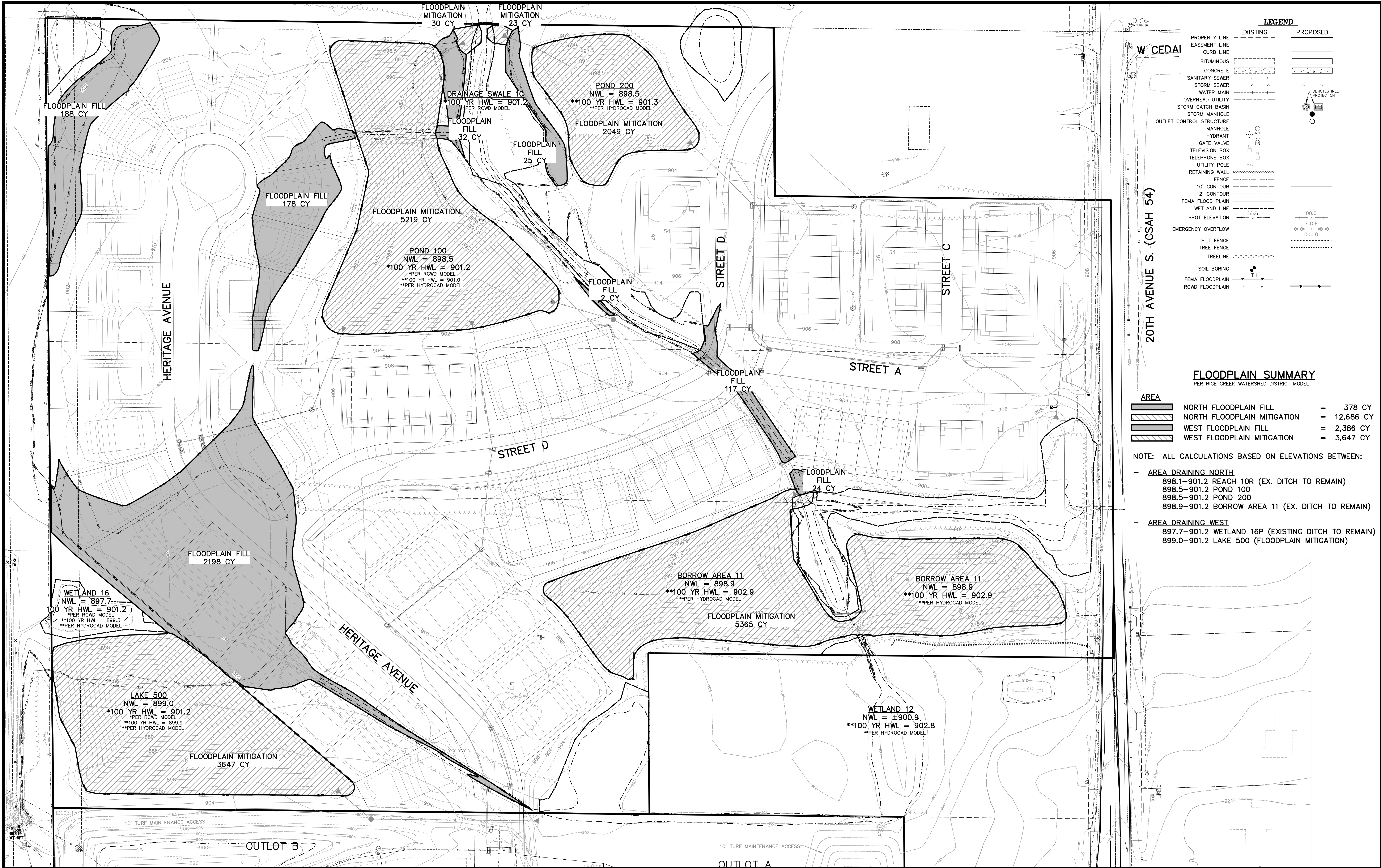
HARVEST
GRANGE

HARVEST GRANGE

HARVEST
GRANGE
Lino Lakes, MN

PRELIMINARY
LANDSCAPE PLAN

L2
of
2



FLOODPLAIN SUMMARY
PER RICE CREEK WATERSHED DISTRICT MODEL

AREA	
	NORTH FLOODPLAIN FILL = 378 CY
	NORTH FLOODPLAIN MITIGATION = 12,686 CY
	WEST FLOODPLAIN FILL = 2,386 CY
	WEST FLOODPLAIN MITIGATION = 3,647 CY

- NOTE: ALL CALCULATIONS BASED ON ELEVATIONS BETWEEN:
- **AREA DRAINING NORTH**
898.1-901.2 REACH 10R (EX. DITCH TO REMAIN)
898.5-901.2 POND 100
898.5-901.2 POND 200
898.9-901.2 BORROW AREA 11 (EX. DITCH TO REMAIN)
 - **AREA DRAINING WEST**
897.7-901.2 WETLAND 16P (EXISTING DITCH TO REMAIN)
899.0-901.2 LAKE 500 (FLOODPLAIN MITIGATION)



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

Print Name: Brian J. Krystofiak, P.E.
Signature: *Brian J. Krystofiak*
Date: 01/02/26 License #: 25063

Drawn: GJS
Designed: BJK
Date: 01/02/26

Revisions: 1.

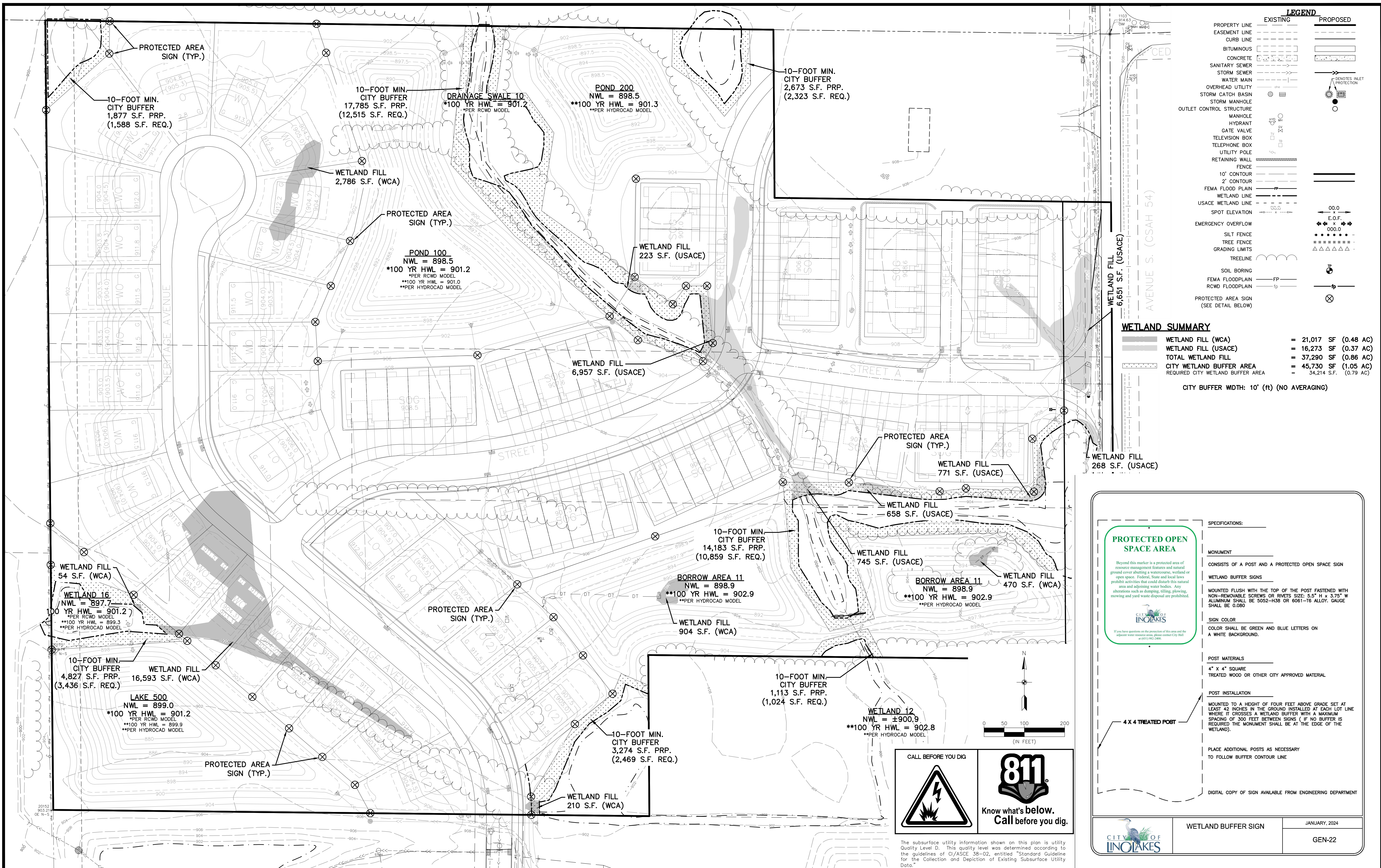
TCLD LAND HOLDINGS, LLC
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Golden Valley, MN 55422



HARVEST GRANGE
Lino Lakes, MN

FLOODPLAIN EXHIBIT

F1
of
1



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Print Name: Brian J. Krystofak, P.E.
Signature: *Brian J. Krystofak*
Date: 01/02/26 License #: 25063

Drawn: GJS
Designed: BJK
Date: 01/02/26

Revisions:
1.

TCLD LAND HOLDINGS, LLC
4800 Olson Memorial Hwy - #100
Golden Valley, MN 55422



HARVEST GRANGE
Lino Lakes, MN

WETLAND BUFFER EXHIBIT

W1 of 9



HARVEST GRANGE

PRELIMINARY PLAT & REZONING SUBMITTAL NARRATIVE

LINO LAKES, MN

JANUARY 12, 2026

DEVELOPMENT TEAM

Developer/Contract Buyer: TCLD Land Holdings, LLC

Ben Schmidt, President
ben@TCLandDev.com
(612)-716-3047

Christine Cook, Development Manager
christine@TCLandDev.com
(612)710-0685

4800 Olson Memorial Hwy, Suite 100
Golden Valley, MN 55422

Civil Engineer/Surveyor: Carlson Engineering

Brian Krystofiak, Engineer
bkrystofiak@carlson-engineering.com
(763)443-5963

Justin Olson, Engineer
jolson@carlson-engineering.com
(763)280-4367

3890 Pheasant Ridge Drive NE
Blaine, MN 55449

Legal: Mark Radke
MRadke@Felhaber.com

GENERAL DESCRIPTION OF REQUEST:

TCLD Land Holdings, LLC respectfully submits plans for a new residential subdivision located directly west of 20th Avenue S (CSAH 54), between Cedar Street and Red Oak Lane.

Entitlements Requested:

- Rezoning: Parcels 26-31-22-11-0008 (Nelson), 26-32-22-11-0005 (Rehbein), and 26-31-22-11-0009 (Rehbein) from R-Rural to:
 - R-2, Two-Family Residential for single-family homes
 - R-3, Medium-Density Residential for attached townhomes
- Preliminary Plat: Subdivision of 5 to 40 acres

The proposed development will create eighty-six (86) residential lots, supported by full public infrastructure, including city water and sewer. Mass grading will be performed to prepare the site for construction, and the design provides a mix of single-family homes and townhomes to meet the community's housing needs while maintaining neighborhood compatibility.

This project reflects thoughtful planning and design, balancing density, infrastructure capacity, and community character to provide a high-quality residential development.

EXISTING SITE INFORMATION/DESCRIPTION:

LEGAL DESCRIPTION

The north 401 ft. of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, Township 31, Range 22, except the north 208.7 ft. of the east 417.42 ft. thereof. Subject to any easements of record.

The east 944 Ft. of the south 688 Ft. of the north 589 ft. of the E $\frac{1}{2}$ of Section 26, Township 31, Range 22. Subject to any easements of record.

That part of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 26, Township 31, Range 22 described as follows, Commencing at the SE corner of said E $\frac{1}{2}$, thence northerly along the the east line of said E $\frac{1}{2}$, 1,865 ft. to the point of beginning. Thence westerly, parallel with the south line of said E $\frac{1}{2}$, 578 ft., thence southerly, parallel with said east line 200 ft., thence westerly parallel with said south line 739.7 ft. +/- to the west line of said E $\frac{1}{2}$, thence northerly along said west line 579 ft. +/- to the south line of the north 401 ft. of said East $\frac{1}{2}$, thence easterly along said south line of the North 401 ft. 375.5 ft. to the west line of the East 944 ft. of said West $\frac{1}{2}$, thence southerly along said west line 944 ft., 188.04 ft. to the south line of the North 589 ft. of said E $\frac{1}{2}$, thence easterly along said south line of the North 589 ft., 944.18 ft. to the east line of said East $\frac{1}{2}$, thence southerly along said east line 187.88 ft. to the point of beginning. Except road. Subject to any easements of record. Anoka county, Minnesota.

ADDRESS: 6747 20th Avenue (Nelson parcel), Lino Lakes, MN 55038 / Unassigned (Rehbein parcels)

CITY/COUNTY: City of Lino Lakes, Anoka County

PARCEL ID NUMBERS: 26-31-22-11-0008 (Nelson); 26-32-22-11-0005 (Rehbein); 26-31-22-11-0009 (Rehbein)

TOTAL SITE AREA: Approximately (24.98) acres

EXISTING ZONING: R - Rural

PROPOSED ZONING: R2 – Two Family Residential & R3 – Medium Density

EXISTING CONDITIONS:

The site is comprised of three (3) land parcels, including one (1) single-family home located on the southern portion of the site (the Nelson parcel), a wooded swale running through the central portion of the property, and agricultural fields occupying the remainder of the site.

The land parcel currently owned by the Nelson family was acquired by Jim Nelson in 1987. Shortly thereafter, construction of the single-family residence began. Historically, the property had been vacant agricultural land prior to Mr. Nelson's purchase. A pole barn was constructed on the property in 1995, and Mr. Nelson currently resides at the site.

The two (2) remaining parcels are owned by the Rehbein family and were purchased in 2008. No structures or dwellings have been constructed on either parcel. Both parcels have been continuously utilized for agricultural purposes, specifically for hay production.

The site is located immediately west of 20th Avenue South (County Road 54), is bordered by the Nadeau Acres residential neighborhood to the south, agricultural fields and floodplain to the west, and an industrial building, wetland, and floodplain to the north. Its northern and western boundaries align with the Lino Lakes–Centerville municipal boundary. The current zoning designation for all three (3) parcels is R – Rural.

LOT SIZES, SETBACKS & DENSITY:

The 2040 Future Land Use Map displays this area as medium density residential that allows for 4.0 to 6.0 units per acre. We are proposing R2 – Two Family Residential for the 60' single-family lots, and R3 – Medium Density for the multi-unit townhomes and a private street to meet the allowed density requirement. Per the net area exhibit, the net density is 4.69 units per net acre. The Harvest Grange Preliminary Plat displays a total of eighty-six (86) residential lots that consist of the following:

- (31) 60' Single-Family
- (55) Attached Townhome

Below is a summary of the proposed lot standards and setbacks:

Townhome Unit Configuration:

(4) Unit, (5) Unit & (6) Unit Buildings

Townhome Setbacks

Front – 30 feet

Side - Between Townhome Buildings – 20 feet

Side Corner – 25 feet

Townhome Building Pad Types:

Slab on Grade (SOG)

Single Family Setbacks:

Front – 25 feet

Rear – 25 feet

Side Yard – 10 ft Garage, 10 ft Dwelling

Side Corner – 20/25 feet

Single Family Building Pad Types:

Walkouts (WO)

Lookouts (LO)

We believe the proposed development plan is consistent with the City of Lino Lake's goals for these parcels.

SANITARY SEWER AND WATERMAIN:

The proposed development will connect to the existing public sanitary sewer system serving the Nadeau Acres development to the south. This sanitary stub is directed at an existing lift station that was designed and constructed to accommodate the Harvest Grange development. Public watermain connections will be made at the existing connection to Nadeau Acres, as well as along 20th Avenue S. to provide a watermain loop.

STREET and SIDEWALKS:

Public street connections are proposed to serve the development, including a connection to the Nadeau Acres neighborhood via the provided street stub and a connection to 20th Avenue South (CSAH 54). The connection to 20th Avenue South will include the required turn-lane and roadway improvements requested by Anoka County and the City of Lino Lakes.

An interior private drive will be constructed to serve two (2) of the ten (10) multi-unit town homes. This private drive is proposed to have a future connection to the parcel directly north of the site, as shown in the Ghost Plat. The length of the private drive will not exceed three hundred (300) feet. Upon future development of the northern parcel, the private drive is intended to connect and

loop back to a public street. The private drive will be constructed in compliance with the City of Lino Lakes General Specifications and Standard Details.

A public ROW easement will be provided for the east-west street that connects to 20th Ave. S.

Sidewalks are proposed along one side of all public streets within the Preliminary Plat, with the exception of the interior private drive serving two (2) of the townhome buildings. The proposed sidewalk system will provide pedestrian connectivity to the Nadeau Acres neighborhood to the south via the extension of Heritage Avenue.

Below is a summary of the proposed roadway widths and linear footage:

Linear Footage:

Total Road Linear Length – Approximately 2,595 L.F

- Public Streets – Approximately 1,910 L.F
- Private Drives – Approximately 685 L.F

Proposed Right-of-Way (ROW):

Internal ROW – 60' feet

Private Road – 24' feet back-to-back

Cul-de-sac ROW – 60'-foot min. radius

TRAFFIC STUDY:

A traffic study was completed by Matt Pacyna, PE, of Transportation Collaborative & Consultants, LLC on January 5, 2025. The purpose of the study was to evaluate existing traffic conditions within the study area, analyze anticipated traffic impacts associated with the proposed development, and determine whether roadway or operational improvements would be necessary to maintain safe and efficient traffic operations.

The study concludes that all analyzed intersections and roadway approaches are expected to operate at acceptable Levels of Service during peak-hour conditions with the proposed development in place. The proposed development and access locations are consistent with the recommendations of the recently completed CSAH 54 Corridor Study.

The traffic study was prepared in accordance with the requirements of the Lino Lakes City Code and was coordinated with Anoka County.

TRAFFIC NOISE ASSESSMENT:

A Traffic Noise Assessment was prepared by David Braslau Associates on January 6, 2026, to evaluate potential traffic noise impacts from CSAH 54 on the proposed Harvest Grange residential development. The purpose of the assessment was to determine whether the project complies with the Minnesota State Noise Standards or whether mitigation measures are necessary under Minnesota State Rules to achieve compliance.

The Stamina traffic noise model was utilized to estimate daytime (PM) and nighttime (AM) sound levels at assumed receptor locations corresponding to proposed residential building sites on the property.

As noted in the Executive Summary on page 2 of the assessment, all residential units included in this assessment can be brought into compliance with state noise standards through the installation of appropriately rated Sound Transmission Class (STC) windows.

STREETLIGHTS:

The streetlight style will be standard light fixtures offered by the utility provider. Proposed locations will be provided with final construction plans.

MASS GRADING:

The site is anticipated to be mass graded in one phase, in accordance with the City of Lino Lake's specifications and guidelines. The proposed grading will maintain drainage patterns similar to existing conditions.

RICE CREEK WATERSHED DISTRICT (RCWD):

An application was submitted to the Rice Creek Watershed District (RCWD) on Tuesday, January 5, 2026, for Stormwater Management, Erosion and Sediment Control, Floodplain Alteration, and Wetland Alteration. An email confirmation was received from RCWD on January 8, 2026, indicating that the permit application was deemed complete. The application is currently slated for review on February 25, 2026, RCWD Board Meeting.

STORMWATER MANAGEMENT:

This site will comply with all applicable requirements for the City of Lino Lakes and Rice Creek Watershed District stormwater management rules. Streets, driveways, sidewalks, the fronts of houses are all directed towards a water quality feature. All ponding and water quality features have been designed per city and watershed regulations. Site runoff rates have been reduced for all modeled rain events.

The City of Lino Lakes will assume ownership of the stormwater quality pond, and structures within those ponds/basins at full buildout. Ponds will be maintained, owned, and utilized by the townhome association for their proposed irrigation water reuse system. Drafted Quit Claim deeds were provided for City consideration and feedback.

FLOODPLAIN MITIGATION:

The floodplain elevation for this site was provided by RCWD. Per the floodplain exhibit, all floodplain fills will be mitigated for within borrow areas and ponding. The FEMA flood line in general follows the flood elevation provided by RCWD. The FEMA floodplain will be removed

from lots as feasible with a LOMR-F application. This will occur once grading activities are completed and elevations can be certified.

Below is the floodplain summary per Rice Creek Watershed District Model and as depicted in the floodplain Exhibit F1:

Floodplain Summary

- North Floodplain Fill = 378 CY
- North Floodplain Mitigation = 12,686 CY
- West Floodplain Fill = 2,386 CY
- West Floodplain Mitigation = 3,647 CY

WETLAND:

Kjolhaug Environmental Services prepared two wetland reports. A Wetland Delineation Report for the two Rehbein parcels was completed on October 19, 2021. A separate Wetland Delineation Report for the Nelson parcel was completed on May 13, 2025.

The summary below from the Wetland Buffer Exhibit reflects the combined wetland impacts associated with all three (3) parcels. The identified impacts are primarily related to proposed street alignments and roadway connections.

Wetland Summary:

Wetland Fill (WCA): 21,017 SF (0.48 acres)

Wetland Fill (USACE): 16,273 SF (0.37 acres)

Total Wetland Fill: 45,730 SF (1.05 acres)

Required City Wetland Buffer Area: 34,214 SF (0.79 acres)

City Buffer Width: 10' ft (No Averaging)

Kjolhaug submitted the RPA to the Rice Creek Watershed District (RCWD) and the United States Army Corps of Engineers (USACE) on January 5, 2026. RCWD distributed the Wetland Conservation Act (WCA) Notice Application for the Harvest Grange replacement plan on January 8, 2026.

RARE SPECIES SURVEY RESULTS:

A Rare Plant Survey for the proposed Harvest Grange development was prepared by Midwest Natural Resources, Inc. (MNR) on July 14, 2025. Prior to field investigations, a Rare Plant Survey Protocol was submitted to the Minnesota DNR Endangered Species Coordinator on May 13, 2025. Field surveys were conducted on June 3, 2025, following the MN DNR Species Survey Process and Rare Plant Guidance.

A review of available background data, including the Natural Heritage Information System (NHIS) database, along with the field survey results, indicates:

- No mapped Sites of Biodiversity Significance or mapped Native Plant Communities occur within the project boundary.
- No rare plant features were observed in the immediate vicinity of the property during the survey.
- The NHIS database documents a population of water-willow (*Decodon verticillatus*) approximately one mile south of the project site along Amelia Lake. No rare plants were observed within the project area itself.

The NHIS letter also provided recommended protection measures for water-willow if it occurs in the pond north of the site.

NATURAL HERITAGE REVIEW:

As part of the Harvest Grange development, the Minnesota Department of Natural Resources (MN DNR) conducted a Natural Heritage Review (NHIS) on July 24, 2025, to assess potential impacts to rare species and significant natural features within the project area. Blanding's turtles were documented near the proposed development site. In response, a project-specific Blanding Turtle Avoidance Plan Memorandum was prepared by Kjolhaug on December 30, 2025.

The NHIS letter outlined the following required measures to protect Blanding's turtles:

- Limit erosion and sediment control measures to wildlife-friendly options.
- Inspect bare ground within construction areas for turtles before using heavy equipment or performing ground disturbance.
- Provide all contractors with the Blanding's turtle informational flyer.
- Report sightings using the DNR Plant and Animal Observation Form.
- Handle turtles only if they are in imminent danger, moving them by hand out of harm's way; otherwise, leave them undisturbed. Guidance for safe handling is provided in Helping Turtles Across the Road.

The project incorporates a comprehensive Blanding Turtle Avoidance Plan consistent with MN DNR guidance. These measures will be enforced throughout construction to minimize impacts on Blanding's turtles and ensure compliance with state environmental regulations.

TREE INVENTORY/SURVEY:

An onsite Tree Preservation Plan was completed, and a tree removal summary and mitigation plan were prepared in full compliance with the City of Lino Lakes Tree Preservation Administrative Guideline Policy, pursuant to Section 1008.12, Protection of Trees. Please refer to T-1 – T-4 of the Tree Preservation Plans for further details.

PARKS:

Park land dedication for a future park is not proposed. Park dedication requirements shall be paid as a fee.

LANDSCAPING:

A preliminary landscaping plan, together with foundation landscaping plans, has been prepared and submitted for City review and consideration. The proposed landscaping has been designed in accordance with the City of Lino Lakes Code of Ordinances pertaining to landscaping, tree preservation, and tree mitigation requirements.

Based on the applicable ordinance standards and the tree summary calculations identified on Sheet L1 of L2, the total number of required trees for the development is one hundred forty-three (143).

The preliminary landscaping plan demonstrates compliance with all applicable City of Lino Lakes requirements, including landscaping, boulevard tree placement, buffering and screening, and tree preservation and mitigation standards. All required trees are provided within the proposed open space, boulevard, and mitigation areas. The plan meets or exceeds the minimum requirements established by the City of Lino Lakes.

WATER REUSE FOR IRRIGATION:

Water reuse is proposed for the (55) attached townhomes to reduce potable water demand, support sustainable practices, and protect natural resources. Two stormwater basins, “Borrow Area 11,” will provide water for reuse to meet City of Lino Lakes requirements. Carlson Engineering’s January 6, 2026, Stormwater Re-Use Memo details irrigation volume, availability, and sustainability for City consideration. The final irrigation system, including layout and spray patterns, will be prepared by the selected designer and submitted with the Final Plat.

MONUMENT & MAILBOXES:

The residential development will include an entrance monument that will be owned and maintained by the Townhome Homeowners Association. The proposed monument will be located on the south side of Drive A, east of Lot 86 as depicted on the Preliminary Landscaping Plan. The monument will be situated entirely within the townhome base lot, eliminating the need for an easement or the creation of an outlot. The monument will be designed in compliance with the City’s Sign Ordinance (Chapter 1010), and a sign permit will be obtained from the City of Lino Lakes prior to construction.

Cluster mailbox units (CBUs) will be provided to serve all eighty-six (86) lots. The project team will coordinate directly with the mailbox vendor to prepare and submit a Growth Packet to the City of Lino Lakes Post Office for review and approval for mailbox locations. The CBUs will be owned and maintained by the Homeowners Association.

HOUSING INFORMATION:

The Harvest Grange development is planned to include a total of eighty-six (86) homes, thoughtfully designed to provide diverse housing options for the community. The project incorporates two zoning designations: R2 – Two-Family Residential, for the 60-foot single-family lots, and R3 – Medium Density, for the multi-unit townhomes. This combination allows for two

distinct housing types and architectural styles, offering choices that meet the needs of a wide range of homebuyers, from growing families to first-time buyers.

Our detailed elevations, floor plans, and renderings showcase quality design, neighborhood harmony, and architectural character that enhance the surrounding area. Harvest Grange is more than a neighborhood, it's a vibrant, welcoming addition to the City's housing options.

ARCHITECTURAL ELEVATIONS:

The proposed development consists of a mix of single-family detached residences and attached townhomes designed to provide high-quality residential housing consistent with the surrounding context. The project is planned across two designated lot sizes and is intended to deliver a cohesive neighborhood character through coordinated architecture, massing, and materials.

The architectural floor plans, elevations, and color renderings included in this submittal are representative depictions of the proposed residential products. These materials illustrate the anticipated building dimensions, massing, and overall design character of the homes. Final construction documents may include minor refinements while maintaining compliance with applicable zoning standards and the intent of the approved design.

The project has been designed in accordance with the R2 – Two-Family Residential and R3 – Medium Density zoning district requirements. Design considerations include minimum building footprints, required garage areas, maximum building heights, impervious surface limitations, and exterior material and finish standards.

At this stage, three of the four single-family plans do not meet the minimum required garage area of 520 square feet. Revisions will be made to adjust the building footprints by extending the garage depth to meet the required square footage. Similar adjustments will be applied to the townhome units to ensure full compliance with city standards prior to final plat approval.

Overall, the proposed development seeks to provide well-designed residential units that meet zoning requirements, support neighborhood character, and offer a cohesive and attractive living environment.

HOMEOWNER'S ASSOCIATIONS

The Harvest Grange development proposes a mixed residential community consisting of both townhome and single-family residential lots. The development is intended to provide high-quality housing while ensuring the adequate and sustainable long-term maintenance of all common and privately owned areas. The entity referenced in the drafted homeowner documents is anticipated to ultimately serve as the long-term development entity for the project.

Townhome Lots

The townhome portion of the development will be governed by a Homeowner Association (HOA). The Townhome HOA will be responsible for long-term maintenance and upkeep of shared community amenities to preserve their quality and visual appeal. These amenities include the

proposed entrance monument and cluster mailbox units (CBUs). The HOA will also provide yard and grounds maintenance, operate and maintain the community Re-use irrigation system, maintain the borrow stormwater ponds that will serve the Re-use system, and upkeep the private street within the townhome area. Draft Townhome HOA documents have been prepared for review and consideration by the city.

Single-Family Lots

A homeowner association is not proposed for the single-family lots. Instead, draft single-family covenants will establish maintenance responsibilities for CBUs and architectural standards without forming a formal HOA.

The proposed framework ensures that shared and private areas are properly maintained, promotes long-term neighborhood aesthetics, and supports the overall quality and functionality of the community.

TIMING/PHASING/STAGING

According to the Lino Lakes 2040 Utility Staging Plan, this area is scheduled to receive utilities between 2018 and 2025. Our planned development is set to begin in late spring to early summer 2026, which aligns with the projected service timeline. The site is proposed to be constructed in a single phase for grading and a single phase for streets and utilities.

CONCLUSION

TCLD Land Holdings LLC is pleased to submit this preliminary plat and rezoning application for the Harvest Grange development. We believe the proposed site plan thoughtfully aligns with the City of Lino Lakes' long-term vision and planning objectives, while providing a high-quality residential community that will enhance the area and benefit current and future residents. We look forward to collaborating with the City to ensure a development that meets both community and municipal goals. Accordingly, we respectfully request approval of the Rezoning and Preliminary Plat, allowing the project to proceed to the Mass Grading and Final Plat stages.

Submission of Rare Species Survey Results

To submit data to the Minnesota Department of Natural Resources' Natural Heritage Information System, please complete this cover sheet and email it along with the items listed below to Reports.NHIS@state.mn.us.

Please provide the following information:

Project or Study Name: Nelson-Rehbein (6747 20th Avenue) Project

MCE #: NA (applicable if this report is associated with environmental review)

Lead Surveyor(s):

Name	On DNR List of Surveyors? (Yes/No)	Current Collection Permit? (Yes/No)	Collection Permit #
Otto Gockman	Y	Y	36034
Cody Lachinski	N	N	-

This data submittal includes (check all that apply):

- ☐ Plant data ☐ Animal data ☐ State-listed threatened or endangered species data

Please attach the following files:

- ☒ **Completed report.** Please refer to [Rare Species Survey Proposals and Reports](#).
- ☐ **Xcel spreadsheet of rare species locations.** Spreadsheet templates are available under *Submitting Data* on the [NHIS website](#).
- ☐ **GIS shapefile or KMZ file of rare species locations.** (If not included, spreadsheet must contain coordinates).
- ☐ **Verification of specimen IDs.** Prior to submitting data to the NHIS, please contact the appropriate DNR staff (Welby.Smith@state.mn.us for plants; for animals contact the appropriate [MBS staff](#)) to verify specimen identifications **of state-listed species or suspected state-listed species**. Attach confirmation email.

Important! Please ensure that the unique identifier for each record is the same in the shapefile, the spreadsheet, the report's tables and figures, and the information submitted with the specimens.

- ☒ **Previous DNR correspondence** regarding the project's potential to impact rare species including, but not limited to, the following:
 - Natural Heritage Letter or Concurrence
 - Survey Proposal
 - DNR Response to the Survey Proposal

Submit to Reports.NHIS@state.mn.us.



Ms. Christine Cook
Twin Cities Land Development
4800 Olson Memorial Highway, Suite 100
Golden Valley, MN 55422

July 14, 2025

Ms. Cook,

Midwest Natural Resources, Inc. (MNR) is pleased to provide the following rare plant survey report for the proposed Nelson-Rehbein Project, located directly at 6747 20th Avenue in Lino Lakes, Anoka County (NENE and NWNE quarter-quarter sections in Section 26, Township 31 North, and Range 22 West; **Figure 1/2**¹).

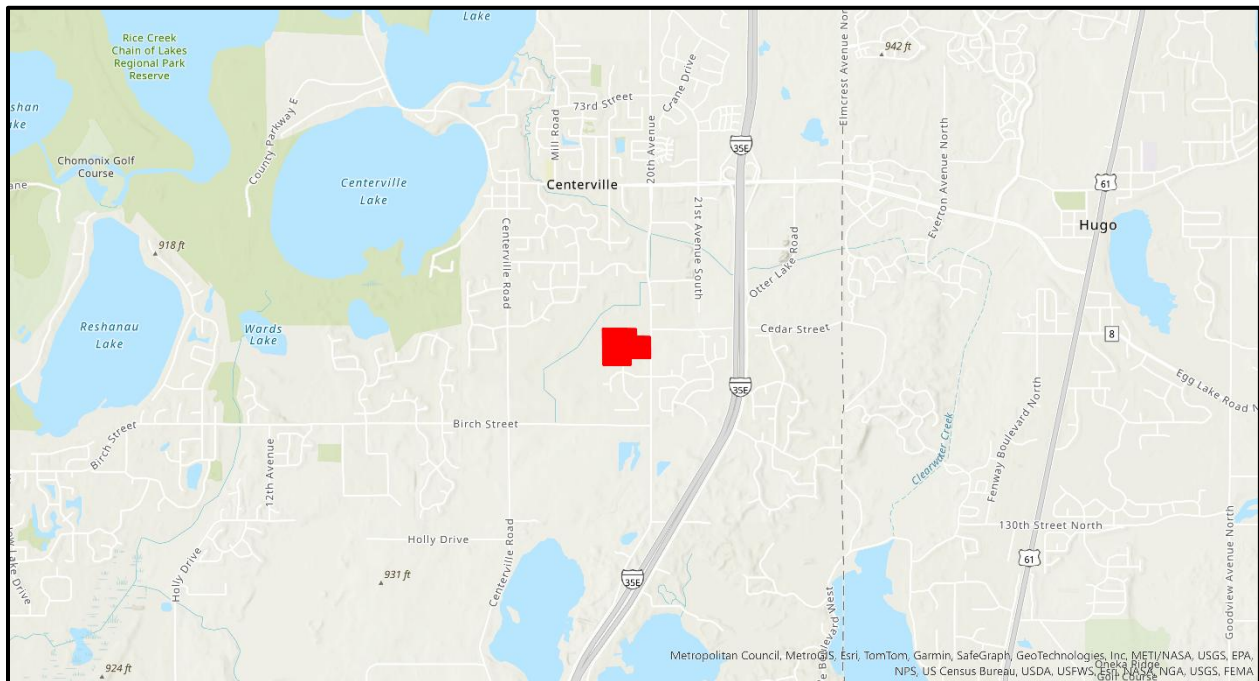


Figure 1. Project Location

According to background data, there are no mapped Sites of Biodiversity Significance or mapped Native Plant Communities either within the project boundary, nor are any features present in the vicinity of the property. Regarding any rare plant occurrences, there are documented records of water-willow (*Decodon verticillatus*) near the site according to the Natural Heritage Information System (NHIS) data layer. This population is over one mile away, associated with the shore of Amelia Lake, south of the project area.

Prior to conducting field surveys, MNR submitted a rare plant survey protocol to the Minnesota Department of Natural Resources (MN DNR) Endangered Species Coordinator (**Appendix A**). Our survey was proposed for the early portion of the growing season, primarily targeting lance-leaved violet (*Viola lanceolata*) and other potential wetland species, including pale sedge (*Carex pallescens*), in addition to the state-listed species of *Rubus*.

¹Anoka County Parcels: 263122110008, 263122110009, 263122110005

Field surveys were conducted on June 3, 2025, by Otto Gockman, MN DNR Certified Listed-species Surveyor (Eastern Broadleaf Forest) and Cody Lachinski. As part of the field effort, the Species Survey Process and the Rare Plant Guidance were followed as required by the Minnesota Department of Natural Resources (MN DNR).

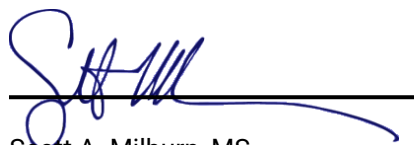


Figure 2. Project Area

The majority of the site is hayed, primarily dominated by non-native cool-season grasses but includes granular sedge (*Carex granularis*) and woolly sedge (*Carex pellita*) in lower lying depressions within the open fields. The site additionally includes several wetland features dominated by various species of dogwood, including silky dogwood (*Cornus amomum*), gray dogwood (*Cornus racemosa*), and red-osier dogwood (*Cornus sericea*), as well as reed canary grass (*Phalaris arundinacea*) and hybrid cattail (*Typha x glauca*). The site also includes a linear wooded feature that consists of box elder (*Acer negundo*) and cottonwood (*Populus deltoides*) with amur maple (*Acer ginnala*) in the understory/shrub layer. In general, the overall site lacks native plant communities, intact assemblages of native plants, and primarily consists of either non-native or disturbance-tolerant native plant species. As such, no state-listed plant species were documented, and no further plant surveys are recommended. A full list of species observed during the field visit is included in **Appendix B**, accounting for only the species present at the time of the survey.

In closing, please let us know if you have any questions, and we appreciate the opportunity to assist you with this project.

Respectfully submitted,



Scott A. Milburn, MS
Principal Botanist/Founder
Midwest Natural Resources, Inc.
612-310-6260 (mobile)

APPENDIX A

Survey Protocol Document

Ms. Lisa Joyal
Endangered Species Env. Review Coordinator
Minnesota Department of Natural Resources
Ecological & Water Resources
500 Lafayette Road
St. Paul, MN 55155

May 13, 2025

Ms. Joyal,

Midwest Natural Resources, Inc. (MNR) will be conducting rare plant surveys at the 6747 20th Avenue South property (24.5 acres), located directly off 20th Avenue in Lino Lakes, Anoka County (NENE and NWNE quarter-quarter sections in Section 26, Township 31 North, and Range 22 West; **Figure 1**¹).

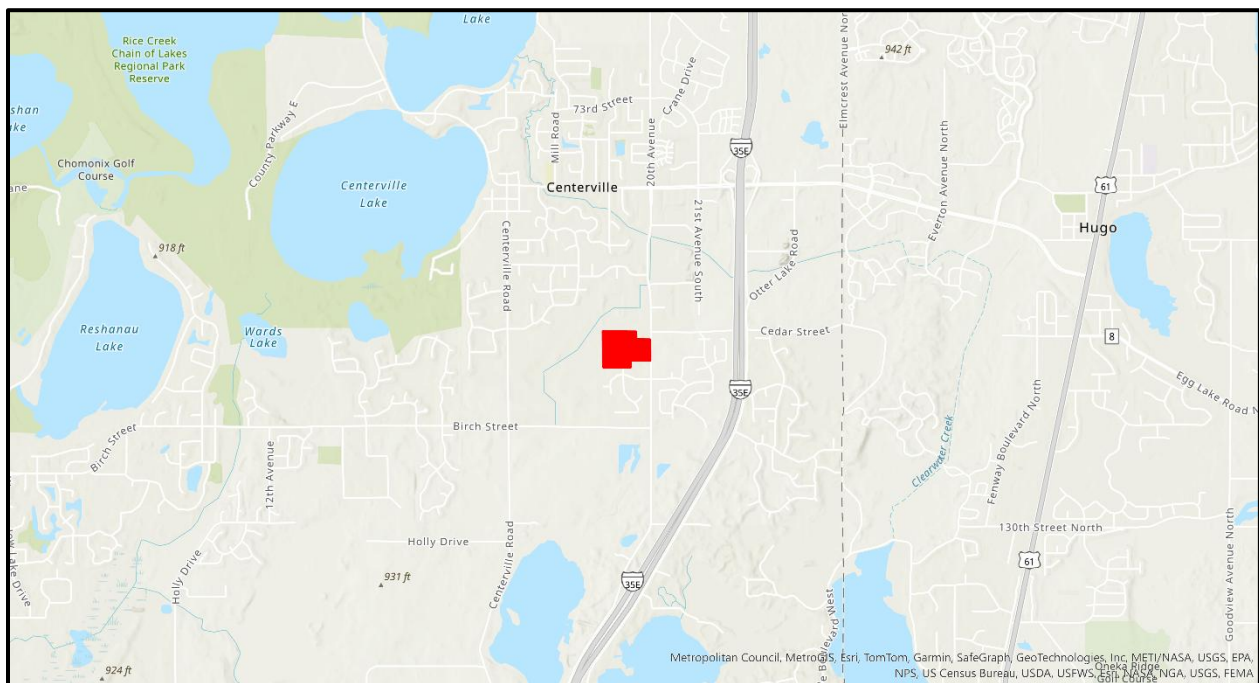


Figure 1. Project Overview

Most of the project site is under agricultural production, but includes several forested and open wetland features, as well as one small pond (**Figure 2**). There is one documented state-special concern plant species, *Decodon verticillatus*, near the project area according to the Natural Heritage Information System (NHIS) data layer. However, habitat for this species appears to be lacking, but surveys will focus on early-season rare wetland species, including the state-threatened *Viola lanceolata*. Surveys are anticipated for late May, and we will also use this visit to determine if late-season surveys are warranted for state-listed *Rubus* or any other late-season species.

¹Anoka County Parcels: 263122110008, 263122110009, 263122110005

As part of the field effort, the Species Survey Process and the Rare Plant Guidance will be followed as required by the Minnesota Department of Natural Resources (MN DNR). Furthermore, the survey will be conducted by one or multiple staff members approved to conduct rare plant surveys in the Eastern Broadleaf Forest Province.



Figure 2. Project Area

Any state-listed plant species observed within the survey area will be documented spatially using sub-meter GPS. The exterior extent of a given rare plant population will be delineated in most cases, and the number of individuals will be estimated rather than exact counts. Furthermore, rare plant species will be documented either with representative vouchers (including collected specimens) or via photos of diagnostic features, assuming a voucher is not collected.

Also, as part of the survey process, we will collect a general species list for the site and note any Native Plant Communities (NPCs) encountered within the project area. For new (not previously documented) occurrences of NPCs with S-ranks of S1-S3, surveyors will record detailed notes on species composition and spatial extent within the survey area. We will additionally attempt to provide a condition rank of each native plant community identified.

A summary report will be produced after field efforts have been completed. This document will include information pertaining to survey methods, survey results, report figures/graphics, and appendices (species lists and representative photos). The report, along with the GIS shapefile, associated spreadsheet, and notification that State Botanist Welby Smith has verified our photos or voucher specimens of any rare species, will be provided at the conclusion of the effort.

Please let us know if you have any questions.

Best regards,

Katherine C. Wynne, PhD
Plant Ecologist
Midwest Natural Resources, Inc.

APPENDIX B

SPECIES LIST

Species List		
<i>Acer ginnala</i>	<i>Ribes americanum</i>	
<i>Acer negundo</i>	<i>Rubus idaeus</i>	
<i>Ambrosia artemisiifolia</i>	<i>Rumex crispus</i>	
<i>Apocynum cannabinum</i>	<i>Salix amygdaloides</i>	
<i>Arctium minus</i>	<i>Salix bebbiana</i>	
<i>Asclepias incarnata</i>	<i>Salix interior</i>	
<i>Asclepias syriaca</i>	<i>Solidago altissima</i>	
<i>Barbarea vulgaris</i>	<i>Solidago gigantea</i>	
<i>Bromus inermis</i>	<i>Sonchus arvensis</i>	
<i>Calystegia sepium</i>	<i>Taraxacum officinale</i>	
<i>Carex granularis</i>	<i>Tragopogon dubius</i>	
<i>Carex pellita</i>	<i>Trifolium pratense</i>	
<i>Carex vulpinoidea</i>	<i>Typha x glauca</i>	
<i>Cirsium arvense</i>	<i>Ulmus americana</i>	
<i>Cornus amomum</i>	<i>Urtica dioica</i>	
<i>Cornus racemosa</i>	<i>Verbascum thapsus</i>	
<i>Cornus sericea</i>	<i>Viburnum lentago</i>	
<i>Dactylis glomerata</i>	<i>Viburnum opulus var. opulus</i>	
<i>Eleocharis erythropoda</i>	<i>Vitis riparia</i>	
<i>Elymus repens</i>	<i>Zanthoxylum americanum</i>	
<i>Erigeron annuus</i>		
<i>Erigeron philadelphicus</i>		
<i>Erigeron strigosus</i>		
<i>Eupatorium perfoliatum</i>		
<i>Fraxinus pennsylvanica</i>		
<i>Galium asprellum</i>		
<i>Impatiens capensis</i>		
<i>Lathyrus palustris</i>		
<i>Leonurus cardiaca</i>		
<i>Leucanthemum vulgare</i>		
<i>Lonicera morrowii</i>		
<i>Lonicera x bella</i>		
<i>Lotus corniculatus</i>		
<i>Maianthemum stellatum</i>		
<i>Medicago sativa</i>		
<i>Menispermum canadense</i>		
<i>Onoclea sensibilis</i>		
<i>Parthenocissus vitacea</i>		
<i>Persicaria amphibia</i>		
<i>Phalaris arundinacea</i>		
<i>Plantago major</i>		
<i>Poa pratensis</i>		
<i>Populus deltoides</i>		
<i>Potentilla norvegica</i>		
<i>Ranunculus acris</i>		

**ENVIRONMENTAL BOARD
AGENDA ITEM 6C**

STAFF ORIGINATOR: Tom Hoffman, Environmental Coordinator

MEETING DATE: January 28, 2026

TOPIC: Valvoline (Clearwater Commons) Conditional Use Permit

CASE NUMBER: PZC2026-0002

APPLICANT: Valvoline Instant Oil Change Facility
Attn: James Douthit
100 Valvoline Way
Lexington, KY 40509 / Edina, MN 55435

OWNER: Clearwater Commons Lino, LLC
7650 Edinborough Way #200
Edina, MN 55455

INTRODUCTION

The applicant, Valvoline Instant Oil Change Facility, is proposing to construct a Valvoline Instant Oil Change Facility. The property address is 7104 21st Avenue North.

Tentative Review Schedule:

Complete Application Date:	January 14, 2026
60-Day Deadline:	March 15, 2026
Environmental Board Meeting:	January 28, 2026
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	February 11, 2026
City Council Work Session:	March 2, 2026
City Council Meeting:	March 9, 2026

BACKGROUND

The site was platted as a 3-lot commercial development located on the NW corner of I-35 and Main Street. Per the December 19, 2024 Preliminary Report of Geotechnical

Exploration prepared by American Engineering Testing, the site is an existing agricultural property with a fairly flat terrain towards the center and higher banks on the northwest and southeast corners. Elevations at the soil borings ranged from 911 feet to 904 feet. Wetlands exist on site.

Environmental Board reviewed the Preliminary Plat at its April 30th, 2025 meeting and was approved by City Council in October of 2025.

The Land Use Application is for the following:

- Conditional Use Permit
 - Auto repair-major and minor for fast oil change facility
- Site & Building Plan Review

This staff report is based on the following submittals:

- Site Plan CESO Engineering dated 1/12/2026

ANALYSIS

History

The site is legally described as Lot 3, Block 1, Clearwater Commons. In June 2025, the City approved the preliminary plat for this 3-lot commercial subdivision. The final plat was approved in September 2025. Overall site grading, utilities, stormwater management, private street, traffic analysis, wetlands, AUAR, etc. were completed for the entire site. Site and building plan review for Chipotle was also completed for Lot 1 in conjunction with the preliminary plat.

This land use application is for conditional use permit and site & building plan review specifically for Lot 3 and the proposed Valvoline facility.

Existing Site Conditions

The lot is 0.64 acres and is an existing agricultural, relatively flat property.

Zoning and Land Use

The site is zoned General Business (GB) and is guided commercial per the City's 2040 Comprehensive Plan. A conditional use permit (CUP) is required for auto repair-major and minor for a fast oil change facility.

Current Zoning	GB, General Business
Existing Land Use	Vacant Commercial

Future Land Use per 2040 Comp Plan	Commercial
Utility Staging Area	1A=2018-2025

Similar to the Valvoline (Java Lino Lakes), staff recommends the conditional use permit only be for automobile repair-minor as defined in City Code Section 1007.001(2) Definitions.

AUTOMOBILE REPAIR-MINOR. An establishment providing goods or services related to passenger motor vehicles such as car washes; repair businesses limited to minor engine repair, fluid changing, tire service and muffler repair; and other uses of similar character, but not including uses defined as a major automobile business or automobile sales.

General Site Characteristics

Per the December 19, 2024 Preliminary Report of Geotechnical Exploration prepared by American Engineering Testing, the site is an existing agricultural property with fairly flat terrain towards the center and higher banks on the northwest and southeast corners. Elevations at the soil borings ranged from 911 feet to 904 feet. Wetlands exist on site.

Land Cover

Pre-settlement land cover (Marschner) had oak openings and barrens, aspen-oak land, and wet prairie.

Current land cover: cropland, seasonally flooded altered/non-native dominated emergent vegetation, and medium-tall grass altered/non-native dominated grassland.

Soils

A Geotech report was completed and is attached for reference. The site features a generally flat to gently undulating topography with elevations ranging from 904'-911'. The site currently exists as agricultural land, predominately covered with grass and topsoil.

Ground water was observed in a few of the borings at a depth of around 3-11' below ground level. Soils consist primarily of a layer of organic matter silty sand with a deeper layer of sandy lean clay. The sandy lean clay ranges from 1'-25' and is the primary soil type throughout the site. The soils consist with hydric soils showing limited ability for infiltration onsite.

Groundwater appears to perched locally on the site being trapped in layers of clay. Once the borings were complete, water receded through the bore holes to a deeper layer. Centerville Lake is located approximately 1 mile away with a NWL of 988.7’.

Rare, Unique, or Significant Resources

A Rare plant survey was not required for the Preliminary Plat.

Any wetlands impacted by the project shall have a significant resources survey completed.

USFW identified three species on site as potential impacts:

Species	Status	Determination
Monarch Butterfly	Proposed Threatened	No Effect
Salamander Mussel	Proposed Endangered	May Affect
Whooping Crane	Experimental	No Effect

Stormwater Management

Stormwater runoff for the proposed commercial development is to be managed with curb & gutter and directed to the underground stormwater chamber. The proposed underground stormwater chamber provides treatment and storage volume to control the discharge rates. In larger storm events (100-year), the underground stormwater chamber is sized to limit the flow rate out of the site.

Storm Event Pre- Development	To 21st Ave/Main St Storm Sewer	Overland To West	East/MnDOT
2-Year (cfs)	4.53	0.00	4.84
10-Year (cfs)	5.96	0.00	8.41
100-Year (cfs)	8.72	0.00	12.32

Storm Event Post- Development	To 21st Ave/Main St Storm Sewer	Overland To West	East/MnDOT
2-Year (cfs)	2.11	0.00	6.12*
10-Year (cfs)	2.55	0.00	7.69
100-Year (cfs)	8.65	0.00	12.24

The water quality requirements from the Rice Creek Watershed District are met through storm water treatment through an underground rock filter directed into an underdrain. From this, the total phosphorus removal factor is 0.5. The volume required is:
 Required Water Quality Treatment Volume (ft3) = Area of New or Reconstructed Impervious Surface (ft2) X 1.1 (in) ÷ TP Removal Factor from Table C1 ÷ 12 (in/ft)
 13,886 (ft3) = 75,743 (ft2) X 1.1 (in) ÷ 0.5 ÷ 12 (in/ft)

The volume of water held prior to overtopping the weir wall overflow in the chamber system at elevation 907.50 is 18,894 (ft³). This meets the requirement. Before storm water enters the chamber system, it is pretreated through Contech CDS hydrodynamic separator units. This will effectively treat the total suspended solids from entering the system and discharging.

A portion of the site is not directed to the chamber system due to site constraints. This area is 5,826 (ft²) of the 75,743 (ft²) total impervious area. This is 7.7%, which is less than the 15% of allowable untreated area.

Flood Plain

The site falls outside of the flood management zone.

Shoreland District

The subject property is not located within the Shoreland Management Overlay District.

Wetlands

There are no wetlands on site.

Greenway System, Parks, and Trails

The 2040 comprehensive plan does not show parks, trails, or open spaces in this location. There is a minor drainage route identified on the southern portion of the property draining the existing wetland. This is not impacted by the proposed development.

Tree Preservation

A resource inventory was completed for the project showing 10 trees proposed for impacts. Nine of the trees are poplar and 1 willow that would be considered significant trees.

3 trees are to be removed from this site and are within the basic use area.

Landscaping

Landscaping will be required for each lot as it develops and will be required to meet all city requirements. Currently trees are being planted along the private street for screening.

Canopy cover standards are required to mitigate the effects of hardscape by establishing tree canopy cover. The required minimum canopy coverage is 40%. The site is comprised of 11,621 SF of impervious at 40% requires 4,649 SF of coverage. Eight trees are being proposed within the vehicular hardscape area to provide 4,800 SF.

Foundation landscape zone 6 large shrubs and two large trees are required per 100 LF of building. The site includes 157 LF, 2 large trees are being proposed along with 10 large shrubs. One additional large tree should be proposed to meet requirements.

Open area landscape is required to provide 1 large tree and two large shrubs per 2,500 SF of open space. Open area on site is $9,410\text{SF}/2500=3.76$ or 4 large trees and 8 shrubs. They are proposing to meet the requirements.

Buffer and screening between vehicle hardscape and public right of way. Minimum height screening of 30" to be provided for Main Street and SR 30E. All planting screens require at a minimum a double row of plants with triangulated spacing (See illustration). Planting plans shall include species which are sized to appropriately screen visibility within five years of planting. Small shrubs shall be planted at a maximum interval of three feet on center; medium shrubs shall be planted at a maximum interval of four feet on center; and large shrubs shall be planted at a maximum interval of six feet on center unless; otherwise authorized by the City.

Environmental Review Considerations

The site is within the 2005 I-35E Corridor AUAR environmental review boundary. The AUAR was updated in July 2025. The AUAR identifies this site as commercial in the land use scenarios. The proposed Valvoline is consistent with commercial development. No further environmental assessment is required.

Drinking Water Protection

There is an existing 8-inch diameter trunk watermain within 21st Ave N that will serve the site. Additional services will need to be stubbed off the existing watermain for future development.

The project is located within the Lino Lakes East and Centerville wellhead protection area. This DWSMA is considered Moderate in vulnerability.

Impervious Surface Coverage

The allowed maximum impervious surface coverage per lot in the General Business District (GB) is 75%. The proposed impervious surface is 58%. This requirement is met.

RECOMMENDATIONS

Staff has the following recommendations for consideration by the Board:

1. Recommend replacing American Yellowwood with a MN native species. Yellowwood is tolerant and hardy within the zone, however there has been minimal planting and success of yellowwood in Lino. Native species should be prioritized.
2. An additional tree should be added to the foundation landscape planting. The 1.57X2= 3.2 and would require an additional large tree. Additional shrubs can be planted in lieu of the tree.
3. Provide a seeding or planting plan for open space not being landscaped. Symbol should be shown on the landscaping page.
 - a. Recommend using native plantings or low maintenance turf as a replacement to traditional turf grass.
4. Add note to BMP Maintenance that street sweeping of all impervious may be required at the discretion of the City engineer to reduce sediment tracking.
5. Copy of final NPDES permit will be required be issuance of grading permit. All requirements for the SWPPP shall meet MPCA design standards.
 - a. Coverage should be added under the Clearwater Commons permit for land disturbance.

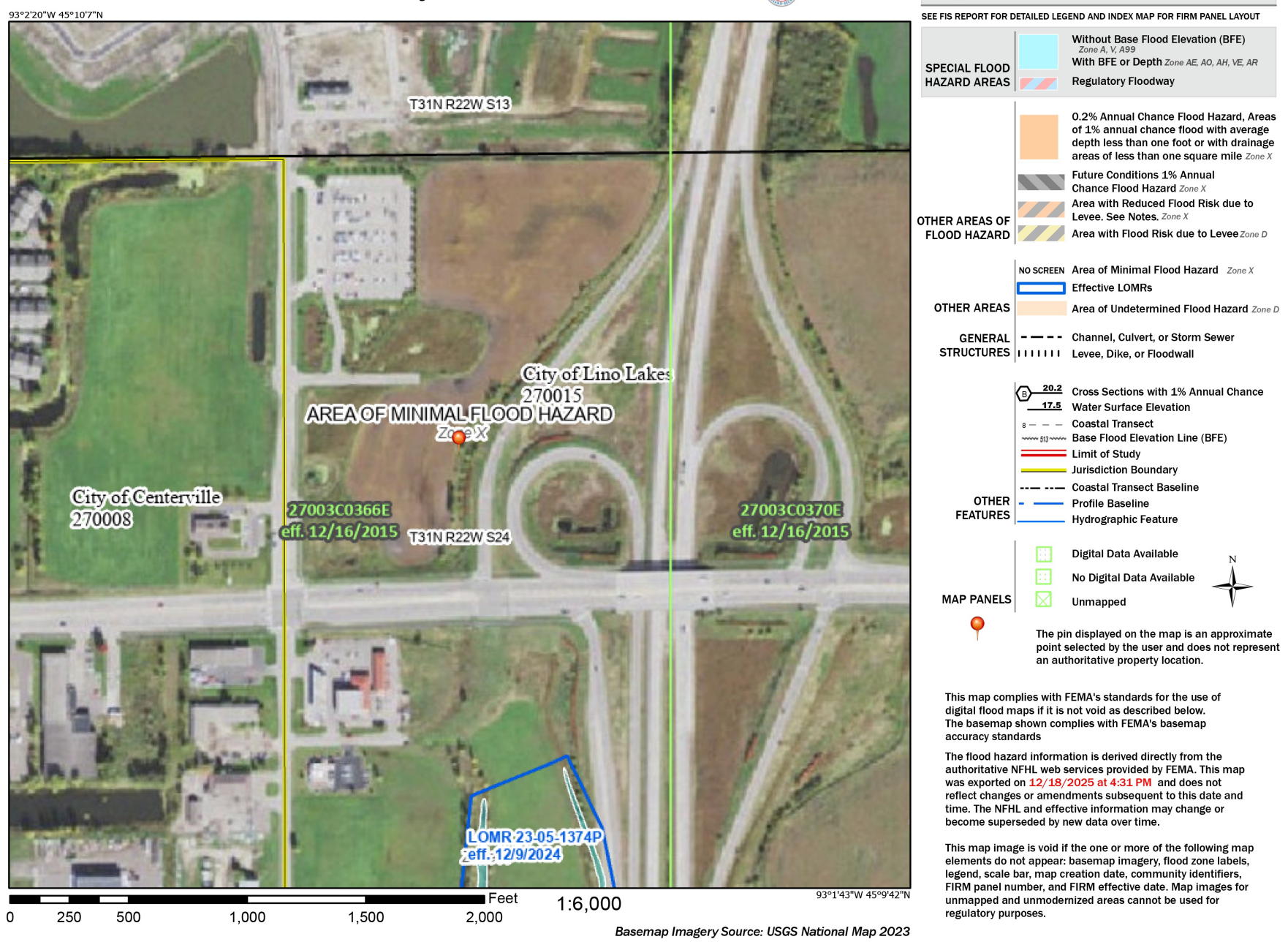
ATTACHMENTS

1. General Location Map
2. Valvoline Site Development Plan

Clearwater Commons Site Map



National Flood Hazard Layer FIRMette



FLOOD INSURANCE RATE MAP
(N.T.S.)

DRAWING INDEX AND ISSUANCE LOG

SHEET #	SHEET NAME	DATE	ISSUE	CUP OWNER REVIEW SET	PERMIT SET	REVISION 1	REVISION 2	REVISION 3	REVISION 4	REVISION 5	REVISION 6	REVISION 7	REVISION 8
C-0.0	COVER SHEET	01/09/2025	•	•	•	•	•	•	•	•	•	•	•
C-1.0	SITE PLAN	01/12/2026	•	•	•	•	•	•	•	•	•	•	•
C-1.1	DEMOLITION PLAN	MMDDYYYY	•	•	•	•	•	•	•	•	•	•	•
C-2.0	PAVING PLAN	MMDDYYYY	•	•	•	•	•	•	•	•	•	•	•
C-3.0	GRADING PLAN	MMDDYYYY	•	•	•	•	•	•	•	•	•	•	•
C-4.0	PRE-DEVELOPMENT PLAN	MMDDYYYY	•	•	•	•	•	•	•	•	•	•	•
C-4.1	POST-DEVELOPMENT PLAN	MMDDYYYY	•	•	•	•	•	•	•	•	•	•	•
C-4.2	DRAINAGE PLAN	MMDDYYYY	•	•	•	•	•	•	•	•	•	•	•
C-5.0	EROSION CONTROL PHASE I	MMDDYYYY	•	•	•	•	•	•	•	•	•	•	•
C-5.1	EROSION CONTROL PHASE II	MMDDYYYY	•	•	•	•	•	•	•	•	•	•	•
C-5.2	EROSION CONTROL DETAILS	MMDDYYYY	•	•	•	•	•	•	•	•	•	•	•
C-6.0	UTILITY PLAN	MMDDYYYY	•	•	•	•	•	•	•	•	•	•	•
C-7.0	DETAILS	MMDDYYYY	•	•	•	•	•	•	•	•	•	•	•
C-7.1	DETAILS	MMDDYYYY	•	•	•	•	•	•	•	•	•	•	•
C-8.0	PHOTOMETRIC PLAN	MMDDYYYY	•	•	•	•	•	•	•	•	•	•	•
L-1.0	SITE LANDSCAPE PLAN	MMDDYYYY	•	•	•	•	•	•	•	•	•	•	•
ATTACHMENT													
	ALTA/NSPS LAND SURVEY		•	•									
THIS SET OF DRAWINGS IS BASED ON THE 2025 Q4 DESIGN STANDARDS													

SURVEYOR

ALTA/NSPS LAND TITLE SURVEY

DESIGN TREE

ENGINEERING + LAND SURVEYING
120 17TH AVE W
ALEXANDRIA, MN 56308
SURVEYOR'S PROJECT NO. 55068

JOB NO. 767414

GEOTECHNICAL ENGINEER:

AMERICAN ENGINEERING TESTING
5548 BARTHEL INDUSTRIAL DRIVE NE, STE 500
ALBERTVILLE, MINNESOTA 55301
(800) 792.6234
PROJECT NO. P-0034331

SITE DEVELOPMENT PLAN



HWY 14 AND 21ST AVENUE CITY OF LINO LAKES ANOKA COUNTY, MN ZONING: GB - GENERAL BUSINESS

OWNER/DEVELOPER:

VALVOLINE, LLC

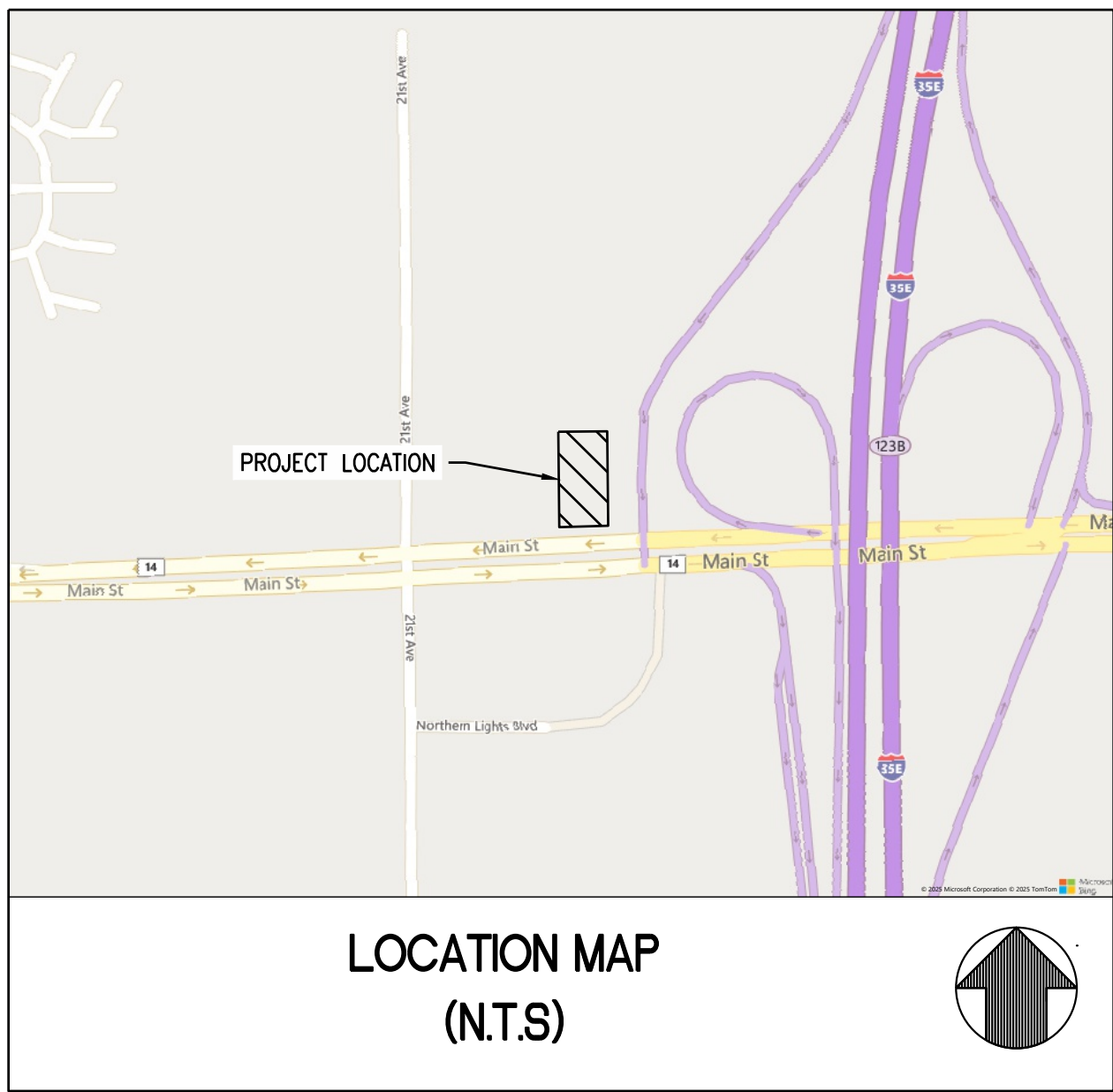
CONTACT: JIM DOUTHIT

100 VALVOLINE WAY
LEXINGTON, KY 40509
(210) 859-3957

ENGINEERING:



CONTACT: BRIAN WELLERT
175 MONTROSE W AVE
AKRON, OH 44321
(330) 808-0821



CONTACTS:

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Bus: (210) 859-3957

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mikemihalik@cesoinc.com

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Andrew.Geeting@cesoinc.com

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BFinke@linolakes.us

STORMWATER

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DHankee@linolakes.us

GAS

Centerpoint Energy
Bus: (855) 321-4939

LUBE EQUIPMENT SUPPLIER

Devon Industries, Inc.
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Lexington, KY 40509
Bus: (405) 868-5665

LANDSCAPE ARCHITECT

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Roger Beal
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Yellow Springs, OH 45387
Bus: (937) 767-8199
ysdesign830@outlook.com

WATER/WASTEWATER

City of Lino Lakes
Public Services
600 Town Center Parkway
Lino Lakes, MN 55014
Bus: (651) 982-2440
PublicServices@linolakes.us

TELEPHONE

AT&T Business
Bus: (855) 625-2263



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DATE 01/07/2025 CUP OWNER REVIEW SET
01/12/2026 PERMIT SET

PROFESSIONAL SEAL

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

Print Name: Jeffrey Alan Tibbitts
Signature: [Signature]
Date: 01/07/2025 Registration No. 42586

PROFESSIONAL LICENSE NO:

42586

PROFESSIONAL IN CHARGE

JEFFREY ALAN TIBBITTS

PROJECT MANAGER

EW

QUALITY CONTROL

JS

DRAWN BY

JSM

PROJECT NAME



VALVOLINE
INSTANT
OIL CHANGE

LINO LAKES, MN
HWY 14

PROJECT NUMBER

767414

SHEET NAME

COVER SHEET

SHEET #

C-0.0



FORTY- EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: MINNESOTA UTILITIES PROTECTION SERVICE AT 811 OR 800-252-1166 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



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PROFESSIONAL SEAL

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

Print Name: Jeffrey Alan Tibbitts
Signature: [Signature]
Date: 01/07/2025 Registration No. 42586

PROFESSIONAL LICENSE NO:
42586

PROFESSIONAL IN CHARGE
JEFFREY ALAN TIBBITTS

PROJECT MANAGER
EW

QUALITY CONTROL
JS

DRAWN BY
JSM

PROJECT NAME



VALVOLINE
INSTANT OIL CHANGE

LINO LAKES, MN
HWY 14

PROJECT NUMBER
767414

SHEET NAME

DEMOLITION
PLAN

SHEET #

C-1.1

GENERAL DEMOLITION NOTES:

- ANY DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE CITY, COUNTY AND STATE, AND/OR GOVERNING BODY'S STANDARDS.
- THE DEMOLITION PLAN SHALL BE DONE IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION REPORT.
- EROSION AND SEDIMENT CONTROL MEASUREMENTS SHALL BE MAINTAINED AT ALL TIMES DURING DEMOLITION.
- THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
- THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY NEED TO BE REMOVED FOR THE PROPOSED PROJECT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE AREA OF WORK.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLAN OR NOT.
- UPON DISCOVERY OF ANY UNDERGROUND TANKS, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. NO REMOVAL OF TANKS SHALL OCCUR UNTIL AUTHORIZED BY OWNER.
- BUILDING AND APPURTENANCES DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL HE HAS FURNISHED WITH NOTICE TO PROCEED BY THE OWNER. AS SOON AS SUCH NOTICE HAS BEEN GIVEN, THE CONTRACTOR SHALL PERFORM THE DEMOLITION, UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
- ALL EXISTING UTILITIES WITHIN THE EXISTING BUILDING ARE TO BE REMOVED, WHERE CONFLICTS OCCUR WITH GRADE, BEAMS, PILES, PROPOSED UTILITIES AND TRENCH BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS AND GEOTECHNICAL REPORT.
- FOUNDATIONS, FLOORS, FLOOR SLABS, AND ANY OTHER UNDERGROUND BUILDING STRUCTURES SHALL BE REMOVED IN ACCORDANCE WITH THE SPECIFICATIONS. AREAS OF STRUCTURE REMOVAL SHALL BE BACKFILLED IN ACCORDANCE WITH SPECIFICATIONS AND THE GEOTECHNICAL REPORT.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL LAWS AND ORDINANCES.
- ALL MATERIAL, EXCEPT THAT BELONGING TO A PUBLIC UTILITY COMPANY OR DENOTED FOR SALVAGE, SHALL BECOME PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER OF WATER, ELECTRIC, OR GAS METERS WHEN THE METERS ARE READY FOR REMOVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL UTILITIES IN COMPLIANCE WITH LOCAL REQUIREMENTS. DISCONNECT TRANSFORMERS AS REQUIRED FOR BUILDING DEMOLITION.
- AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED, THE FINAL GRADE OF BACKFILL IN DEMOLITION AREAS SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT TO PRESENT A NEAT, WELL DRAINED APPEARANCE, AND TO PREVENT WATER FROM DRAINING UNNECESSARILY ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL GRADE SITE TO EXISTING STORM DRAINAGE SYSTEM TO REMAIN ON SITE.
- EXISTING TREES TO REMAIN SHOULD BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
- THE CONTRACTOR IS TO COORDINATE WORK IN THIS PROJECT TO ENSURE ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.
- THE USE OF EXPLOSIVES SHALL NOT BE PERMITTED.

DEMOLITION KEY NOTES

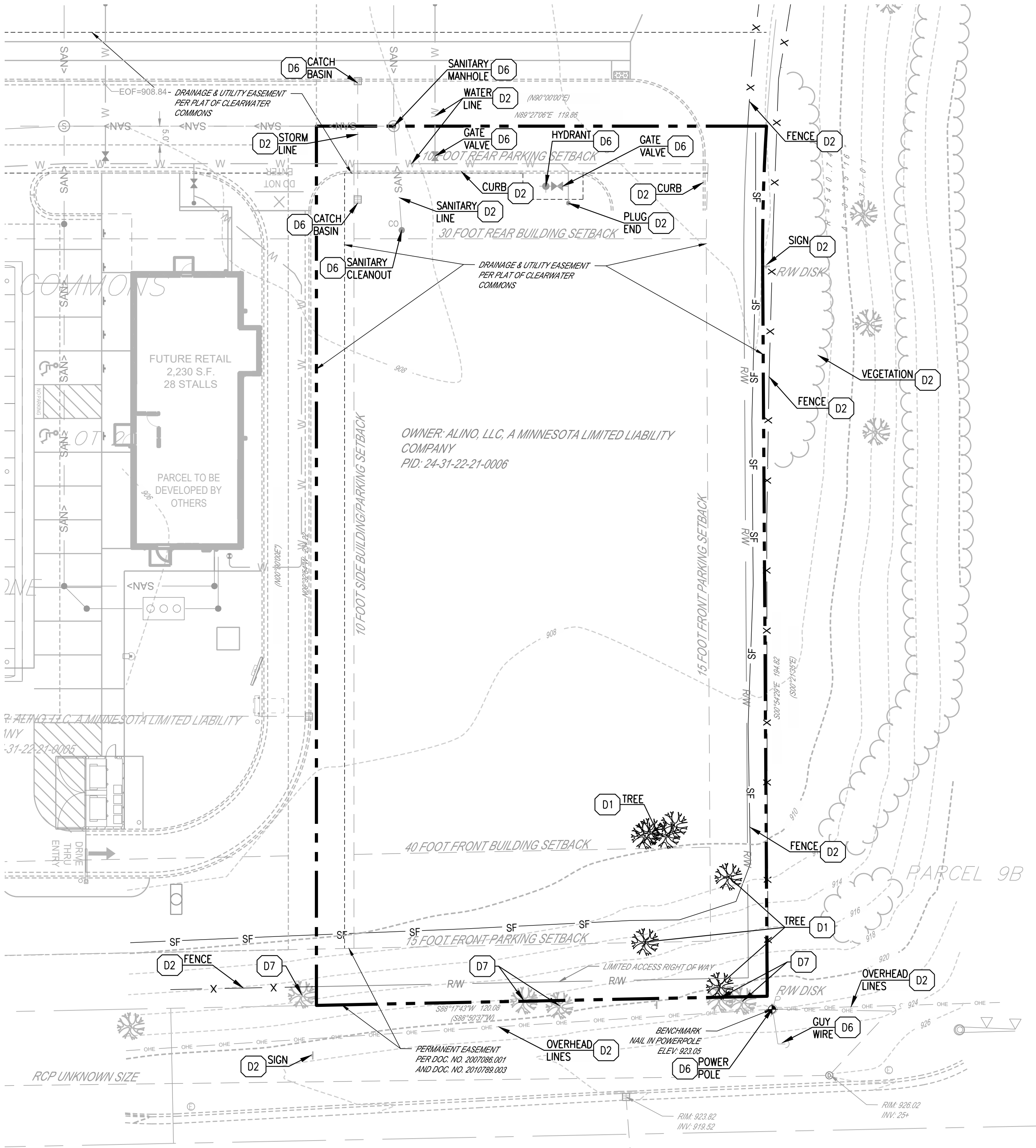
- | | |
|----|---|
| D1 | EXISTING TO BE REMOVED |
| D2 | EXISTING TO REMAIN |
| D6 | EXISTING STRUCTURE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION PHASES. |
| D7 | EXISTING TREE(S) TO BE PROTECTED |

EXISTING LEGEND:

	RIGHT OF WAY		STORM CATCH BASIN
	PROPERTY LINE		STORM INLET BASIN
	PROPERTY BOUNDARY		STORM MANHOLE
	EASEMENT		STORM CLEANOUT
	CURB		SANITARY MANHOLE
	EDGE OF PAVEMENT		SANITARY CLEANOUT
	EDGE OF WALK		TRAFFIC MANHOLE
	PAVEMENT MARKINGS		SIGN
	GAS		TELEPHONE POLE
	SF		
	W		
	E		
	T		
	OHL		
	SAN>		

PROPOSED LEGEND:

PROPERTY LINE



MAIN STREET (C.S.A.H. NO. 14)
RIGHT OF WAY PLAT NO. 75
ANOKA COUNTY HIGHWAY

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: MINNESOTA UTILITIES PROTECTION SERVICE AT 811 OR 800-252-1166 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE





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PROFESSIONAL SEAL

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

Print Name: Jeffrey Alan Tibbitts
Signature: [Signature]
Date: 12/25/24 Registration No. 42586

PROFESSIONAL LICENSE NO:
42586

PROFESSIONAL IN CHARGE
JEFFREY ALAN TIBBITTS

PROJECT MANAGER
EW

QUALITY CONTROL
JS

DRAWN BY
JSM

PROJECT NAME



VALVOLINE
INSTANT OIL CHANGE

LINO LAKES, MN
HWY 14

PROJECT NUMBER
767414

SHEET NAME

GRADING
PLAN

SHEET #

C-3.0

GENERAL GRADING/DRAINAGE NOTES:

- ALL GRADING AND SITE PREPARATION SHALL CONFORM WITH SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE CITY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- PRIOR TO ANY EXCAVATION OF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES.
- ALL INDICATED ELEVATIONS ARE FINISHED ELEVATIONS.
- FIELD VERIFY LOCATIONS, SIZES AND IF APPLICABLE INVERTS OF EXISTING UTILITIES FOR PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION.
- LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THE PROJECT PRIOR TO CONSTRUCTION.
- INSTALL SILT CONTROL MEASURES BEFORE BEGINNING SITE WORK. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
- INSTALL ALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO GRADING.
- CUT AND FILL SLOPES SHALL HAVE A MAXIMUM SLOPE OF 2:1.
- ALL EXCAVATION SHALL INCLUDE CLEARING, STRIPPING AND STOCKPILING TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, CONSTRUCTION FILLS, AND THE FINAL SHAPING AND TRIMMING TO THE LINES AND GRADES SHOWN ON THE PLANS.
- ALL TREES, BRUSH, AND ORGANIC TOPSOIL AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED, UNLESS OTHERWISE SPECIFIED, AND DISPOSED OF AT AN OFF-SITE LOCATION, WITH THE EXCEPTION THAT ENOUGH TOPSOIL SHALL BE RETAINED FOR RESREAD AND GENERAL LANDSCAPING. AREAS WHICH ARE TO BE FILLED SHALL BE COMPACTED TO A MAXIMUM DENSITY OF 95% AS DETERMINED BY THE MODIFIED AASHTO COMPACTION TEST IN THE PAVED AREAS AND 85% IN THE OTHER AREAS.
- STRIP AND STOCKPILE TOPSOIL. SPREAD FOUR (4) INCHES MINIMUM OF TOPSOIL ON LANDSCAPE AREAS AND REMOVE EXCESS TOPSOIL FROM SITE. PREPARE SUB-GRADE FOR PAVEMENT AND CURBS AND BACKFILL CURBS AFTER CURB CONSTRUCTION.
- PROVIDE SUPPLY OF TOPSOIL FOR LANDSCAPE CONTRACTOR FOR INSTALLATION IN ALL LANDSCAPE ISLANDS.
- PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED, TO INCLUDE PAVEMENT SHOULDERS AND DETENTION AREAS.
- ALL EARTHWORK AND BASE COURSE FOR THE PARKING AREA SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED LABORATORY DENSITY. CERTIFICATION SAID COMPACTION SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER, OR HIS/HER REPRESENTATIVE, PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. BOTH PROOF ROLLING AND COMPACTION TESTING MUST BE APPROVED AND WITNESSED BY THE ENGINEER OR OWNER REPRESENTATIVE.
- THE PAVEMENT SUBGRADE AND BASE COURSE MATERIAL SHALL BE INSPECTED AND APPROVED BY THE ENGINEER OR OWNER REPRESENTATIVE PRIOR TO CONSTRUCTING THE BASE AND SURFACE COURSES THEREON.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO ALL INLETS AND CATCH BASINS. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REGRADING OR REPAIR TO MATCH ORIGINAL EXISTING CONDITIONS.
- SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A AND LOCAL REGULATIONS.
- STRUCTURES FOR STORM SEWERS SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES, THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
- CONFIRM INVERTS OF ALL EXISTING STORM INLETS AND SANITARY SEWER MANHOLES BEFORE COMMENCING CONSTRUCTION.
- ALL STORM SEWER LINES 18"-54" DIAMETER ARE TO BE REINFORCED CONCRETE PIPE ACCORDING TO ASTM C-76 TYPE III, UNLESS OTHERWISE SPECIFIED ON PLANS.
- A GEOTEXTILE MATTING (LANDLOCK TRM 450 OR EQUIVALENT) SHALL BE USED FOR EROSION CONTROL AN ALL SLOPES GREATER THAN 3H:1V.
- DRAINAGE STRUCTURES AND DETENTION POND SHALL BE MAINTAINED BY PROPERTY OWNERS.
- CONTRACTOR SHALL ADHERE TO PROPOSED GRADES ALONG CREEKS, ESPECIALLY IN THE AREA OF THE PROPOSED DETENTION POND. IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY PENALTIES INCURRED.
- ALL PROPOSED SPOT ELEVATIONS SHOWN INDICATE FINISHED GRADED ELEVATIONS AT EDGE OF PAVEMENT AND/OR GRADE BREAKS, UNLESS OTHERWISE NOTED.
- SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
- LOWER-LEVEL EXCAVATION REQUIRED TO BE COMPLETED BY CONTRACTOR

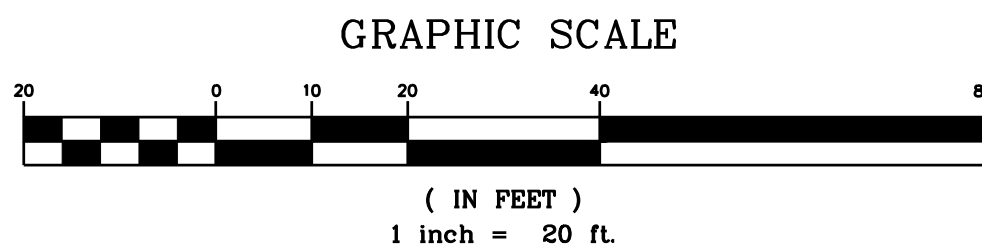
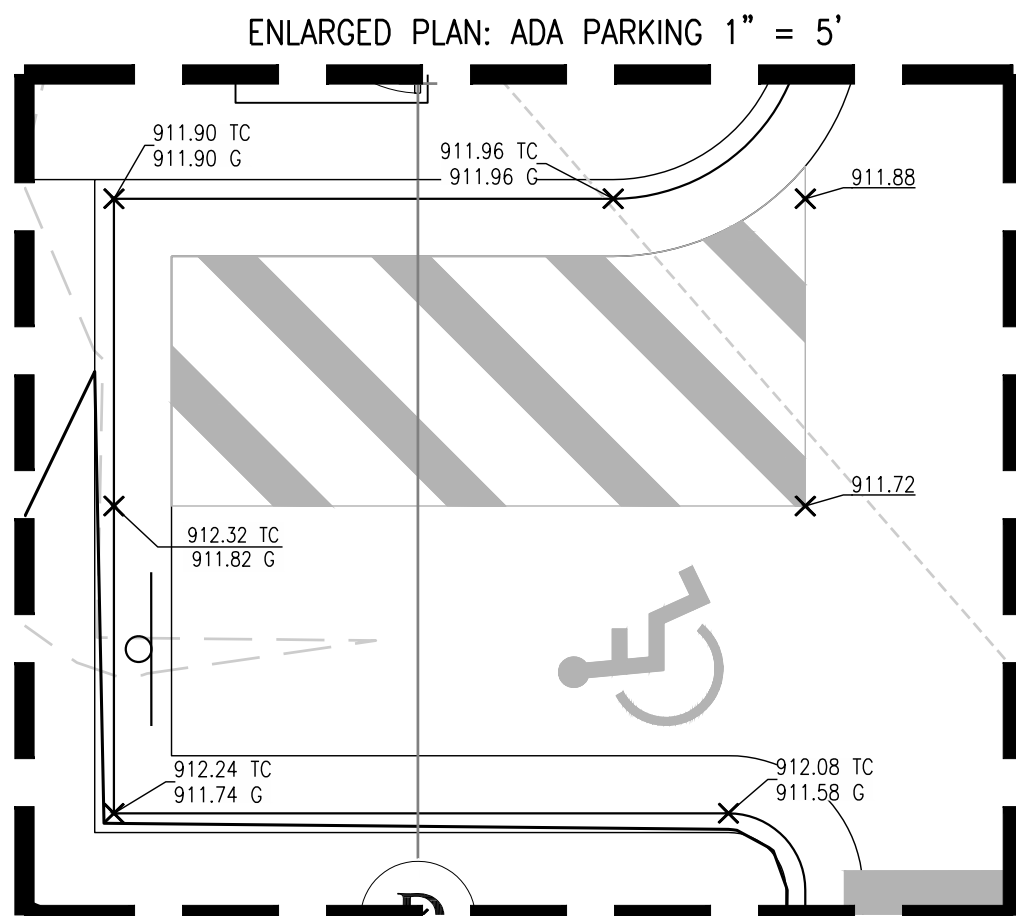
EXISTING LEGEND:

---	RIGHT OF WAY
---	PROPERTY LINE
---	PROPERTY BOUNDARY
---	EASEMENT
---	CURB
---	EDGE OF PAVEMENT
---	EDGE OF WALK
---	PAVEMENT MARKINGS
---	GAS
---	GAS
---	GAS LINE
---	SF
---	SF
---	SILT FENCE
---	W
---	W
---	WATER LINE
---	E
---	E
---	UNDERGROUND ELECTRIC
---	T
---	T
---	UNDERGROUND TELE
---	OHL
---	OVERHEAD LINE
---	STORM SEWER
---	SAN>
---	SAN>
---	SANITARY SEWER
---	MAJOR CONTOURS
---	MINOR CONTOURS
---	WATER METER
---	WATER VALVE
---	POWER/TELE POLE
---	POWER POLE
---	AIR CONDITIONER
---	ELECTRIC BOX
---	LIGHT POLE
---	GAS VALVE
---	GAS METER
---	STORM CATCH BASIN
---	STORM INLET BASIN
---	STORM MANHOLE
---	STORM CLEANOUT
---	SANITARY MANHOLE
---	SANITARY CLEANOUT
---	TRAFFIC MANHOLE
---	SIGN
---	TELEPHONE POLE

PROPOSED LEGEND:

---	PROPERTY LINE
---	PROPOSED CURB & GUTTER
---	PROPOSED CURB
---	PROPOSED CONTOUR
---	PROPOSED STORM SEWER PIPE
---	DRAINAGE SLOPE AND DIRECTION
---	XXXX BW
---	XXXX TW
---	XXXX SW
---	XXXX FL (E)
---	XXXX FL (S)
---	XXXX RIM
---	XXXX EX
---	XXXX TC
---	XXXX G
---	BOTTOM OF WALL
---	TOP OF WALL
---	SIDEWALK ELEVATION
---	FLOW LINE (EAST)
---	FLOW LINE (SOUTH)
---	RIM ELEVATION
---	EXISTING SPOT ELEVATION
---	TOP OF CURB
---	GUTTER

MAIN STREET (C.S.A.H. NO. 14)
RIGHT OF WAY PLAT NO. 75
ANOKA COUNTY HIGHWAY



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: MINNESOTA UTILITIES PROTECTION SERVICE AT 811 OR 800-252-1166 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



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DATE ISSUE

01/07/2025 CUP OWNER REVIEW SET

01/12/2026 PERMIT SET

EXISTING LEGEND:

- RIGHT OF WAY
- PROPERTY LINE
- PROPERTY BOUNDARY
- EASEMENT
- CURB
- EDGE OF PAVEMENT
- EDGE OF WALK
- PAVEMENT MARKINGS
- GAS
- SF
- W
- E
- T
- OHL
- SAN>
- 100
- 102
- WATER METER
- WATER VALVE
- POWER/TELE POLE
- POWER POLE
- AIR CONDITIONER
- ELECTRIC BOX
- LIGHT POLE
- GAS VALVE
- GAS METER
- STORM CATCH BASIN
- STORM INLET BASIN
- STORM MANHOLE
- STORM CLEANOUT
- SANITARY MANHOLE
- SANITARY CLEANOUT
- TRAFFIC MANHOLE
- SIGN
- TELEPHONE POLE

PROPOSED LEGEND:

- PROPERTY LINE
- DRAINAGE DIRECTION
- DRAINAGE BASIN BOUNDARY
- X-X DRAINAGE BASIN ID
- X.XX DRAINAGE BASIN AREA (ACRE)

PRE-DEVELOPMENT CONDITIONS

DRAINAGE AREA	IMPERVIOUS AREA (AC) [CN=98]	PERVIOUS AREA (AC) MEADOW HSG D [CN=78]	TOTAL AREA (AC)	WEIGHTED CN
E-1	0	0.638	0.638	78

MAIN STREET (C.S.A.H. NO. 14)
RIGHT OF WAY PLAT NO. 75
ANOKA COUNTY HIGHWAY

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.



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VALVOLINE
INSTANT OIL CHANGE

LINO LAKES, MN
HWY 14

PROJECT NUMBER
767414

SHEET NAME

PRE-
DEVELOPMENT
PLAN

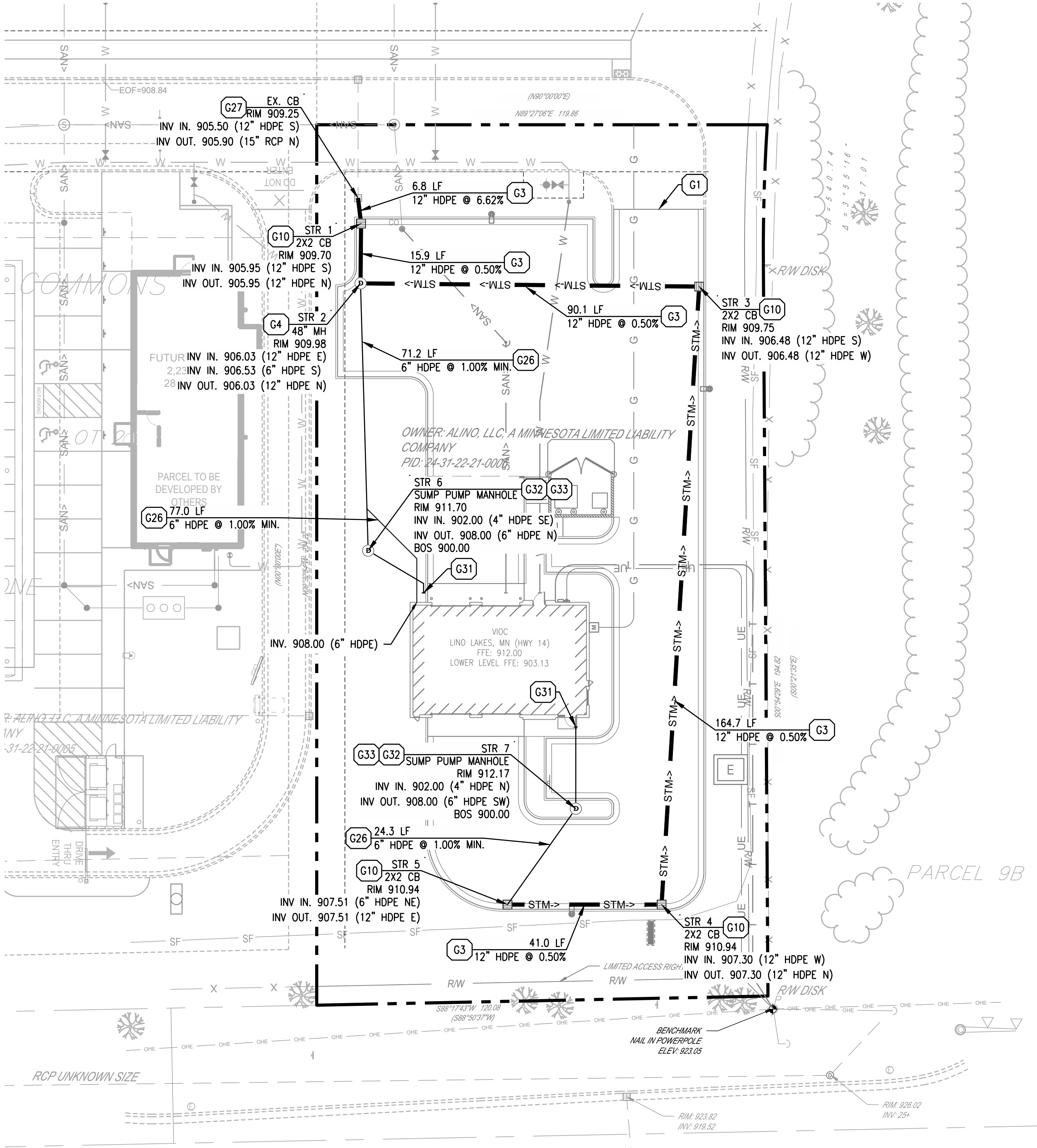
SHEET #

C-4.0

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FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: MINNESOTA UTILITIES PROTECTION SERVICE AT 811 OR 800-252-1166 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



MAIN STREET (C.S.A.H. NO. 14)
RIGHT OF WAY PLAT NO. 75
ANOKA COUNTY HIGHWAY

EXISTING LEGEND:

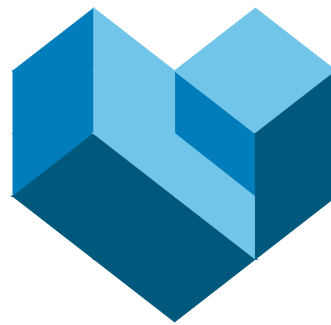
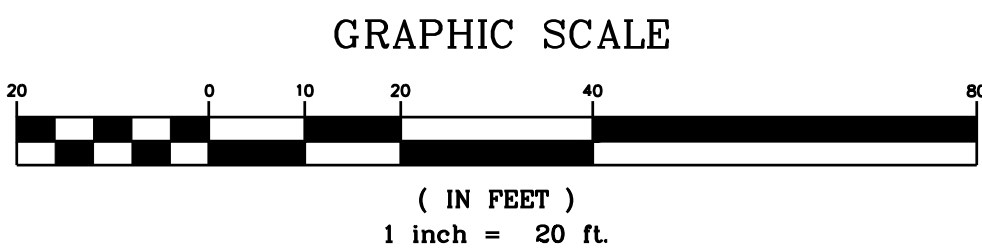
	RIGHT OF WAY
	PROPERTY BOUNDARY
	EASEMENT
	CURB
	EDGE OF PAVEMENT
	EDGE OF WALK
	PAVEMENT MARKINGS
	GAS LINE
	SILT FENCE
	WATER LINE
	UNDERGROUND ELECTRIC
	UNDERGROUND TELE
	OVERHEAD LINE
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	STORM MANHOLE
	STORM CLEANOUT
	SANITARY MANHOLE
	SANITARY CLEANOUT
	TRAFFIC MANHOLE
	SIGN
	TELEPHONE POLE

PROPOSED LEGEND:

	PROPERTY LINE
	PROPOSED CURB & GUTTER
	PROPOSED CONTOUR
	PROPOSED STORM PIPE
	DRAINAGE SLOPE AND DIRECTION

GRADING KEY NOTES

- G1 MATCH EXISTING PAVEMENT ELEVATION.
G3 STORM SEWER (SEE NOTE FOR TYPE, SIZE AND SLOPE)
G4 STORM SEWER MANHOLE. REFER TO DETAIL ON C-7.1.
G10 GRATE INLET. SEE NOTE FOR GRATE TYPE. REFER TO DETAIL ON C-7.1.
G26 CONNECT INTERNAL ROOF DRAIN SYSTEM TO STORM PIPE (SEE NOTE FOR NUMBER AND SIZE). REFER TO SHEET P-1.1.
G27 CONNECT TO EXISTING STORM DRAIN CATCH BASIN. (CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION)
G31 REFER TO PLUMBING PLAN FOR FOUNDATION DRAIN DESIGN
G32 REFER TO PLUMBING AND ELECTRICAL PLANS FOR SUMP PUMP, POWER AND LOW VOLTAGE DESIGN.
G33 FOUNDATION SUMP PUMP MANHOLE STRUCTURE PER ARCHITECTURE PLANS



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DATE	ISSUE
01/07/2025	CUP OWNER REVIEW SET
01/12/2026	PERMIT SET

PROFESSIONAL SEAL

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

Print Name: Jeffrey Alan Tibbitts
Signature: [Signature]
Date: 01/07/2025 Registration No. 42586

PROFESSIONAL LICENSE NO:
42586

PROFESSIONAL IN CHARGE
JEFFREY ALAN TIBBITTS

PROJECT MANAGER
EW

QUALITY CONTROL
JS

DRAWN BY
JSM

PROJECT NAME



VALVOLINE
INSTANT OIL CHANGE

LINO LAKES, MN
HWY 14

PROJECT NUMBER
767414

SHEET NAME

DRAINAGE
PLAN

SHEET #

C-4.2



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01/12/2026	PERMIT SET

PROFESSIONAL SEAL

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

Print Name: Jeffrey Alan Tibbitts
Signature: [Signature]
Date: 02/26/2025
Registration No. 42586

PROFESSIONAL LICENSE NO:
42586

PROFESSIONAL IN CHARGE
JEFFREY ALAN TIBBITTS

PROJECT MANAGER
EW

QUALITY CONTROL
JS

DRAWN BY
JSM

PROJECT NAME



VALVOLINE
INSTANT OIL CHANGE

LINO LAKES, MN
HWY 14

PROJECT NUMBER
767414

SHEET NAME

EROSION
CONTROL
PHASE I

SHEET #

C-5.0

GENERAL EROSION NOTES

- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF MINNESOTA SWPPP PERMIT FOR STORM WATER DISCHARGES AND BECOME FAMILIAR WITH THEIR CONTENTS.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
- MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
- NEW OR AFFECTED CUT OR FILLED SLOPES MUST BE AT AN ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER, AND MUST BE PROVIDED WITH A GROUND COVER SUFFICIENT TO RETAIN EROSION WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY PHASE (ROUGH OR FINAL) OF GRADING.
- A PERMANENT GROUND COVER, SUFFICIENT RESTRAIN EROSION, MUST BE PROVIDED WITHIN THE SHORTER OF 15 WORKING OR 90 CALENDAR DAYS (IF IN A HIGH QUALITY ZONE, THE SHORTER OF 15 WORKING OR 60 CALENDAR DAYS) AFTER COMPLETION OF CONSTRUCTION OR DEVELOPMENT ON ANY PORTION OF THE TRACT.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION/RETENTION POND AFTER THE STABILIZATION OF THE SITE AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS. CONTRACTORS OR SUBCONTRACTORS WILL ALSO BE RESPONSIBLE TO CLEAN THE SWALE FROM ANY SEDIMENT IF NECESSARY.
- IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- SEDIMENT BASINS ARE ATTRACTIVE TO CHILDREN AND CAN BE VERY DANGEROUS. IN ALL CASES, LOCAL ORDINANCES AND REGULATIONS REGARDING HEALTH AND SAFETY MUST BE ADHERED TO.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
- DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, SILT DIKES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.
- ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAINS & UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

BMP MAINTENANCE NOTES

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURE SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
- SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF OF THE SILT FENCE.
- THE VEHICLE TRACKING CONTROL SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
- PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

PROPOSED

- PROPERTY LINE
- XXXX CONTOUR ELEVATIONS
- X TEMPORARY CONSTRUCTION FENCE (SEE SWPPP DETAIL SHEETS)
- LOD LIMIT OF DISTURBED AREA

KEY NOTES

- VTC VEHICLE TRACKING CONTROL
- SF SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT
- CFS COMPOST FILTER SOCK
- CWA CONCRETE WASHOUT AREA
- TS TEMPORARY STORAGE AREA
- SSA STABILIZED STAGING AREA
- IP INLET PROTECTION

SURFACE STABILIZATION MEASURES

KEY	PRACTICE	DESCRIPTION	NOTES
M	DISTURBED AREA STABILIZATION(W/ MULCHING ONLY)	Temporary protection for disturbed areas: as an erosion retardant cover when temporary grazing is inapplicable.	Straw (1-2 tons/acre), Wood chips (5-6 tons/acre), Wood fiber (0.5-1 tons/acre), Bark (35 cyles/acre), Corn stalks (4-6 tons / acre), or Nuts/Muts/Chemical stabilizers applicable
TS	DISTURBED AREA STABILIZATION(W/ TEMP. SEEDING)	Planting rapid-growing annual grasses, small grains, or legumes to provide initial temporary cover for erosion control on disturbed areas.	May-Aug.: German millet (40 lbs./ac), Aug.-Dec.: Rye grain (120 lbs./ac), Jan-May: Mixture of Rye grain (120 lbs./ac) and Kibbe lespedeza (50 lbs./ac) 750 (1000 lbs.-for Fall) lbs./ac of 10-10-10 fertilizer
PS	DISTURBED AREA STABILIZATION(W/ PERM. SEEDING)	Controlling runoff and preventing erosion by establishing a perennial vegetative cover with seed.	Mixture of Tall fescue (80 lbs./ac) and Kibbe lespedeza (40 lbs./ac) with 1000 lbs./ac of 10-10-10 fertilizer and 4,000 lbs./ac of lime May-Aug.: Add 10 lbs./ac German millet *Oct.-Feb.: Add 40 lbs./ac Rye grain
SO	DISTURBED AREA STABILIZATION(W/ PERM. SODDING)	Transplanting vegetative sections of plant materials to promptly stabilize areas that are subject to erosion.	Warm Season: Hybrid Bermuda grass, Zayasgrass, Centipede grass, or St Augustine grass Cool Season: Tall fescue/Kentucky bluegrass
DC	DUST CONTROL	Utilize dust control methods whenever there are offsite impacts, especially periods of drought until final stabilization is reached.	Phasing the project, vegetative cover, Muls, sprinkling water, spray-on-adhesive, calcium chloride, barriers, etc.

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE												
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE												
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONTROL MEASURES												
STRIP & STOCKPILE TOPSOIL												
STORM FACILITIES												
TEMPORARY CONSTRUCTION ROADS												
FOUNDATION / BUILDING CONSTRUCTION												
SITE CONSTRUCTION												
PERMANENT CONTROL STRUCTURES												
FINISH GRADING												
LANDSCAPING/SEED/FINAL STABILIZATION												

MAIN STREET (C.S.A.H. NO. 14)
RIGHT OF WAY PLAT NO. 75
ANOKA COUNTY HIGHWAY



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: MINNESOTA UTILITIES PROTECTION SERVICE AT 811 OR 800-252-1166 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

EXISTING LEGEND:

- RIGHT OF WAY
- PROPERTY LINE
- PROPERTY BOUNDARY
- EASEMENT
- CURB
- EDGE OF PAVEMENT
- EDGE OF WALK
- PAVEMENT MARKINGS
- GAS LINE
- SILT FENCE
- WATER LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELE
- OVERHEAD LINE
- STORM SEWER
- SANITARY SEWER
- MAJOR CONTOURS
- MINOR CONTOURS
- WATER METER
- STORM CATCH BASIN
- WATER VALVE
- STORM INLET BASIN
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- TRAFFIC MANHOLE
- GAS VALVE
- SIGN
- GAS METER
- TELEPHONE POLE

PROJECT INFORMATION

THE PROPOSED PROJECT WILL CONSTRUCT A VEHICLE SERVICE STATION CONSISTING OF A 1,462 S.F. BUILDING AND ASSOCIATED PARKING AREA.

ACREAGE OF SITE IS 0.638 ACRES.

DISTURBED ACREAGE OF SITE (INCLUDING OFF-SITE WORK) IS 0.598 ACRES.

ANTICIPATED CONSTRUCTION START DATE IS FALL 2026 AND COMPLETION DATE IS SPRING 2027.

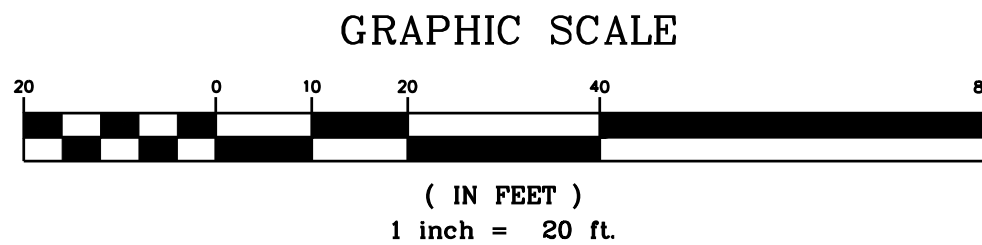
VALVOLINE'S CONTRACTOR TO TAKE APPROPRIATE MEASURES TO KEEP SEDIMENT FROM ESCAPING SITE AND ALL ACCUMULATED SEDIMENT SHALL BE CLEANED OUT AND REMOVED FROM SITE.

SEQUENCE OF CONSTRUCTION

- PHASE I
- INSTALL STABILIZED CONSTRUCTION ENTRANCES.
 - PREPARE TEMPORARY PARKING AND STORAGE AREA.
 - CONSTRUCT THE SILT FENCES ON THE SITE.
 - INSTALL ALL PERIMETER SEDIMENT MEASURES.
 - INSTALL ALL TEMPORARY EROSION & SEDIMENT CONTROLS AS NEEDED.

- PHASE II
- BEGIN DEMOLISHING SITE.
 - BEGIN GRADING THE SITE.
 - START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
 - TEMPORARILY SEED DENUDED AREAS.
 - INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS.
 - INSTALL INLET/FLUME PROTECTION DEVICES.
 - PREPARE SITE FOR PAVING.
 - PAVE SITE.
 - COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING, SODDING, AND PERMANENT MATTING BLANKET.
 - REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

24 HR EMERGENCY CONTACT:
MICHAEL KLEIN-859.437.5038





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DATE	ISSUE
01/07/2025	CUP OWNER REVIEW SET
01/12/2026	PERMIT SET

PROFESSIONAL SEAL

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

Print Name: Jeffrey Alan Tibbitts
Signature: [Signature]
Date: 12/25/24
Registration No. 42586

PROFESSIONAL LICENSE NO:
42586

PROFESSIONAL IN CHARGE
JEFFREY ALAN TIBBITTS

PROJECT MANAGER
EW

QUALITY CONTROL
JS

DRAWN BY
JSM

PROJECT NAME



VALVOLINE
INSTANT
OIL CHANGE

LINO LAKES, MN
HWY 14

PROJECT NUMBER
767414

SHEET NAME

EROSION
CONTROL
PHASE II

SHEET #

C-5.1

GENERAL EROSION NOTES

- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF MINNESOTA (STATE) PERMIT (TYPE) PERMIT FOR STORM WATER DISCHARGES AND BECOME FAMILIAR WITH THEIR CONTENTS.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
- MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
- NEW OR AFFECTED CUT OR FILLED SLOPES MUST BE AT AN ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER, AND MUST BE PROVIDED WITH A GROUND COVER SUFFICIENT TO RETAIN EROSION WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY PHASE (ROUGH OR FINAL) OF GRADING.
- A PERMANENT GROUND COVER, SUFFICIENT RESTRAIN EROSION, MUST BE PROVIDED WITHIN THE SHORTER OF 15 WORKING OR 90 CALENDAR DAYS (IF IN A HIGH QUALITY ZONE, THE SHORTER OF 15 WORKING OR 60 CALENDAR DAYS) AFTER COMPLETION OF CONSTRUCTION OR DEVELOPMENT ON ANY PORTION OF THE TRACT.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION/RETENTION POND AFTER THE STABILIZATION OF THE SITE AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS. CONTRACTORS OR SUBCONTRACTORS WILL ALSO BE RESPONSIBLE TO CLEAN THE SWALE FROM ANY SEDIMENT IF NECESSARY.
- IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- SEDIMENT BASINS ARE ATTRACTIVE TO CHILDREN AND CAN BE VERY DANGEROUS. IN ALL CASES, LOCAL ORDINANCES AND REGULATIONS REGARDING HEALTH AND SAFETY MUST BE ADHERED TO.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
- DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, SILT DIKES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.
- ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAINS & UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

BMP MAINTENANCE NOTES

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURE SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEED AS NEEDED.
- SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF OF THE SILT FENCE.
- THE VEHICLE TRACKING CONTROL SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
- PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

PROPOSED

- PROPERTY LINE
- CONTOUR ELEVATIONS
- TEMPORARY CONSTRUCTION FENCE (SEE SWPPP DETAIL SHEETS)
- LIMIT OF DISTURBED AREA

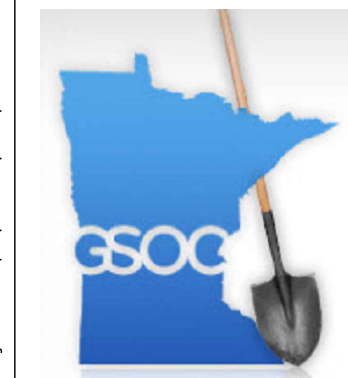
KEY NOTES

- VTC VEHICLE TRACKING CONTROL
- SF SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT
- CFS COMPOST FILTER SOCK
- CWA CONCRETE WASHOUT AREA
- TS TEMPORARY STORAGE AREA
- SSA STABILIZED STAGING AREA
- IP INLET PROTECTION

SURFACE STABILIZATION MEASURES

KEY	PRACTICE	DESCRIPTION	NOTES
(M)	DISTURBED AREA STABILIZATION(W/ MULCHING ONLY)	Temporary protection for disturbed areas: as an erosion retardant cover when temporary grazing is applicable.	Straw (1-2 tons/acre), Wood chips (5-6 tons/acre), Wood fiber (0.5-1 tons/acre), Bark (35 cyles/acre), Corn stalks (4-6 tons / acre), or Netu/Mats/Chemical stabilizers applicable
(TS)	DISTURBED AREA STABILIZATION(W/ TEMP. SEEDING)	Planting rapid-growing annual grasses, small grains, or legumes to provide initial, temporary cover for erosion control on disturbed areas.	May-Aug.: German millet (40 lbs./ac), Aug.-Dec.: Rye grain (120 lbs./ac), Jan.-May: Mixture of Rye grain (120 lbs./ac) and Koble lespedeza (50 lbs./ac) 750 (1000 lbs.-for Fall) lbs./ac of 10-10-10 fertilizer
(PS)	DISTURBED AREA STABILIZATION(W/ PERM. SEEDING)	Controlling runoff and preventing erosion by establishing a perennial vegetative cover with seed.	Mixture of Tall fescue (80 lbs./ac) and Koble lespedeza (40 lbs./ac) with 1000 lbs./ac of 10-10-10 fertilizer and 4,000 lbs./ac of lime May-Aug.: Add 10 lbs./ac German millet Oct.-Feb.: Add 40 lbs./ac Rye grain
(SO)	DISTURBED AREA STABILIZATION(W/ PERM. SODDING)	Transplanting vegetative sections of plant materials to promptly stabilize areas that are subject to erosion.	Warm Season: Hybrid Bermuda grass, Zayasgrass, Centipede grass, or St Augustine grass Cool Season: Tall fescue/Kentucky bluegrass
(DC)	DUST CONTROL	Utilize dust control methods whenever there are offsite impacts, especially periods of drought until final stabilization is reached.	Phasing the project, vegetative cover, Mulch, sprinkling water, spray-on-adhesive, calcium chloride, banners, etc.

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE												
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE												
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONTROL MEASURES												
STRIP & STOCKPILE TOPSOIL												
STORM FACILITIES												
TEMPORARY CONSTRUCTION ROADS												
FOUNDATION / BUILDING CONSTRUCTION												
SITE CONSTRUCTION												
PERMANENT CONTROL STRUCTURES												
FINISH GRADING												
LANDSCAPING/SEED/FINAL STABILIZATION												



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: MINNESOTA UTILITIES PROTECTION SERVICE AT 811 OR 800-252-1166 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

EXISTING LEGEND:

- RIGHT OF WAY
- PROPERTY LINE
- PROPERTY BOUNDARY
- EASEMENT
- CURB
- EDGE OF PAVEMENT
- EDGE OF WALK
- PAVEMENT MARKINGS
- GAS
- SF
- W
- E
- T
- OHL
- SAN
- WATER METER
- WATER VALVE
- POWER/TELE POLE
- POWER POLE
- AIR CONDITIONER
- ELECTRIC BOX
- LIGHT POLE
- GAS VALVE
- GAS METER
- STORM CATCH BASIN
- STORM INLET BASIN
- STORM MANHOLE
- STORM CLEANOUT
- SANITARY MANHOLE
- SANITARY CLEANOUT
- TRAFFIC MANHOLE
- SIGN
- TELEPHONE POLE

PROJECT INFORMATION

THE PROPOSED PROJECT WILL CONSTRUCT A VEHICLE SERVICE STATION CONSISTING OF A 1,462 S.F. BUILDING AND ASSOCIATED PARKING AREA.

ACREAGE OF SITE IS 0.638 ACRES.

DISTURBED ACREAGE OF SITE (INCLUDING OFF-SITE WORK) IS 0.538 ACRES.

ANTICIPATED CONSTRUCTION START DATE IS FALL 2026 AND COMPLETION DATE IS SPRING 2027.

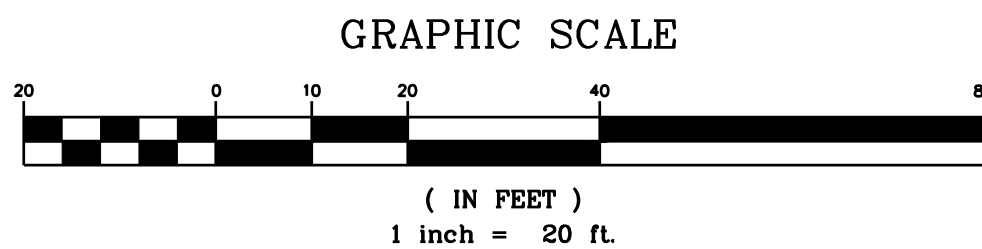
VALVOLINE'S CONTRACTOR TO TAKE APPROPRIATE MEASURES TO KEEP SEDIMENT FROM ESCAPING SITE AND ALL ACCUMULATED SEDIMENT SHALL BE CLEANED OUT AND REMOVED FROM SITE.

SEQUENCE OF CONSTRUCTION

- PHASE I
- INSTALL STABILIZED CONSTRUCTION ENTRANCES.
 - PREPARE TEMPORARY PARKING AND STORAGE AREA.
 - CONSTRUCT THE SILT FENCES ON THE SITE.
 - INSTALL ALL PERIMETER SEDIMENT MEASURES.
 - INSTALL ALL TEMPORARY EROSION & SEDIMENT CONTROLS AS NEEDED.

- PHASE II
- BEGIN DEMOLISHING SITE.
 - BEGIN GRADING THE SITE.
 - START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
 - TEMPORARILY SEED DENUDED AREAS.
 - INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS.
 - INSTALL INLET/FLUME PROTECTION DEVICES.
 - PREPARE SITE FOR PAVING.
 - PAVE SITE.
 - COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING, SODDING, AND PERMANENT MATTING BLANKET.
 - REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

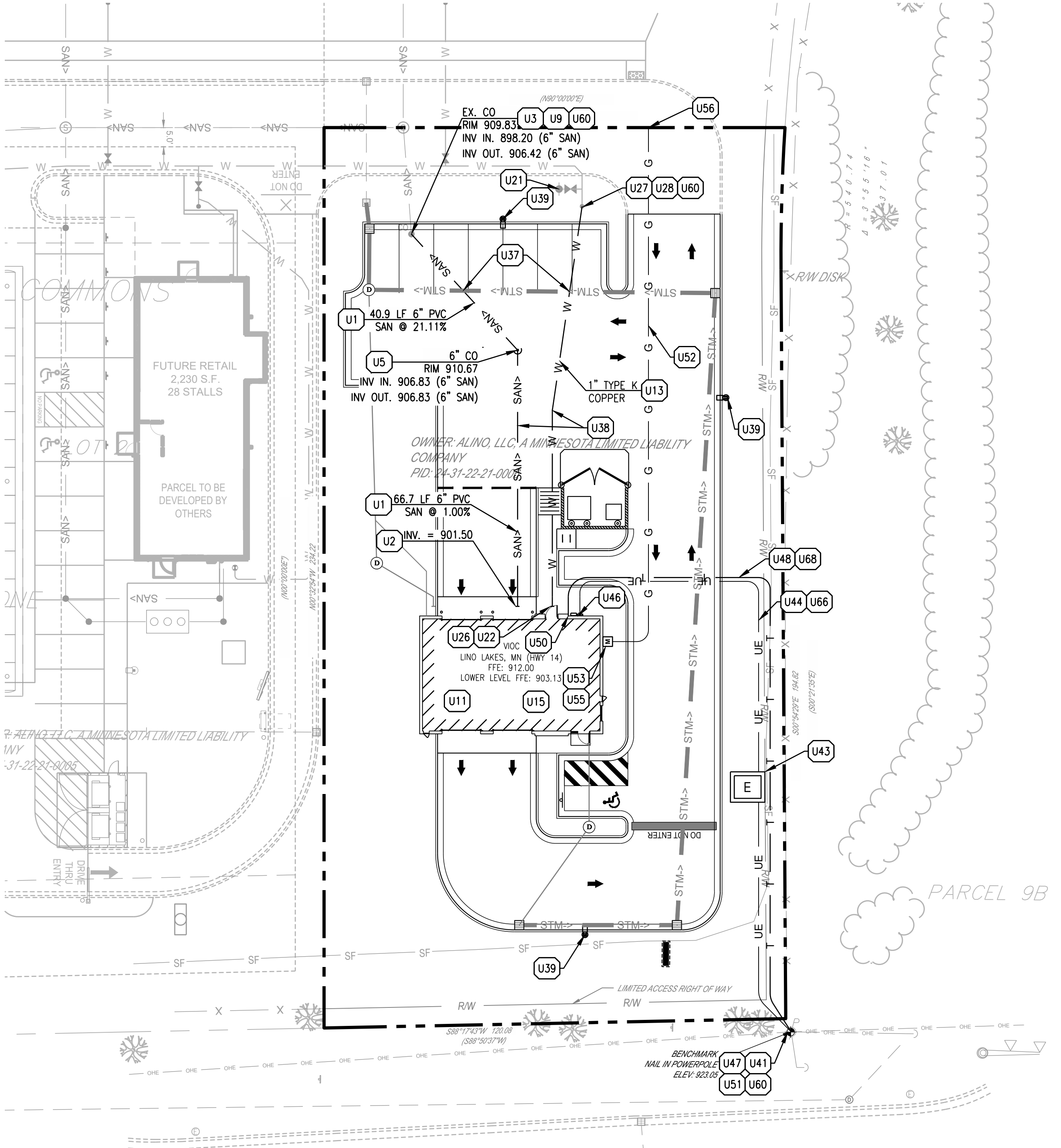
24 HR EMERGENCY CONTACT:
MICHAEL KLEIN-859.437.5038



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FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: MINNESOTA UTILITIES PROTECTION SERVICE AT 811 OR 800-252-1166 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



MAIN STREET (C.S.A.H. NO. 14)
RIGHT OF WAY PLAT NO. 75
ANOKA COUNTY HIGHWAY

GENERAL UTILITY NOTES:

- CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND ENSURE NO CONFLICTS EXIST WITH PROPOSED IMPROVEMENTS. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE IF NEEDED IN CONFORMANCE WITH THEIR GUIDELINES.
- CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE REMOVAL OF INDICATED UTILITIES ON SITE (SEE DEMOLITION PLAN). CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED FOR DEMOLITION AND HAUL OFF FROM THE APPROPRIATE AUTHORITIES.
- AUTHORIZATION MUST BE OBTAINED FROM THE CITY OF LINE LAKES AUTHORITY TO CONSTRUCT, ALTER OR MODIFY A WATER OR SEWER LINE. CONSTRUCTION OF WATER AND SEWER INFRASTRUCTURE WILL BE AUTHORIZED BY THE WATER SYSTEM UPON:
 - APPROVAL OF SUBMITTED PLANS.
 - NOTIFICATION OF THE WATER SYSTEM AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION.
- AT THE COMPLETION OF THE WATER AND/OR SEWER CONSTRUCTION AND PRIOR TO RECORDING THE FINAL PLAT, THE CONTRACTOR WILL FURNISH THE WATER SYSTEM INSPECTOR RECORD DRAWINGS OF THE PROJECT.
- BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE GAS COMPANY FOR THE CONSTRUCTION OF THE GAS LINE BETWEEN METER AND MAIN.
- BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE POWER COMPANY FOR THE CONSTRUCTION OF ELECTRICAL CONDUIT TO PROVIDE SERVICE TO THE TRANSFORMER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING, PRIOR TO CONSTRUCTION, ALL EXISTING LOCATIONS AND INVERT ELEVATIONS OF SANITARY SEWERS, STORM DRAINAGE, AND WATER MAINS. IF ANY INVERT ELEVATION VARIES MORE THAN 0.1 FT. FROM RECORD ELEVATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. WORK SHALL NOT PROCEED UNTIL THE CONTRACTOR IS NOTIFIED BY THE ENGINEER.
- CONNECT TO EXISTING UTILITIES AND INSTALL UTILITIES IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE JURISDICTIONAL AGENCIES.
- COORDINATE WITH BUILDING PLANS TO ASSURE ACCURACY OF UTILITY CONNECTIONS AND COMPLIANCE WITH LOCAL CODES.
- ALL SEWERS TO BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING CLEANING OF ANY SILT OR DEBRIS ACCUMULATED IN STRUCTURES.
- ALL SURPLUS EXCAVATED MATERIAL FROM THE TRENCH SHALL BE DISPOSED OFF THE SITE BY CONTRACTOR.
- COORDINATE EXACT TRENCHING, ROUTING, AND POINT OF TERMINATION WITH ALL UTILITY COMPANIES.
- ALL WATER LINES SHALL HAVE AT LEAST FOUR AND ONE HALF (4.5) FEET ABOVE GROUND COVER FROM THE TOP OF THE PIPE TO THE FINISHED GROUND SURFACE.
- ALL WATER LINES 2" OR SMALLER SHALL BE TYPE K-COPPER.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING UTILITY LOCATES.

UTILITY KEY NOTES

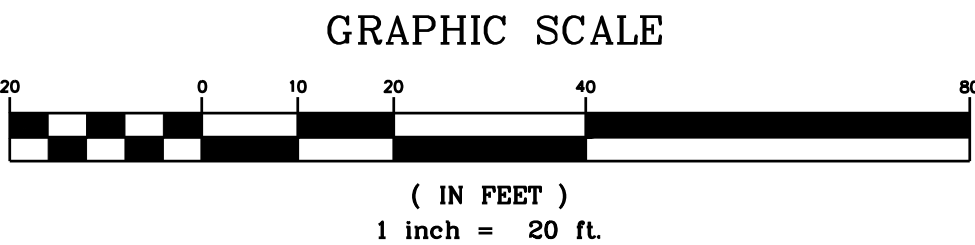
- | | |
|-----|---|
| U1 | SANITARY SEWER (SEE NOTE FOR TYPE, SIZE AND SLOPE) |
| U2 | SANITARY SEWER POINT OF ENTRY (PER MEP PLANS) |
| U3 | SANITARY SEWER POINT OF CONNECTION |
| U5 | SANITARY SEWER CLEAN-OUT. REFER TO DETAIL ON C-7.1. |
| U9 | CONNECT TO EXISTING SANITARY CLEAN-OUT. EXISTING SANITARY CLEAN-OUT TO BE CONSTRUCTED BY DEVELOPER (CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION) |
| U11 | OIL-WATER SEPARATOR (PER MEP/ARCH. PLANS) |
| U13 | DOMESTIC WATER LINE (SEE NOTE FOR TYPE AND SIZE) |
| U15 | DOMESTIC WATER METER INSIDE BUILDING. |
| U21 | WATER VALVE (EXISTING). REFER TO DETAIL ON C-7.3. |
| U22 | BACKFLOW PREVENTER INSIDE BUILDING. |
| U26 | WATER LINE POINT OF ENTRY (PER MEP PLANS) |
| U27 | WATER LINE POINT OF CONNECTION |
| U28 | CONTRACTOR SHALL COORDINATE WITH WATER DEPARTMENT TO ENSURE THAT SERVICE IS NOT INTERRUPTED AT ANY TIME. |
| U37 | MAINTAIN MIN. 18" VERTICAL SEPARATION |
| U38 | MAINTAIN MIN. 10" HORIZONTAL SEPARATION |
| U39 | LIGHT POLE LOCATIONS (SEE LIGHTING PLAN FOR DETAILS) |
| U41 | EXISTING POWER POLE |
| U43 | PROPOSED ELECTRIC TRANSFORMER |
| U44 | UNDERGROUND ELECTRIC SERVICE |
| U46 | ELECTRIC SERVICE POINT OF ENTRY (PER MEP PLANS) |
| U47 | ELECTRIC SERVICE POINT OF CONNECTION |
| U48 | UNDERGROUND TELEPHONE SERVICE (INSTALL TWO 2" CONDUITS) |
| U50 | TELEPHONE SERVICE POINT OF ENTRY (PER MEP PLANS) |
| U51 | TELEPHONE SERVICE POINT OF CONNECTION |
| U52 | GAS SERVICE LINE. CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR THE INSTALLATION OF THE GAS SERVICE LINE. |
| U53 | GAS METER |
| U55 | GAS LINE POINT OF ENTRY (PER MEP PLANS) |
| U56 | GAS LINE POINT OF CONNECTION (TO BE DETERMINED) |
| U60 | CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION. |
| U66 | ELECTRIC SERVICE LINE. CONTRACTOR SHALL COORDINATE WITH ELECTRIC COMPANY PRIOR TO ANY EXCAVATION OR INSTALLATION OF CONDUITS. NO OTHER UTILITIES ALLOWED IN ELECTRIC DITCH. CONTRACTOR SHALL INSTALL TWO (2) - 4" SECONDARY CONDUITS FROM THE TRANSFORMER TO THE BUILDING. (SEE MEP PLANS). |
| U68 | TELEPHONE SERVICE LINE. CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY PRIOR TO ANY EXCAVATION OR INSTALLATION OF CONDUITS. |

EXISTING LEGEND:

	RIGHT OF WAY
	PROPERTY LINE
	PROPERTY BOUNDARY
	EASEMENT
	CURB
	EDGE OF PAVEMENT
	EDGE OF WALK
	PAVEMENT MARKINGS
	GAS LINE
	SILT FENCE
	WATER LINE
	UNDERGROUND ELECTRIC
	UNDERGROUND TELE
	OVERHEAD LINE
	STORM SEWER
	SANITARY SEWER
	MAJOR CONTOURS
	MINOR CONTOURS
	WATER METER
	WATER VALVE
	POWER/TELE POLE
	POWER POLE
	AIR CONDITIONER
	ELECTRIC BOX
	LIGHT POLE
	GAS VALVE
	GAS METER
	STORM CATCH BASIN
	STORM INLET BASIN
	STORM MANHOLE
	STORM CLEANOUT
	SANITARY MANHOLE
	SANITARY CLEANOUT
	TRAFFIC MANHOLE
	SIGN
	TELEPHONE POLE

PROPOSED LEGEND:

	PROPERTY LINE
	PROPOSED CURB & GUTTER
	PROPOSED CURB
	PROPOSED RETAINING WALL
	PROPOSED EASEMENT LINE
	GAS LINES
	TELEPHONE LINES
	SANITARY SEWER LINES
	WATER LINES
	UNDERGROUND ELECTRIC LINES
	CLEAN OUT
	PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
	WATER METER
	IRRIGATION METER
	RPZ/BFP
	WATER VALVE
	SEWER MANHOLE
	LIGHT POLES



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DATE	ISSUE
01/07/2025	CUP OWNER REVIEW SET
01/12/2026	PERMIT SET

PROFESSIONAL SEAL

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

Print Name: Jeffrey Alan Tibbitts
Signature: [Signature]
Date: 06/20/2025 Registration No. 42586

PROFESSIONAL LICENSE NO:
42586

PROFESSIONAL IN CHARGE
JEFFREY ALAN TIBBITTS
PROJECT MANAGER
JW
QUALITY CONTROL
JS
DRAWN BY
JSM

PROJECT NAME



VALVOLINE
INSTANT OIL CHANGE

LINO LAKES, MN
HWY 14

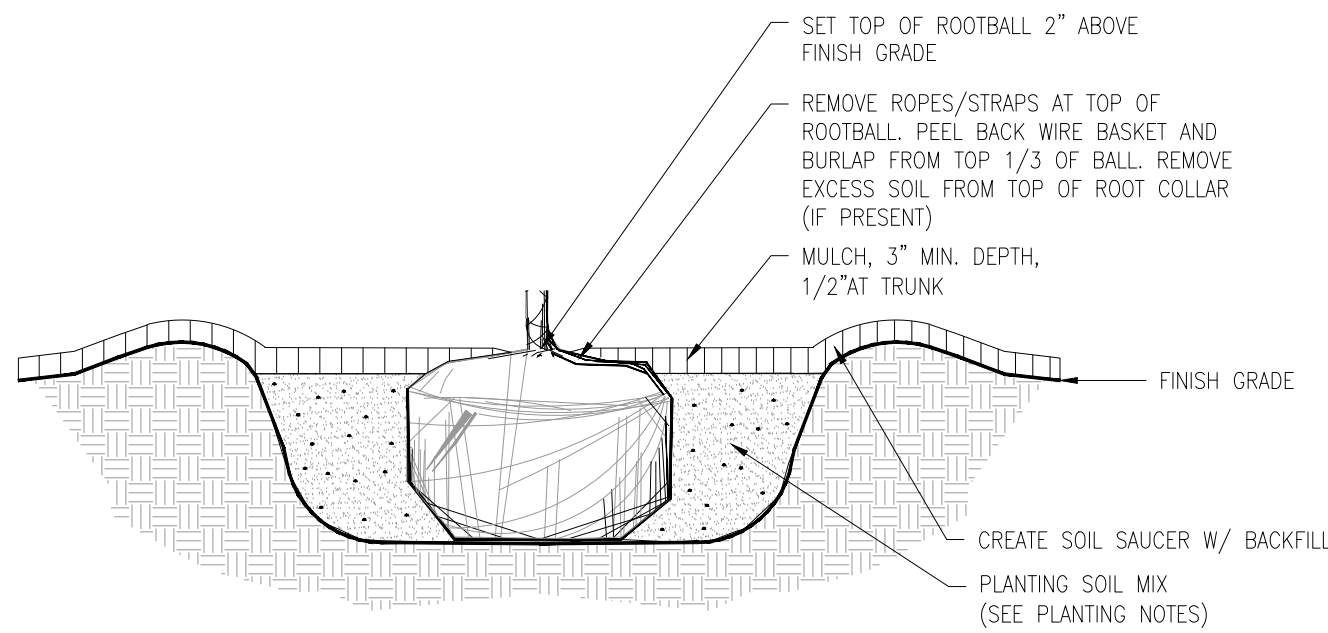
PROJECT NUMBER
767414

SHEET NAME

UTILITY PLAN

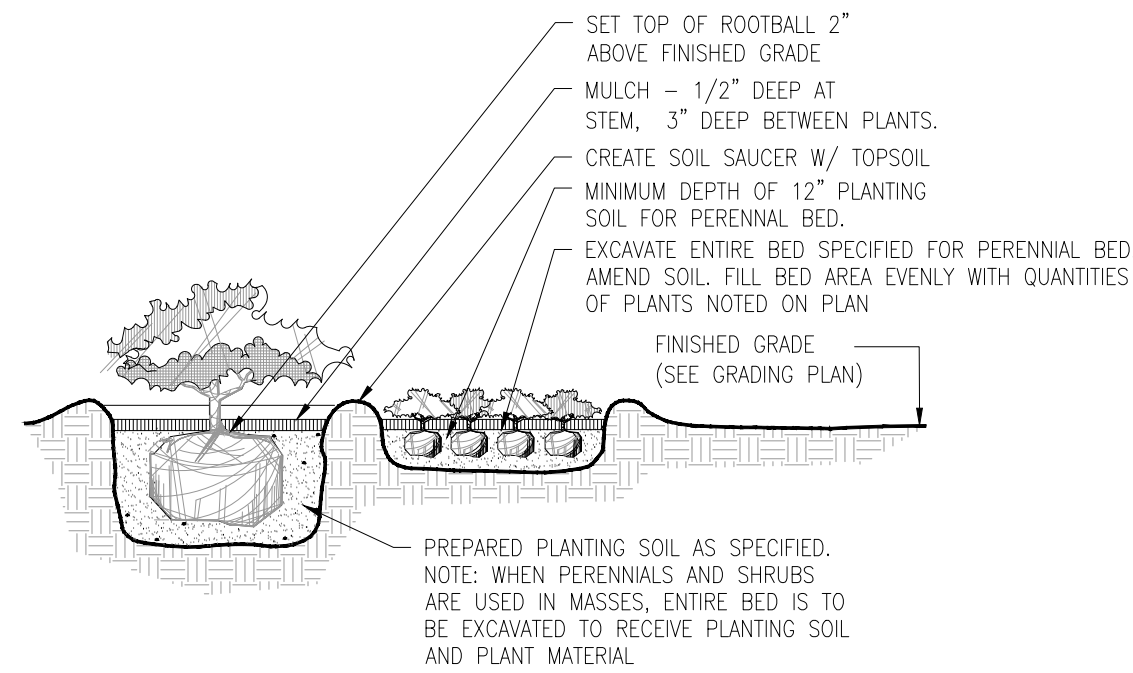
SHEET #

C-6.0



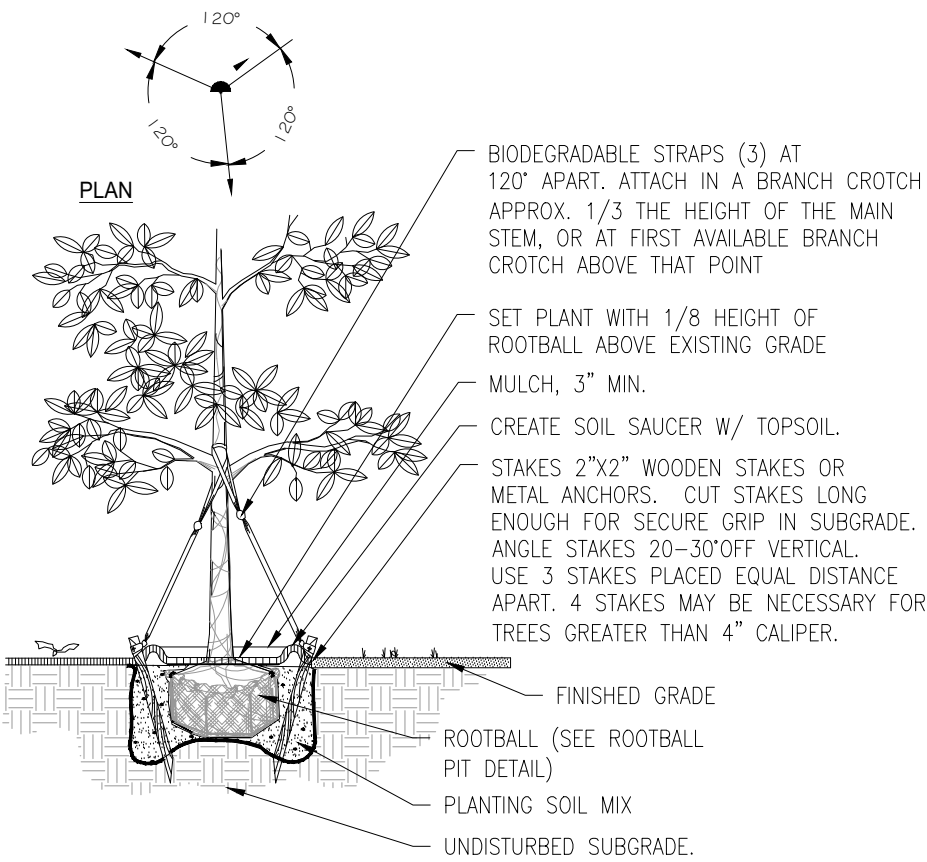
1 ROOTBALL DETAIL

SCALE: NTS



2 SHRUB & GROUNDCOVER PLANTING

SCALE: NTS



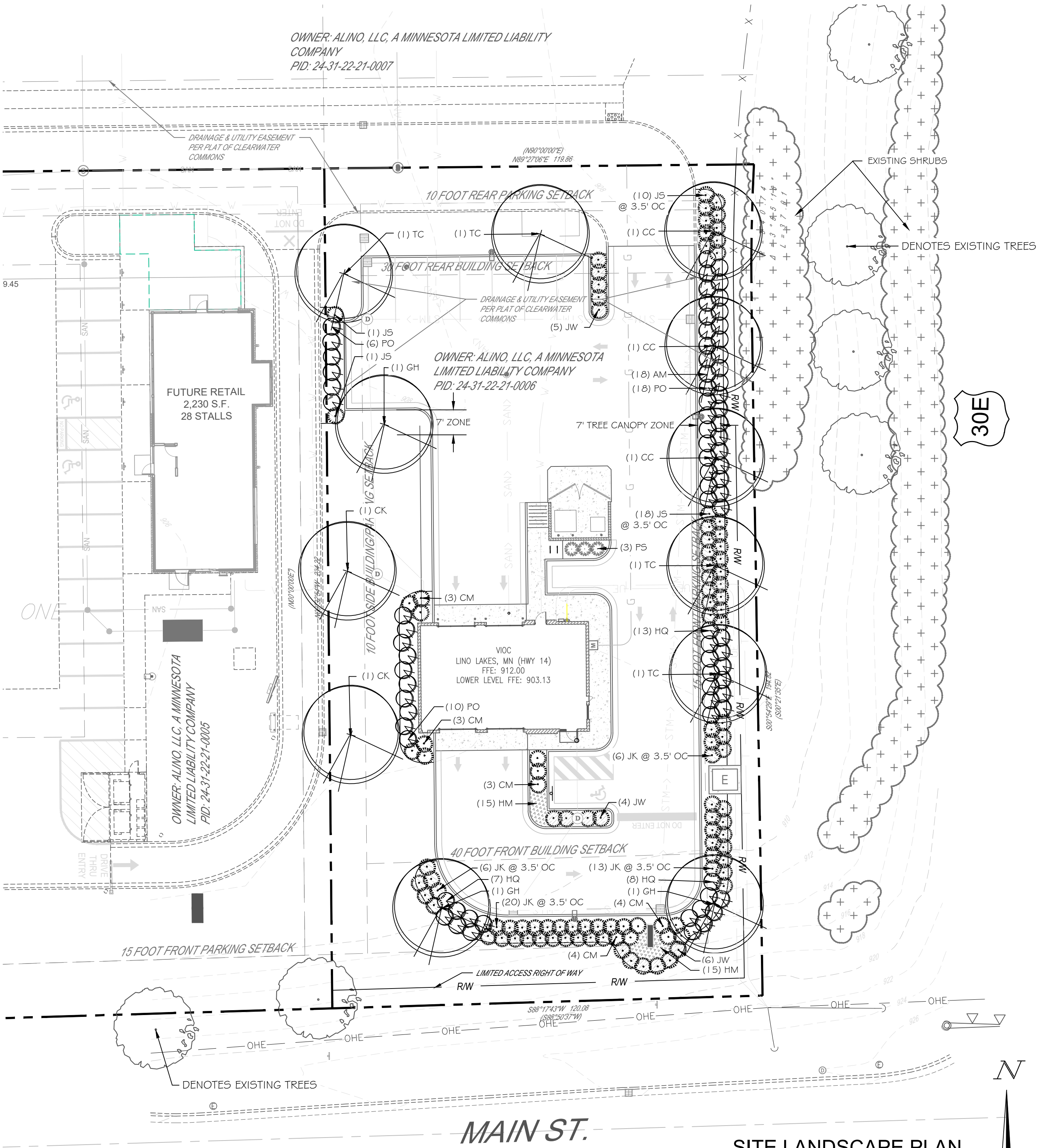
NOTE:
STRAPS, WIDE, SOFT, BIODEGRADABLE MATERIAL MANUFACTURED FOR THE PURPOSE OF TREE ANCHORING. DO NOT USE HOSE AND WIRE.

3 DECIDUOUS TREE STAKING

SCALE: NTS



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: MINNESOTA UTILITIES PROTECTION SERVICE AT 811 OR 800-252-1166 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



SITE LANDSCAPE PLAN

SCALE: 1" = 20'



PLANT MATERIALS LIST

KEY	QTY.	PLANT NAME	MINIMUM INSTALLED SIZE	MATURE HEIGHT/SPREAD
SHADE TREES				
CC	3	HACKBERRY - <i>Celtis occidentalis</i>	2-1/2" cal. B/B	45' / 45'
CK	2	AMERICAN YELLOWWOOD - <i>Cladrastis kentukea</i>	2-1/2" cal. B/B	45' / 50'
GH	3	NORTHERN ACCLAIM LOCUST - <i>Gleditsia tnaocanthos</i> f. <i>inermis</i> 'Harve'	2-1/2" cal. B/B	40' / 35'
TC	4	LITTLELEAF LINDEN - <i>Tilia cordata</i>	2-1/2" cal. B/B	60' / 45'
SHRUBS & GRASSES				
AM	18	BLACK CHOKEBERRY - <i>Aronia melanocarpa</i> var. <i>elata</i>	18"-24" B/B or Cont.	5' / 5'
CM	17	GOLDEN MOP CYPRESS - <i>Chamaecyparis pisifera</i> 'Golden Mop'	15"-18" B/B or Cont.	3' / 4'
JS	30	SEA GREEN JUNIPER - <i>Juniperus chinensis</i> 'Sea Green'	24" B/B or Cont.	5' / 7'
JW	15	PRINCE OF WALES JUNIPER - <i>Juniperus horizontalis</i> 'Prince of Wales'	15"-18" spread Cont.	6' / 6'
JK	45	KALLAY'S COMPACT JUNIPER - <i>Juniperus x pfitzenana</i> 'Kallay's Compact'	18"-24" B/B or Cont.	30" / 5'
HQ	28	RUBY SLIPPER'S HYDRANGEA - <i>Hydrangea quercifolia</i> 'Ruby Slippers'	18"-24" B/B or Cont.	4' / 5'
PS	3	SHENANDOAH SWITCH GRASS - <i>Panicum virgatum</i> 'Shenandoah'	18"-24" B/B or Cont.	4' / 3'
PO	34	SUMMER WINE NINEBARK - <i>Physocarpus opulifolius</i> 'Seward'	18"-24" B/B or Cont.	6' / 6'
PERENNIALS				
HM	30	MIXED DAYLILIES - <i>Emerocallis</i> x (Mixed Colors)	#1 cont.	

LANDSCAPE CODE DATA

CANOPY COVER STANDARDS: 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 DETEIORATION, REDUCE THE HEAT ISLAND AFFECT, AND IMPROVE AESTHETICS. THE REQUIRED MINIMUM CANOPY COVERAGE FOR ALL USES IS 40%.

VEHICULAR HARDSCAPE AREA: $11,621 \pm 5F @ 40\% = 4,648.84 5F$
 $4,648.84 / 600 5F$ CANOPY COVERAGE (less that 7' off pavement edge) = 7.75 or 8 TREES REQUIRED
8 TREES or 4800 5F CANOPY COVERAGE AS PROPOSED (Includes required screening trees)

FOUNDATION LANDSCAPE ZONE: PER 100 LINEAR FEET (LF) OF BUILDING TREES PLANTED WITHIN 30 FEET OF THE BUILDING SHALL BE CONSIDERED WITHIN THE FOUNDATION LANDSCAPE ZONE.

PER 100 LF= 6 LARGE SHRUBS # TWO LARGE TREES REQUIRED

156.67 LF/ 100 = 1.57 or 2 LARGE TREE REQUIRED 2 LARGE TREES (open space trees) AS PROPOSED
1.57 X 6 = 9.42 or 10 LARGE SHRUBS REQUIRED 10 LARGE SHRUBS AS PROPOSED

OPEN AREAS LANDSCAPE:

OPEN AREAS INCLUDE DISTURBED SITE AREAS, THAT ARE NOT LOCATED WITHIN THE FOUNDATION LANDSCAPE ZONE, VEHICULAR HARDSCAPE AREA OR THE BUILDING FOOTPRINT.

PER 2500 5F ONE LARGE TREE # TWO LARGE SHRUBS

OPEN AREA 9,410±5F/ 2500 = 3.76 or 4 TREES AND 8 SHRUBS REQUIRED 4 LARGE TREES AS PROPOSED
8 SHRUBS AS PROPOSED

BUFFER & SCREENING: BETWEEN VEHICLE HARDSCAPE AND PUBLIC RIGHT OF WAY

SR 30E

MIN. 30" HEIGHT SCREENING HEDGE AS PROPOSED

209 LF/ 50 = 4.18 or 5 LARGE TREES REQUIRED

5 LARGE TREES AS PROPOSED

MAIN STREET

MIN. 30" HEIGHT SCREENING HEDGE AS PROPOSED

74.6 LF/ 50 = 1.49 or 2 LARGE TREES REQUIRED

2 LARGE TREES AS PROPOSED

BUFFER & SCREENING NOTES:

1. ALL PLANTING SCREENS SHALL REQUIRE AT A MINIMUM A DOUBLE ROW OF PLANTS WITH TRIANGULATED SPACING. PLANTING PLANS SHALL INCLUDE SPECIES WHICH ARE SIZED TO APPROPRIATELY SCREEN VISIBILITY WITHIN FIVE YEARS OF PLANTING. SMALL SHRUBS SHALL BE A PLANTED AT A MAXIMUM INTERVAL OF THREE FEET ON CENTER; MEDIUM SHRUBS SHALL BE PLANTED AT A MAXIMUM INTERVAL OF FOUR FEET ON CENTER; AND LARGE SHRUBS SHALL BE PLANTED AT A MAXIMUM INTERVAL OF SIX FEET ON CENTER UNLESS; OTHERWISE AUTHORIZED BY THE CITY.

2. IN ADDITION TO THE SHRUB COVER REQUIRED, ALL SCREENING SHALL BE PLANTED WITH LARGE TREES EVERY 50 LF.

LANDSCAPE REQUIREMENTS:

- LANDSCAPE PLANS ARE FOR THE LOCATION AND IDENTIFICATION OF PLANT MATERIAL ONLY. NO OTHER WORK IS TO BE PERFORMED BASED ON THESE PLANS.
- QUANTITIES ON THE PLANT SCHEDULE ARE PROVIDED FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE LANDSCAPE PLANS AND THE PLANT SCHEDULE, THE LANDSCAPE PLAN WILL TAKE PRECEDENCE. THE CONTRACTOR SHALL INFORM THE VALVOLINE'S PROJECT MANAGER IMMEDIATELY UPON DISCOVERING ANY QUANTITY DISCREPANCIES.
- THE CONTRACTOR SUBSTITUTION OF PLANT VARIETIES OR SPECIES WITH PRIOR WRITTEN APPROVAL FROM THE VALVOLINE'S PROJECT MANAGER IS PERMITTED.
- CONTRACTOR SHALL TAKE 3 REPRESENTATIVE SOIL SAMPLES OF EACH PROPOSED PLANT BED AND SUBMIT COPIES OF THE RESULTS TO THE VALVOLINE'S PROJECT MANAGER PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE OF ALL PLANTING HOLES AND PLANT BEDS PRIOR TO INSTALLATION.
- STUMPS LABELED FOR REMOVAL SHALL BE EXCAVATED, NOT GROUND. REMOVE ANY DEBRIS FROM THE HOLE, FILL WITH TOP SOIL, COMPACT AND RAKE SMOOTH PRIOR TO INSTALLING NEW PLANT MATERIAL.
- TOPSOIL WILL NOT BE STOCKPILED FOR RE-USE IN LANDSCAPE WORK. CONTRACTOR SHALL IMPORT TOPSOIL AS REQUIRED TO COMPLETE LANDSCAPE WORK, ALL BEDS SHALL HAVE A 6" DEPTH OF TOPSOIL. PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF ROOTS, STUMPS AND LARGE STONES AND FREE OF BRUSH, WEEDS, LITTER, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES. DO NOT OBTAIN FROM BOGS OR MARSHES. PLANT MATERIAL SHALL BE PLACED AS SHOWN ON THE LANDSCAPE PLANS.
- PLANTING SOIL MIX FOR TREES, SHRUBS, AND PERENNIALS SHALL CONSIST OF THE FOLLOWING:
 - 60% TOPSOIL
 - 20% PREPARED ADDITIVES (BY VOLUME AS FOLLOWS):
 - 3 PARTS - ORGANIC SOIL CONDITIONER (NATURE'S HELPER OR EQUAL)
 - 1 PART - STERILIZED COW MANURE (OR EQUAL)
 - COMMERCIALY AVAILABLE STARTER FERTILIZER @ RATES SPECIFIED BY MANUFACTURER
 - LIME (AS RECOMMENDED IN SOIL ANALYSIS)

- INSPECTION AND APPROVAL OF PLANT MATERIAL : ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE VALVOLINE'S PROJECT MANAGER. UPON DELIVERY TO THE SITE, PRIOR TO INSTALLATION, CONTRACTOR SHALL GIVE VALVOLINE'S PROJECT MANAGER. AT LEAST LEAST ONE WEEK. NOTICE PRIOR TO PLANT DELIVERY.
- MULCH ALL PLANT BEDS AND TREE RINGS WITH FRESH, HARWOOD MULCH TO A MINIMUM DEPTH OF THREE (3) INCHES. DO NOT PILE MULCH AROUND THE BASE OF PLANTS OR TREE TRUNKS. ALL MULCH EDGES SHALL BE NEATLY TUCKED. ALL STRING AND/OR BAILING WIRE SHALL BE REMOVED.
- CONTRACTOR SHALL REMOVE ALL PLANT TAGS AFTER APPROVAL OF PLANT INSTALLATION BY VALVOLINE'S PROJECT MANAGER. MULCH ALL PLANT BEDS AND TREE RINGS WITH FRESH, CLEAN HARDWOOD MULCH TO A MINIMUM DEPTH OF THREE (3) INCHES. DO NOT PILE MULCH AROUND THE BASE OF PLANTS OR TREE TRUNKS. ALL MULCH EDGES SHALL BE NEATLY TUCKED. ALL STRING AND/OR BAILING WIRE SHALL BE REMOVED.
- SOD INSTALLATION: ALL LAWN AREAS WITH PROJECT LIMITS SHALL BE SODDED. REMOVE EXISTING VEGETATION WITHIN THE APPROVED BEDLINE. IF THE EXISTING SOIL IS COMPACTED OR OTHERWISE UNSUITABLE FOR PLANTING, REMOVE THE TOP 4 INCHES OF SOIL. TILL SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES. REMOVE LARGE STONES, STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATERIAL. SPREAD 2 INCHES OF TOPSOIL OVER THE PREPARED BED AND TILL INTO THE TOP 4 INCHES OF LOOSENEED SUBGRADE. SPREAD THE REMAINING 2 INCHES OF TOPSOIL, RAKE SMOOTH AND ROLL COMPACT. BEDS SHALL BE FINISHED WITH A SLIGHT CROWN AT THE CENTER TO ALLOW WATER TO SHEET FLOW TO THE SIDES. WATER THE BED IMMEDIATELY BEFORE LAYING THE SOD SO THAT THE TOP INCH OF SOIL IS MOIST. ALLOW WATER TO PERCOLATE SO THERE IS NO STANDING WATER. LIMIT PREPARATION TO AREAS THAT WILL BE SODDED THAT SAME DAY.
- MAINTENANCE : CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL FROM THE TIME IT IS INSTALLED UNTIL FINAL ACCEPTANCE OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER OCCURS FIRST. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, EDGING, WEEDING, WATERING, PRUNING, FERTILIZING, ETC.
- WARRANTY : CONTRACTOR SHALL PROVIDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL AND LABOR. WARRANTY PERIOD SHALL BEGIN UPON FINAL COMPLETION OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER OCCURS FIRST. THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE PROJECT DURING THE WARRANTY PERIOD TO ENSURE THAT THE ESTABLISHMENT RATE OF GROWTH IS ADEQUATE, ANY METHODS OR PRODUCTS DEEMED NOT NORMAL OR DETRIMENTAL TO GOOD PLANT GROWTH SHALL BE REPORTED TO IN WRITING TO VALVOLINE'S PROJECT MANAGER. FAILURE TO INSPECT AND REPORT WILL BE INTERPRETED AS APPROVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL REPLACEMENTS.



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DATE	ISSUE
01/07/2025	CUP OWNER REVIEW SET
01/12/2026	PERMIT SET

PROFESSIONAL SEAL

PROFESSIONAL LICENSE NO:
42586

PROFESSIONAL IN CHARGE
JEFFREY ALAN TIBBITTS

PROJECT MANAGER
BW

QUALITY CONTROL
JS

DRAWN BY
REB

PROJECT NAME



VALVOLINE
INSTANT
OIL CHANGE

LINO LAKES, MN
HWY 14

PROJECT NUMBER
767414

SHEET NAME

SITE LANDSCAPE
PLAN

SHEET #

L-1.0

NOT ISSUED FOR CONSTRUCTION