



# ENVIRONMENTAL BOARD AGENDA

Wednesday, February 25, 2026

Broadcast on Cable TV Channel 16  
and [northmetrotv.com/lino-lakes-stream](http://northmetrotv.com/lino-lakes-stream)

**Oath of Office: Alex Schwartz, 6:20 P.M.**

**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: January 28, 2026
6. Action Items
  - A. Otter Crossing South 2nd Addition Preliminary Plat
7. Discussion Items
  - A. Peltier Lake Heron Rookery Event

**ADJOURNMENT**

**CITY OF LINO LAKES  
ENVIRONMENTAL BOARD MEETING**

<b>DATE:</b>	<b>January 28, 2026</b>
<b>TIME STARTED:</b>	<b>6:31 p.m.</b>
<b>TIME ENDED:</b>	<b>7:24 p.m.</b>
<b>MEMBERS PRESENT:</b>	<b>Kelli Damiani, Lindsay Buchmeier, Mary Jo Stevenson, Danielle Berger, Jonathan Parsons, Elizabeth Larkin</b>
<b>MEMBERS ABSENT:</b>	<b>Alex Schwartz</b>
<b>STAFF PRESENT:</b>	<b>Thomas Hoffman, Jennifer Alderink</b>

**1. CALL TO ORDER AND ROLL CALL**

Ms. Buchmeier called the Environmental Board meeting to order at 6:31 p.m. on January 28, 2026.

**2. PLEDGE OF ALLEGIANCE**

**3. PUBLIC COMMENT**

Ms. Buchmeier declared open mike at 6:32 p.m. There were no public comments.

Ms. Buchmeier closed public comments at 6:32 p.m.

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

Ms. Buchmeier took a motion to approve the January 28<sup>th</sup>, 2026 agenda. Jonathan to approve agenda. Ms. Buchmeier seconded the motion. Motion carried 6-0.

**5. APPROVAL OF MINUTES**

Ms. Buchmeier took a motion to set the December 17, 2025 minutes. Ms. Stevenson motioned to approve the meeting minutes. Ms. Larkin seconded the motion. Motion carried 6-0.

**DRAFT MINUTES**

## 6. ACTION ITEMS

### A. Environmental Board Appointments

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.

Ms. Buchmeier nominated Mr. Schwartz to be chair. Mr. Parsons seconded that nomination.

Mr. Parsons nominated Ms. Buchmeier to be vice chair.

Ms. Buchmeier motioned to approve Mr. Schwartz as chair, Ms. Buchmeier as vice chair, and Ms. Alderink (or successor) as secretary for 2026. Ms. Stevenson seconded the motion. Motion approved 6-0.

### B. Harvest Grange Preliminary Plat

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 20<sup>th</sup> 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 (31) 60' single-family homes and (55) attached townhomes.

Tom Hoffman, Environmental Coordinator for the City of Lino Lakes, presented and was available for questions.

Ms. Larkin inquired about the depth of the stormwater ponds in the development.

Mr. Hoffman answered that the depths will vary but noted that they will be similar to the design standards for stormwater ponds of 8'-12'.

Mr. Parsons inquired about the Blanding Turtle.

Mr. Hoffman said that they already provided a plan as a part of their submittal, which is why it wasn't in the City's recommendations.

Mr. Parsons noted that there was no green space or park in the plans.

Mr. Hoffman said that they would still get the park dedication fees for the development. The 2040 Comprehensive Plan shows a community neighborhood park on the adjacent parcel to the west, along with the existing park facilities in the Northpointe development to the east. Some of that funding would most likely be used to improve our pedestrian facilities for crossings along 20<sup>th</sup> Avenue and when we do the development to the west. Mr. Hoffman went on to say that there is not that much space on the Harvest Grange development with the wetlands.

Mr. Parsons asked about the age demographic that could be purchasing these homes in Harvest Grange.

Mr. Hoffman said that the development is not geared towards any age demographic like the Del-Webb community. He noted that it could be anyone from new couples to the elderly. The developers are proposing a few different housing styles. He noted that with the townhomes, the development could attract younger couples that could eventually upsize to one of the single-family homes.

Mr. Parsons noted that the reason he asked about the age demographic is because he wanted to know if it would be possible to connect a sidewalk to those parks.

Mr. Hoffman said that there would eventually be pedestrian facilities crossing 20<sup>th</sup> Avenue to the Northpointe community park. He said that the issue with connecting those sidewalks to the west is the potential drainage ditches that are currently there.

Ms. Larkin asked how much distance is between the proposed homes.

Mr. Hoffman responded that the map shown is not a Planning Unit Development (PUD) map and that the lots meet all of the City's zoning requirements. He noted that they are all normal-sized residential lots for the requirements. He believes there is 50% green/open space in this development.

Ms. Stevenson asked why there is only one right-in and right-out of the neighborhood.

Mr. Hoffman said that it was based on the traffic study and the requirements of the county road.

Ms. Berger asked if the elm trees that were listed to be saved are resistant elm trees or are at higher risk for developing a disease and declining.

Mr. Hoffman said that the elm trees are not planted, so they're likely somewhat resistant based on environmental factors, but they're not the species that would be planted. He also noted that anything that has a 2, 3, or 4 health rating, he would recommend leaving. He also noted that if the ash trees are not dead already, they will be dead unless they are being treated. He said that they most likely wouldn't be treated if they are within the development.

Ms. Larking asked if the entire development would be under a HOA or just the townhomes.

Mr. Hoffman said that only the townhomes would be under a HOA.

Ms. Larkin asked if the townhomes would be required to meet the City requirements for maintenance.

Mr. Hoffman said that they would be required to meet the City requirements for maintenance.

Ms. Larkin asked if there will be any part of this development that the City will take over.

Mr. Hoffman answered that the stormwater ponds will be the City's responsibility because of the public drainage going to it which will be used for water re-use and irrigation. The City will also most likely have conservation easements over the out lots along with the private ditch in case there needed to be maintenance.

Ms. Larkin inquired if the water would be re-used for the irrigation by the HOA.

Mr. Hoffman agreed that the HOA is proposing to re-use the water for the green space.

Mr. Parsons asked who would ultimately be responsible for removing the Ash trees if the developer does not remove them.

Mr. Hoffman said that it would depend on where the ash tree falls. If they fall within city property, the city will take care of the removal. If the tree falls within HOA property, the HOA would be responsible for taking care of it. If the tree falls on private property, it would be the responsibility of the property owner to remove the tree.

Ms. Larkin asked if the HOA in Harvest Grange will be required to follow city recommendations for fertilization on HOA property.

Mr. Hoffman responded that the City does not have guidelines for fertilization and pesticide use. He did note that the state has requirements of their own, but the City does not manage how much fertilizer can be put down.

Mr. Hoffman also noted that the properties are only connected to the wetland and drainage ditch through overflow, so the storm water ponds are sized to catch and hold that water. He said that there should be very minimal water leaving the site unless there is a large water event. The drainage ponds are designed to catch, hold, and treat those nutrients and will get recycled back to those lots. He also commented that one of his recommendations is to look at the low maintenance turf and ulterior plantings that don't require as much fertilization and irrigation.

Ms. Larkin commented that she thinks the City should have some recommendations for ways to mitigate the fertilizers and pesticides from getting into drainage ponds.

Mr. Hoffman said that the City provides educational materials, but there are no requirements that the City can enforce. He said it is best practice to work with the HOA's to provide education and outreach. He also said that these ponds in the proposed Harvest Grange are larger than you would typically see in an HOA because it is for the entire development.

Ms. Berger wanted to know if the ash trees that are recommended to stay will have mitigation.

Mr. Hoffman replied that there would be no mitigation for the ash trees.

Mr. Parsons asked where the park to the east of Harvest Grange is.

Mr. Hoffman said it is to the northwest of where the new apartment building went in. He said there is a sidewalk system and trails going to that park.

Ms. Buchmeier moved to approve the City's recommendations for Harvest Grange with no additions or edits. Ms. Stevenson seconded the motion. Motion passes 6-0.

### **C. Valvoline (Clearwater Commons) Conditional Use Permit**

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.

The Environmental Board reviewed the preliminary plat at its April 30<sup>th</sup>, 2025 meeting and was approved by City Council in October of 2025.

Mr. Hoffman presented and was available for questions.

Mr. Parsons asked about the background of a Conditional Use Permit (CUP). He wondered if it means that it could change from an oil change facility to something totally different 10 years from now.

Mr. Hoffman said that this CUP is for the facility to be operated as automotive repair. It could go from automotive repair to something else, such as a body shop, but they would have to go through another CUP for that. It cannot be turned into a junk yard or salvage car place, for example.

Mr. Parsons asked if a CUP moves from one use to another, does the developer has to go through an additional environmental review.

Mr. Hoffman said that it would be similar to all of our other sites. If a new development is proposed, the developer would typically ask for records or fire response calls, spills, leaks, or contamination. That way, if the current structure were to get demolished and rebuilt, the proposed developer would likely need to have soil borings completed. Mr. Hoffman also noted that Valvoline is not providing or proposing any underground storage or tanks on this site like they would for fuel, but having oil on site, there could potentially be some spills that would most likely be within the storm water system, so they will be required to be registered with the Pollution Control Agency.

Ms. Burger asked if Valvoline is applying for both a major and minor CUP as stated in the notes.

Mr. Hoffman clarified that it would be for a minor CUP. He noted that if they wanted to come back for major repair, they would have to go through another CUP, public comment, and public hearing through the Planning and Zoning board.

Ms. Stevenson moved to approve the City's recommendations for the Valvoline at Clearwater Commons as listed. Mr. Parsons seconded the motion. Motion passes 6-0.

## **7. DISCUSSION ITEMS**

### **A. Environmental Board Members**

Mr. Hoffman presented the Emerald Ash Borer program and was available for questions.

Ms. Buchmeier asked if the City is thinking about offering a tree planting program for residents.

Mr. Hoffman said the City does the tree sale every year for residents, which is going on right now. There are 13 different species that are offered. The trees are bare root and are sold to residents at a cost since they are bought in bulk from the nursery. He also noted that the City and Environmental Board talked about doing a gravel bed for tree seedlings and providing those to residents. Mr. Hoffman also noted that the Anoka County Conservation District also has a tree sale that the City tries to promote to get more trees in Lino Lakes.

Ms. Berger noted that the Rice Creek Watershed District has mini grants currently available for native species planting that is available for the public.

Ms. Buchmeier inquired about the status of the Water Conservation Rebate Program that was brought up in the November 2026 Environmental Board Meeting.

Mr. Hoffman said that the City Council approved the Water Conservation Rebate Program in January 2026. The City is currently working with the finance department on how the program will be run. The program is not up and running yet, but they are hoping to start taking applications in the next 2-3 weeks. The rebate program will be advertised in the spring newsletter and on the city website.

Mr. Parsons asked if City staff is doing the tree removal.

Mr. Hoffman said that it will depend on a combination of staff time, budget, and location of the trees. For larger, more hazardous trees, the City contract that work out.

Mr. Parsons asked who removes the trees at Chominox Golf Course.

Mr. Hoffman answered responded that the county takes care of those trees.

Mr. Parsons asked Mr. Hoffman if he knew what Chominox Golf Course is going to do with all the logs that are stockpiled there.

Mr. Hoffman said that Chominox stock piles as much as they can and eventually they haul it out, or it gets pulped or chipped. He also noted that it is hard to get lumber companies to be interested in the downed ash trees because it has a lot of knots and kinks.

Ms. Berger asked if there is any potential for the downed trees to become bio-fuel.

Mr. Hoffman answered that the supply far outpaces the demand, so they are looking for new facilities specifically for that type of use. A lot of places that currently take the wood are turning down due to oversupply. Mr. Hoffman also noted that there are things like biochar that is being studied for stormwater ponds, so that is something the City has thought about exploring.

**8. ADJOURN**

Ms. Buchmeier took a motion to adjourn the meeting at 7:24 p.m. Ms. Stevenson seconded the motion. Motion passes 6-0.

Respectfully submitted,  
Jennifer Alderink – Office Specialist

DRAFT

**ENVIRONMENTAL BOARD  
AGENDA ITEM 6A**

**STAFF ORIGINATOR:** Tom Hoffman, Environmental Coordinator

**MEETING DATE:** February 26, 2026

**TOPIC:** Otter Crossing South 2<sup>nd</sup> Addition Preliminary Plat

**CASE NUMBER:** PP2026-0001

**APPLICANT:** Tyme Properties, LLC  
3435 Labor Road  
Vadnais Heights, MN 55110

**OWNER:** Tyme Properties, LLC  
3435 Labor Road  
Vadnais Heights, MN 55110

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**INTRODUCTION**

The applicant, Tyme Properties, LLC is proposing a Preliminary Plat for Outlot B of Otter Crossing South. Outlot B will be subdivided into two commercial lots as part of Otter Crossing South 2<sup>nd</sup> Addition.

**BACKGROUND**

The site was platted as part of the Otter Crossing South development. The parcel was platted as Outlot B, located on the SE corner of I-35 and Main Street. The site is 2.23 acres of existing agricultural property with a fairly flat terrain towards the center. The parcel will be split into two commercial lots.

This staff report is based on the following submittals:

- Otter Crossing 2nd Prelim dated 2/10/2026 prepared by Pioneer Engineering
- Wetland Permit Application dated 2/6/2026 prepared by Midwest Natural Resources

## **ANALYSIS**

### **History**

The site is legally described as Outlot B of Otter Crossing South. In May 2025, the City approved the Final plat for Otter Crossing South.

### **Existing Site Conditions**

The Outlot is 2.23 acres and is an existing agricultural, relatively flat parcel. There is one small wetland within the agricultural area of the site. It is used primarily for row crop farming annually.

### **Zoning and Land Use**

The site is zoned General Business (GB) and is guided commercial per the City's 2040 Comprehensive Plan.

<b>Current Zoning</b>	GB, General Business
<b>Existing Land Use</b>	Agricultural
<b>Future Land Use per 2040 Comp Plan</b>	Commercial
<b>Utility Staging Area</b>	1A=2018-2025

### **General Site Characteristics**

The site is 2.23 acres of existing agricultural land. The entire site is currently being row cropped for agricultural purposes. The site is generally flat with an existing wetland along the west property line.

### **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**

The site features a generally flat to gently undulating topography with elevations ranging from 912'-920'. 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 35' below ground level. Soil consists 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 include hydric soils, which have a limited capacity for on-site infiltration.

Haugo completed three additional borings within the outlot as part of the proposed preliminary plat. The site consists primarily of sandy lean clay. No ground water was observed within the three boring locations onsite.

**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:

<b>Species</b>	<b>Status</b>	<b>Determination</b>
Tricolored Bat	Proposed Endangered	No Effect
Monarch Butterfly	Proposed Threatened	No Effect
Salamander Mussel	Proposed Endangered	No Effect
Whooping Crane	Experimental	No Effect

A historic record from 1989 for Blanding's Turtle (*Emydoidea blandingii*) was documented to the east of the site where development has altered nearly all of the potential habitat for this species in the last 10-15 years. Because of this change in land use for the general area of Otter Crossing South, habitat for Blanding's Turtle has been significantly reduced with limited potential for it to occur on-site.

**Stormwater Management**

Stormwater runoff for the proposed commercial development is to be managed with an existing storm sewer system and pond. Additional information on amount of impervious surface directed to the existing pond will be required to ensure there is adequate capacity.

Additional detail on future expansion/improvements to the basin for the road reconstruction will be required.

Pretreatment in the form of sumps or forebays should be provided before discharge to the existing basin.

The City engineer is reviewing the stormwater requirements and will provide comments to the developer.

### **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**

One wetland is located onsite and appears to be fully impacted by the development. The developer has provided an application for wetland impacts. Information should be updated to include this project only, currently additional phases are shown. Only Wetland 1 will be impacted as part of the proposed project.

Mitigation and permitting will be required.

### **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**

No significant trees are being removed as part of this project.

### **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%.

Foundation landscape zone 6 large shrubs and two large trees are required per 100 LF of building.

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 Otter Lake Rd. 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.

Screening would not be required between the two lots, unless it is needed to meet canopy coverage. Currently screening is being shown between lot 1 and 2. (Refer to the landscape guidelines for requirements.) Screening can be provided, but would not be required in this location

Table 4

Landscape Screen Location, Height and Materials		
Location	Required Screen Height	Required Screen Materials
Between a parking lot and public right of way or sidewalk where parking projects toward the public right-of-way or sidewalk	30 inches	<ul style="list-style-type: none"> <li>• Planting screen in compliance with paragraph (1)2.</li> <li>Or</li> <li>• A combination of berm and screen in compliance with division (6)(b) below.</li> </ul>
Between residential uses and arterial or collector street	6 feet	<ul style="list-style-type: none"> <li>• Planting screen in compliance with (6)(b).</li> <li>Or</li> <li>• Wall or fence and plantings shall provide shrub cover for 50% of the wall or fence on the exterior side.</li> <li>Or</li> <li>• A combination of berm and screen in compliance with division (6)(b).</li> </ul>
Between any development and adjacent, less intense, residential land uses (this includes across a street from residential), but not on the side of a use considered to be the front (as determined by the Zoning Administrator)		
Between loading/service area and public view		
Outdoor Storage Yards	10 feet	<ul style="list-style-type: none"> <li>• A wall or fence of permanent materials and planting shall provide shrub cover for 50% of the wall or fence on the exterior side. At its discretion, the City Council may approve a modification or waiver from these standards where the affected lot line adjoins another industrial property.</li> </ul>

**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. No further environmental assessment is required.

**Drinking Water Protection**

There is an existing 8-inch diameter trunk watermain within 70<sup>th</sup> St 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%.

## **RECOMMENDATIONS**

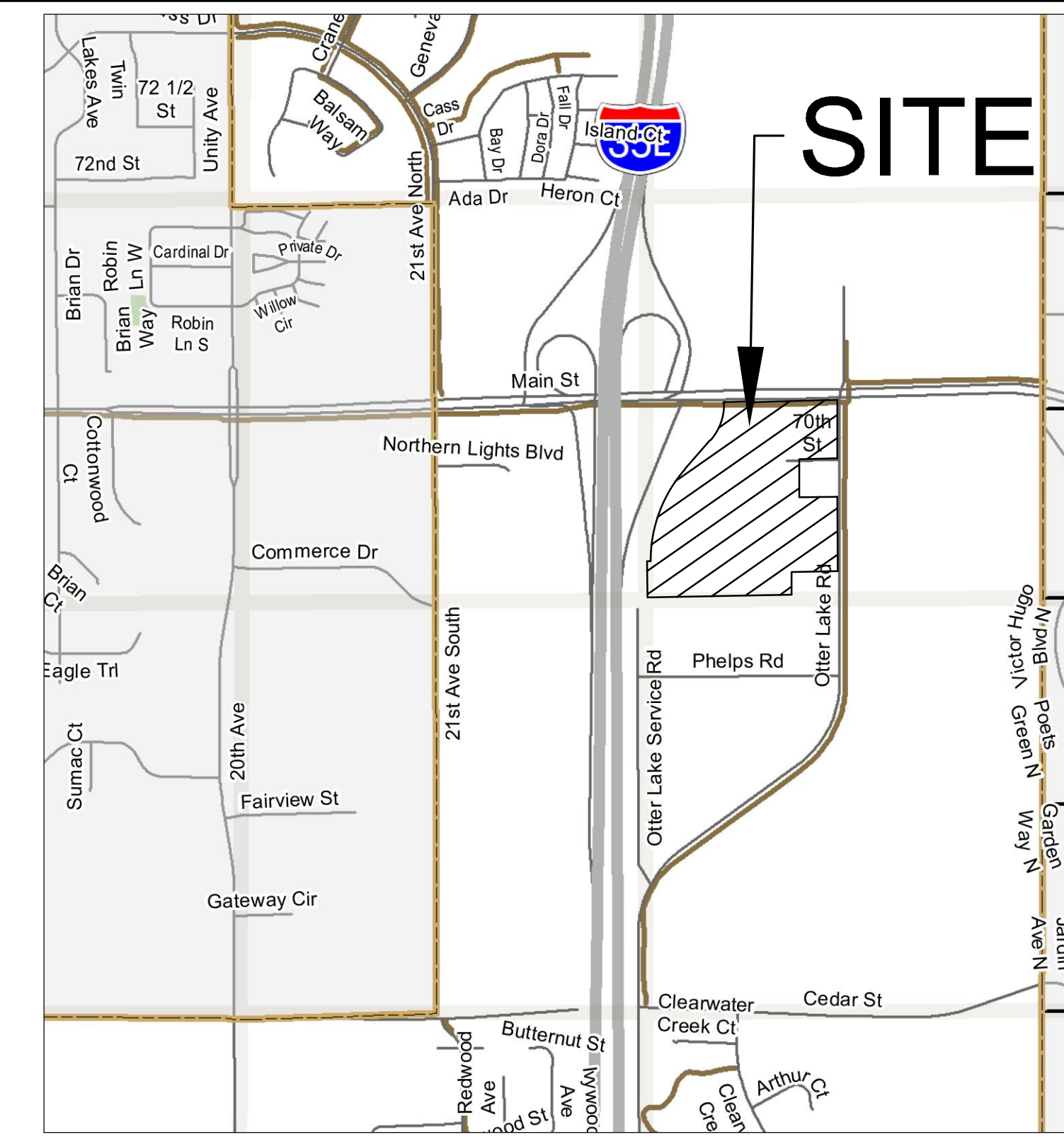
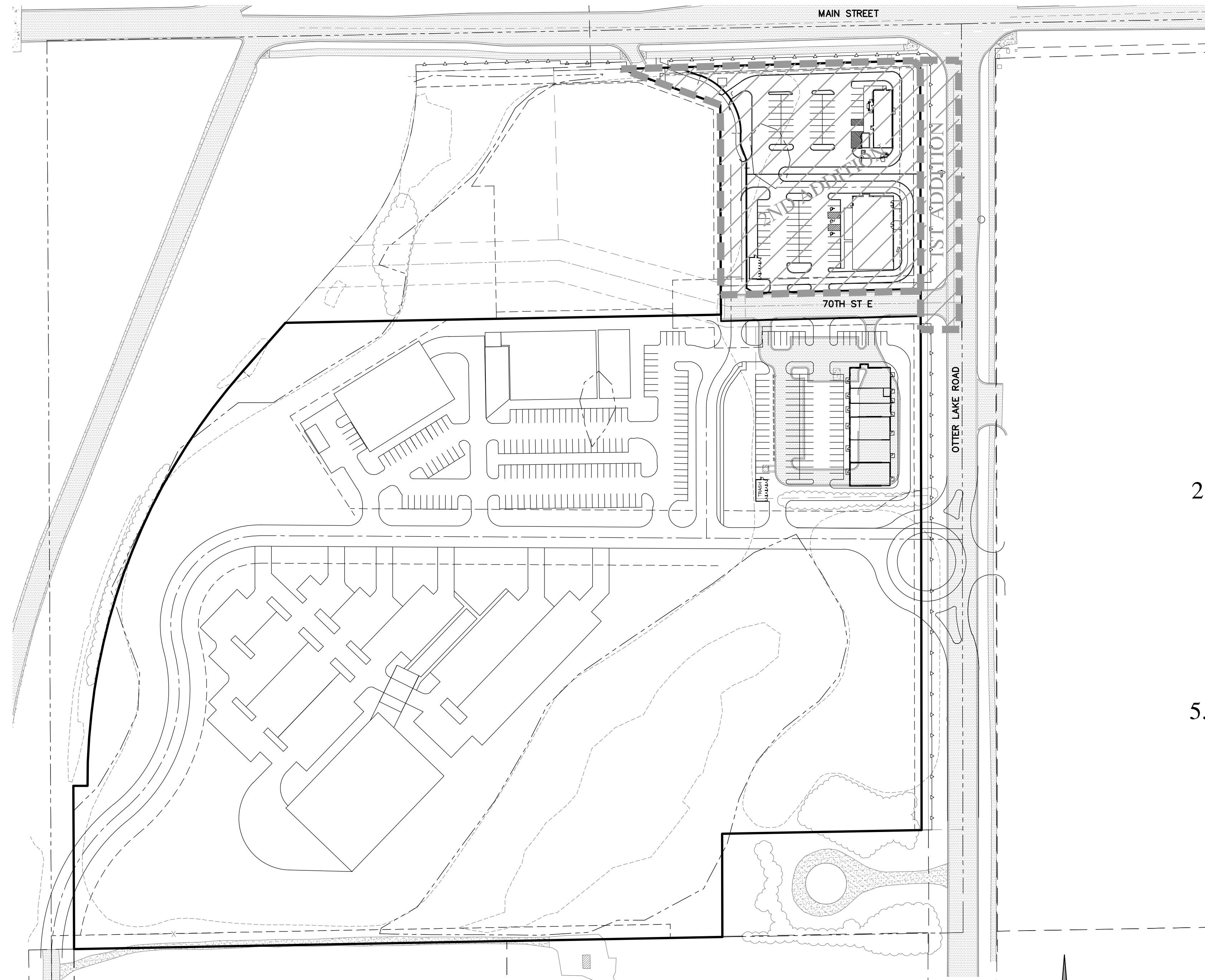
Staff have the following recommendations for consideration by the Board:

1. Update Wetland Application Permit to only include proposed work to be completed with the second addition.
  - a. Current submittal shows impacts to three wetlands, two of which are not within Outlot B.
2. Recommend using native plantings or low maintenance turf as a replacement to traditional turf grass.
3. Foundation landscape requirements not currently being provided. Provide foundation plantings along building foundation that are adjacent to a private/public street.
4. Recommend planting a tree or landscaping adjacent to 70<sup>th</sup> Street adjacent to the proposed site.
5. Provide screening or planting on the backside of the trash enclosure to break up the outline of the enclosure.
6. Lot 1 to be reviewed with current submittal to meet all landscaping requirements.
7. Provide pretreatment of stormwater prior to discharging into the trunk storm sewer system.
  - a. 4' sumps should be proposed prior to the connection to the city system.
8. Photometric plan to be reviewed with each site to ensure it meets the city requirements.
9. 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.
10. Copy of final NPDES permit will be required be issuance of grading permit. All requirements for the SWPPP shall meet MPCA design standards.
  - a. Final review of erosion control will be completed with each proposed site plan review.

## **ATTACHMENTS**

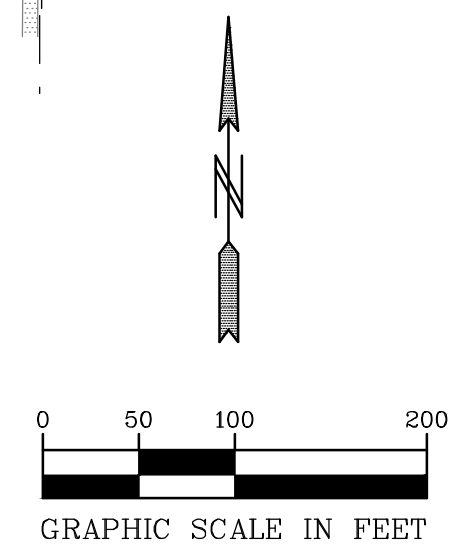
1. Otter Crossing 2nd Preliminary Plat
2. Wetland Permit Application

# OTTER CROSSING SOUTH 2ND ADDITION PRELIMINARY PLANS LINO LAKES, MINNESOTA



LOCATION MAP

- SHEET INDEX**
- 1.00 COVER SHEET
  - 1.10 LEGEND
  - 2.00-2.01 EXISTING CONDITIONS
  - 2.10 RESOURCE INVENTORY
  - 2.20 NEIGHBORHOOD LAND USE PLAN
  - 2.30 PRELIMINARY PLAT
  - 2.40 MASTER PLAN
  - 3.00 REMOVALS PLAN
  - 3.10 PRELIMINARY SITE PLAN
  - 4.00 PRELIMINARY GRADING PLAN
  - 4.10 PRELIMINARY EROSION CONTROL PLAN
  - 4.20 PRELIMINARY SEEDING PLAN
  - 5.00-5.02 PRELIMINARY GRADING DETAILS
  - 6.00 PRELIMINARY SANITARY SEWER & WATERMAIN PLAN
  - 7.00 PRELIMINARY STORM SEWER PLAN
  - 8.00 PRELIMINARY WETLAND PLAN
  
  - S1-S2 STORMWATER POLLUTION PREVENTION PLAN
  - S3 MPCA MAP
  - S4 EXISTING HYDROLOGY
  - S5 PROPOSED HYDROLOGY
  
  - L1 LANDSCAPE PLAN



**BENCH MARK**  
TOP NUT HYDRANT IN N.W. QUAD. OF  
OTTER LAKE ROAD & PRIVATE DRIVE  
370 FT. NORTH OF MAIN STREET  
EL=920.47 NVGD88(DATUM)  
02-ENG-119015-SHEET-COVR



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I hereby certify that this plan 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.  
Name: *Paul J. Cherm*  
Reg. No.: 19860 Date: 02-09-2026

Revisions  
1. 02-10-2026 City Comments

Date: 02-09-2026  
Designed: PIC  
Drawn: NJK, JLT

**COVER SHEET**

**TYME PROPERTIES**  
3435 LABORE ROAD SUITE 150  
VADNAIS HEIGHTS, MN 55110

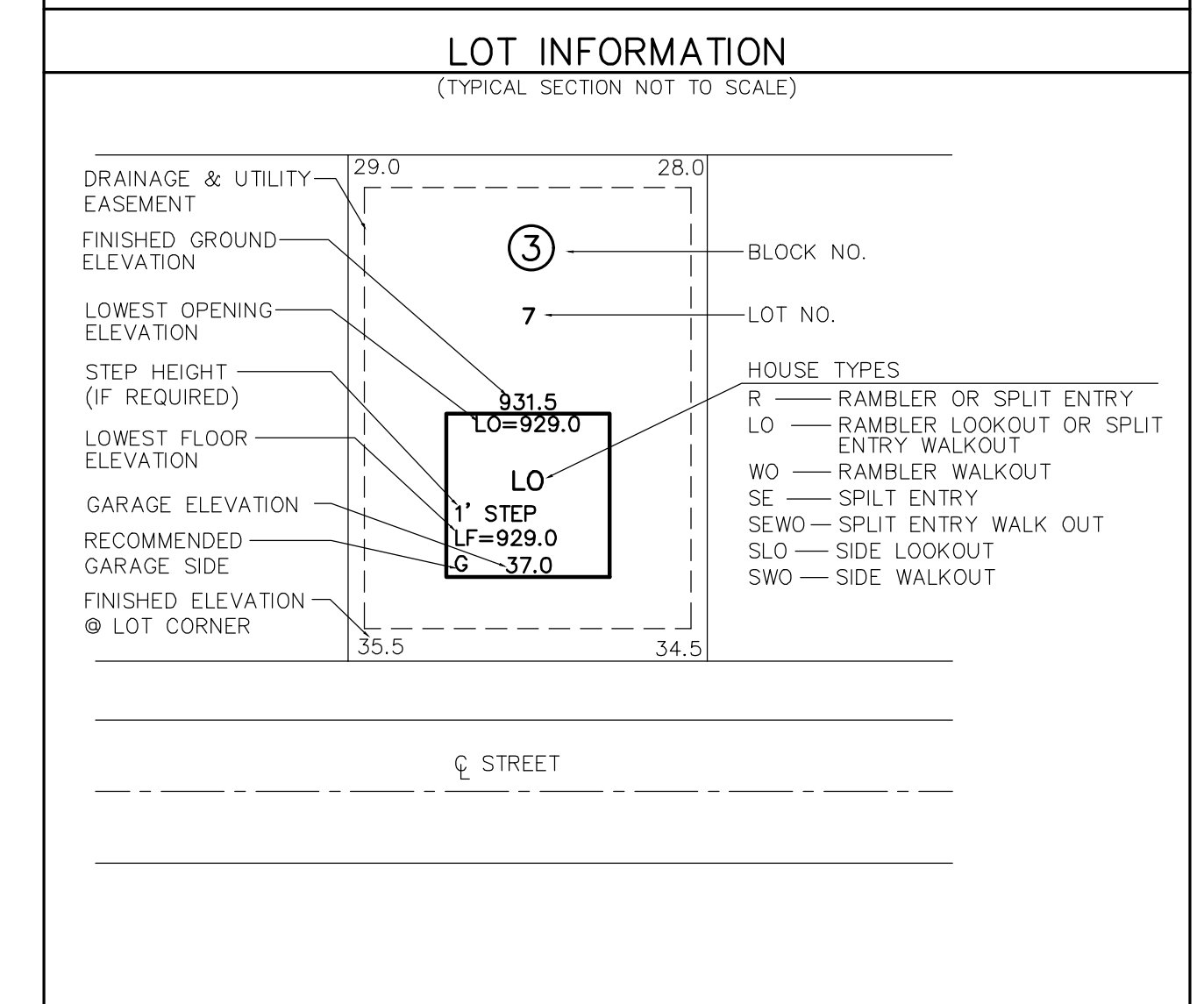
**OTTER CROSSING SOUTH 2ND ADD.**  
LINO LAKES, MINNESOTA

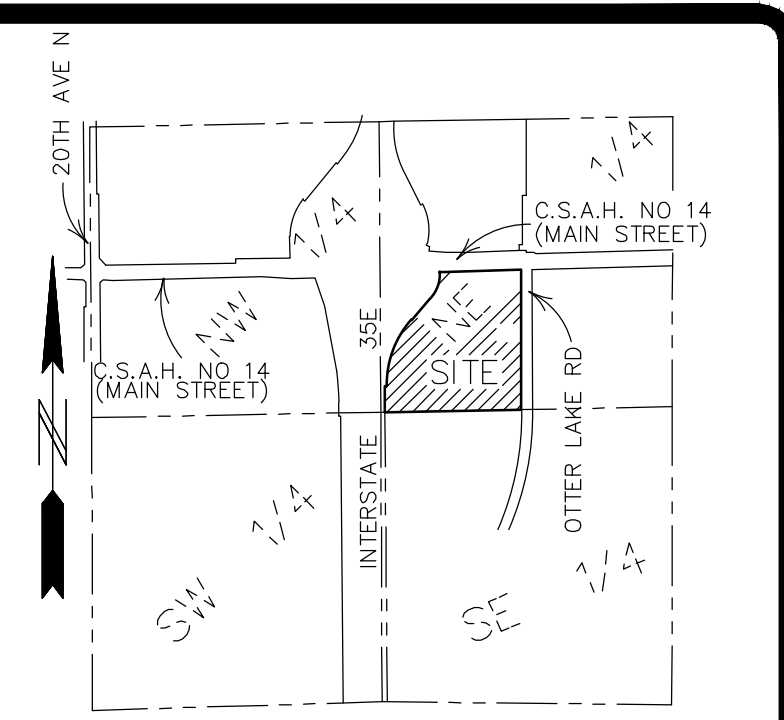
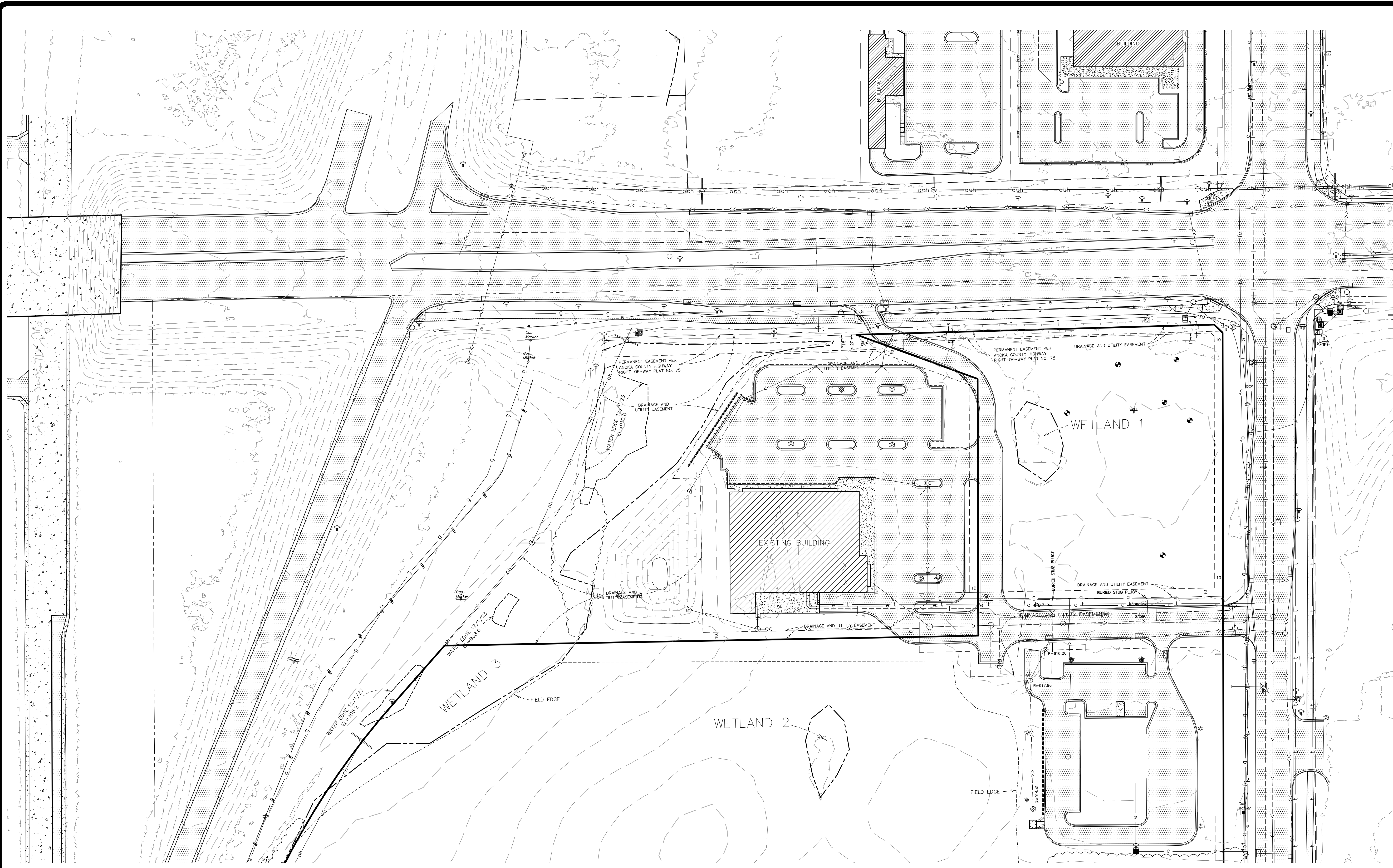
1.00 OF 19

LEGEND			
UTILITY LINES		DESCRIPTION	
EXISTING	PROPOSED	FUTURE	
			SANITARY MANHOLE
			SANITARY SEWER (SANITARY & WATERMAIN PLANS)
			SANITARY SEWER (STORM SEWER PLANS)
			FORCE MAIN
			HYDRANT
			GATE VALVE
			REDUCER
			CURB STOP
			WATERMAIN (SANITARY & WATERMAIN PLANS)
			WATERMAIN (STORM SEWER PLANS)
			CATCH BASIN
			BEEHIVE
			STORM MANHOLE
			FLARED END SECTION
			CONTROL STRUCTURE
			STORM SEWER (SANITARY & WATERMAIN PLANS)
			STORM SEWER (STORM SEWER PLANS)
			CULVERT
			PERFORATED DRAINTILE
			SOLID DRAINTILE SERVICE
			CASING
			UNDERGROUND ELECTRIC LINE
			UNDERGROUND FIBER OPTIC LINE
			UNDERGROUND GAS PIPELINE
			UNDERGROUND PETROLEUM PIPELINE
			UNDERGROUND TELEPHONE LINES
			UNDERGROUND TELEVISION LINE
			OVERHEAD UTILITY LINES
SITE LINES		DESCRIPTION	
EXISTING	PROPOSED	FUTURE	
			SURMOUNTABLE CURB & GUTTER
			B-STYLE CURB & GUTTER
			RIBBON CURB & GUTTER
			EDGE OF BITUMINOUS
			YELLOW PAVEMENT STRIPING (SINGLE/DOUBLE)
			WHITE PAVEMENT STRIPING (SINGLE/DOUBLE)
			PHASE LINE
			CENTERLINE
			2' CONTOUR LINE
			10' CONTOUR LINE
			BASIN OUTLET LINE
			BASIN HIGH WATER LINE
			PROPOSED SPOT ELEVATION
			EMERGENCY OVERFLOW
			DRAINAGE FLOW ARROW
			DELINEATED / PROPOSED WETLAND LINE
			WETLAND BUFFER
			TREE LINE
			FEMA FLOODPLAIN BOUNDARY
			RETAINING WALL
			FENCE (BARBED WIRE)
			FENCE (CHAIN LINK)
			FENCE (WOOD)
			CONSERVATION AREA SIGN
			WETLAND BUFFER SIGN
			TYPE III BARRICADE
			LIGHT POLE
			STREET SIGNS
			PEDESTRIAN RAMP
SURVEY LINES		DESCRIPTION	
EXISTING	PROPOSED	FUTURE	
			BOUNDARY
			RIGHT OF WAY
			LOT LINE
			EASEMENT
			SET BACK LINE
			SECTION LINE
			RESTRICTED ACCESS
HATCH PATTERNS			
	GRAVEL SURFACE		
	BITUMINOUS SURFACE		
	CONCRETE SURFACE		
	RIP RAP		

TOPOGRAPHIC SYMBOLS	
	CATCH BASIN
	CATCH BASIN BEEHIVE
	FLARED END SECTION
	GATE VALVE
	HYDRANT
	WATER SERVICE
	WATER WELL
	MONITORING WELL
	CLEANOUT
	HAND HOLE
	MANHOLE OTHER THAN SANITARY OR STORM
	SANITARY OR STORM MANHOLE
	LAWN SPRINKLER VALVE
	LAWN SPRINKLER HEAD
	UTILITY POLE
	TRANSFORMER BOX
	FIBER OPTIC BOX
	ELECTRIC BOX
	NATURAL GAS METER
	LIGHT POLE
	SEMAPHORE
	TELEPHONE BOX
	CABLE BOX
	CAST IRON MONUMENT
	FOUND IRON PIPE
	JUDICIAL LAND MARK
	PK NAIL
	CONTROL POINT
	SPIKE
	FLAG POLE
	TEST HOLE
	MAILBOX
	SIGN
	BOLLARD
	CONSERVATION POST
	DECIDUOUS TREE
	CONIFEROUS TREE
	SHRUB / BUSH

ABBREVIATIONS	
A	ALGEBRAIC DIFFERENCE
B-B	BACK TO BACK
BV	BUTTERFLY VALVE
BOC	BACK OF CURB
BFE	BASE FLOOD ELEVATION
BMP	BEST MANAGEMENT PRACTICE
C	CENTER LINE
CB	CATCHBASIN
CBMH	CATCHBASIN MANHOLE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CS	CURB STOP
DIP	DUCTILE IRON PIPE
DT	DRAINTILE
EL/ELEV	ELEVATION
EX	EXISTING
FES	FLARED END SECTION
F-F	FACE TO FACE
FM	FORCEMAIN
GB	GRADE BREAK
GND	GROUND
GV	GATE VALVE
HP	HIGH POINT
HYD	HYDRANT
HWL	HIGH WATER LEVEL
INVT	INVERT
K	CURVE COEFFICIENT
L	LENGTH
LF	LOWEST FLOOR
LO	LOOKOUT
LO	LOWEST OPENING
LP	LIQUID PETROLEUM
LP	LOW POINT
MH	MANHOLE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PVT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
R	RAMBLER
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SSWR	SANITARY SEWER
STA	STATION
STRM	STORM SEWER
SWPPP	STORM WATER POLLUTION PROTECTION PLAN
TNH	TOP NUT HYDRANT
TYP	TYPICAL
WM	WATER MAIN
WO	WALKOUT

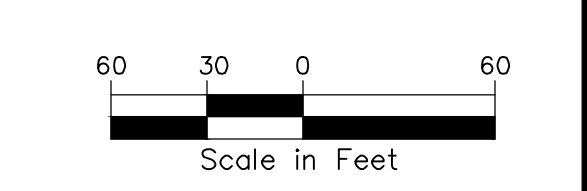




SECTION 24, TWP. 31, RGE. 22  
 ANOKA COUNTY, MINNESOTA  
 LOCATION MAP  
 NO SCALE

- LEGEND**
- Denotes concrete
  - Denotes gravel
  - Denotes bituminous
  - Denotes tree line
  - Denotes storm sewer line
  - Denotes sanitary sewer line
  - Denotes water line
  - Denotes overhead utility lines
  - Denotes underground television line
  - Denotes underground telephone line
  - Denotes underground fiber optic line
  - Denotes underground electric line
  - Denotes underground petroleum lines
  - Denotes underground gas line
  - Denotes fence (barbed wire)
  - Denotes fence (chain link)
  - Denotes 100 year flood level
  - Denotes Fema flood plain boundary
  - Denotes catch basin
  - Denotes catch basin beehive
  - Denotes flared end section
  - Denotes gate valve
  - Denotes hydrant
  - Denotes service
  - Denotes hand hole
  - Denotes manhole other than sanitary or storm
  - Denotes sanitary or storm manhole
  - Denotes utility pole
  - Denotes transformer box
  - Denotes fiber optic box
  - Denotes electric box
  - Denotes light pole
  - Denotes semaphore
  - Denotes telephone box
  - Denotes television box
  - Denotes cast iron monument
  - Denotes found iron pipe
  - Denotes pk nail
  - Denotes mailbox
  - Denotes sign

LEGAL DESCRIPTION FOR PRELIMINARY PURPOSES ONLY  
 OUTLOT A, AND OUTLOT B, OTTER CROSSING SOUTH, according  
 to the recorded plat thereof, Anoka County, Minnesota.



**BENCH MARK**  
 TOP NUT HYDRANT IN N.W. QUAD. OF  
 OTTER LAKE ROAD & PRIVATE DRIVE  
 370 FT. NORTH OF MAIN STREET  
 EL=920.47 NVGD88(DATUM)  
 EX02-SURV-119015-BASE.DWG

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2422 Enterprise Drive  
 Mendota Heights, MN 55120  
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 Fax: 681-9488  
 www.pioneereng.com

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

Name: Peter J. Hawkinson  
 Reg. No.: 42299 Date: 02-09-2026

Revisions:  
 1. 02-10-2026 City Comments

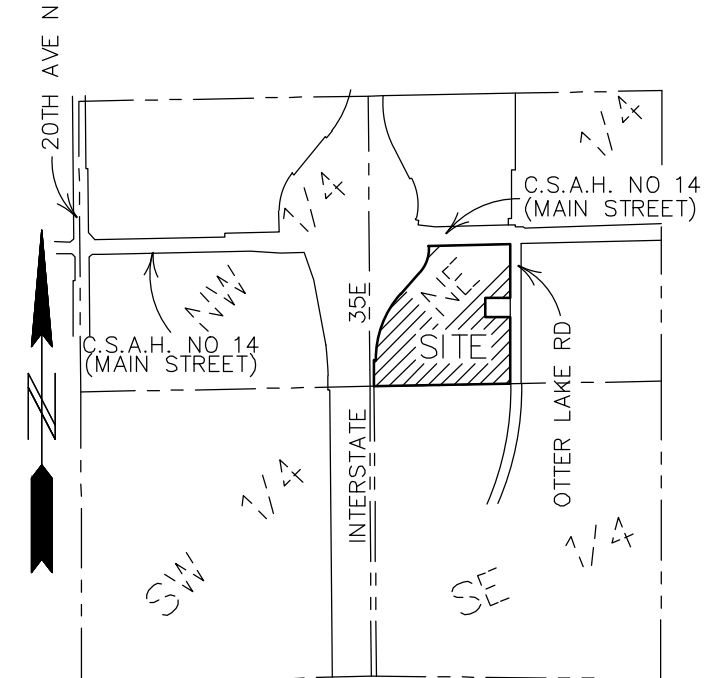
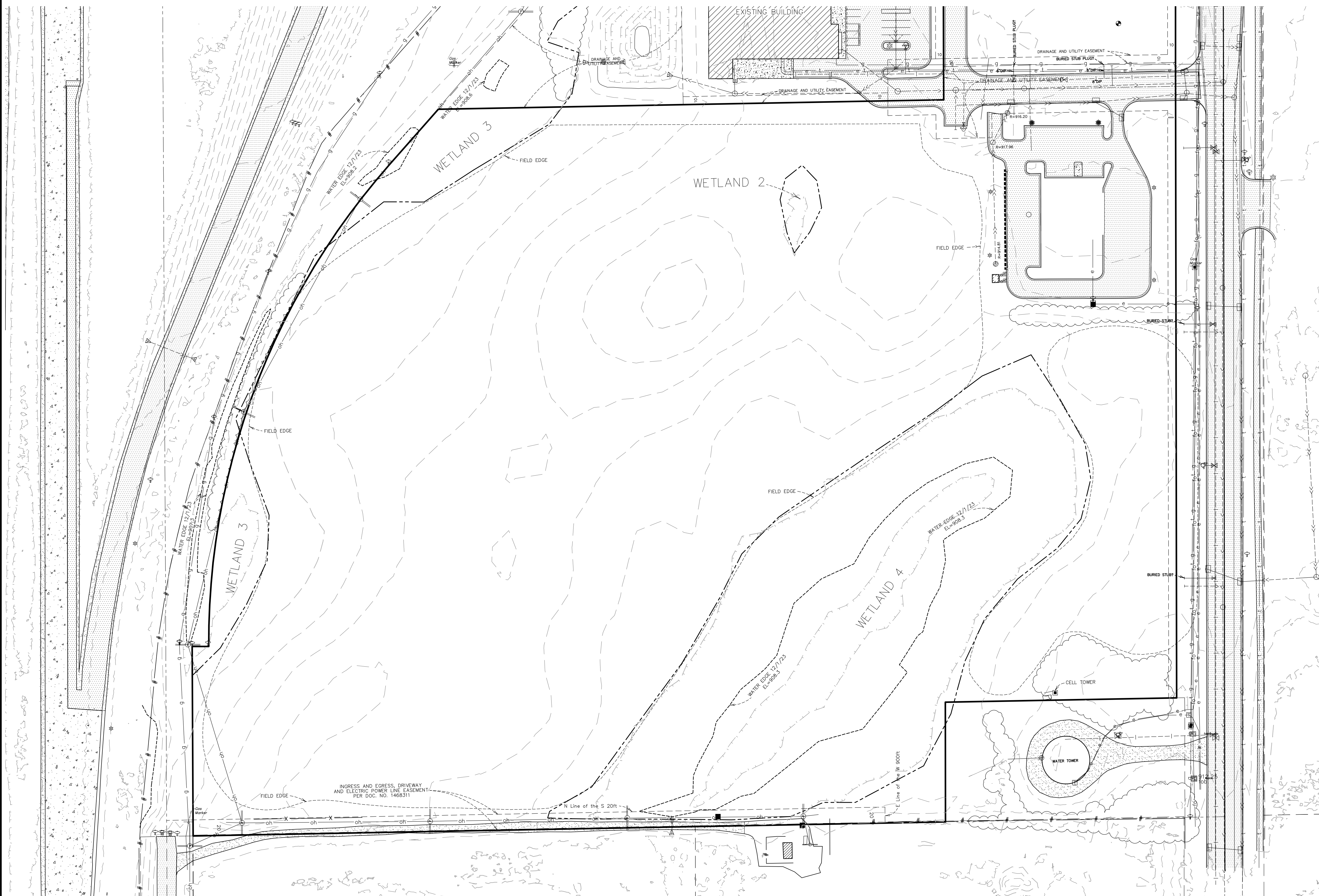
Date: 02-09-2026  
 Designed: PIC  
 Drawn: NJK/JLT

**EXISTING CONDITIONS**

**TYME PROPERTIES**  
 3435 LABORE ROAD SUITE 150  
 VADNAIS HEIGHTS, MN 55110

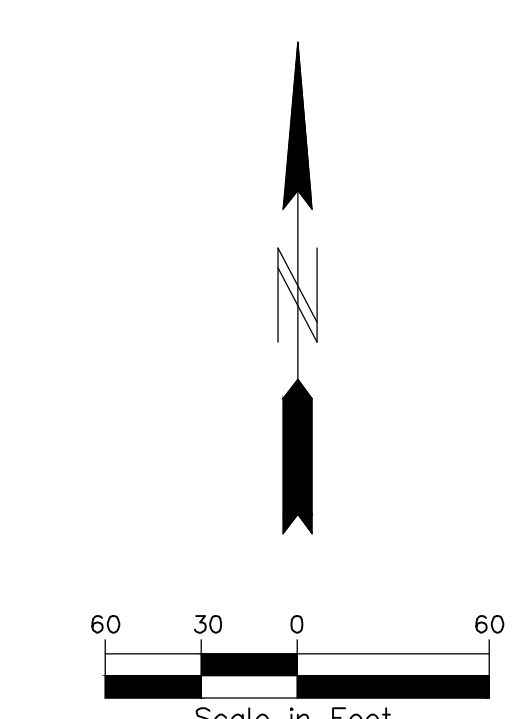
**OTTER CROSSING SOUTH 2ND ADD.**  
 LINO LAKES, MINNESOTA

2.00 OF 19



SECTION 24, TWP. 31, RGE. 22  
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Name: Peter J. Hawkins  
 Reg. No.: 42299 Date: 02-09-2026

Revisions:  
 1. 02-10-2026 City Comments

Date: 02-09-2026  
 Designed: PIC  
 Drawn: NJK, JLT

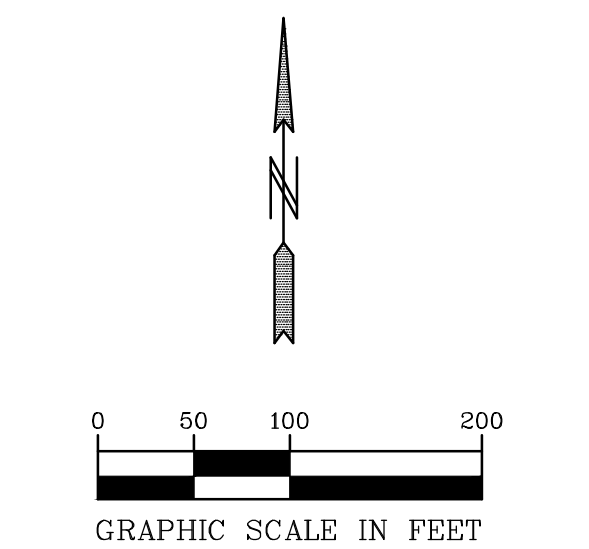
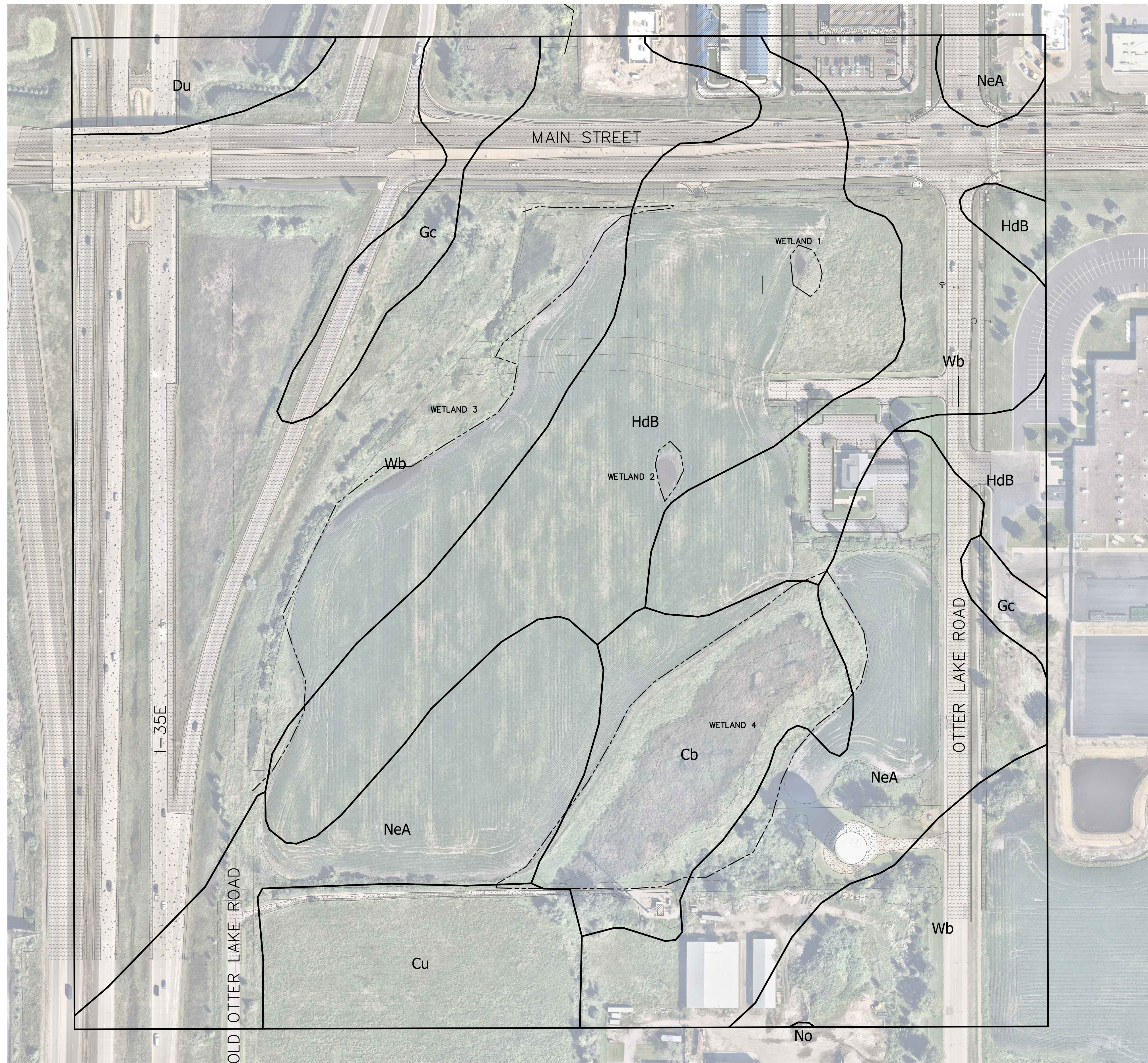
**EXISTING CONDITIONS**

**TYME PROPERTIES**  
 3435 LABORE ROAD SUITE 150  
 VADNAIS HEIGHTS, MN 55110

**OTTER CROSSING SOUTH 2ND ADD.**  
 LINO LAKES, MINNESOTA

2.01 OF 19

SOIL PROPERTIES			
MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
Cb	Cathro muck	B/D	100
Cu	Cut and fill land	-	0
Du	Dundas loam	B/D	95
Gc	Glencoe loam	B/D	95
HdB	Hayden fine sandy loam 2 to 6 percent slopes	B	5
NeA	Nessel fine sandy loam 1 to 4 percent slopes	C	7
No	Nowen sandy loam	B/D	92
Wb	Webster Loam	B/D	100



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 02-ENG-119015-SHEET-RES-INV

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I hereby certify that this plan 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.

Name: *Paul J. Chernie*  
 Paul J. Chernie  
 Reg. No. 19860 Date 02-09-2026

Revisions  
 1. 02-10-2026 City Comments

Date 02-09-2026  
 Designed PIC  
 Drawn NJK/JLT

**RESOURCE INVENTORY**

**TYME PROPERTIES**  
 3435 LABORE ROAD SUITE 150  
 VADNAIS HEIGHTS, MN 55110

**OTTER CROSSING SOUTH 2ND ADD.**  
 LINO LAKES, MINNESOTA



COMMERCIAL

COMMERCIAL

COMMERCIAL

MAIN STREET

I-35E

COMMERCIAL

INDUSTRIAL

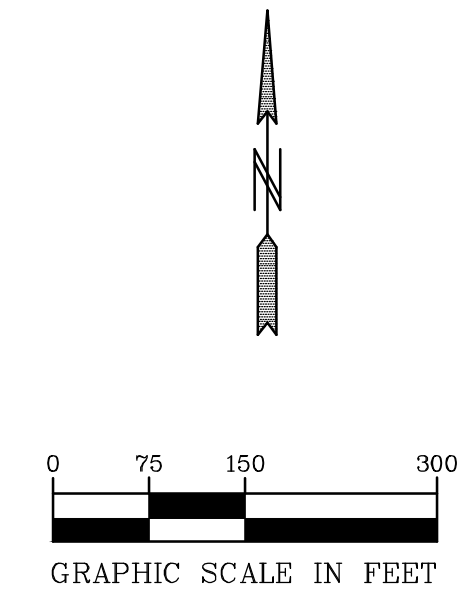
INDUSTRIAL

COMMERCIAL

INDUSTRIAL

COMMERCIAL

INDUSTRIAL



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Name: Jennifer L. Thompson  
Reg. No.: 44763  
Date:

Revisions

Date: 2-9-2026  
Designed: JLT  
Drawn: JLT

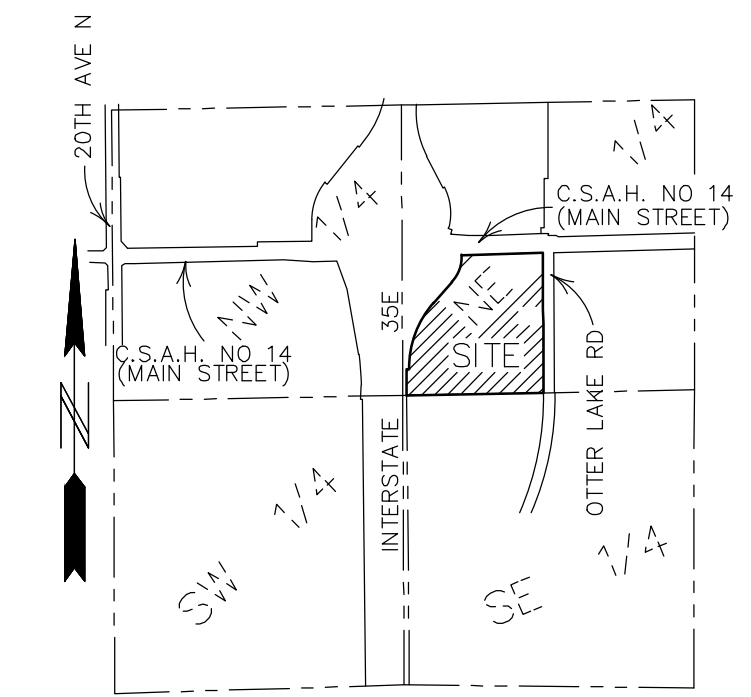
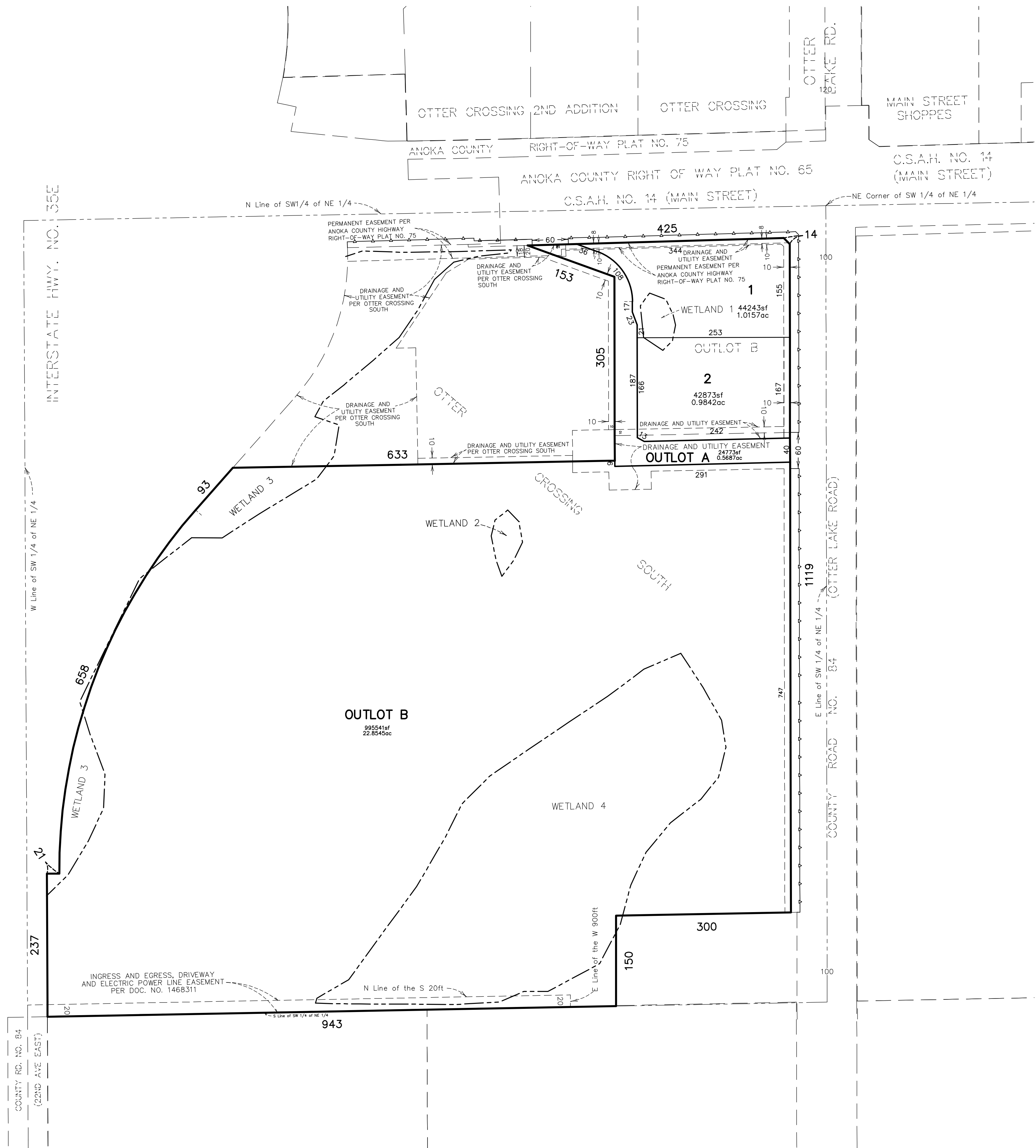
NEIGHBORHOOD LAND USE PLAN

TYME PROPERTIES  
3435 LABORE ROAD SUITE 150  
VADNAIS HEIGHTS, MN 55110

OTTER CROSSING SOUTH  
LINO LAKES, MINNESOTA

2.20 OF 19

ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 75



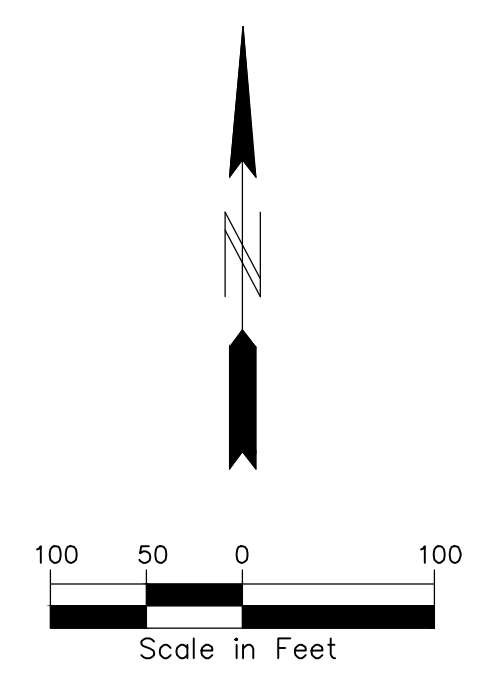
SECTION 24, TWP. 31, RGE. 22  
ANOKA COUNTY, MINNESOTA  
LOCATION MAP  
NO SCALE

DENOTES EASEMENTS TO BE VACATED  
 DENOTES RESTRICTED ACCESS

**ZONING INFORMATION**  
2040 Comprehensive Land Use is commercial  
Zoning is GB, General Business

LEGAL DESCRIPTION FOR PRELIMINARY PURPOSES ONLY  
OUTLOT A, AND OUTLOT B, OTTER CROSSING SOUTH, according to the recorded plat thereof, Anoka County, Minnesota.

NUMBER OF LOTS	2
NUMBER OF OUTLOTS	2
TOTAL LOT AREA	1.9999 ACRES
TOTAL OUTLOT AREA	23.4232 ACRES
TOTAL WETLAND AREA	5.01 ACRES
TOTAL GROSS AREA	25.4231 ACRES



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Name: Peter J. Hawkinson  
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Date: 02-09-2026

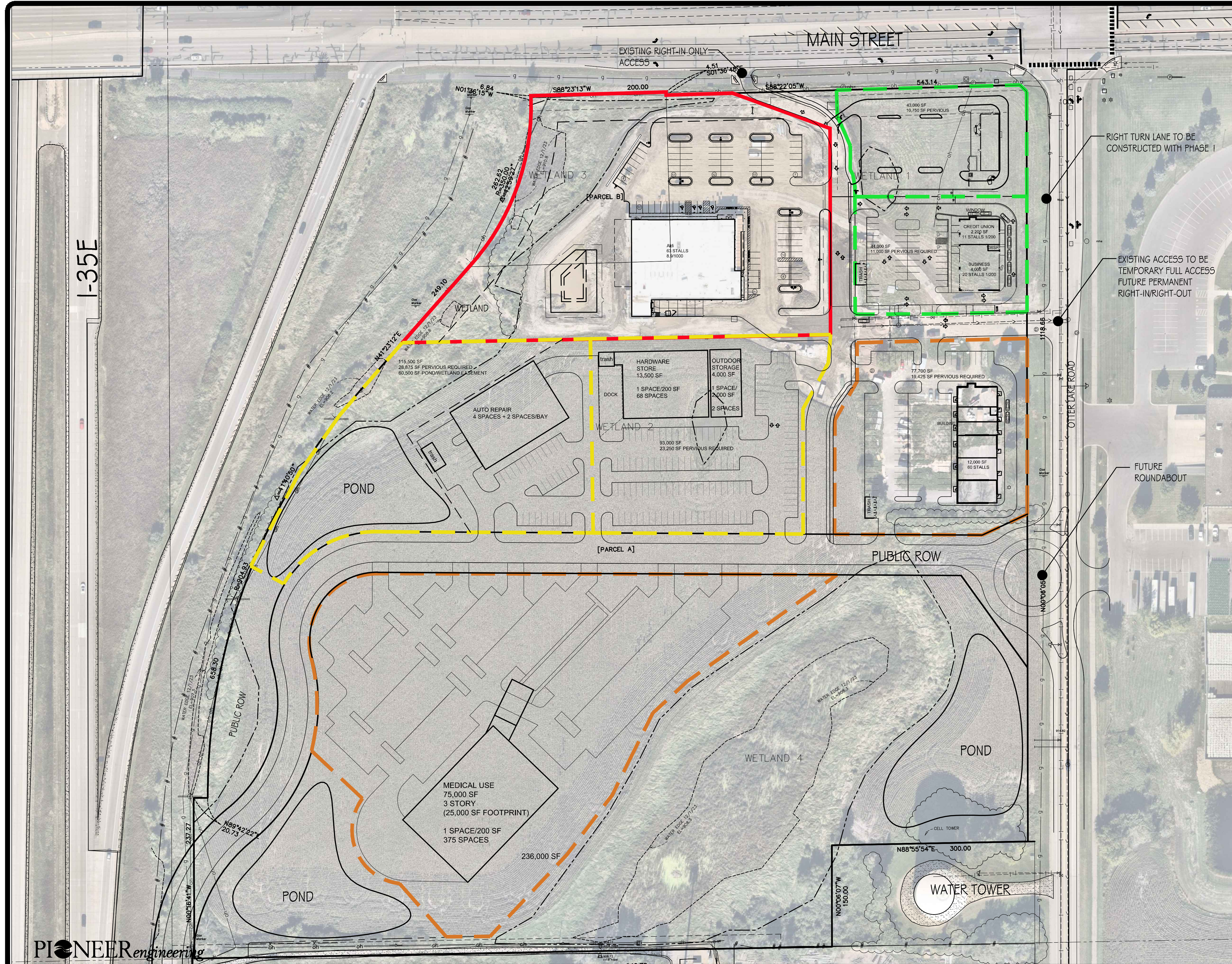
Revisions:  
1. 02-10-2026 City Comments  
Date: 02-09-2026  
Designed: PIC  
Drawn: NJK, JLT

PRELIMINARY PLAT

TYME PROPERTIES  
3435 LABORE ROAD SUITE 150  
VADNAIS HEIGHTS, MN 55110

OTTER CROSSING SOUTH 2ND ADD.  
LINO LAKES, MINNESOTA

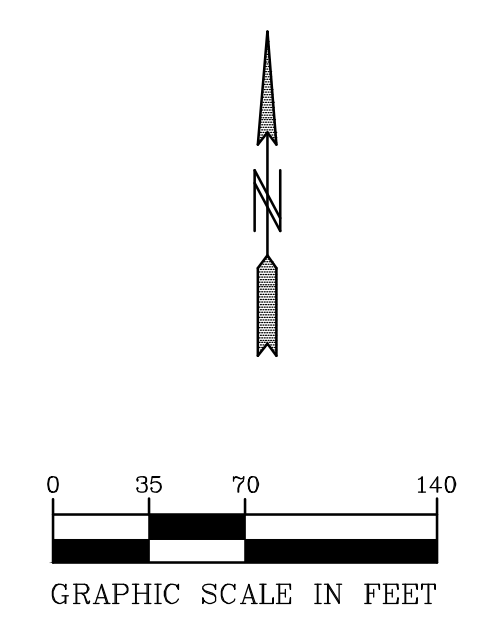
2.30 OF 19



GENERAL BUSINESS ZONING STANDARDS:

AREA: 20,000 SF  
 WIDTH: 100'  
 SETBACK FROM MAJOR COLLECTOR OR ARTERIAL: 40'  
 SETBACK FROM LOCAL OR MINOR COLLECTOR: 30'  
 PARKING LOT SETBACK FROM PUBLIC STREET ROW: 15'  
 REAR LOT LINE SETBACK:  
 30' PRINCIPAL BUILDING  
 10' PARKING  
 10' ACCESSORY BUILDING  
 SIDE LOT LINE SETBACK:  
 10' PRINCIPAL BUILDING, PARKING, AND ACCESSORY BLDG  
 BETWEEN PRINCIPAL BUILDINGS: 1/2 SUM OF THE TWO BUILDING HTS.  
 MAXIMUM IMPERVIOUS: 75%

- ALDI PHASE 1
- PHASE 2
- PHASE 3
- FUTURE PHASES



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 Name: Jennifer L. Thompson  
 Reg. No.: 44763  
 Date:

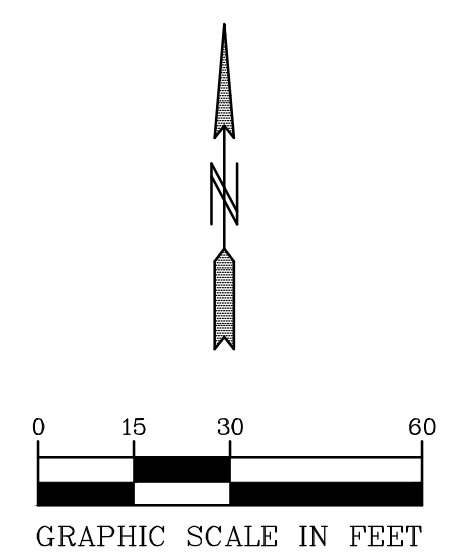
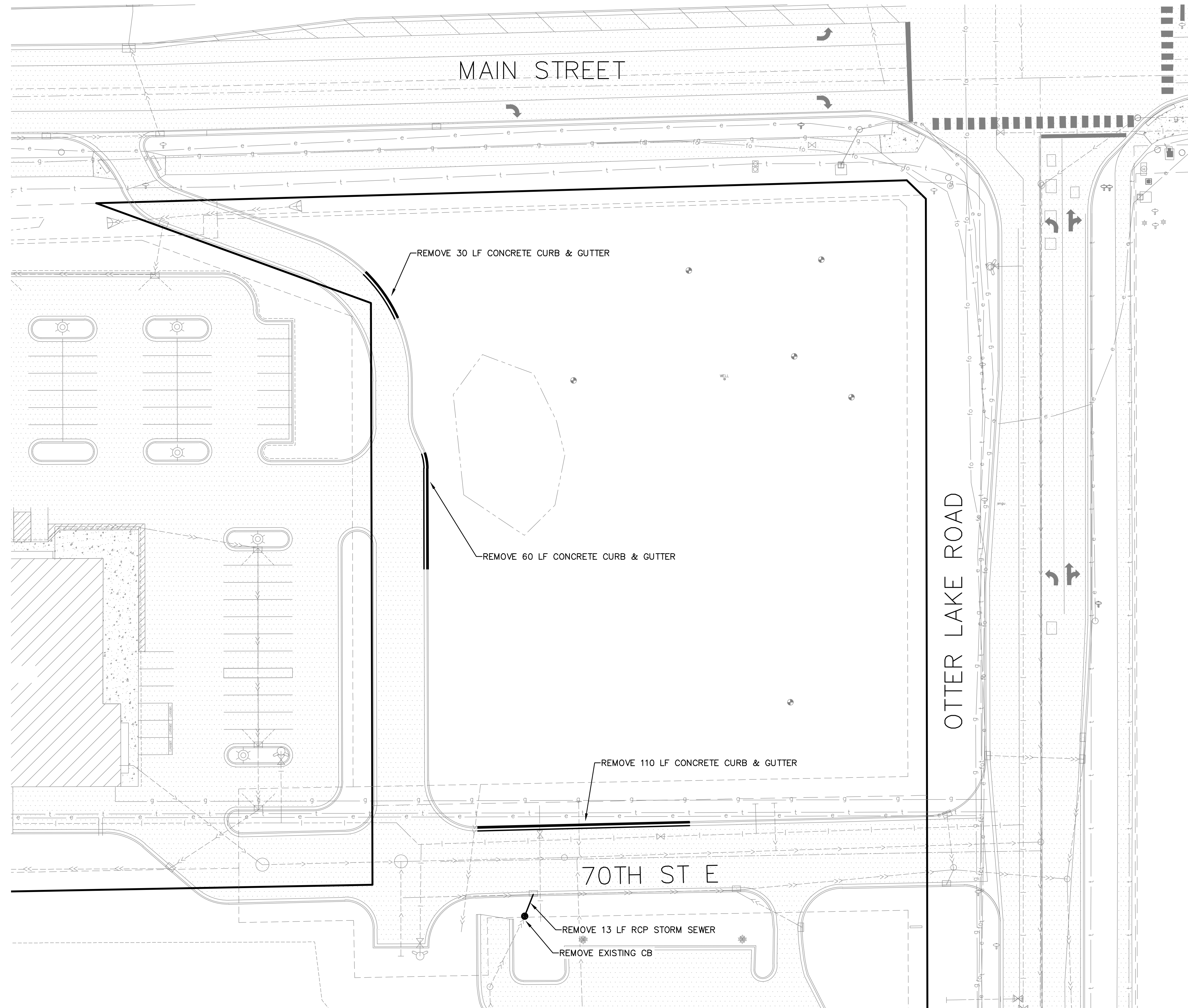
Revisions  
 Date: 2-9-2026  
 Designed: JLT  
 Drawn: JLT

**MASTER PLAN**

**TYME PROPERTIES**  
 3435 LABORE ROAD SUITE 150  
 VADNAIS HEIGHTS, MN 55110

**OTTER CROSSING SOUTH**  
 LINO LAKES, MINNESOTA

2.40 OF 19



**BENCH MARK**  
 TOP NUT HYDRANT IN N.W. QUAD. OF  
 OTTER LAKE ROAD & PRIVATE DRIVE  
 370 FT. NORTH OF MAIN STREET  
 EL=920.47 NVGD88(DATUM)  
 02-ENG-119015-SHEET-DEMO

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Name: *Paul J. Cherm*  
 Paul J. Cherm  
 Reg. No. 19860 Date 02-09-2026

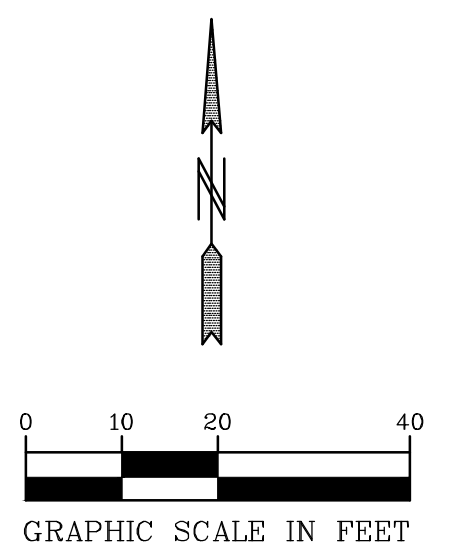
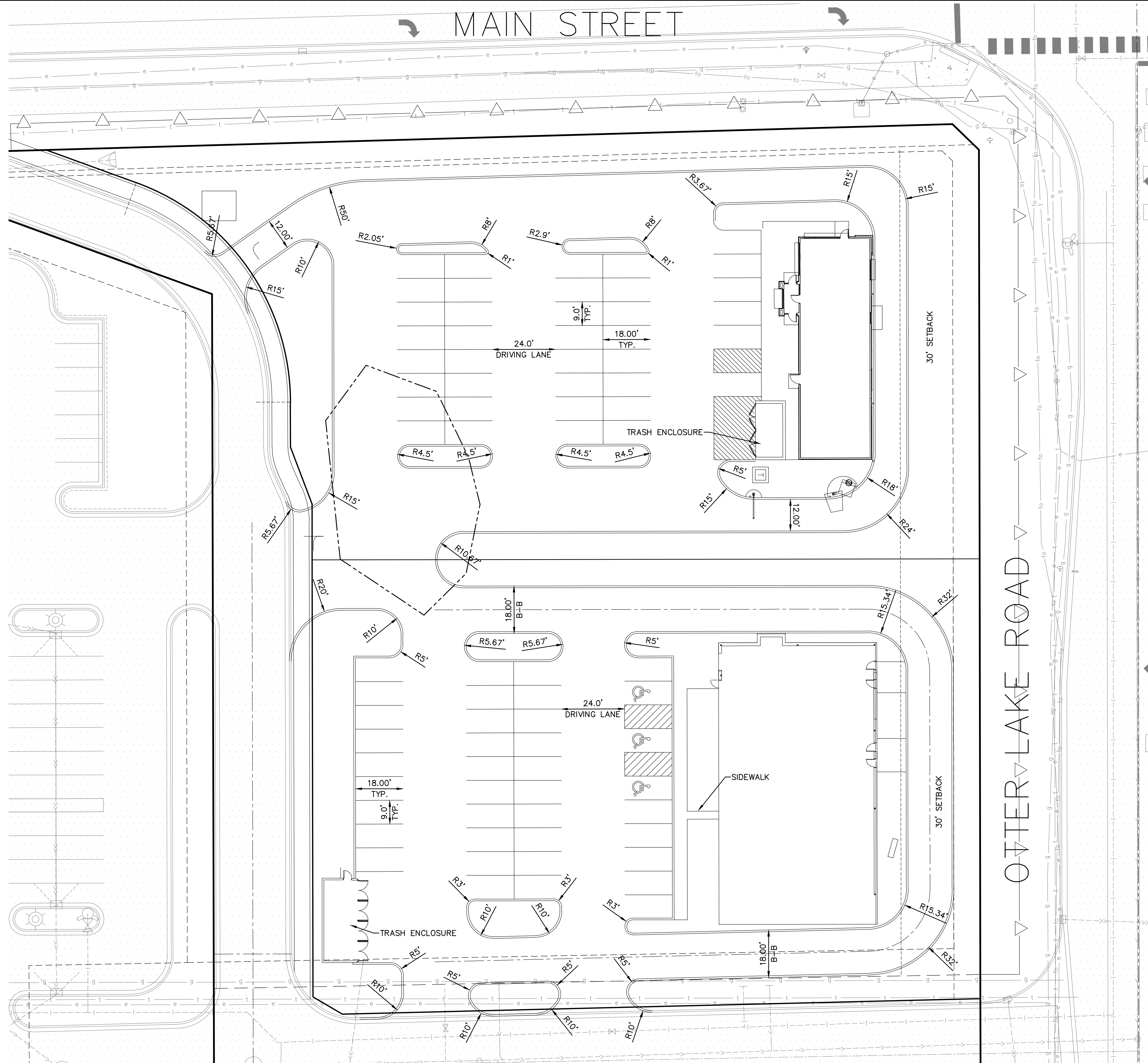
Revisions  
 1. 02-10-2026 City Comments

Date 02-09-2026  
 Designed PIC  
 Drawn NJK/JLT

**REMOVALS PLAN**

**TYME PROPERTIES**  
 3435 LABORE ROAD SUITE 150  
 VADNAIS HEIGHTS, MN 55110

**OTTER CROSSING SOUTH 2ND ADD.**  
 LINO LAKES, MINNESOTA



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 02-ENG-119015-SHEET-SITE

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 Name: *Paul J. Cherm*  
 Paul J. Cherm  
 Reg. No. 19860 Date 02-09-2026

Revisions  
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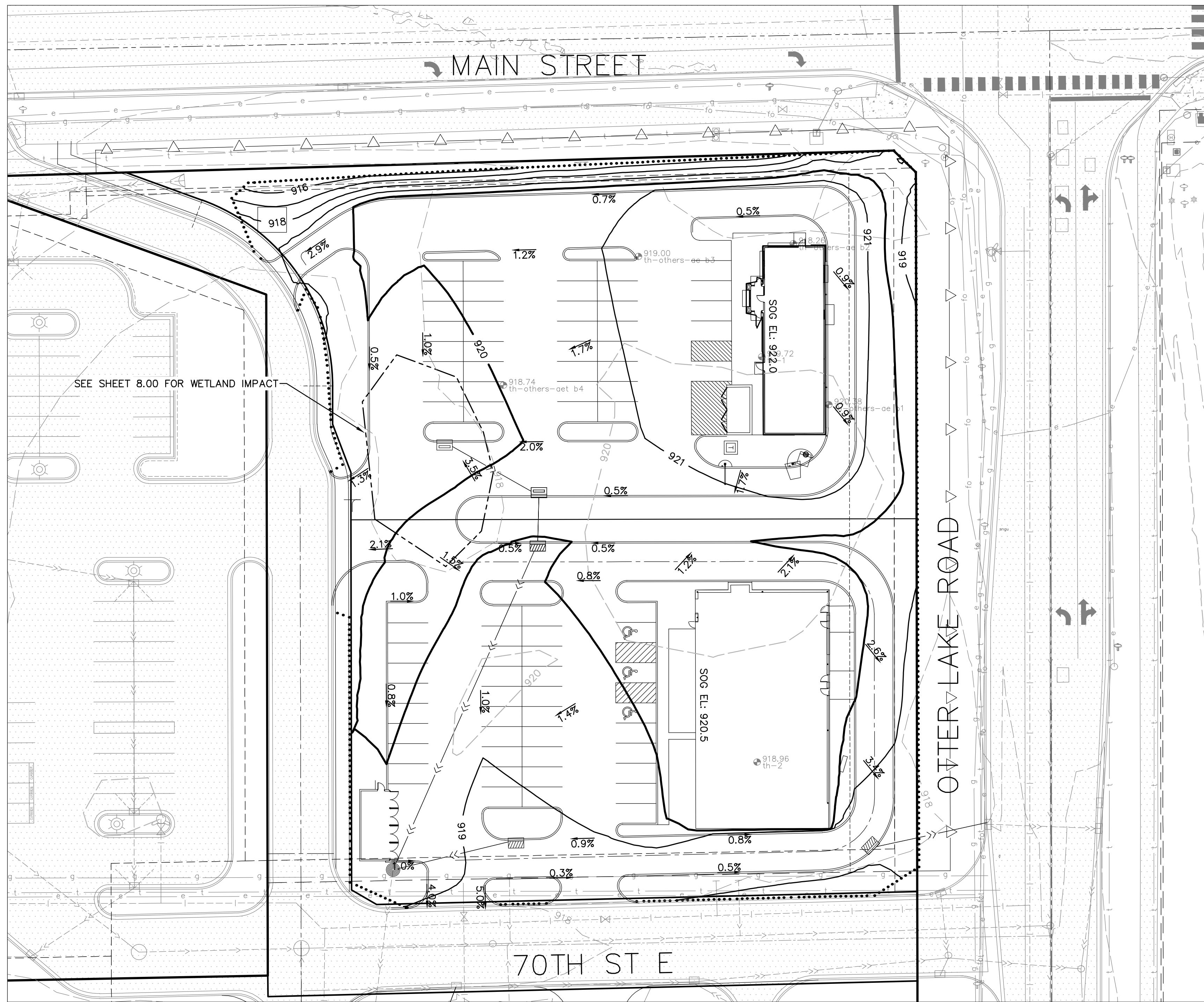
Date 02-09-2026  
 Designed PIC  
 Drawn NJK/JLT

**PRELIMINARY SITE PLAN**

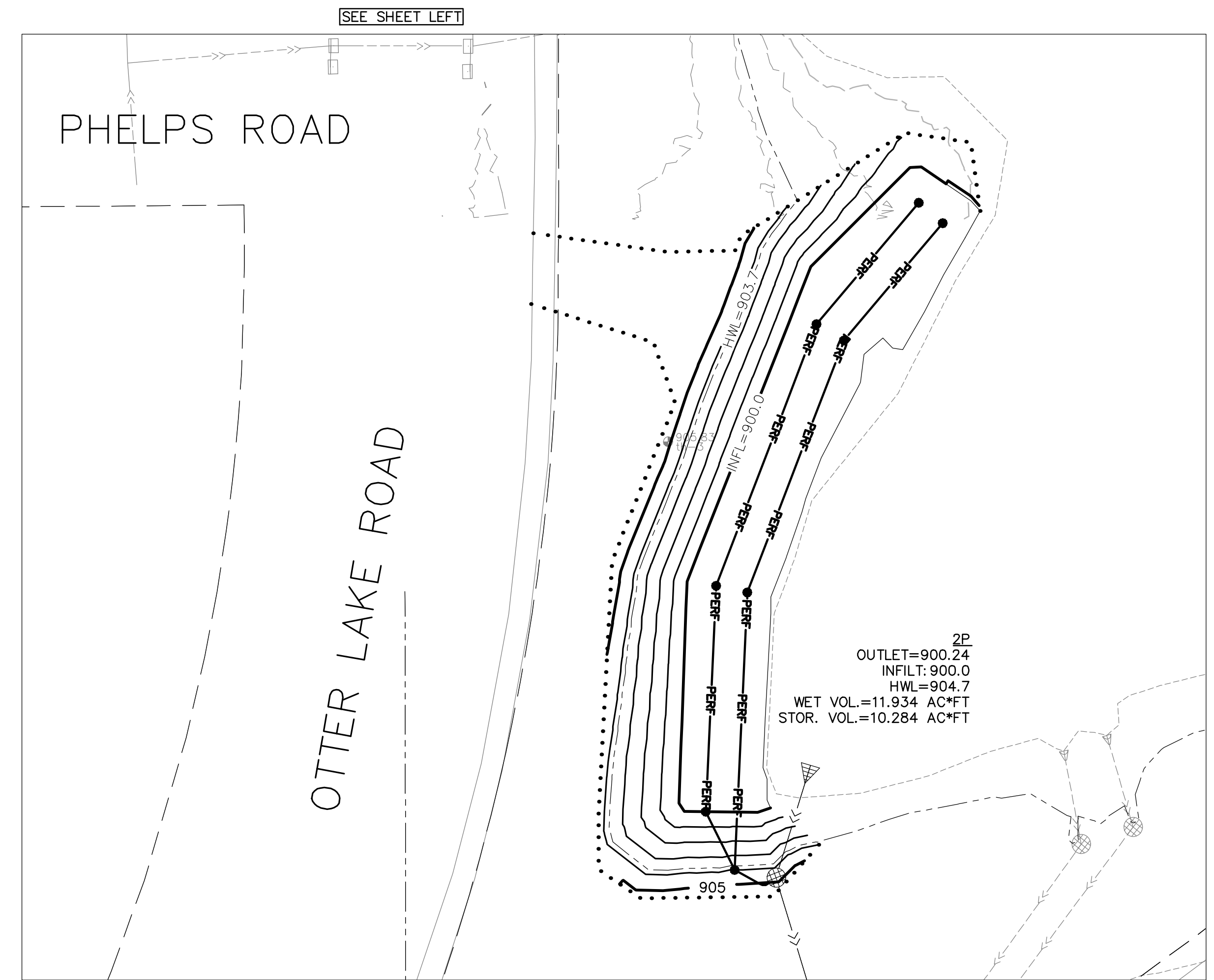
**TYME PROPERTIES**  
 3435 LABORE ROAD SUITE 150  
 VADNAIS HEIGHTS, MN 55110

**OTTER CROSSING SOUTH 2ND ADD.**  
 LINO LAKES, MINNESOTA

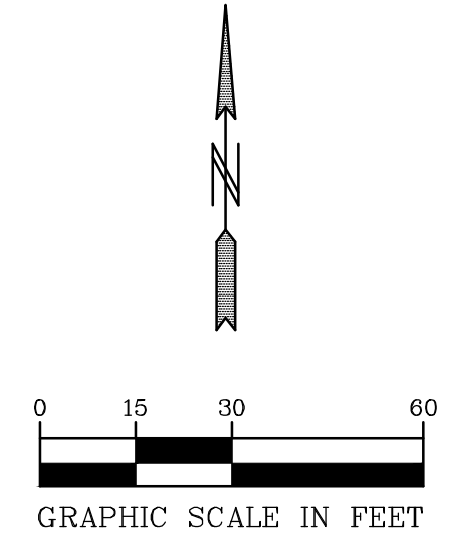
3.10 OF 19



SEE SHEET RIGHT



EXISTING POND EXTENSION



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 TOP NUT HYDRANT IN N.W. QUAD. OF  
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 02-ENG-119015-SHEET-GRAD

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 Name: *Paul J. Cherm*  
 Paul J. Cherm  
 Reg. No. 19860 Date 02-09-2026

Revisions  
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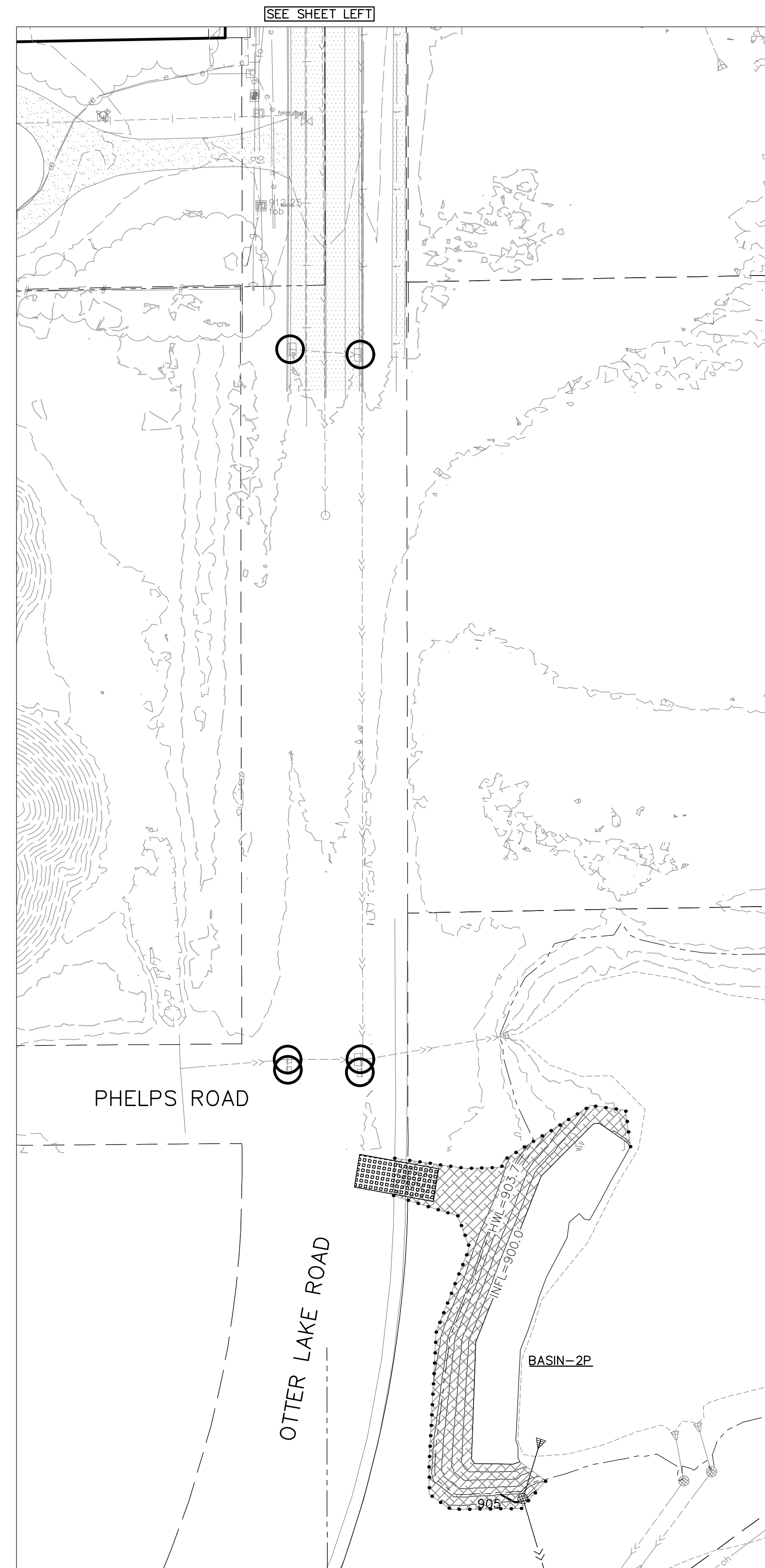
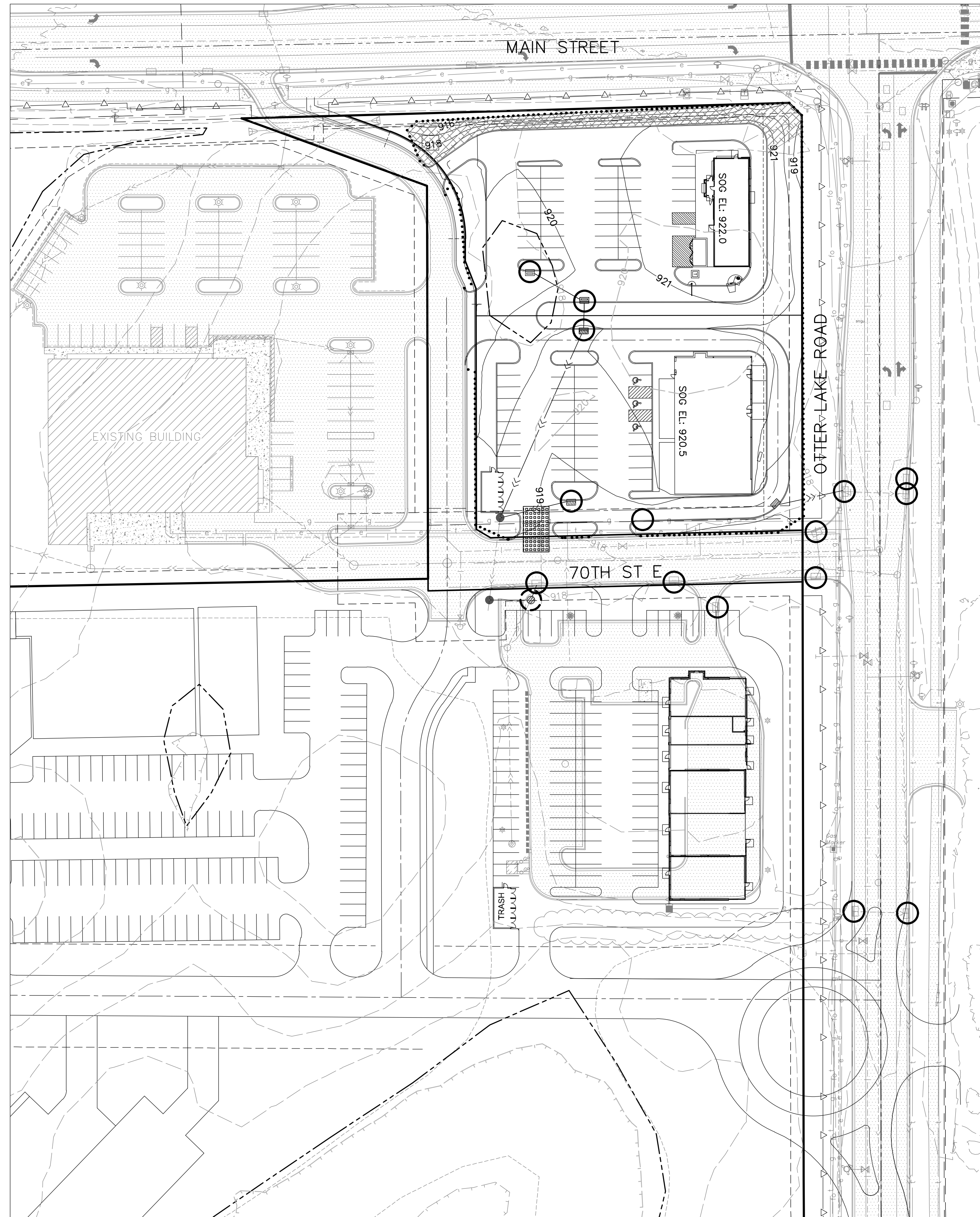
Date 02-09-2026  
 Designed PIC  
 Drawn NJK/JLT

**PRELIMINARY GRADING PLAN**

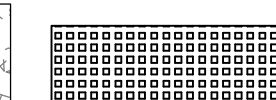





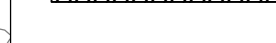





**TYME PROPERTIES**  
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 VADNAIS HEIGHTS, MN 55110

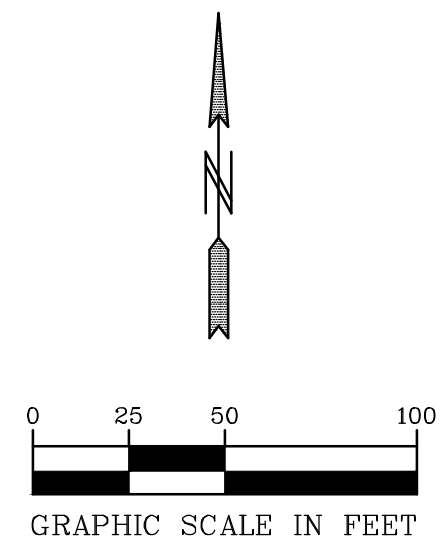
**OTTER CROSSING SOUTH 2ND ADD.**  
 LINO LAKES, MINNESOTA

4.00 OF 19



**LEGEND**

-  ROCK CONSTRUCTION ENTRANCE  
INSTALL BEFORE START OF GRADING
-  PERIMETER EROSION CONTROL FENCE.  
INSTALL BEFORE START OF GRADING
-  HEAVY DUTY SECONDARY EROSION CONTROL  
FENCE TO BE INSTALLED 48 HOURS AFTER  
COMPLETION OF GRADING.
-  CAT 20 BLANKET FROM BACK OF CURB  
TO ROW TO BE INSTALLED AFTER  
COMPLETION OF SIDEWALK CONSTRUCTION.
-  BASIN ACCESS 7% SLOPE MAX.
-  SUMPED RIP RAP PERMANENT ENERGY  
DISSIPATER, INSTALL WITHIN 24 HOURS  
AFTER CONNECTION TO A SURFACE WATER.
-  CATCH BASIN INLET PROTECTION  
TO BE INSTALLED AFTER 1ST LIFT  
OF BITUMINOUS.
-  CATCH BASIN INLET PROTECTION  
TO BE INSTALLED WITH CATCH  
BASIN GRATE.
-  STRAW BIO ROLLS. INSTALL WITHIN 7 DAYS  
OF GRADING COMPLETION OR BEFORE 1ST  
RAINFALL EVENT WHICHEVER IS FIRST
-  ROCK BERM. INSTALL WITHIN 7 DAYS OF  
GRADING COMPLETION OR BEFORE 1ST  
RAINFALL EVENT WHICHEVER IS FIRST
-  MNDOT CAT 20 EROSION CONTROL BLANKET.  
INSTALL WITHIN 7 DAYS OF GRADING  
COMPLETION
-  STABILIZED EMERGENCY OVERFLOW



**BENCH MARK**  
TOP NUT HYDRANT IN N.W. QUAD. OF  
OTTER LAKE ROAD & PRIVATE DRIVE  
370 FT. NORTH OF MAIN STREET  
EL=920.47 NVGD88(DATUM)  
02-ENG-119015-SHEET-EROS

**PIONEER**engineering  
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
Mendota Heights, MN 55120  
(651) 681-1914  
Fax: 681-9488  
www.pioneereng.com

I hereby certify that this plan 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

Name: *Paul J. Cherm*  
Paul J. Cherm  
Reg. No. 19860 Date 02-09-2026

Revisions  
1. 02-10-2026 City Comments

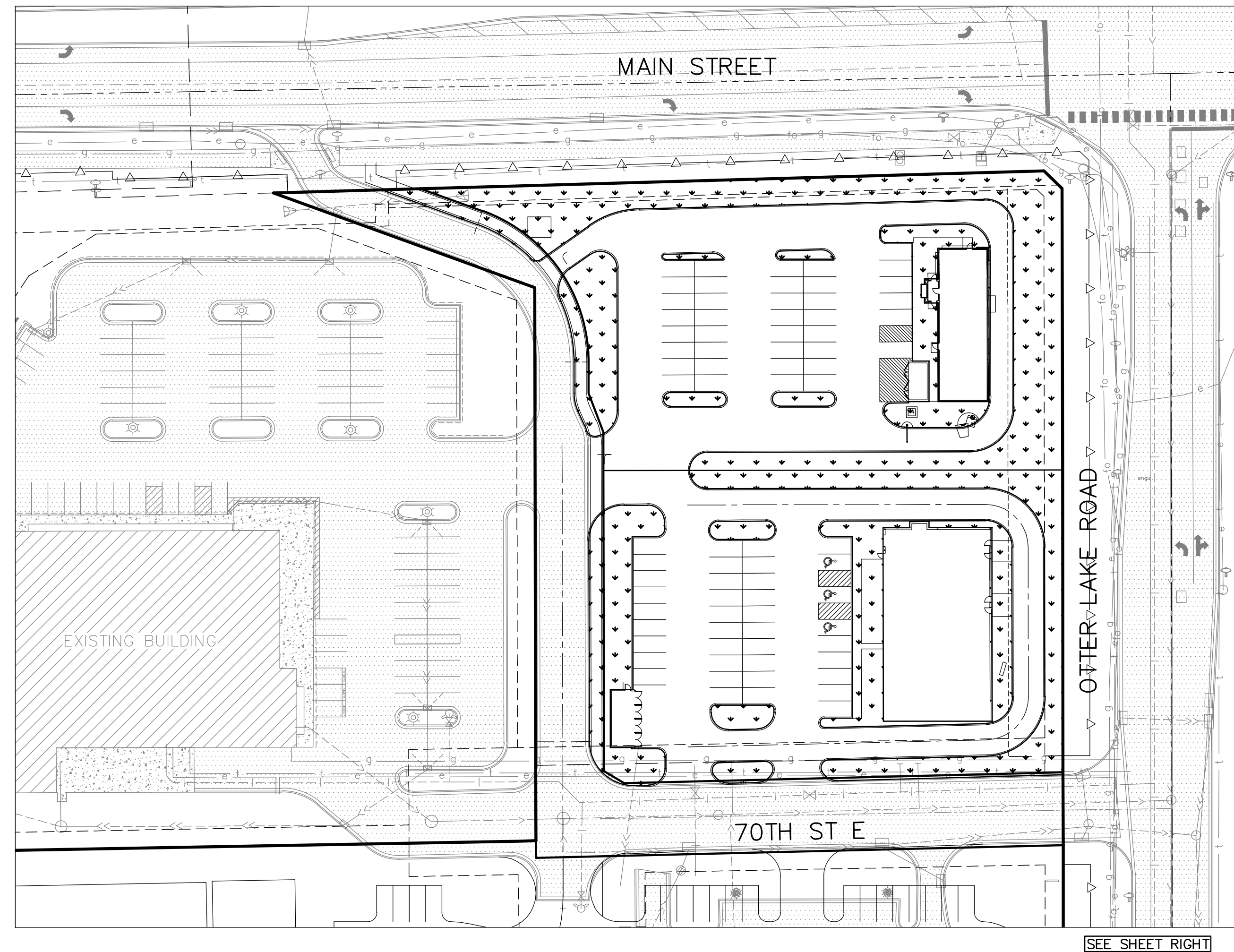
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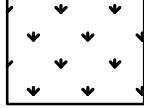
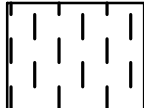

**PRELIMINARY EROSION CONTROL PLAN**

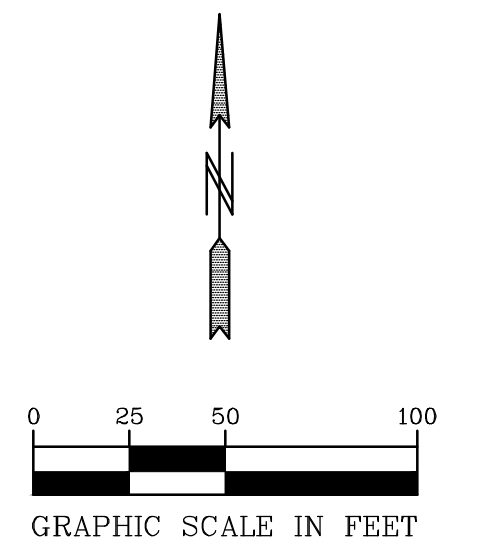
**TYME PROPERTIES**  
3435 LABORE ROAD SUITE 150  
VADNAIS HEIGHTS, MN 55110

**OTTER CROSSING SOUTH 2ND ADD.**  
LINO LAKES, MINNESOTA

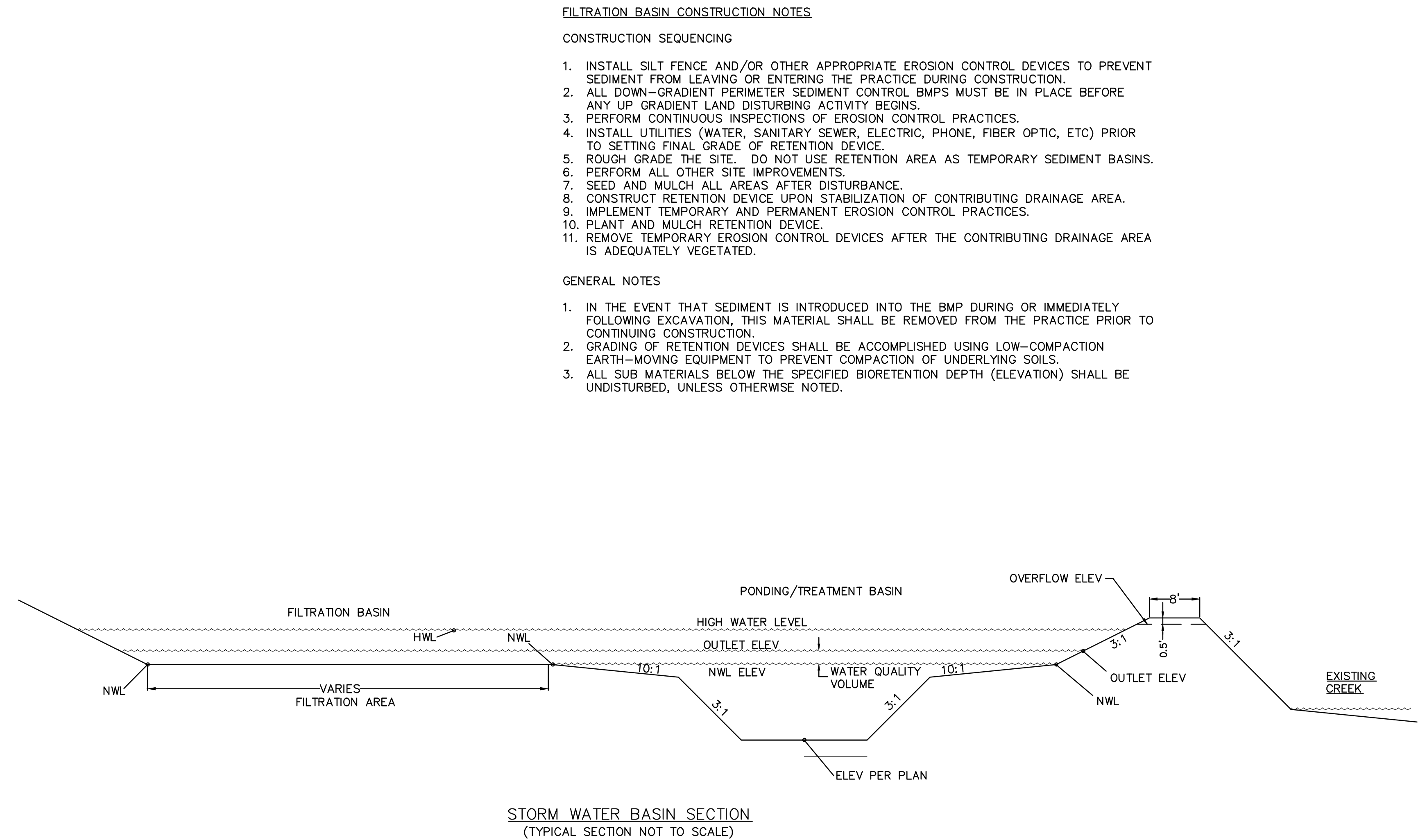
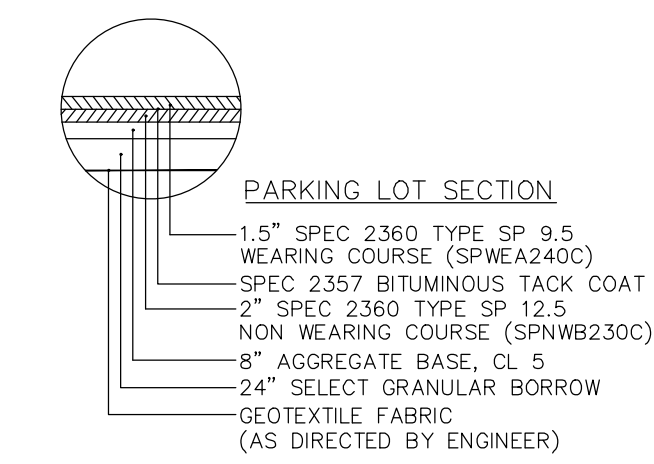
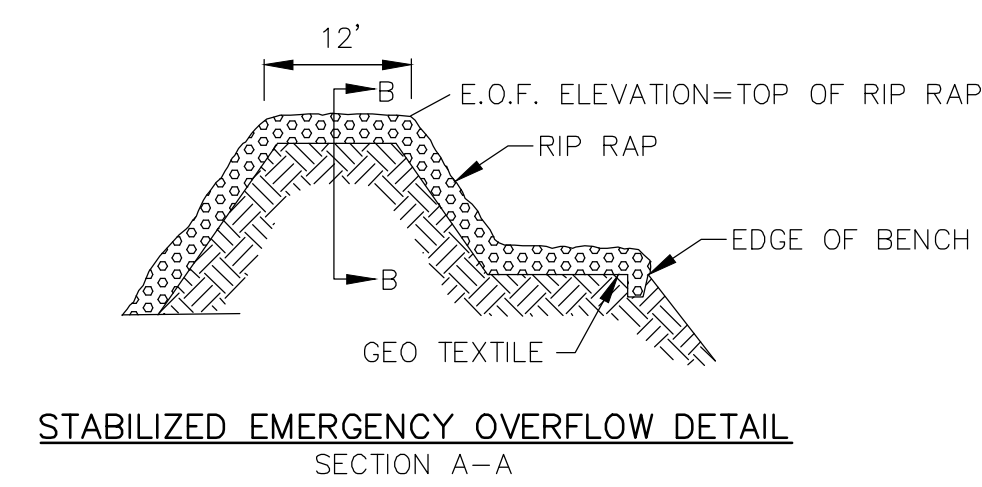
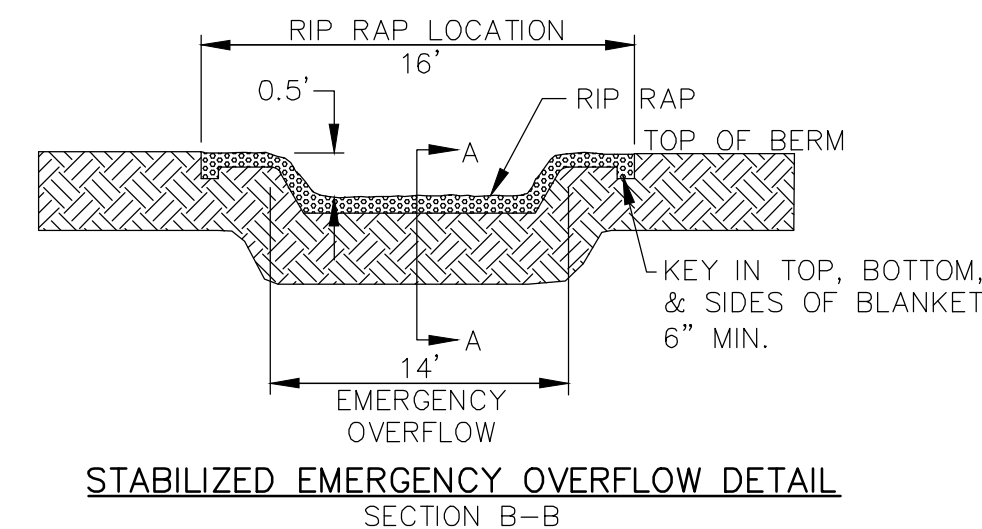
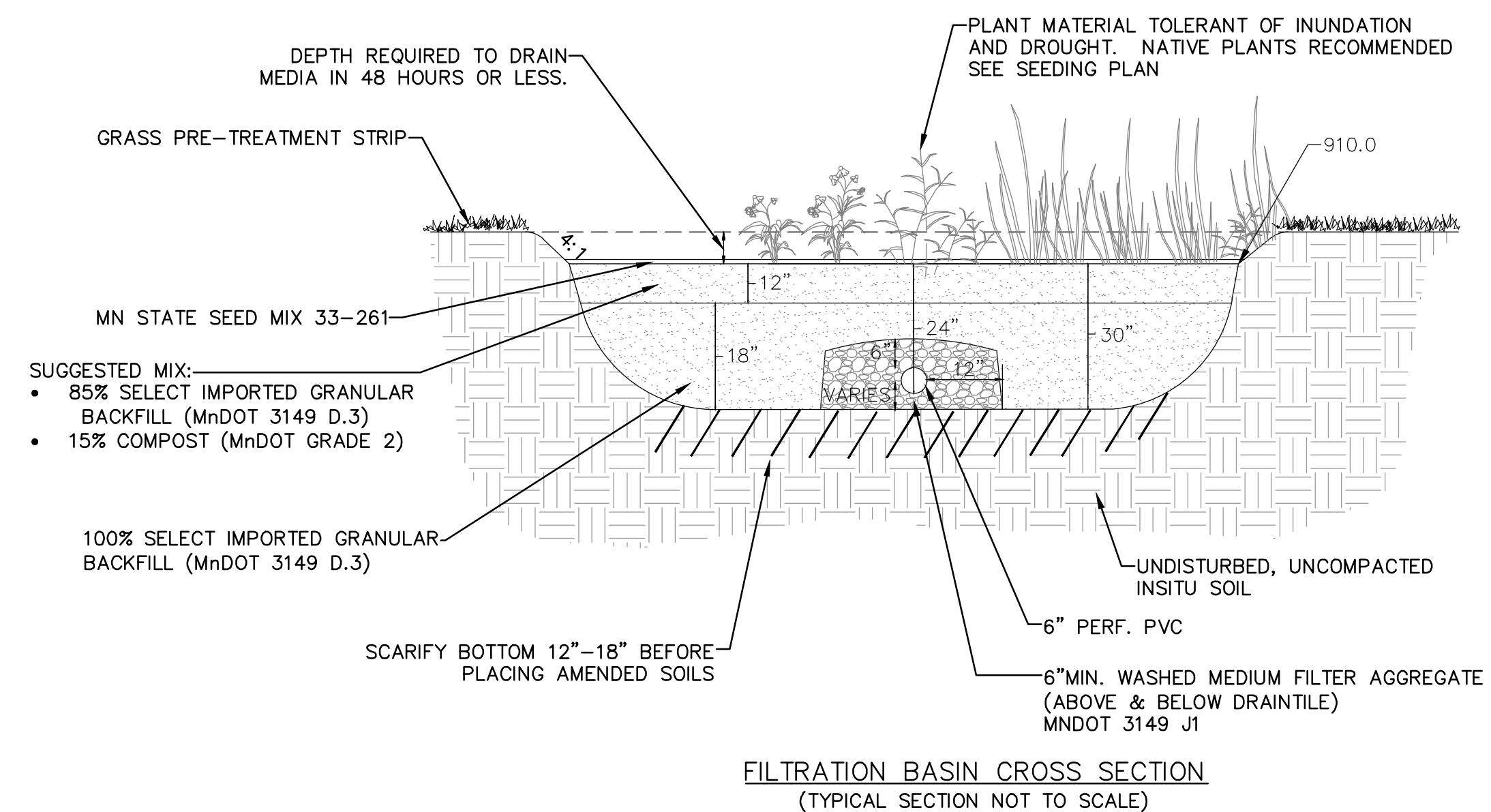
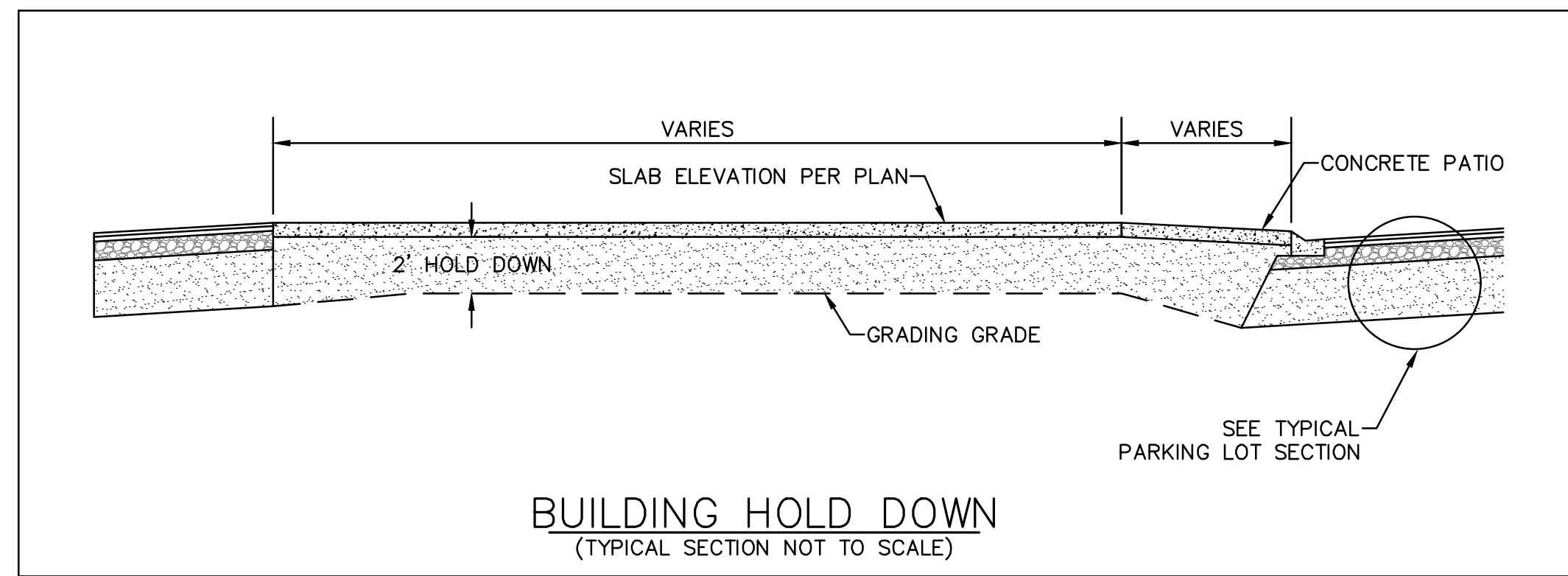
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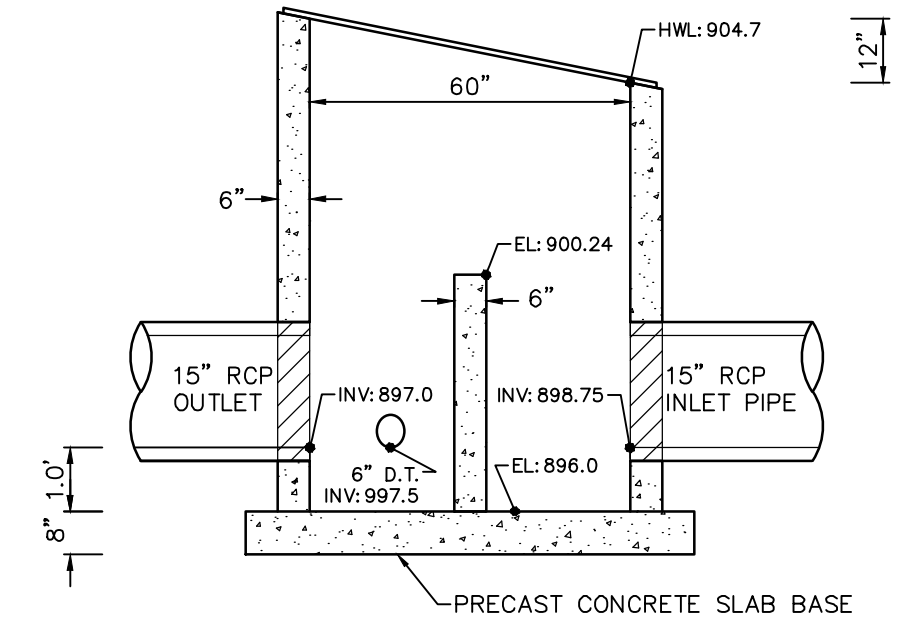
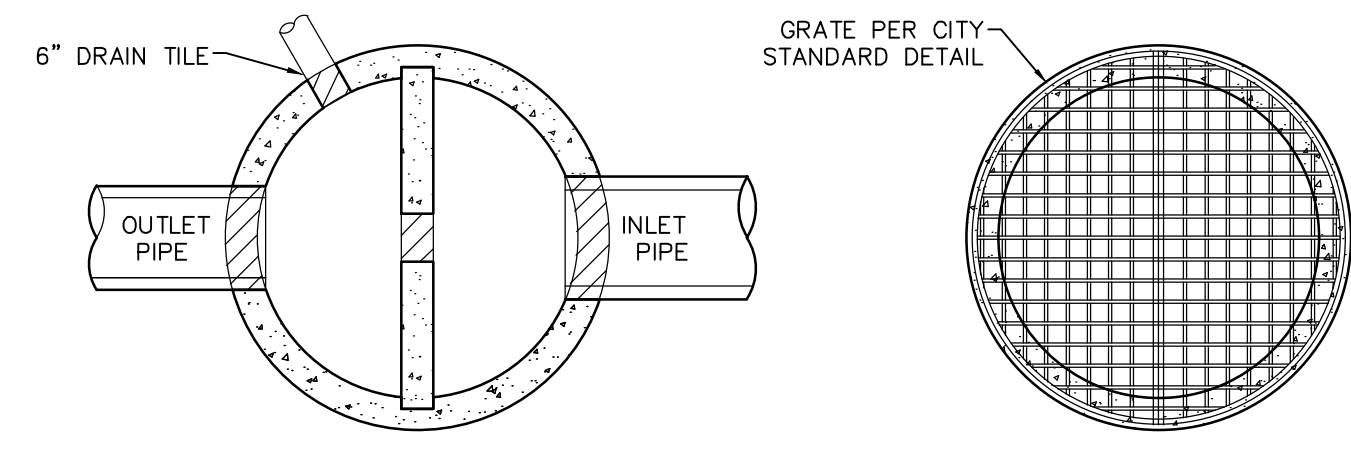
- 
 PERMANENT TURF RESTORATION SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3876 CONSISTING OF:
  - MINNESOTA STATE SEED MIXTURE 25-141 (MESIC GENERAL ROADSIDE) AT 59 POUNDS PER ACRE.
  - MULCH SHALL BE MNDOT 3882, TYPE 1 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.
  - MNDOT 3881, TYPE 3 SLOW-RELEASE FERTILIZER, 22-5-10, MINIMUM 70% WATER-INSOLUBLE NITROGEN @ 350 LBS PER ACRE.
- 
 PERMANENT BASIN SEEDING SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3876 CONSISTING OF:
  - WET BASIN BENCH/(IN)FILTRATION BASIN: MINNESOTA STATE SEED MIXTURE 33-261 (STORMWATER SOUTH AND WEST) AT 35 POUNDS PER ACRE.
  - ABOVE BASIN BENCH TO HIGH WATER LEVEL: MINNESOTA STATE SEED MIXTURE 35-241 (MESIC PRAIRIE GENERAL) AT 38.5 POUNDS PER ACRE.
  - MULCH SHALL BE MNDOT 3882, TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL,
  - MNDOT 3881, TYPE 4 NATURAL-BASED FERTILIZER, 18-1-8 @ 120 LBS PER ACRE OR 17-10-7 @ 150 LBS PER ACRE
- 
 UPLAND/NATURAL AREA SEEDING SHALL BE DONE IN ACCORDANCE TO MNDOT 2575 & 3876; CONSISTING OF:
  - MINNESOTA STATE SEED MIXTURE 35-621 (DRY PRAIRIE SOUTHEAST) AT 11.0 POUNDS PER ACRE.
  - MULCH SHALL BE MNDOT 3882, TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL,
  - MNDOT 3881, TYPE 4 NATURAL-BASED FERTILIZER, 18-1-8 @ 120 LBS PER ACRE OR 17-10-7 @ 150 LBS PER ACRE



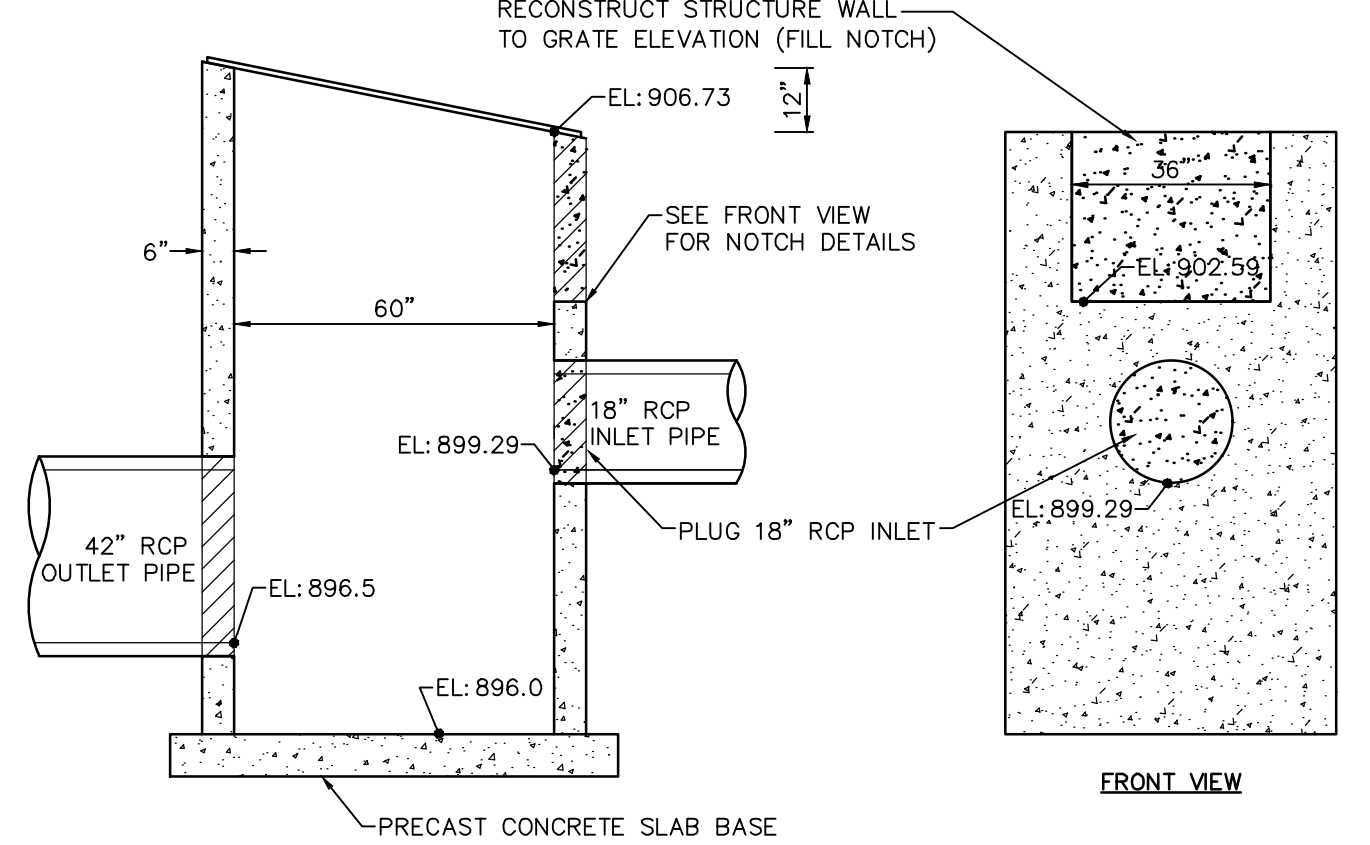
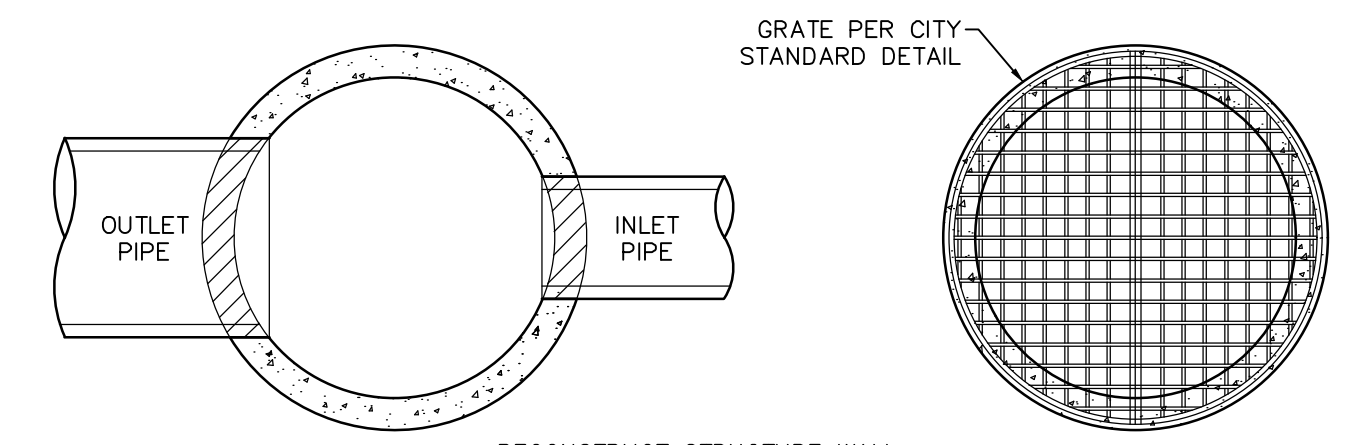
**BENCH MARK**  
 TOP NUT HYDRANT IN N.W. QUAD. OF  
 OTTER LAKE ROAD & PRIVATE DRIVE  
 370 FT. NORTH OF MAIN STREET  
 EL=920.47 NVGD88(DATUM)  
 02-ENG-119015-SHEET-SEED



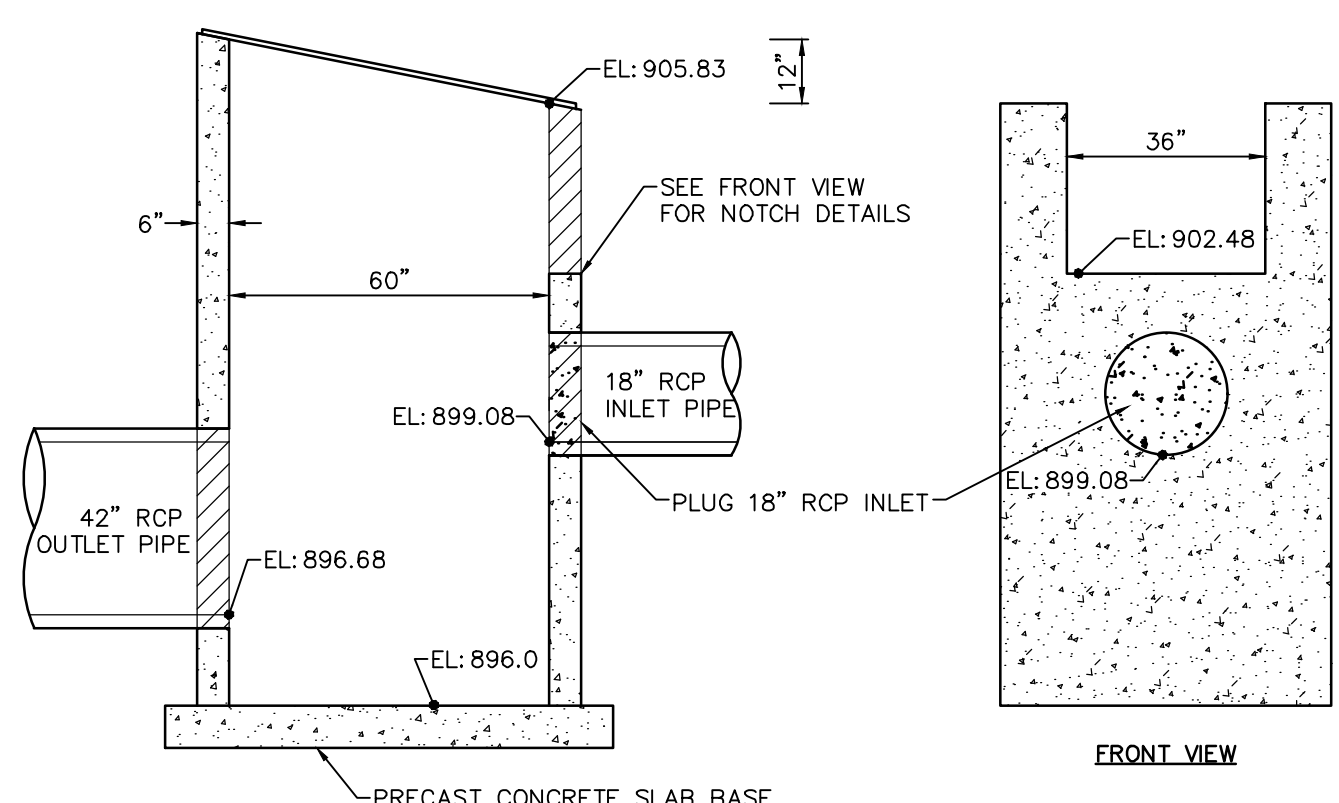
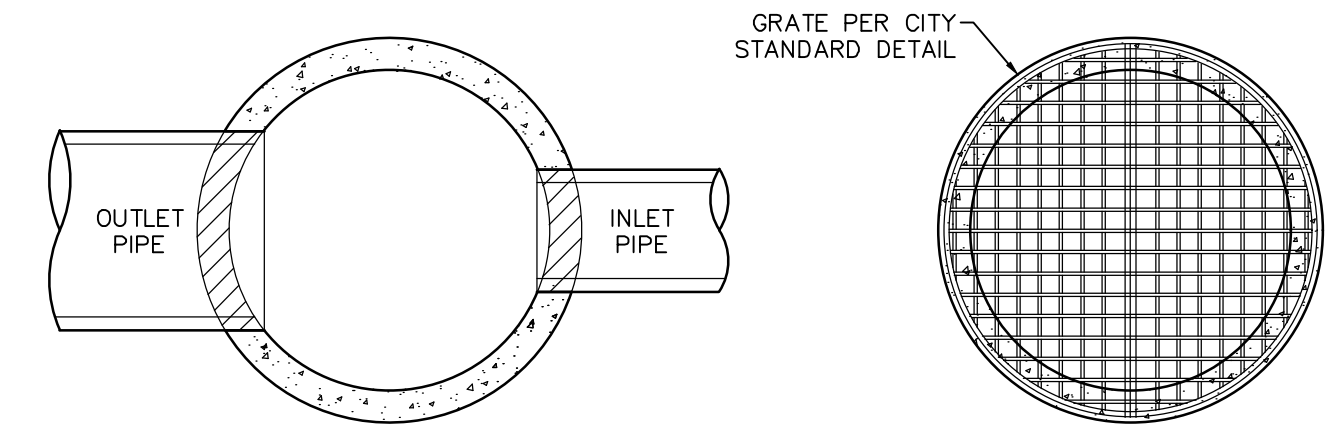
- FILTRATION BASIN CONSTRUCTION NOTES**
- CONSTRUCTION SEQUENCING**
1. INSTALL SILT FENCE AND/OR OTHER APPROPRIATE EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION.
  2. ALL DOWN-GRADE PERIMETER SEDIMENT CONTROL BMPs MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITY BEGINS.
  3. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.
  4. INSTALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, PHONE, FIBER OPTIC, ETC) PRIOR TO SETTING FINAL GRADE OF RETENTION DEVICE.
  5. ROUGH GRADE THE SITE. DO NOT USE RETENTION AREA AS TEMPORARY SEDIMENT BASINS.
  6. PERFORM ALL OTHER SITE IMPROVEMENTS.
  7. SEED AND MULCH ALL AREAS AFTER DISTURBANCE.
  8. CONSTRUCT RETENTION DEVICE UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA.
  9. IMPLEMENT TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES.
  10. PLANT AND MULCH RETENTION DEVICE.
  11. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.
- GENERAL NOTES**
1. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.
  2. GRADING OF RETENTION DEVICES SHALL BE ACCOMPLISHED USING LOW-COMPACTION EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS.
  3. ALL SUB MATERIALS BELOW THE SPECIFIED BIORETENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.



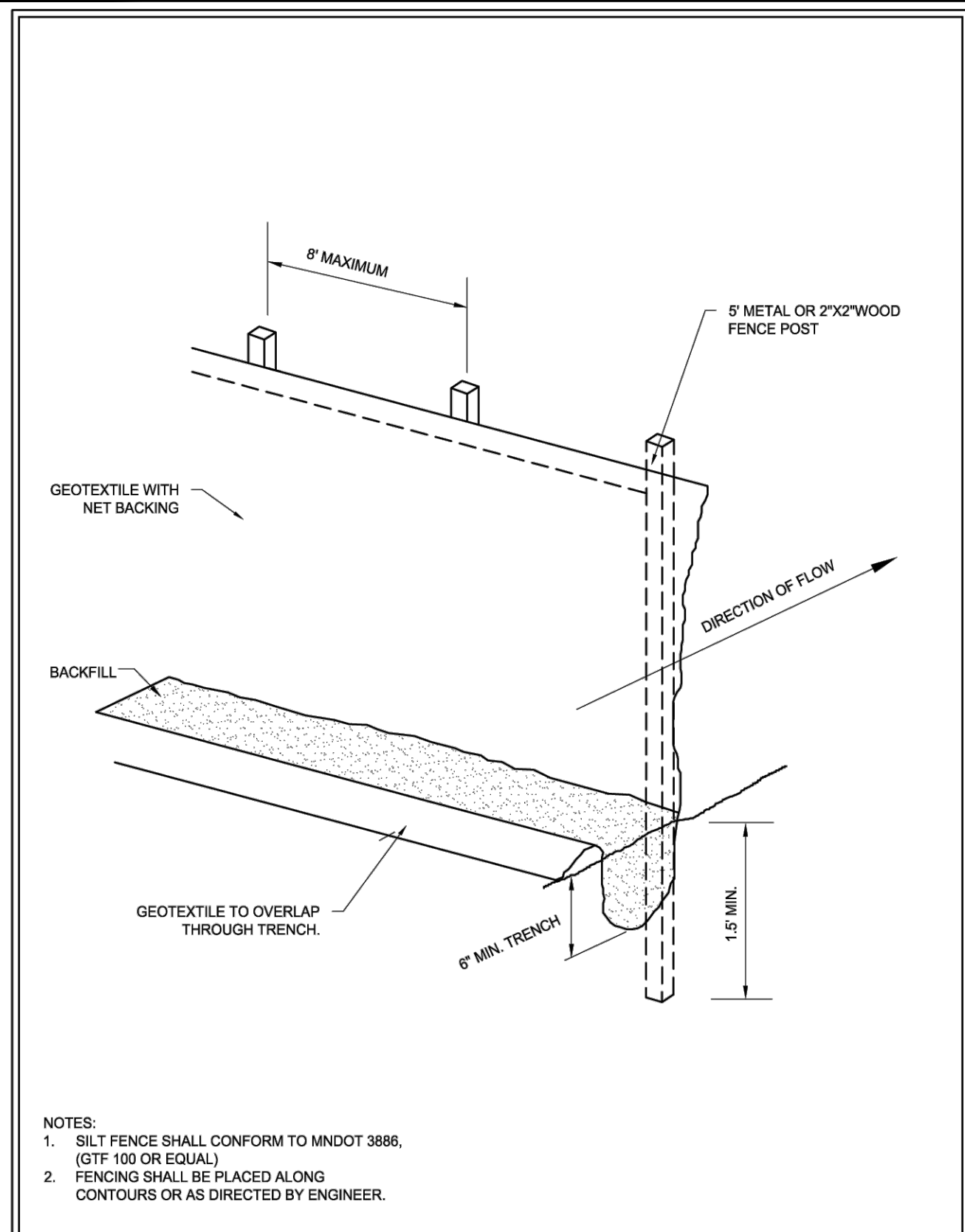
POND OUTLET CONTROL STRUCTURE OCS-2  
(NOT TO SCALE)



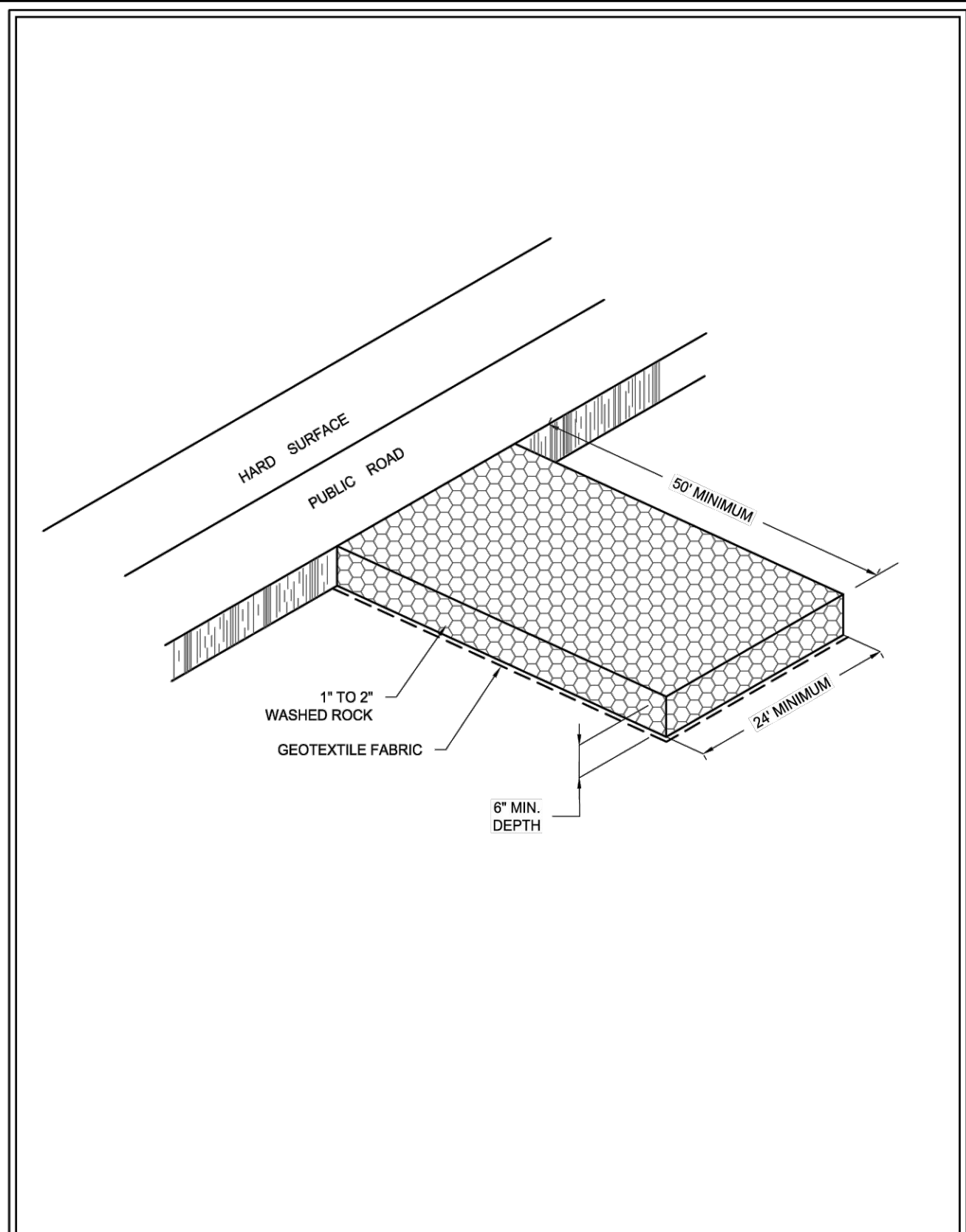
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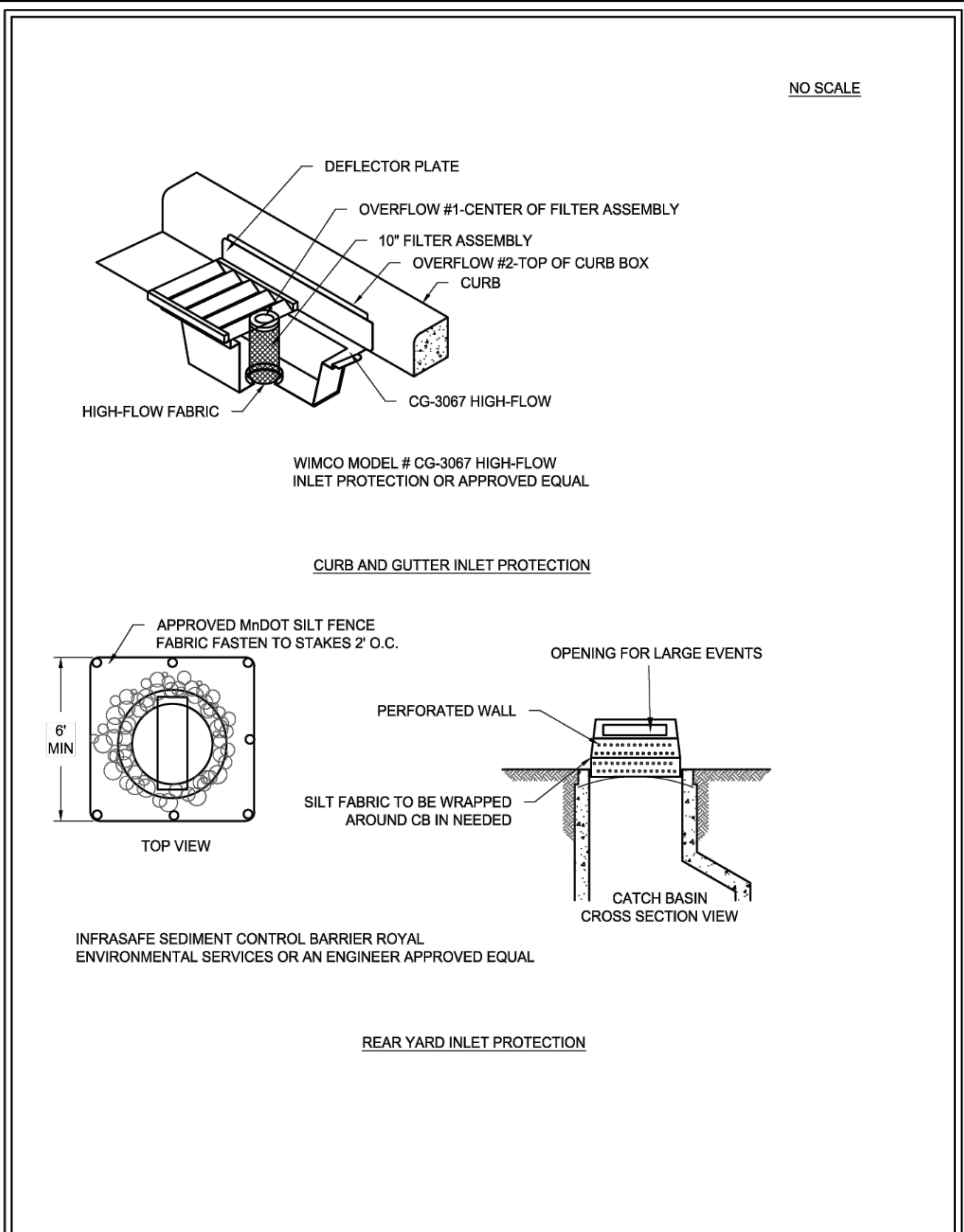
EXISTING POND OUTLET CONTROL STRUCTURE 14-13  
(NOT TO SCALE)



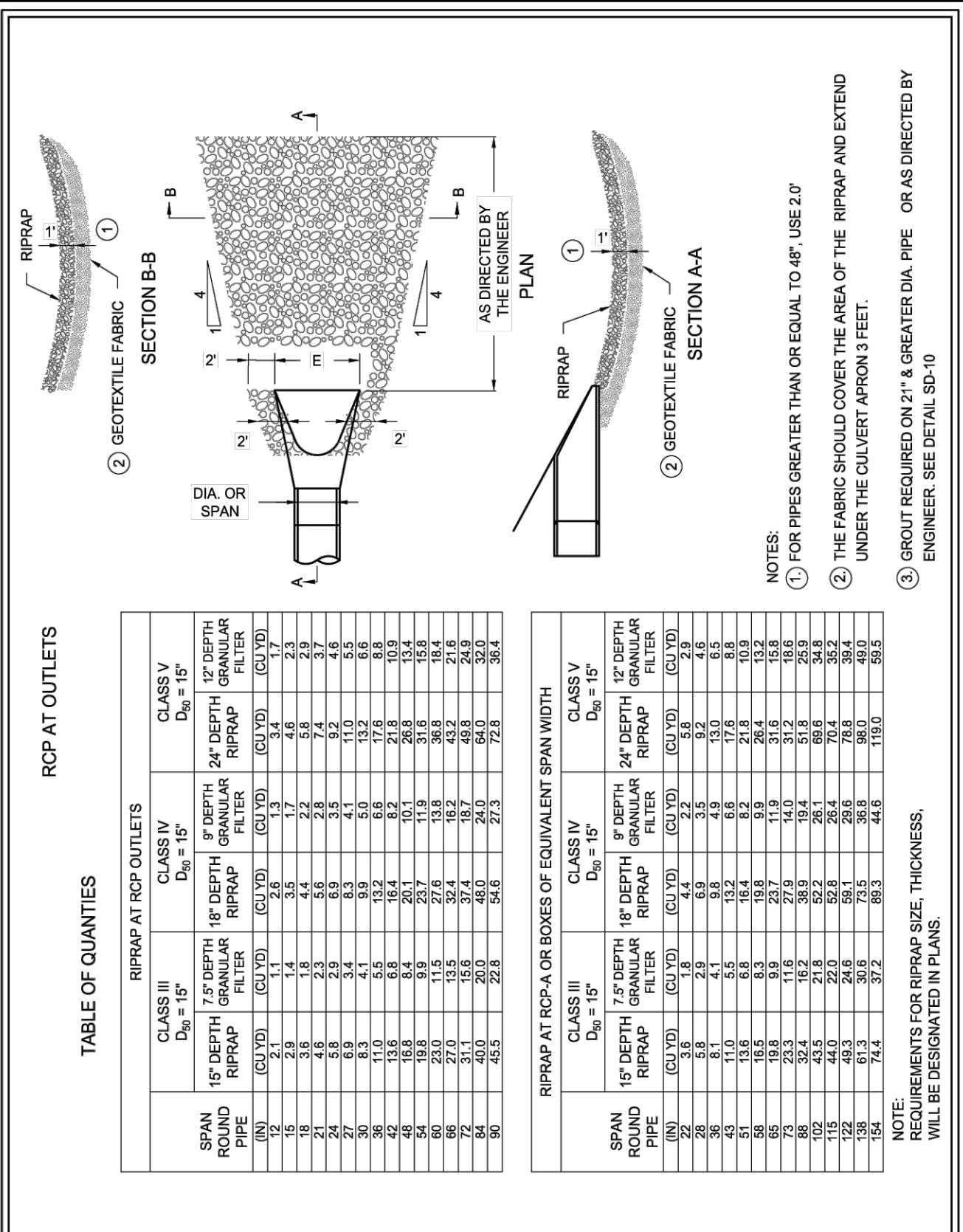
CITY OF LINOLAKES	SILT FENCE	MAY 2013
		GEN-16



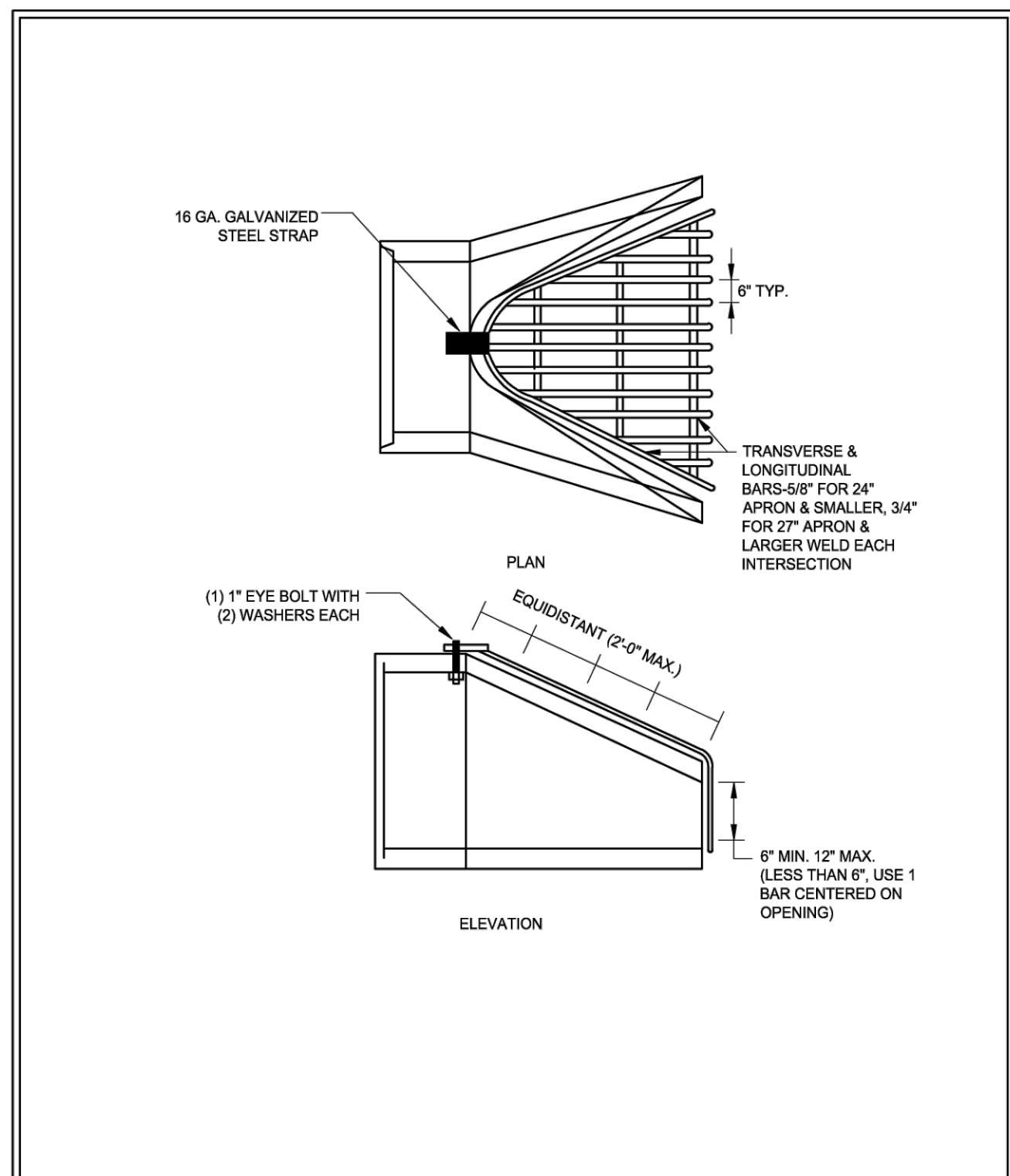
CITY OF LINOLAKES	ROCK CONSTRUCTION ENTRANCE	JUNE 2016
		GEN-17



CITY OF LINOLAKES	INLET PROTECTION	MAY 2013
		GEN-19



CITY OF LINOLAKES	RIPRAP AT RCP OUTLETS	MAY 2013
		STR-7



CITY OF LINOLAKES	TRASH GUARDS	MAY 2013
		STR-8

**PIIONEER engineering**  
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

I hereby certify that this plan 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.

Name: *Paul J. Cherm*  
Reg. No.: 19860 Date: 02-09-2026

Revisions: 1. 02-10-2026 City Comments

Date: 02-09-2026  
Designed: PIC  
Drawn: NJK/JLT

GRADING DETAILS

TYME PROPERTIES  
3435 LABORE ROAD SUITE 150  
VADNAIS HEIGHTS, MN 55110

OTTER CROSSING SOUTH 2ND ADD.  
LINO LAKES, MINNESOTA

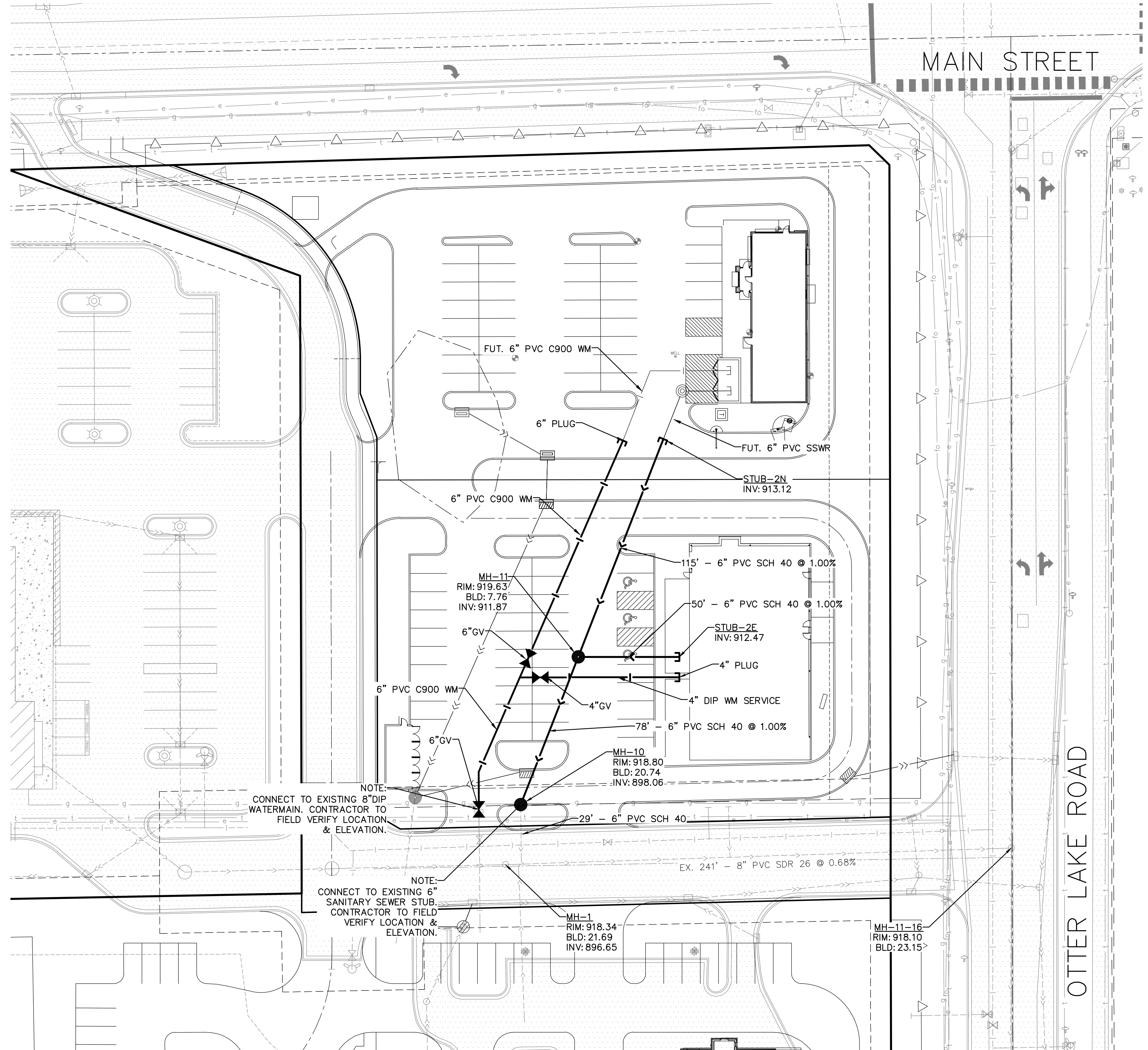
5.02 OF 19

**SANITARY SEWER NOTES:**

1. TRACER WIRE REQUIRED ON ALL NON-CONDUCTIVE MAINLINE PIPE, LATERALS, SERVICES, MANHOLES, CATCH BASINS, STUBS, UTILITY LOCATION BOXES AS REQUIRED BY THE SPECIAL PROVISIONS.

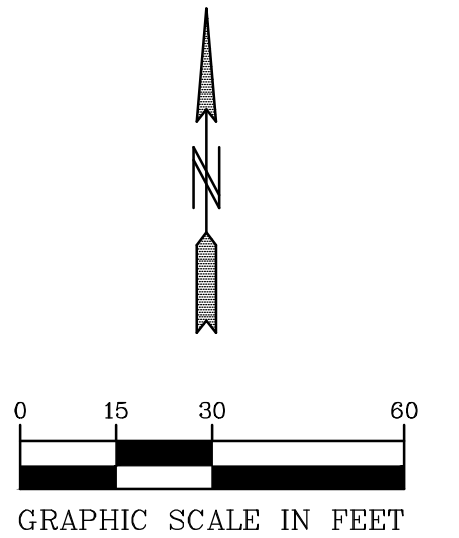
**WATERMAIN NOTES:**

1. ALL WATERMAIN SHALL BE PVC C900 UNLESS OTHERWISE NOTED.
2. ALL FITTINGS SHALL MEET AWWA C153 REQUIREMENTS.
3. TRACER WIRE REQUIRED ON ALL NON-CONDUCTIVE PIPE PER CITY SPEC.
4. WATERMAIN SHALL HAVE A MINIMUM OF 7.5 FEET OF COVER.

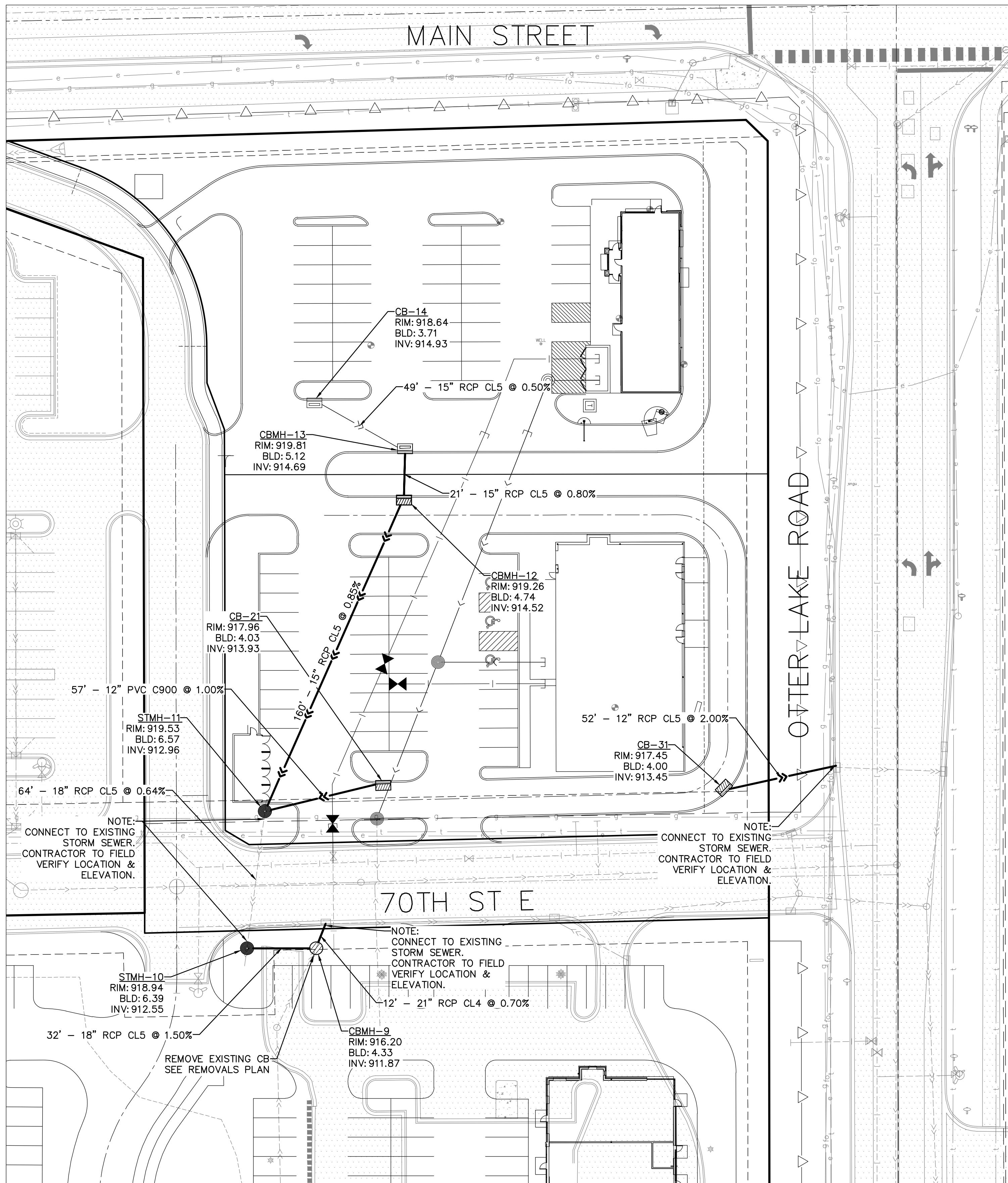


NOTE:  
CONNECT TO EXISTING 8\"/>

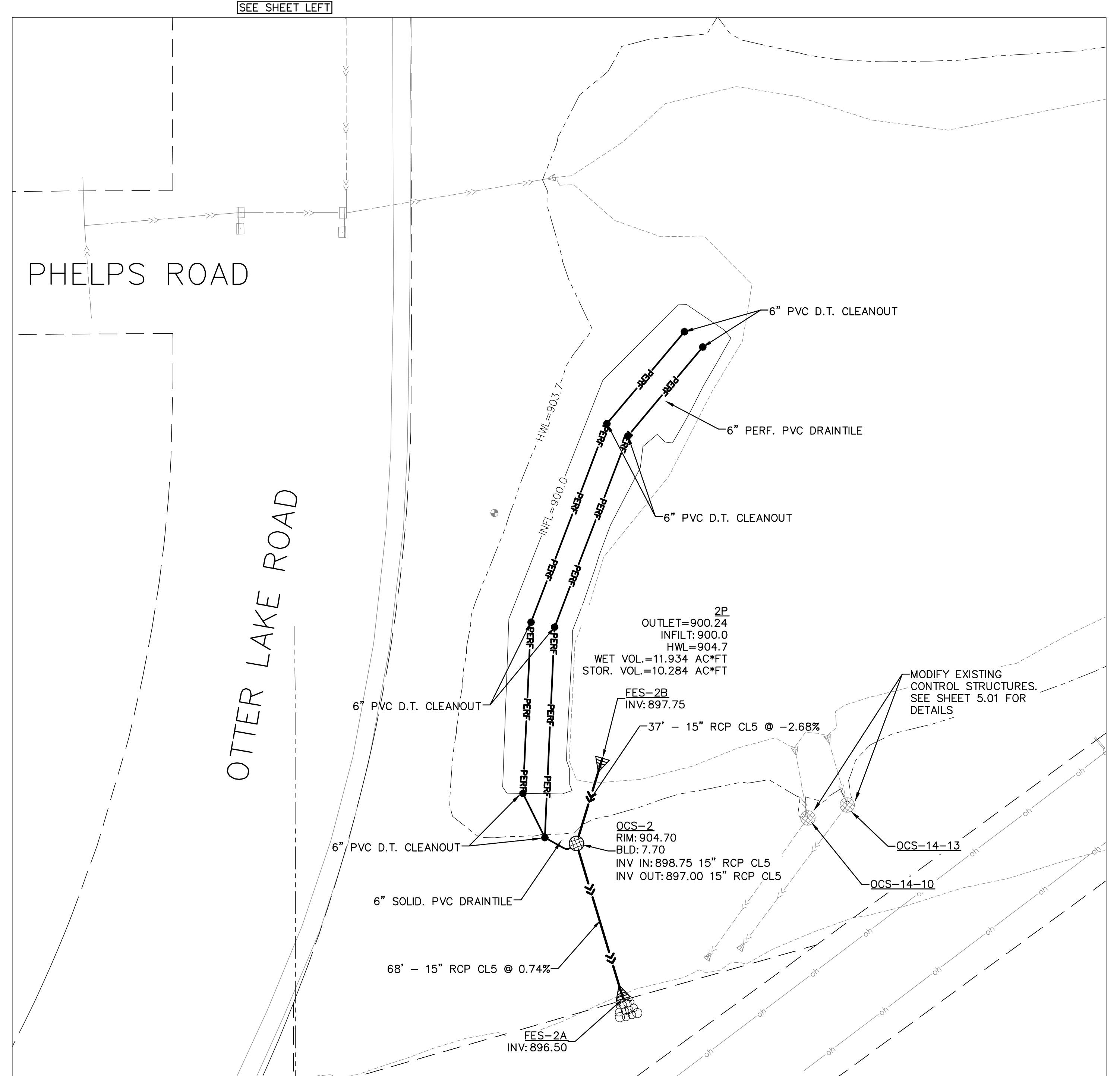
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CONNECT TO EXISTING 6\"/>



**BENCH MARK**  
TOP NUT HYDRANT IN N.W. QUAD. OF  
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370 FT. NORTH OF MAIN STREET  
EL=920.47 NVGD88(DATUM)  
02-ENG-119015-SHEET-SSWR

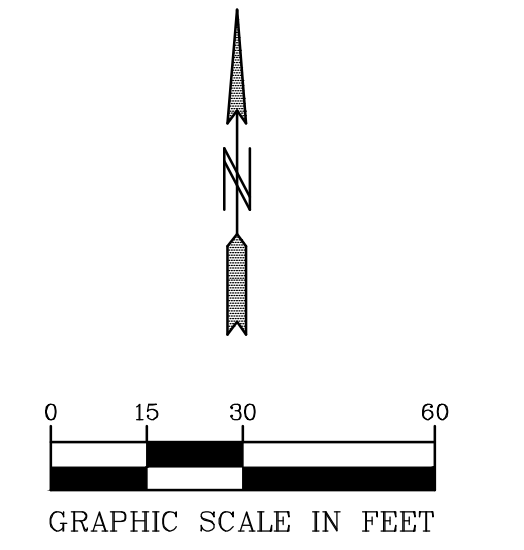


SEE SHEET RIGHT

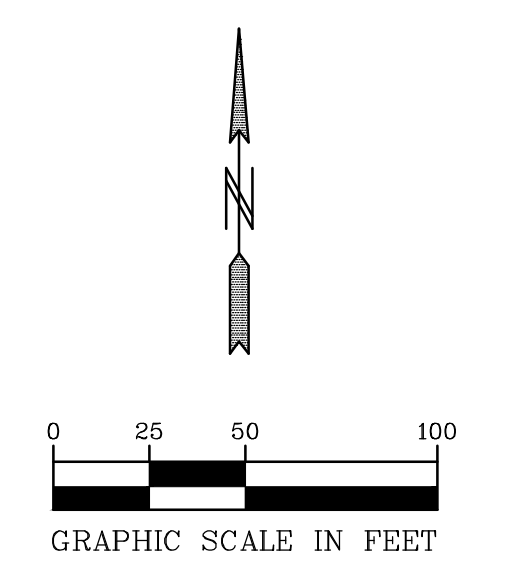
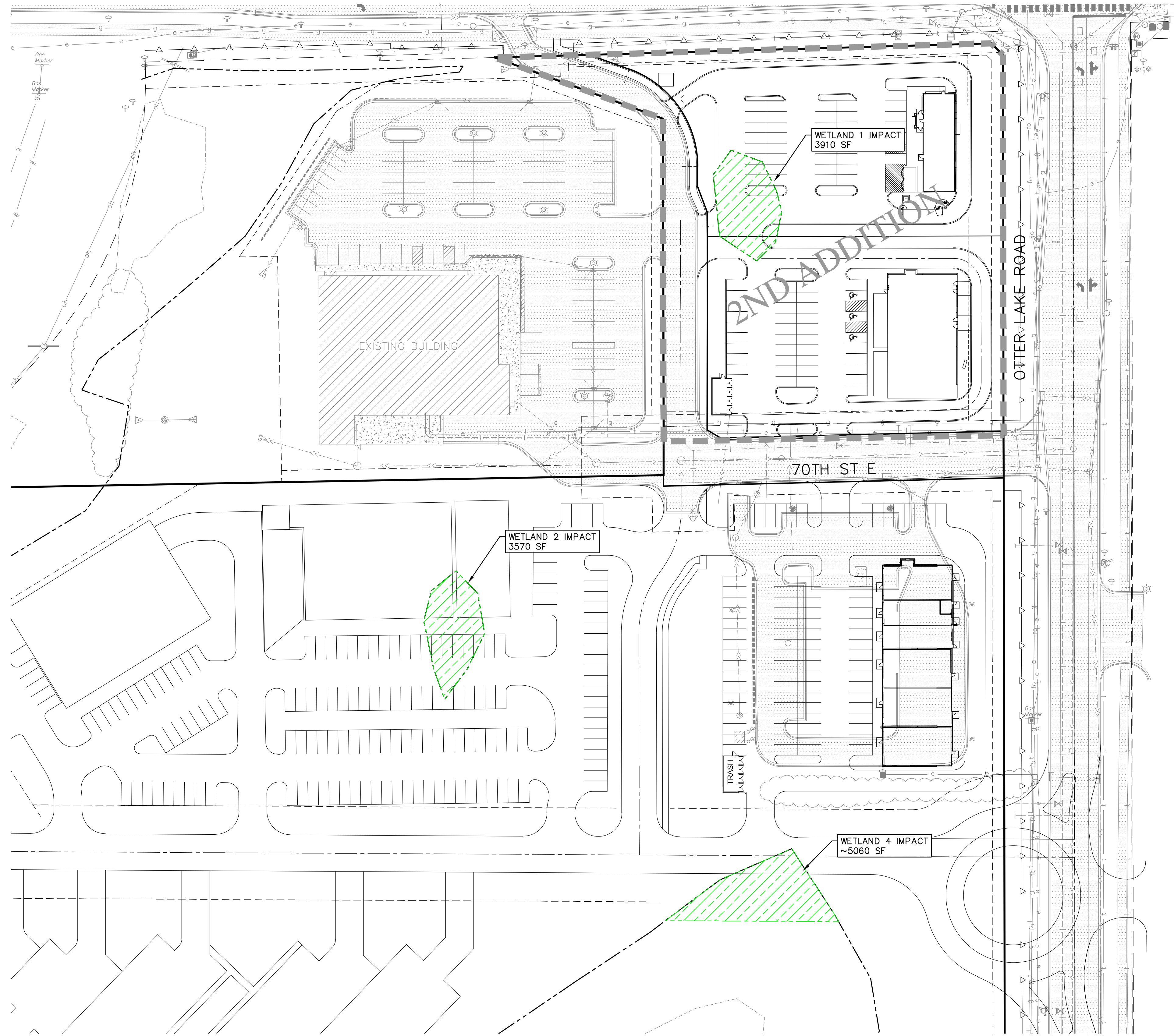


OTTER LAKE ROAD

SEE SHEET LEFT



**BENCH MARK**  
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 02-ENG-119015-SHEET-STRM



**BENCH MARK**  
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 02-ENG-119015-SHEET-WETL

**PIONEER**engineering  
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2422 Enterprise Drive  
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 (651) 681-1914  
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I hereby certify that this plan 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

Name: *Paul J. Chermak*  
 Paul J. Chermak  
 Reg. No. 19860 Date 02-09-2026

Revisions  
 1. 02-10-2026 City Comments

Date: 02-09-2026  
 Designed: PIC  
 Drawn: NJK/JLT

**PRELIMINARY WETLAND PLAN**

**TYME PROPERTIES**  
 3435 LABORE ROAD SUITE 150  
 VADNAIS HEIGHTS, MN 55110

**OTTER CROSSING SOUTH 2ND ADD.**  
 LINO LAKES, MINNESOTA

8.00 OF 19

# STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

TO COMPLY WITH THE GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY

THE FULL STORMWATER MANAGEMENT PLAN IS A SEPARATE DOCUMENT AVAILABLE UPON REQUEST

## CONSTRUCTION ACTIVITY INFORMATION

PROJECT NAME: OTTER CROSSING SOUTH  
PROJECT LOCATION:  
MAIN STREET & OTTER CREEK ROAD  
LINO LAKES, MINNESOTA 55038  
ANOKA COUNTY  
LATITUDE/LONGITUDE: 45.163735, -93.026011

TOTAL PROJECT AREA DISTURBED: 2.31 ACRES  
TOTAL EXISTING IMPERVIOUS AREA: 0.98 ACRES  
TOTAL PROPOSED IMPERVIOUS AREA: 3.1 ACRES

RECEIVING WATERS:  
CLEARWATER CREEK

DATES OF CONSTRUCTION:  
CONSTRUCTION START DATE: MONTH 1, 202Y EST. COMPLETION DATE: MONTH 1, 202X

## CONTACT INFORMATION

PROJECT OWNER  
XXCOMPANYXX  
FIRST LASTNAME - TITLE  
XXX HIGHWAY X  
City, State Zip  
PHONE XXX-XXX-XXXX  
EMAIL: xxx@xxxxxxxxxxxxx.com

CONTRACTOR:  
XXCOMPANYXX  
FIRST LASTNAME - TITLE  
XXX HIGHWAY X  
City, State Zip  
PHONE XXX-XXX-XXXX  
EMAIL: xxx@xxxxxxxxxxxxx.com

## GENERAL CONSTRUCTION PROJECT INFORMATION

THE CONSTRUCTION OF 2 NEW LOTS FOR COMMERCIAL DEVELOPMENT. THIS CONSTRUCTION WILL COMPLETE GRADING, INSTALLATION OF SANITARY SEWER, WATERMAIN, STORM SEWER, CONCRETE CURB AND GUTTER, BITUMINOUS SURFACING, STREET LIGHTING, LANDSCAPING, EROSION CONTROL, AND TURF ESTABLISHMENT.

BASED ON THE SOIL BORINGS THAT WERE RETRIEVED FROM THE SITE, SOILS ENCOUNTERED ON SITE ARE PEAT, ORGANIC CLAY, CLAYEY SAND, SILTY SAND, SANDY LEAN CLAY, AND POORLY GRADED SAND.

## GENERAL SITE INFORMATION (III.A)

1. THE PROJECT IS REQUIRED TO MEET THE CONSTRUCTION STORMWATER REQUIREMENTS FOR THE NPDES GENERAL STORMWATER PERMIT AND MNDOT SPEC. 1717, 2573, AND 2575.
2. THE CONTRACTOR SHALL INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH MNDOT GENERAL CONDITIONS 2573 TO BE INSPECTED BY THE CITY PRIOR TO STARTING ANY CONSTRUCTION OPERATION THAT MAY CAUSE ANY SEDIMENTATION OR SILTATION AT THE SITE.
3. LOCATIONS, TYPE AND QUANTITY OF TEMPORARY AND PERMANENT EROSION CONTROL MEASURES CAN BE FOUND WITHIN THE CONSTRUCTION PLANS.
4. THE PROJECT IS LOCATED WITHIN 1 MILE AND FLOWS TO AN IMPAIRED WATER BODY. THEREFORE, THE PROJECT WILL NEED TO STABILIZE ALL EXPOSED SOILS NO LATER THAN 7 DAYS. DITCHES OR RAVINES THROUGHOUT THE PROJECT THAT ARE DISTURBED SHALL BE STABILIZED WITHIN 24 HOURS.
5. THE PROJECT IS LOCATED WITH 1 MILE AND FLOWS TO AN IMPAIRED WATER BODY. THEREFORE, TEMPORARY SEDIMENT BASINS ARE NEEDED FOR DRAINAGE AREAS OF 5 ACRES OR MORE FLOWING TO A COMMON LOCATION.
6. THE CONTRACTOR SHALL INSTALL ADDITIONAL BMP'S AS NECESSARY TO PREVENT SEDIMENT TRANSPORT PER PERMIT REQUIREMENTS
7. INLET PROTECTION, SILT FENCE AND BIOROLLS SHALL BE INSTALLED IN THE FIELD AS SHOWN ON THE PLANS AS DIRECTED BY THE ENGINEER.
8. PERMIT COVERAGE FOR THIS PROJECT CANNOT BE ISSUED UNTIL ALL OF THE REQUIREMENTS OF SECTION 22 OF THE GENERAL STORMWATER PERMIT WITH REGARDS TO WETLAND PERMITTING, DECISIONS, AND MITIGATIVE SEQUENCING HAVE BEEN FINALIZED AND DOCUMENTED.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:

1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL DOUBLE SILT FENCE AROUND WETLAND AREAS
4. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS.
5. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN/POND INSTALL.
6. CONSTRUCT TEMP PONDS - CAN USE PROPOSED BASINS AS TEMP PONDS
7. CLEAR AND GRUB REMAINDER OF SITE
8. STRIP AND STOCKPILE TOPSOIL
9. ROUGH GRADING OF SITE
10. STABILIZE DENUDED AREAS AND STOCKPILES
11. INSTALL SANITARY SEWER, WATER MAIN, STORM SEWER AND SERVICES
12. INSTALL SILT FENCE/INLET PROTECTION AROUND CB'S
13. INSTALL STREET SECTION
14. INSTALL CURB AND GUTTER
15. BITUMINOUS ON STREETS
16. INSTALL SMALL UTILITIES (GAS, ELECTRIC, PHONE, CABLE, ETC.)
17. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
18. REMOVE ACCUMULATED SEDIMENT FROM BASIN/POND
19. FINAL GRAD POND/INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.)
20. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD/LANDSCAPING, REMOVE SILT FENCE AND RESEED AREAS DISTURBED BY THE REMOVAL.

## ENVIRONMENTALLY SENSITIVE AREAS:

WETLANDS - THERE ARE IMPACTS TO WETLANDS PER SECTION 22 OF THE PERMIT. SEE ATTACHED WETLAND PLAN FOR IMPACTS AND MITIGATION. THE APPROVED WETLANDS PERMIT IS ON FILE WITH THE OWNER.

SPECIAL AND IMPAIRED WATERS - CLEARWATER CREEK IMPAIRMENT(S): DISSOLVED OXYGEN

TMDL - N/A

SCIENTIFIC OR NATURAL AREAS - THERE ARE NO SNA WITHIN 1 MILE OF THE PROJECT.

KARST AREA - THE PROJECT IS NOT LOCATED WITHIN A KARST AREA.

CALCAREOUS FENS - THE PROJECT DOES NOT DISCHARGE TO A FEN.

## TRAINING (21.1)

THE CONTRACTOR SHALL ENSURE THAT THE TRAINING REQUIREMENTS IN PART 21.1 OF THE GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY ARE COMPLIED WITH. THE INDIVIDUALS TRAINED WILL BE RECORDED IN THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. PROVIDE INFORMATION IN THE SPACE PROVIDED BELOW FOR ADDITIONAL PERSONNEL ON THE PROJECT AS REQUIRED BY THE PERMIT.

SWPPP DESIGNER	COMPANY	CERTIFICATION
SWPPP INSTALLER		
SWPPP INSPECTOR		

## PERMANENT STORMWATER MANAGEMENT SYSTEM (15.1)

1. THE PROJECT WILL CREATE A NEW CUMULATIVE IMPERVIOUS SURFACE GREATER THAN OR EQUAL TO ONE ACRE. THE PROJECT PROPOSES TO CONSTRUCT A STORMWATER TREATMENT SYSTEM TO COLLECT RUNOFF TO BE DISCHARGED OFFSITE. TREATMENT FOR THE RUNOFF IS TO BE EXECUTED BY THE PROPOSED STORMWATER MANAGEMENT SYSTEM. CALCULATIONS DETAILING THE BASINS ARE AVAILABLE UPON REQUEST.

## BMP SELECTION & STORMWATER MANAGEMENT (7.1)

1. THE CONTRACTOR SHALL INSTALL AND MAINTAIN THE BMPS IDENTIFIED IN THIS PLAN IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES TO MINIMIZE THE DISCHARGE OF POLLUTANTS IN STORMWATER FROM CONSTRUCTION ACTIVITIES. THESE BMPS SHALL BE INSPECTED BY THE CITY.
2. THE CONTRACTOR SHOULD CONSTRUCT TEMPORARY OR PERMANENT WET SEDIMENTATION BASINS IDENTIFIED IN THIS PLAN (WHEN REQUIRED, SEE SECTION 14 AND 15) AS A FIRST STEP IN CONSTRUCTION AND STORMWATER ROUTED TO THESE.
3. THE CONTRACTOR MUST PHASE CONSTRUCTION SO TO LIMIT DISTURBED LAND TO AREAS THAT CAN BE EFFECTIVELY INSPECTED AND MAINTAINED. PER SECTION 11 OF THE PERMIT.
4. ALL EROSION CONTROL NETTING USED ON THE SITE AS PART OF THE SOIL STABILIZATION TECHNIQUES, ARE ENCOURAGED TO USE PRODUCTS THAT HAVE BEEN SHOWN TO MINIMIZE IMPACTS ON WILDLIFE. THE U.S. FISH & WILDLIFE SERVICE RECOMMENDS USING TYPES OF NETTING PRACTICES THAT ARE CONSIDERED "WILDLIFE FRIENDLY," INCLUDING THOSE THAT USE NATURAL FIBER OR 100 PERCENT BIODEGRADABLE MATERIALS AND THAT USE A LOOSE WEAVE WITH A NON-WELDED, MOVABLE JOINTED NETTING.

## EROSION PREVENTION PRACTICES (8.1)

1. THE CONTRACTOR SHALL PHASE THE WORK TO LIMIT THE OVERALL DISTURBANCE OF THE PROJECT AT ANY GIVEN TIME. NATURAL VEGETATIVE BUFFERS SHALL BE MAINTAINED BETWEEN THE WORK LIMITS AND ALL SURFACE WATERS OR WETLANDS THROUGHOUT THE COURSE OF CONSTRUCTION.
2. THE AREAS NOT TO BE DISTURBED WILL BE DELINEATED THROUGH THE USE OF SILT FENCE, BIOROLLS AND CONSTRUCTION STAKING.
3. THE CONTRACTOR SHALL MAINTAIN A NATURAL, VEGETATED BUFFER ADJACENT TO THE WETLANDS WHEREVER POSSIBLE DURING CONSTRUCTION.
4. TEMPORARY COVER SHALL BE PROVIDED USING TEMPORARY SEED WITH EROSION CONTROL BLANKET OR HYDROMULCH.
5. PERMANENT COVER SHALL BE PROVIDED AS DETAILED ON THE CONSTRUCTION PLANS USING SEED WITH EROSION CONTROL BLANKET OR HYDROMULCH. PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT
6. THE CONTRACTOR IS REQUIRED TO PROVIDE ANY ADDITIONAL EROSION PREVENTION MEASURES NECESSARY FOR CONFORMANCE TO THE NPDES CONSTRUCTION PERMIT THROUGHOUT CONSTRUCTION.
7. STABILIZATION TIME FRAMES - INITIATE STABILIZATION IMMEDIATELY WHEN CONSTRUCTION TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE. COMPLETE STABILIZATION WITHIN THE TIME FRAMES LISTED.
  - 7.1. LAST 200 LINEAL FEET OF DITCH OR SWALE 24 HOURS OF CONNECTION TO SURFACE WATERS
  - 7.2. REMAINING DITCH OR SWALE 7 DAYS
  - 7.3. PIPE AND CULVERT OUTLETS 24 HOURS
  - 7.4. EXPOSED SOIL AND STOCKPILES 7 DAYS

## SEDIMENT CONTROL PRACTICES (9.1)

1. SILT FENCE AND ALL OTHER DOWN GRADIENT PERIMETER CONTROL DEVICES SHALL BE INSTALLED AND INSPECTED BY THE CITY PRIOR TO ANY LAND DISTURBANCE ACTIVITY.
2. EROSION CONTROL BLANKET AND BIOROLLS SHALL BE PLACED WITHIN THE DITCH BOTTOMS WITHIN 24 HOURS AFTER FINE GRADING.
3. PRIOR TO STOCKPILING SOIL, SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE NED TO BE INSTALLED. STOCKPILES LOCATED ON SITE SHALL BE SEEDED, MULCHED OR BLANKETED AND HAVE SILT FENCE OR A BMP APPROVED BY THE ENGINEER IN THE FIELD PLACED AROUND THE BASE OF THE STOCKPILE.
4. MAINTAIN A 50-FOOT NATURAL BUFFER DOWN GRADIENT OF THE SITE OR REDUNDANT SEDIMENT CONTROLS IF BUFFER IS NOT FEASIBLE, WHEN THE CONSTRUCTION IS WITHIN 50 FEET OF A SURFACE WATER.
5. MINIMIZE SOIL COMPACTION BY NOT DISTURBING AREAS OUTSIDE OF THE CONSTRUCTION LIMITS. DELINEATE AREAS NOT TO BE DISTURBED PRIOR TO STARTING GROUND DISTURBING ACTIVITIES. PRESERVE ALL NATURAL BUFFERS SHOWN ON THE PLANS. NO HEAVY CONSTRUCTION EQUIPMENT ALLOWED IN FILTRATION OR INFILTRATION AREAS PER PLANS.
6. CONTRACTOR SHALL USE STREET SWEEPING IN ADDITION TO VEHICLE TRACKING BMPS IF THESE BMPS ALONE ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET.
7. ANY SEDIMENT CONTROL PRACTICE USING SOIL IMPLEMENTED BY THE CONTRACTOR SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 24 HOURS OF INSTALLATION.

## DEWATERING AND BASIN DRAINING (10.1)

1. DEWATERING IS NOT ANTICIPATED ON THIS PROJECT. HOWEVER, IF DEWATERING IS NECESSARY, THE CONTRACTOR SHALL SUBMIT A PLAN TO THE ENGINEER FOR ACCEPTANCE.
2. IF DEWATERING IS NECESSARY, IT MUST NOT CAUSE NUISANCE CONDITIONS IN SURFACE WATERS FROM DEWATERING AND BASIN DRAINING DISCHARGE.
3. IF THE DEWATERING OR PUMPING PROCESS IS TURBID OR CONTAINS SEDIMENT LADEN WATER, IT MUST BE TREATED THROUGH THE USE OF A SEDIMENT CONTROL (TRAPS, VEGETATIVE FILTER STRIPS, FLOCCULANTS OR OTHER SEDIMENT REDUCING MEASURES) SUCH THAT DISCHARGE DOES NOT VISIBLY CONTAIN MORE TURBIDITY THAN THE RECEIVING WATER.
4. WHEN POSSIBLE, USE WELL VEGETATED (EG. GRASSY OR WOODED) UPLAND AREAS ON THE SITE TO INFILTRATE DEWATERING WATERS BEFORE DISCHARGED OFF SITE.
5. DISCHARGE DIRECTLY INTO A SURFACE WATER OR WETLAND IS NOT PERMITTED. RECEIVING WATERS CANNOT BE USED AS PART OF THE TREATMENT AREA.
6. ALL CONSTRUCTION DEWATERING SHALL BE DISCHARGED TO AN APPROVED LOCATION FOR TREATMENT PRIOR TO DISCHARGE TO THE RECEIVING WATER. THE DEWATERING PLAN SHALL BE DEVELOPED AND SUBMITTED TO THE ENGINEER FOR REVIEW IN ACCORDANCE WITH MNDOT SPEC. 1717.2E.
7. CONDITIONS OF THE SITE MAY REQUIRE A PERMIT TO BE OBTAINED FROM THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES FOR WATER APPROPRIATIONS. THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS FOR DEWATERING.
8. THE DISCHARGE POINT OF DEWATERING WATERS SHOULD BE VISUALLY INSPECTED AND PHOTOGRAPHED AT THE BEGINNING OF OPERATION AND AT LEAST ONCE EVERY 24 HOURS OF OPERATION TO ENSURE EXCESS TURBIDITY IS NOT BEING RELEASED TO THE RECEIVING WATERS.
9. IF NUISANCE CONDITIONS RESULT FROM THE DISCHARGE, PERMITTEES MUST CEASE DEWATERING IMMEDIATELY AND CORRECTIVE ACTIONS MUST OCCUR BEFORE DEWATERING IS RESUMED. NUISANCE CONDITIONS INCLUDES, BUT IS NOT LIMITED TO, A SEDIMENT PLUME IN THE DISCHARGE OR THE DISCHARGE APPEARS CLOUDY, OR OPAQUE, OR HAS A VISIBLE CONTRAST, OR HAS A VISIBLE OIL FILM, OR HAS AQUATIC HABITAT DEGRADATION THAT CAN BE IDENTIFIED BY AN OBSERVER.

## INSPECTIONS AND MAINTENANCE (11.1)

1. THE CONTRACTOR SHALL IDENTIFY A CERTIFIED EROSION AND SEDIMENT CONTROL SUPERVISOR TO CONDUCT INSPECTIONS FOR THE PROJECT.
2. THE CONSTRUCTION SITE SHALL BE OBSERVED AT LEAST ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS AND 7 DAYS AFTER THAT. PER SECTION 11.11 THE INSPECTION CAN BE ADJUSTED AS FOLLOWS:
  - AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE A MONTH
  - SITES WITH PERMANENT COVER AND NO CONSTRUCTION ACTIVITY CAN BE REDUCED TO ONCE A MONTH
  - WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTION MAY BE SUSPENDED AND RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING
3. WHEN SEDIMENT IS OBSERVED UP TO APPROXIMATELY ONE-THIRD OF THE HEIGHT OF SILT FENCE, SEDIMENT SHALL BE REMOVED. SILT FENCE WILL BE REPLACED, OR SUPPLEMENTED IF IT BECOMES NON-FUNCTIONAL.
4. THE CITY OF LINO LAKES IS RESPONSIBLE TO MAINTAIN PERMANENT BMP'S.
5. DURING EACH INSPECTION THE FOLLOWING SHALL BE OBSERVED:
  - ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND POLLUTION PREVENTION MEASURES.
  - SURFACE WATERS - INCLUDING DITCHES AND CONVEYANCE SYSTEMS NEED TO BE OBSERVED FOR EROSION AND SEDIMENT.
  - CONSTRUCTION SITE VEHICLE EXIT LOCATIONS FOR EVIDENCE OF TRACKING ONTO PAVED SURFACES.
  - INSPECT SURROUNDING PROPERTIES FOR EVIDENCE OF OFF SITE SEDIMENT ACCUMULATION.
  - INFILTRATION AREAS FOR SIGNS OF SEDIMENT DEPOSITION AND COMPACTION (TO ENSURE THAT EQUIPMENT IS NOT BEING DRIVEN ACROSS THE AREA).
7. RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES IN WRITING WITHIN 24 HOURS. SUBMIT INSPECTION REPORTS IN A FORMAT THAT IS ACCEPTABLE TO THE PROJECT ENGINEER. INCLUDE THE FOLLOWING IN THE RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY:
  - DATE AND TIME OF INSPECTIONS
  - NAME OF PERSONS CONDUCTING INSPECTIONS
  - FINDINGS OF INSPECTIONS WITH PHOTOGRAPHS AND RECOMMENDATIONS FOR CORRECTIVE ACTIONS
  - CORRECTIVE ACTIONS TAKEN, INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES
  - DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 0.5 INCH IN 24 HOURS
  - DOCUMENT AND DISCHARGES, DEWATERING OPERATIONS AND NUISANCE CONDITIONS WITH PHOTOGRAPHS.
  - DOCUMENTS AND CHANGES MADE TO THE SWPPP
8. REPLACE, REPAIR OR SUPPLEMENT ALL NONFUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY FOLLOWING DISCOVERY UNLESS LISTED DIFFERENTLY BELOW:
  - A. REPAIR, REPLACE, OR SUPPLEMENT PERIMETER CONTROL DEVICES WHEN IT BECOMES NONFUNCTIONAL OR SEDIMENT REACHES 1/2 THE HEIGHT OF THE DEVICE. COMPLETE REPAIRS BY THE END OF THE NEXT BUSINESS DAY FOLLOWING DISCOVERY.
  - B. REPAIR OR REPLACE INLET PROTECTION DEVICES WHEN THEY BECOME NONFUNCTIONAL OR SEDIMENT REACHES 1/2 THE HEIGHT AND/OR DEPTH OF THE DEVICE.
  - C. DRAIN AND REMOVE SEDIMENT FROM TEMPORARY AND PERMANENT SEDIMENT BASINS ONCE THE SEDIMENT HAS REACHED 1/2 THE STORAGE VOLUME. COMPLETE WORK WITHIN 72 HOURS OF DISCOVERY.
  - D. REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS. RESTABILIZE ANY AREAS THAT ARE DISTURBED BY SEDIMENT REMOVAL OPERATIONS. SEDIMENT REMOVAL AND STABILIZATION MUST BE COMPLETED WITHIN 7 DAYS OF DISCOVERY. PREPARE AND SUBMIT A SITE MANAGEMENT PLAN FOR WORKING IN SURFACE WATERS. CONTACT ALL APPROPRIATE AUTHORITIES PRIOR TO WORKING IN SURFACE WATERS.
  - E. REMOVE TRACKED SEDIMENT FROM PAVED SURFACES BOTH ON AND OFF SITE WITHIN 24 HOURS OF DISCOVERY. STREET SWEEPING MAY HAVE TO OCCUR MORE OFTEN TO MINIMIZE OFF SITE IMPACTS. LIGHTLY WET THE PAVEMENT PRIOR TO SWEEPING.
  - F. MAINTAIN ALL BMPS UNTIL WORK HAS BEEN COMPLETED. SITE HAS GONE UNDER FINAL STABILIZATION, AND THE NOTICE OF TERMINATION (NOT) HAS BEEN SUBMITTED TO THE MPCA.

## POLLUTION PREVENTION MANAGEMENT MEASURES (12.1)

ALL WORK NECESSARY TO PROVIDE PROPER POLLUTION PREVENTION MEASURES SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

1. COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, AND OTHER WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
2. CONSTRUCTION MATERIALS NEED TO BE COVERED TO MINIMIZE STORMWATER INTERACTION UNLESS MATERIAL IS NOT A POTENTIAL SOURCE OF STORMWATER CONTAMINATION.
3. OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGES. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
4. EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES IS NOT ALLOWED ON SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ON SITE.
5. ALL LIQUID AND SOLID WASTE GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER THE GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTE MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

SEE FOLLOWING SHEET FOR CONTINUED SWPPP NOTES

**PIIONEER**engineering

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I hereby certify that this plan 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

Name

Reg. No.

Date

Paul J. Chernie

19860

02-09-2026

Revisions

Date

02-09-2026

Designed PIC

Drawn NJK/JLT

STORMWATER POLLUTION  
PREVENTION PLAN

TYME PROPERTIES  
3435 LABORE ROAD SUITE 150  
VADNAIS HEIGHTS, MN 55110

OTTER CROSSING SOUTH  
LINO LAKES, MINNESOTA

S1 OF S5

02-ENG-119015-SHEET-SWPPP

- ANY SPILLS OF HAZARDOUS MATERIALS AND/OR A MINIMUM OF 5-GALLONS PETROLEUM SHALL BE IMMEDIATELY REPORTED TO THE MPCA (STATE DUTY OFFICER: 1.800.422.0798 OR 651.297.8610). ANY SPILLS ABOVE THE REPORTABLE QUANTITIES LIMITS IN THE CODE OF FEDERAL REGULATIONS (CFR) TITLE 40, PART 302 SHALL BE REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1.800.424.8802). IN ORDER TO REDUCE THE RISK OF HAZARDOUS MATERIALS COMING INTO CONTACT WITH STORM WATER, THE FOLLOWING PRACTICES WILL BE FOLLOWED: A) AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCTS REQUIRED TO DO THE WORK, B) ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND IF POSSIBLE, UNDER COVER, C) PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL UNLESS THE ORIGINAL CONTAINER CANNOT BE RESEALED, IN WHICH CASE THE ORIGINAL LABEL AND MATERIALS SAFETY DATA SHALL BE RETAINED, D) SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER, E) WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED BEFORE DISPOSING OF THE CONTAINER, F) THE MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED, AND G) THE OPERATOR WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON SITE. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
- ALL SANITARY WASTE WILL BE COLLECTED BY TEMPORARY SANITARY FACILITIES PROVIDED AT THE SITE BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION PROJECT. ALL CONSTRUCTION PERSONNEL SHALL UTILIZE TEMPORARY SANITARY FACILITIES, WHICH SHALL BE REGULARLY SERVED BY A COMMERCIAL OPERATOR. TEMPORARY SANITARY FACILITIES SHALL BE PLACED IN A LOCATION WHERE ACCIDENTAL SPILLAGE OF THE FACILITY SHALL NOT DISCHARGE TO THE STORM SEWER SYSTEM.

**TEMPORARY SEDIMENTATION BASINS (14.2)**

- TEMPORARY SEDIMENTATION BASINS ARE REQUIRED WHERE 10 OR MORE ACRES DRAIN TO A COMMON LOCATION TO PROVIDE TREATMENT OF THE RUNOFF BEFORE IT LEAVES THE CONSTRUCTION SITE OR ENTERS SURFACE WATERS. WHEN A CONSTRUCTION SITE DISCHARGES TO AN IMPAIRED WATER BODY, TEMPORARY SEDIMENTATION BASINS ARE REQUIRED WHERE 5 OR MORE ACRES DRAIN TO A COMMON LOCATION. TEMPORARY SEDIMENTATION BASINS CAN BE CONVERTED TO PERMANENT BASINS AFTER CONSTRUCTION IS COMPLETE.
- THE TEMPORARY BASIN MUST PROVIDE LIVE STORAGE FOR A CALCULATED VOLUME OF RUNOFF FROM A TWO (2)-YEAR, 24-HOUR STORM FROM EACH ACRE DRAINED TO THE BASIN OR 1,800 CUBIC FEET OF LIVE STORAGE PER ACRE DRAINED, WHICHEVER IS GREATER. WHERE PERMITTEES HAVE NOT CALCULATED THE TWO (2)-YEAR, 24-HOUR STORM RUNOFF AMOUNT, THE TEMPORARY BASIN MUST PROVIDE 3,600 CUBIC FEET OF LIVE STORAGE PER ACRE OF THE BASINS DRAINAGE AREA.
- PERMITTEES MUST DESIGN THE OUTLET STRUCTURE TO WITHDRAW WATER FROM THE SURFACE TO MINIMIZE THE DISCHARGE OF POLLUTANTS. PERMITTEES MAY TEMPORARILY SUSPEND THE USE OF A SURFACE WITHDRAWAL MECHANISM DURING FROZEN CONDITIONS. THE BASIN MUST INCLUDE A STABILIZED EMERGENCY OVERFLOW TO PREVENT FAILURE OF POND INTEGRITY. PROVIDE ENERGY DISSIPATION FOR THE BASIN OUTLET WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.
- WHERE A TEMPORARY SEDIMENT BASIN MEETING THE REQUIREMENTS OF THE ABOVE IS INFEASIBLE, PERMITTEES MUST INSTALL EFFECTIVE SEDIMENT CONTROLS SUCH AS SMALLER SEDIMENT BASINS AND/OR SEDIMENT TRAPS, SILT FENCES, VEGETATIVE BUFFER STRIPS OR ANY APPROPRIATE COMBINATION OF MEASURES AS DICTATED BY INDIVIDUAL SITE CONDITIONS. IN DETERMINING WHETHER INSTALLING A SEDIMENT BASIN IS INFEASIBLE, PERMITTEES MUST CONSIDER PUBLIC SAFETY AND MAY CONSIDER FACTORS SUCH AS SITE SOILS, SLOPE, AND AVAILABLE AREA ON-SITE. PERMITTEES MUST DOCUMENT THIS DETERMINATION OF INFEASIBILITY IN THE SWPPP.

**FINAL STABILIZATION (4.1)**

- ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE CONSTRUCTION PLANS. METHODS TO ACHIEVE FINAL STABILIZATION INCLUDE: SEED WITH MULCH OR EROSION CONTROL BLANKET AND SOD.
- ALL AREAS SEEDED BY MEANS OF BROADCAST SEEDING SHALL BE HAND RAKED TO INCORPORATE THE SEEDS INTO THE TOPSOIL.
- EROSION CONTROL BLANKETS SHALL BE PLACED IN THE DITCH BOTTOM WITHIN 24 HOURS AFTER FINE GRADING. BIOROLLS SHALL BE PLACED IN CONJUNCTION WITH THE BLANKET IN THE DITCH BOTTOMS. THE BIOROLLS ARE INTENDED TO SERVE AS PERMANENT DITCH CHECKS.
- THE PERMITTEE WILL SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION SHALL CONSIST OF A UNIFORM PERENNIAL VEGETATIVE COVER OF AT LEAST 70 PERCENT OF THE EXPECTED FINAL VEGETATIVE GROWTH DENSITY OR OTHER PERMANENT COVER HAS BEEN ESTABLISHED OVER THE ENTIRE PERVIOUS SURFACES.
- PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADEMENT PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.

**PERMIT TERMINATION CONDITIONS (13.1)**

- PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOTICE OF TERMINATION (NOT). VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
- FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE LOT IS SOLD TO THE HOMEOWNER, STRUCTURES ARE FINISHED, AND PERMANENT COVER HAS BEEN ESTABLISHED. FOR LOTS THAT ARE SOLD TO THE HOMEOWNER WHERE PERMANENT COVER HAS NOT BEEN ESTABLISHED, COVERAGE TERMINATES IF TEMPORARY EROSION PREVENTION AND DOWNGRADEMENT PERIMETER CONTROL IS PROPERLY INSTALLED, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.
- WHEN SUBMITTING THE NOT PERMITTEES MUST INCLUDE EITHER GROUND OR AERIAL PHOTOGRAPHS SHOWING THE REQUIREMENTS OF 13.2 HAVE BEEN MET. PERMITTEES ARE NOT REQUIRED TO TAKE PHOTOGRAPHS OF EVERY DISTINCT PART OF THE SITE, HOWEVER THE CONDITIONS PORTRAYED MUST BE SUBSTANTIALLY SIMILAR TO THOSE AREAS THAT ARE NOT PHOTOGRAPHED. PHOTOGRAPHS MUST BE CLEAR AND IN FOCUS AND MUST INCLUDE THE DATE THE PHOTO WAS TAKEN.

**RECORDS RETENTION (5.1&6.1)**

- RECORDS MUST BE KEPT ON SITE IN A PHYSICAL OR ELECTRONIC FORMAT DURING NORMAL WORKING HOURS WITH PERSONNEL WHO HAVE OPERATIONAL CONTROL OVER THE APPLICABLE PORTION OF THE SITE. THESE RECORDS MUST INCLUDE:
  - COPY OF THE SWPPP AND AMENDMENTS
  - TRAINING DOCUMENTATION
  - INSPECTION AND MAINTENANCE RECORDS
- THIS SWPPP WILL BE AMENDED AS NEEDED AND/OR AS REQUIRED BY PROVISIONS OF THE PERMIT. ANY CHANGES TO THE SWPPP SHALL BE NOTED BELOW AND ON THE APPLICABLE PLAN SHEETS. ANY AMENDMENTS TO THE SWPPP MUST BE INCORPORATED WITHIN 7 DAYS TO INCLUDE ADDITIONAL OR MODIFIED BMPS.
- THE CONTRACTOR WILL RECORD CHANGES TO THE SWPPP AND MAINTAIN DOCUMENTATION OF THESE CHANGES ON SITE AT ALL TIMES. A SUMMARY MAINTENANCE/CONSTRUCTION OBSERVATION REPORT WILL BE RECORDED AFTER EACH SITE INSPECTION/OBSERVATION.
- THE CONTRACTOR WILL BE RESPONSIBLE TO MAINTAIN AND REPAIR THE EROSION AND SEDIMENT CONTROL BMP'S UNTIL FINAL STABILIZATION IS COMPLETE AND A NOTICE OF TERMINATION (NOT) IS SUBMITTED.

ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY
CONSTRUCTION LIMIT STAKING	LF	X
ROCK CONSTRUCTION ENTRANCE	EA	1
ROCK CONSTRUCTION ENTRANCE MAINTENANCE	EA	1
EROSION CONTROL FENCE	LF	XXXX
MAINTENANCE OF PERIMETER EROSION CONTROL	YR	1
BIOROLL DITCH CHECK	EA	XXX
STREET SWEEPING AND VACUUMING	YR	1
STORM DRAIN INLET PROTECTION	EA	XX
TEMPORARY SEED AND MULCH	AC	X.X
PERMANENT SEED AND MULCH	AC	X.X
MAINTAIN SEED AND MULCH	AC	X.X
EROSION CONTROL BLANKET (MNDOT CAT. 20)	SY	XXX
VEHICLE AND EQUIPMENT CLEANING	LS	1
VEHICLE AND EQUIPMENT FUELING	LS	1
VEHICLE AND EQUIPMENT MAINTENANCE	LS	1
SPILL PREVENTION AND CONTROL	LS	1
ROCK BERM EROSION CONTROL	LS	1
RIP RAP ENERGY DISSIPATOR	CY	X.X
INDIVIDUAL LOT HOME CONSTRUCTION EROSION CONTROL	EA	XX

AMENDMENT	BY	DATE



2422 Enterprise Drive  
Mendota Heights, MN 55120  
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I hereby certify that this plan 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.

Name: Paul J. Cherm  
Reg. No.: 19860 Date: 02-09-2026

Revisions

Date: 02-09-2026  
Designed: PJC  
Drawn: NJK/JLT

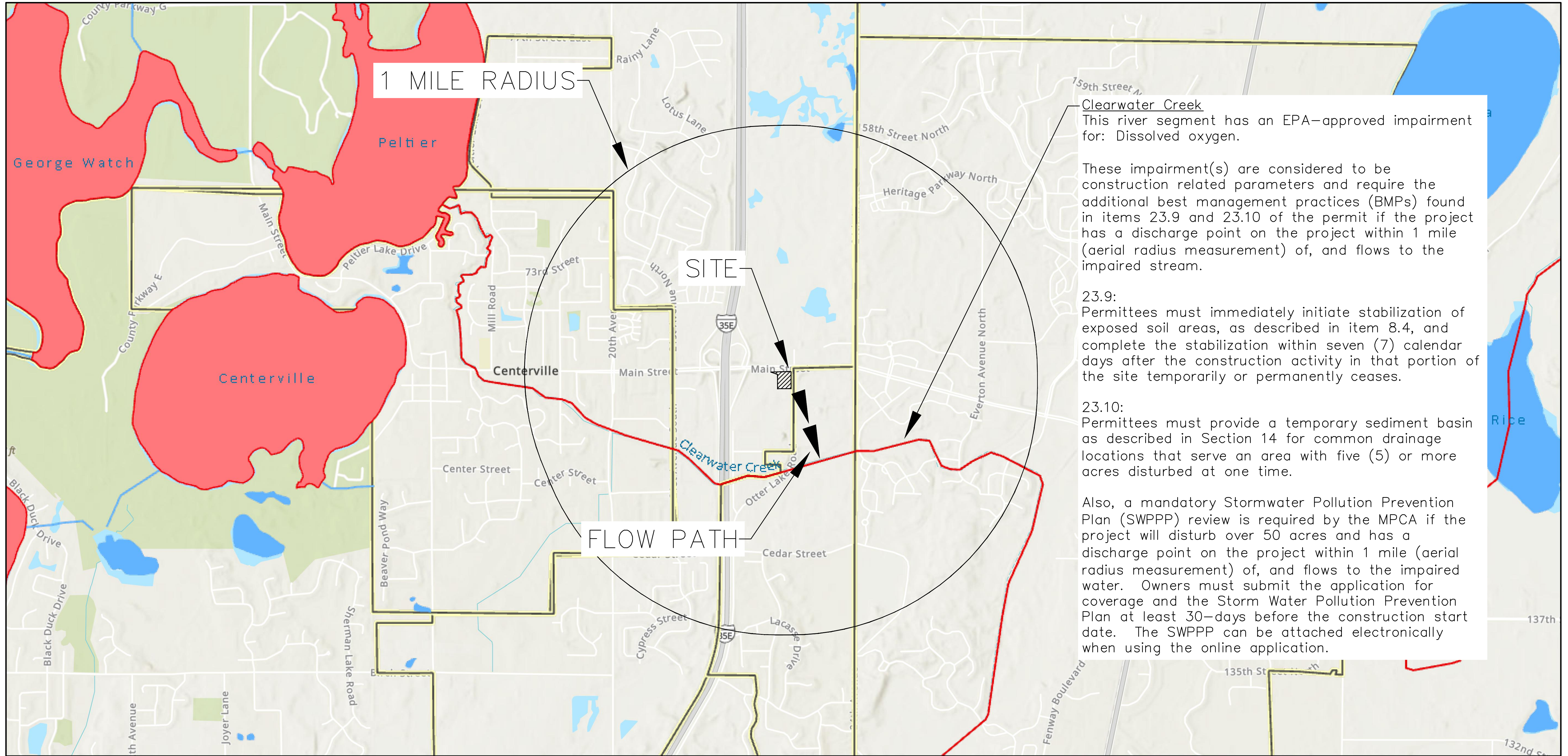
**STORMWATER POLLUTION PREVENTION PLAN**

**TYME PROPERTIES**  
3435 LABORE ROAD SUITE 150  
VADNAIS HEIGHTS, MN 55110

**OTTER CROSSING SOUTH**  
LINO LAKES, MINNESOTA

S2 OF S5

# MPCA's Construction Stormwater Special Waters Search



**Clearwater Creek**  
This river segment has an EPA-approved impairment for: Dissolved oxygen.

These impairment(s) are considered to be construction related parameters and require the additional best management practices (BMPs) found in items 23.9 and 23.10 of the permit if the project has a discharge point on the project within 1 mile (aerial radius measurement) of, and flows to the impaired stream.

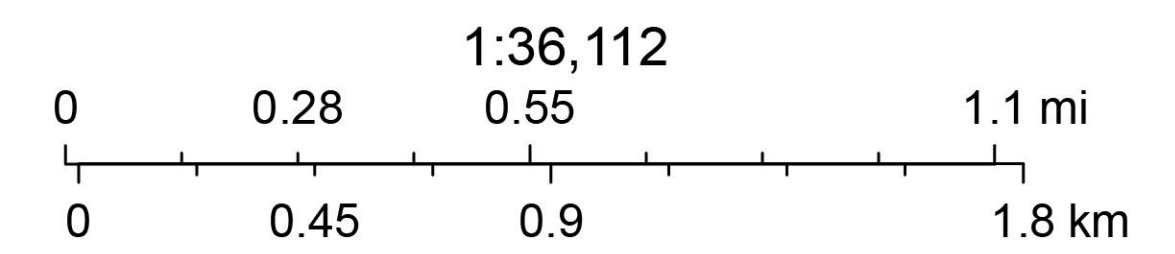
**23.9:**  
Permittees must immediately initiate stabilization of exposed soil areas, as described in item 8.4, and complete the stabilization within seven (7) calendar days after the construction activity in that portion of the site temporarily or permanently ceases.

**23.10:**  
Permittees must provide a temporary sediment basin as described in Section 14 for common drainage locations that serve an area with five (5) or more acres disturbed at one time.

Also, a mandatory Stormwater Pollution Prevention Plan (SWPPP) review is required by the MPCA if the project will disturb over 50 acres and has a discharge point on the project within 1 mile (aerial radius measurement) of, and flows to the impaired water. Owners must submit the application for coverage and the Storm Water Pollution Prevention Plan at least 30-days before the construction start date. The SWPPP can be attached electronically when using the online application.

2/2/2026, 12:42:43 PM

- Waterbody Units - Lakes (1)
- Waterbody Units - Streams (1)
- Impaired Lakes with additional construction requirements
- Impaired Streams with additional construction requirements
- MS4 - MNDOT
- MS4 - County
- MS4 - Watershed District
- MS4 - City or Township

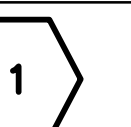

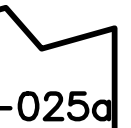


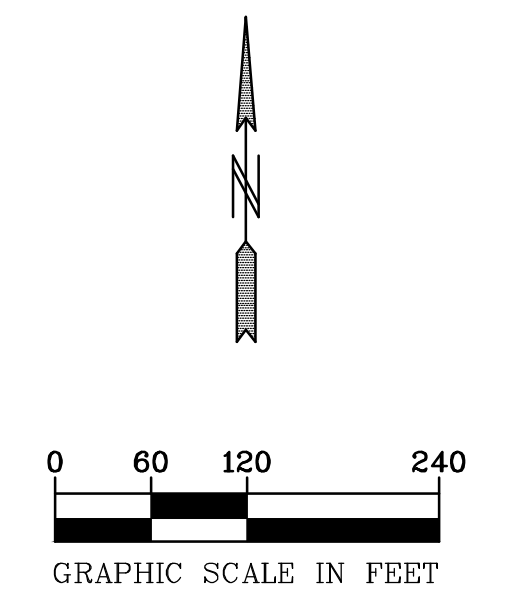
Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Minnesota Pollution Control Agency  
Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, Metropolitan Council, MetroGIS, MN Dept Natural Resources, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | MPCA; US Census Bureau; MNDOT; | MDH |



**BENCH MARK**  
 TOP NUT HYDRANT IN N.W. QUAD. OF  
 OTTER LAKE ROAD & PRIVATE DRIVE  
 370 FT. NORTH OF MAIN STREET  
 EL=920.47 NVGD88(DATUM)

- LEGEND**
-  SUBCATCHMENT
  -  POND
  -  LINK



**BENCH MARK**  
 TOP NUT HYDRANT IN N.W. QUAD. OF  
 OTTER LAKE ROAD & PRIVATE DRIVE  
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 EL=920.47 NVGD88(DATUM)  
 02-ENG-119015-SHEET-HYDR-EXIS

**PIONEER engineering**  
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com

I hereby certify that this plan 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.  
 Name: *Paul J. Cherm*  
 Paul J. Cherm  
 Reg. No. 19860 Date 02-09-2026

Revisions  
 Date 02-09-2026  
 Designed PIC  
 Drawn NJK/JLT

**EXISTING HYDROLOGY**

**TYME PROPERTIES**  
 3435 LABORE ROAD SUITE 150  
 VADNAIS HEIGHTS, MN 55110




**OTTER CROSSING SOUTH**  
 LINO LAKES, MINNESOTA

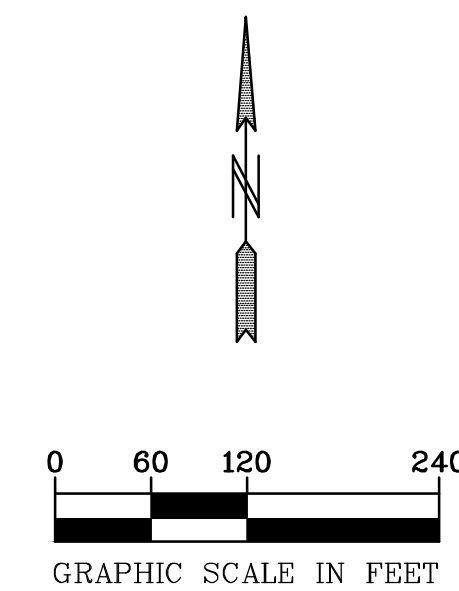
S4 OF S5



**BENCH MARK**  
 TOP NUT HYDRANT IN N.W. QUAD. OF  
 OTTER LAKE ROAD & PRIVATE DRIVE  
 370 FT. NORTH OF MAIN STREET  
 EL=920.47 NVGD88(DATUM)

**LEGEND**

-  SUBCATCHMENT
-  POND
-  LINK



**BENCH MARK**  
 TOP NUT HYDRANT IN N.W. QUAD. OF  
 OTTER LAKE ROAD & PRIVATE DRIVE  
 370 FT. NORTH OF MAIN STREET  
 EL=920.47 NVGD88(DATUM)  
 02-ENG-119015-SHEET-HYDR-PROP

**PIONEER**engineering

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Revisions

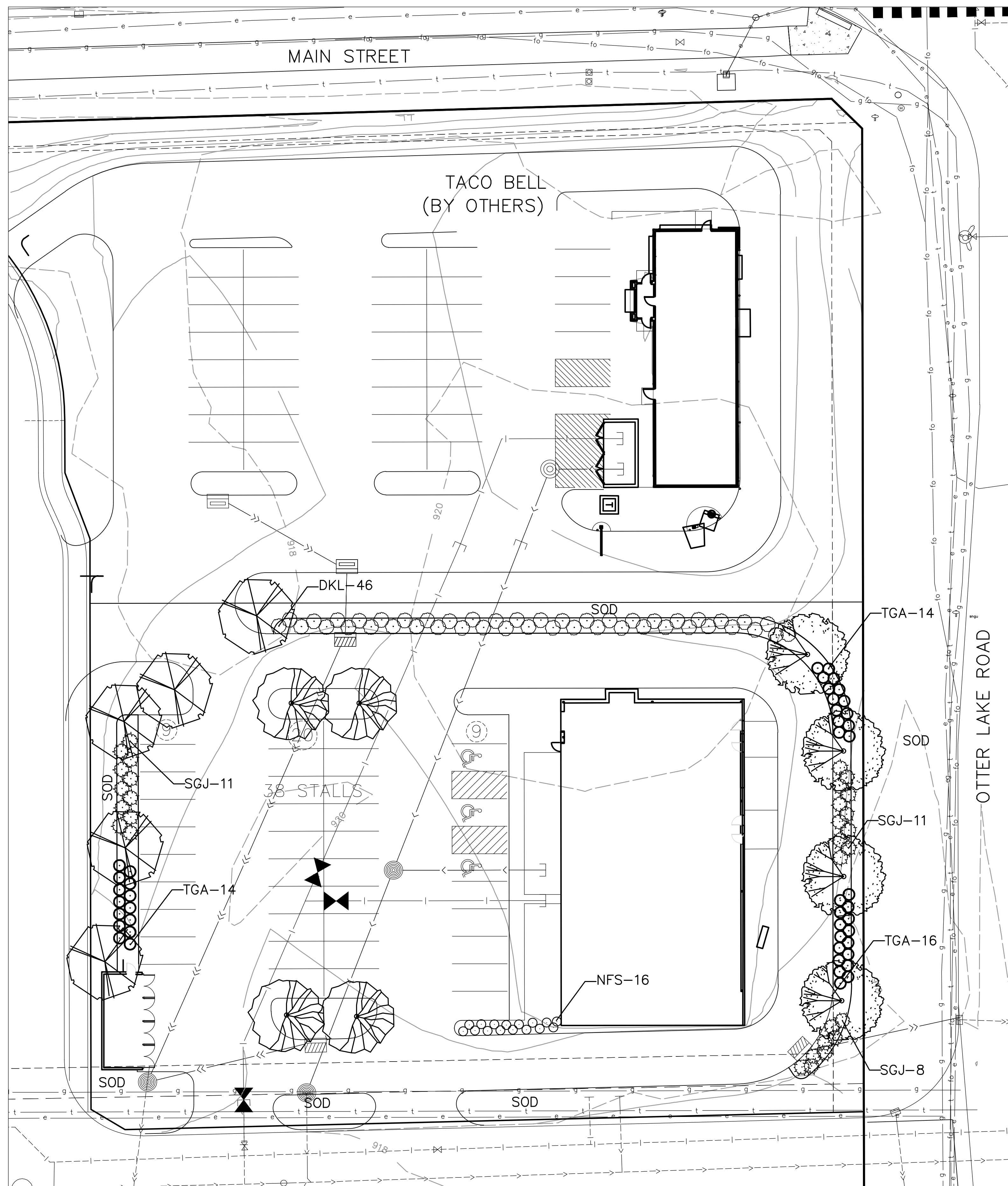
Date 02-09-2026  
 Designed PIC  
 Drawn NJK/JLT

**PROPOSED HYDROLOGY**

**TYME PROPERTIES**  
 3435 LABORE ROAD SUITE 150  
 VADNAIS HEIGHTS, MN 55110

**OTTER CROSSING SOUTH**  
 LINO LAKES, MINNESOTA

S5 OF S5



**PLANTING SCHEDULE**

KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QUANTITY
<b>OVERSTORY TREES</b>			
	THORNLESS HONEYLOCUST/GLEDITSIA TRIACANTHOS VAR INEMIS	2.5" B&B	5
	NORTHWOOD MAPLE/ACER RUBRUM 'NORTHWOOD'	2.5" B&B	4
	SENTRY LINDEN/TILIA AMERICANA 'SENTRY'	2.5" B&B	4
<b>SHRUBS</b>			
NFS	NEON FLASH SPIREA/SPIRAEA X BUMALDA 'NEON FLASH'	#3 POT	16
DKL	DWARF KOREAN LILAC/SYRINGA MEYERI 'PALABIN'	#3 POT	46
SGJ	SEA GREEN JUNIPER/JUNIPERUS CHINENSIS 'SEA GREEN'	#3 POT	30
TGA	TECHNY GLOBE ARBORVITAE/THUJA OCCIDENTALIS 'TECHNY GLOBE'	#3 POT	44

**CITY LANDSCAPE REQUIREMENTS**

40% OF VEHICULAR HARDSCAPE COVERAGE WITH CANOPY

VEHICULAR HARDSCAPE: 22,950 SQ FT  
40% REQUIREMENT=9,180 SQ FT

ASSIGNED CANOPY COVER VALUE:  
OVERSTORY TREE IN ISLANDS: 950 SF  
OVERSTORY TREES WITHIN 7' OF PARKING LOT: 600'

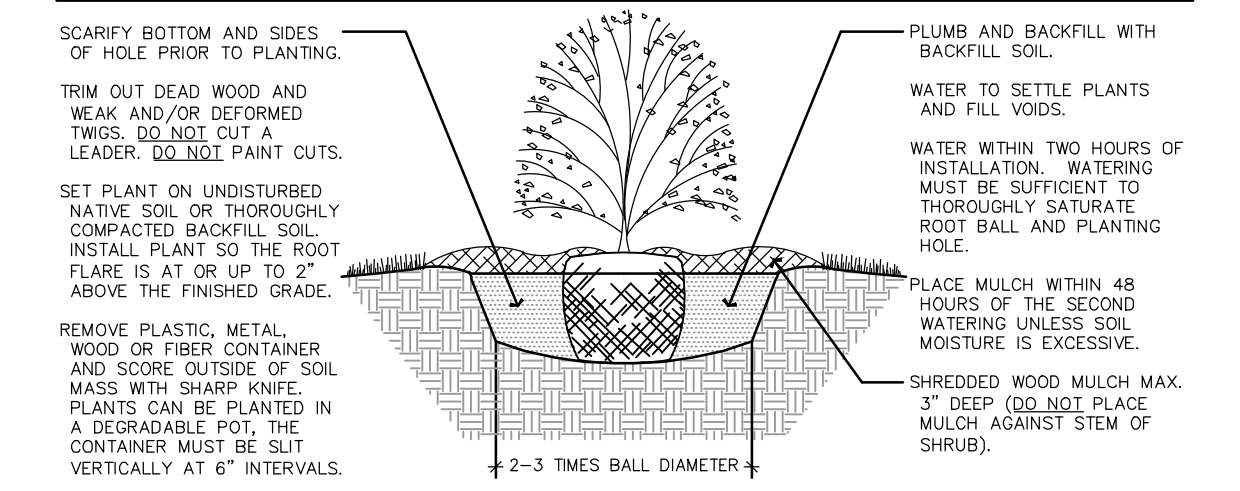
11 OVERSTORY TREES PROPOSED: 9,200 SF  
4 ISLAND TREES: 3,800 SF  
9 TREES WITHIN 7' OF PARKING LOT: 5,400 SF

LANDSCAPE SCREENING BETWEEN PARKING LOT AND RIGHT OF WAY. CREATE A CONTINUOUS SCREEN AT A HEIGHT OF 30". DOUBLE ROW OF PLANTS WITH TRIANGULATED SPACING.

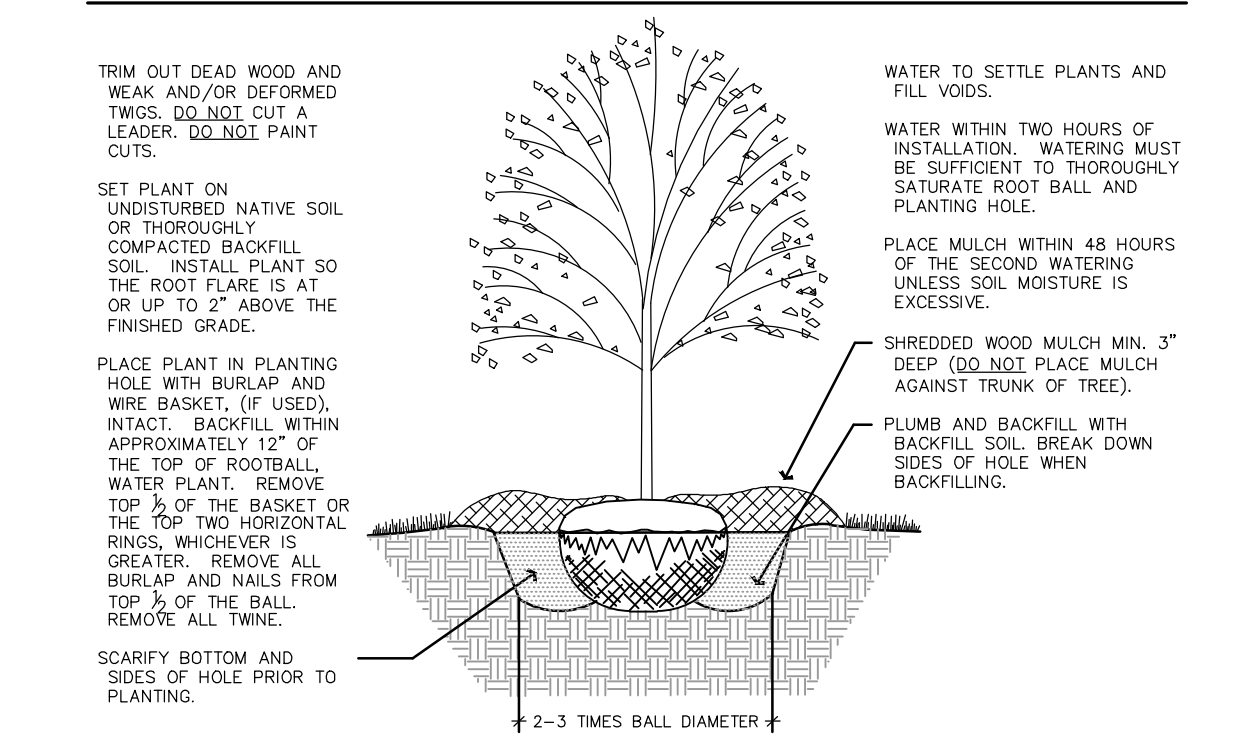
**NOTES:**

1. PLANTING BEDS THAT ABUT SOD SHALL BE EDGED WITH STEEL EDGER
2. PLANTING BEDS TO BE MULCHED WITH 1.25-1.5" RIVER ROCK TO A DEPTH OF 3"
3. RIVER ROCK LAID OVER FIBER MAT WEED BARRIER
4. SODDED AREAS AS NOTED ON PLAN TO BE IRRIGATED.
5. SOD USED BETWEEN PLANTING BEDS AND ADJACENT STREET CURBS.
6. IRRIGATION DESIGNED BY OTHERS.

**SHRUB PLANTING DETAIL**



**DECIDUOUS TREE PLANTING DETAIL**



**LANDSCAPE NOTES**

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH Gopher State One Call 1-800-252-1166 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- GRADING TO BE PERFORMED BY OTHERS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERMEN-AMERICAN STANDARD FOR NURSERY STOCK.
- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STABILITY TO A WIND SPEED OF 60 M.P.H.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED WHERE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

# Otter Crossing South Lino Lakes, MN Wetland Permit Application

Prepared for:  
Tyme Properties  
3435 LABORE ROAD, SUITE 150  
VADNAIS HEIGHTS, MN 55110

February 6, 2026



MIDWEST NATURAL RESOURCES, INC.  
1032 West 7th Street, Suite 150  
St. Paul, Minnesota 55102



## PART ONE: Applicant Information

If applicant is an entity (company, government entity, partnership, etc.), an authorized contact person must be identified. If the applicant is using an agent (consultant, lawyer, or other third party) and has authorized them to act on their behalf, the agent's contact information must also be provided.

**Applicant/Landowner Name:** Tyme Properties, LLC., Contact: Paul Schreier

**Mailing Address:** 3435 Labore Rd., Suite 150, Vadnais Heights, MN 55110

**Phone:** 651-330-2403

**E-mail Address:** [paul@tymeproperties.com](mailto:paul@tymeproperties.com)

**Authorized Contact (do not complete if same as above):**

**Mailing Address:**

**Phone:**

**E-mail Address:**

**Agent Name:** Ken Arndt, Midwest Natural Resources, Inc.

**Mailing Address:** 1032 W. 7<sup>th</sup> St. Suite 150, St. Paul, MN 55102

**Phone:** 651-788-0641

**E-mail Address:** [ken.arndt@mnrinc.us](mailto:ken.arndt@mnrinc.us)

## PART TWO: Site Location Information

**County:** Anoka

**City/Township:** Lino Lakes

**Parcel ID and/or Address:** County PIN: 243122130005 & 243122130006

**Legal Description (Section, Township, Range):** Sec. 24, T31N, R22W

**Lat/Long (decimal degrees):**

**Attach a map showing the location of the site in relation to local streets, roads, highways.**

(See Figure 1 of attached Wetland Permit Application)

**Approximate size of site (acres) or if a linear project, length (feet):** 28 acres

## PART THREE: General Project/Site Information

If this application is related to a delineation approval, exemption determination, jurisdictional determination, or other correspondence submitted **prior to** this application then describe that here and provide the Corps of Engineers project number.

MN Wetland Conservation Act Notice of Decision by Rice Creek Watershed District dated Jan. 18<sup>th</sup>, 2023 (delineation)

Approved Jurisdictional Determination acknowledgement letter (MVP-2007-04199-RLG) by U.S. Army Corps of Engineers dated February 6, 2026

Describe the project that is being proposed, the project purpose and need, and schedule for implementation and completion. The project description must fully describe the nature and scope of the proposed activity including a description of all project elements that effect aquatic resources (wetland, lake, tributary, etc.) and must also include plans and cross section or profile drawings showing the location, character, and dimensions of all proposed activities and aquatic resource impacts.

The Otter Crossing South project is a commercial development with a public street that will accommodate a freestanding, quick serve restaurant operation and a multi-tenant retail building in the northeast corner of the site. The project will also establish two lots to accommodate future retail users south of the existing Aldi store. See **Attachment C** for a more detailed description of the project.

## PART FOUR: Aquatic Resource Impact<sup>1</sup> Summary

If your proposed project involves a direct or indirect impact to an aquatic resource (wetland, lake, tributary, etc.) identify each impact in the table below. Include all anticipated impacts, including those expected to be temporary. Attach an overhead view map, aerial photo, and/or drawing showing all of the aquatic resources in the project area and the location(s) of the proposed impacts. Label each aquatic resource on the map with a reference number or letter and identify the impacts in the following table.

Aquatic Resource ID	Aquatic Resource Type (wetland, lake, tributary etc.)	Type of Impact (fill, excavate, drain, or remove vegetation)	Duration of Impact Permanent (P) or Temporary (T) <sup>1</sup>	Size of Impact <sup>2</sup>	Overall Size of Aquatic Resource <sup>3</sup>	Existing Plant Community Type(s) in Impact Area <sup>4</sup>	County, Major Watershed #, and Bank Service Area # of Impact Area <sup>5</sup>
Wetland 1	wetland	fill	P	3,910 sq. ft. (0.0898 ac.)	N/A	Type 1 Seasonally Flooded Basin	Anoka, 20, 7
Wetland 2	wetland	fill	P	3,570 sq. ft. (0.0820 ac.)	N/A	Type 1 Seasonally Flooded Basin	Anoka, 20, 7
Wetland 4	wetland	fill	P	5,060 sq. ft. (0.1162 ac.)	N/A	Type 3 Shallow Marsh	Anoka, 20, 7

<sup>1</sup>If impacts are temporary; enter the duration of the impacts in days next to the "T". For example, a project with a temporary access fill that would be removed after 220 days would be entered "T (220)".

<sup>2</sup>Impacts less than 0.01 acre should be reported in square feet. Impacts 0.01 acre or greater should be reported as acres and rounded to the nearest 0.01 acre. Tributary impacts must be reported in linear feet of impact and an area of impact by indicating first the linear feet of impact along the flowline of the stream followed by the area impact in parentheses). For example, a project that impacts 50 feet of a stream that is 6 feet wide would be reported as 50 ft (300 square feet).

<sup>3</sup>This is generally only applicable if you are applying for a de minimis exemption under MN Rules 8420.0420 Subp. 8, otherwise enter "N/A".

<sup>4</sup>Use *Wetland Plants and Plant Community Types of Minnesota and Wisconsin* 3<sup>rd</sup> Ed. as modified in MN Rules 8420.0405 Subp. 2.

<sup>5</sup>Refer to Major Watershed and Bank Service Area maps in MN Rules 8420.0522 Subp. 7.

If any of the above identified impacts have already occurred, identify which impacts they are and the circumstances associated with each:

<sup>1</sup> The term "impact" as used in this joint application form is a generic term used for disclosure purposes to identify activities that may require approval from one or more regulatory agencies. For purposes of this form it is not meant to indicate whether or not those activities may require mitigation/replacement.

## PART FIVE: Applicant Signature

Check here if you are requesting a pre-application consultation with the Corps and LGU based on the information you have provided. Regulatory entities will not initiate a formal application review if this box is checked.

By signature below, I attest that the information in this application is complete and accurate. I further attest that I possess the authority to undertake the work described herein.

Signature:  Date: 2/3/2026

I hereby authorize **Ken Arndt** to act on my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this application.

## Attachment A Request for Delineation Review, Wetland Type Determination, or Jurisdictional Determination

By submission of the enclosed wetland delineation report, I am requesting that the U.S. Army Corps of Engineers, St. Paul District (Corps) and/or the Wetland Conservation Act Local Government Unit (LGU) provide me with the following (check all that apply):

- Wetland Type Confirmation**
- Delineation Concurrence.** Concurrence with a delineation is a written notification from the Corps and a decision from the LGU concurring, not concurring, or commenting on the boundaries of the aquatic resources delineated on the property. Delineation concurrences are generally valid for five years unless site conditions change. Under this request alone, the Corps will not address the jurisdictional status of the aquatic resources on the property, only the boundaries of the resources within the review area (including wetlands, tributaries, lakes, etc.).
- Preliminary Jurisdictional Determination.** A preliminary jurisdictional determination (PJD) is a non-binding written indication from the Corps that waters, including wetlands, identified on a parcel may be waters of the United States. For purposes of computation of impacts and compensatory mitigation requirements, a permit decision made on the basis of a PJD will treat all waters and wetlands in the review area as if they are jurisdictional waters of the U.S. PJDs are advisory in nature and may not be appealed.
- Approved Jurisdictional Determination.** An approved jurisdictional determination (AJD) is an official Corps determination that jurisdictional waters of the United States are either present or absent on the property. AJDs can generally be relied upon by the affected party for five years. An AJD may be appealed through the Corps administrative appeal process.

**The applicant is requesting an AJD for Wetlands 1, 2 and 4.**

In order for the Corps and LGU to process your request, the wetland delineation must be prepared in accordance with the 1987 Corps of Engineers Wetland Delineation Manual, any approved Regional Supplements to the 1987 Manual, and the *Guidelines for Submitting Wetland Delineations in Minnesota* (2013).

<http://www.mvp.usace.army.mil/Missions/Regulatory/DelineationJDGuidance.aspx>

## **Attachment C**

# **Avoidance and Minimization and Additional Information**

**Project Purpose, Need, and Requirements.** Clearly state the purpose of your project and need for your project. Also include a description of any specific requirements of the project as they relate to project location, project footprint, water management, and any other applicable requirements. Attach an overhead plan sheet showing all relevant features of the project (buildings, roads, etc.), aquatic resource features (impact areas noted) and construction details (grading plans, storm water management plans, etc.), referencing these as necessary:

Tyme Properties is proposing to continue construction of the Otter Crossing South commercial development located at the southeast corner of I-35E and Main Street (**Figure 1**). This proposed project will include two additional lots in the NE corner of the development along Main Street and Otter Lake Road which will be known as Otter Crossing South 2<sup>nd</sup> Addition. The overall site itself covers approximately 28 acres that consists of land mainly in agricultural row crop production with four wetland areas (**Figure 2**).

The purpose of the project is to provide and construct a commercial development with associated infrastructure that includes grading to accommodate a freestanding, quick serve restaurant operation and a multi-tenant retail building in the Northeast corner of the property along with a public road from Otter Lake Road, site utilities and storm water facilities. The project will also establish two lots to accommodate retail users to the south of the Aldi premises. Construction is expected to begin in 2026 following preliminary/final plat approval and site plan approval from the City of Lino Lakes for the 2<sup>nd</sup> Addition. Existing conditions, concept plan, and preliminary grading plans for the project by Pioneer Engineering, P.A. are included in **Appendices A, B, and C** respectively.

From the 2040 Comp Plan, the City of Lino Lakes has designated the future land use for this part of the City as being zoned for commercial development with its proximity to Interstate 35E and the Main Street area (**Appendix D, Figure 3-2**). The City of Lino Lakes is planning for expanded commercial growth within this part of the City with it being staged from 2018-2025 for City utility expansion of sewer services (**Appendix D, Figure 3-4**). Utility services are currently available for the site from Otter Lake Road.

The need for this project is based on the expanding commercial development in this part of Lino Lakes and the northern part of the Twin Cities region as well as availability to public infrastructure. As residential development has expanded in this part of the metro area in recent years, supporting commercial business expansion has also followed. The expected commercial business growth in this part of Lino Lakes will be met with the Otter Crossing South development.

### **Existing Wetland Resources On-Site**

Wetlands within the subject property were delineated and documented in a report submitted by Midwest Natural Resources, Inc. (MNR) on December 7, 2022. The wetlands were reviewed by the LGU (Rice Creek Watershed District) and the Technical Evaluation Panel with a Notice of Decision for the delineation being issued on January 18, 2023 (**Appendix E**). Four wetlands were delineated within the site and are designated as Wetlands 1-4. The following is a description of Wetlands 1, 2, and 4, the wetlands proposed to be permanently impacted for the project.

Per RCWD Rule F, MnRAM 3.4 Functional Assessments was completed in order to evaluate the functions of Wetlands 1, 2, and the part of Wetland 4 proposed to be impacted, as well as to determine RCWD Wetland Degradation Type. MnRAM results that include the Management Classification Report and Site Response Record for each wetland assessed is included in **Appendix F**. MnRAM results were generated to determine the classifications necessary for being in compliance with RCWD Rules. In particular, the MnRAM results were used to determine RCWD Wetland Degradation Types and RCWD Wetland Replacement Ratios. RCWD Wetland Degradation Types were determined

from Outlet Condition and Vegetative Diversity rankings. Outlet Condition was determined from Question 13 of MnRAM 3.4 (A= High, B= Medium, C= Low).

#### **Wetland 1**

**MnRAM Classification: Manage 3**

**RCWD Wetland Degradation Type (Outlet condition/Veg. Quality) = Moderately Degraded (medium/low)**

Wetland 1 is a depressionnal, farmed Type 1 (PEMAf; Seasonally Flooded Basin) wetland located in the northeastern part of the site and is 0.0898 acre in area. This wetland has been farmed through within its northern and western extents with the remainder being covered by reed canary grass and little else. The DNR updated National Wetlands Inventory (June, 2013) does not map any wetland type where Wetland 1 is located.

One permanent wetland impact (0.0898 ac./3,910 sq. ft.) is being proposed to this wetland that will involve filling all of the wetland for site grading in the northeastern part of the site. This wetland would be considered moderately to highly degraded with it being mostly farmed through from year to year. Dominant vegetation within the part of the wetland that was not farmed is covered almost entirely by invasive, non-native reed canary grass. See **Appendix G** for the Preliminary Wetland Plan by Pioneer Engineering which details the extent and location of this wetland impact.

#### **Wetland 2**

**MnRAM Classification: Manage 3**

**RCWD Wetland Degradation Type (Outlet condition/Veg. Quality) = Moderately Degraded (medium/low)**

Wetland 2 is a depressionnal, farmed Type 1 (PEMAf; Seasonally Flooded Basin) wetland located in the central part of the site and is 0.0820 acre in area. This wetland is completely farmed through from year to year with annual row crops. The DNR updated National Wetlands Inventory (June, 2013) does not map any wetland types where Wetland 2 is located.

One permanent wetland impact (0.0820 ac./3,570 sq. ft.) is being proposed to this wetland that will involve filling all of the wetland for site grading in the central part of the site. This wetland would be considered moderately to highly degraded with it being farmed through its entirety from year to year and lacking any perennial wetland vegetation. See **Appendix G** for the Preliminary Wetland Plan by Pioneer Engineering which details the extent and location of this wetland impact.

#### **Wetland 4**

**MnRAM Classification (for impact area only): Manage 2**

**RCWD Wetland Degradation Type (Outlet condition/Veg. Quality) = Moderately Degraded (medium/low)**

Wetland 4 is a depressionnal, partially farmed Type 3 (PEMCf; Shallow Marsh) wetland located in the southeastern part of the site and is approximately 4.23 acres in area. Nearly all of this wetland is surrounded by agricultural fields with the southern edge bordering an access road located just off-site. Along the southern edge of this wetland is a culvert that drains the wetland to the south where another wetland and waterbody channel is located. For the most part, this wetland is dominated by cattail with a fringe of reed canary grass around the western, northern, and eastern edges. Parts of the western edge of this wetland appear to have been farmed through in several of the years prior to 2015. The DNR updated National Wetlands Inventory (June, 2013) maps the area of the site where Wetland 4 is located as a PEM1A and PEM1C type wetland.

One permanent wetland impact (0.1162 ac./5,060 sq. ft.) is being proposed to this wetland that will involve filling a small part of the northern end of the wetland for the public road and roundabout that is proposed to be constructed. This wetland would be considered moderately degraded with it being dominated by non-native vegetation and being farmed around nearly all of its perimeter. The area of impact to this wetland is dominated by reed canary grass and little else. See **Appendix G** for the Preliminary Wetland Plan by Pioneer Engineering which details the extent and location of this wetland impact.

### Wetland Impact Summary

A total of 12,540 sq. ft. (0.2880 ac.) of permanent wetland impact is being proposed for the Otter Crossing South development. Based on Table F1 found in the Rice Creek Watershed District Rule F, a replacement ratio of 1:1 will be required for the wetland impacts to Wetlands 1, 2, and 4. This table within Rule F details the wetland replacement ratios for sites located within the RCWD Lino Lakes Comprehensive Wetland Protection and Management Plan (CWPMP) area like the Otter Crossing South development. This rule specifies that if the wetland being impacted is moderately or severely degraded and if it is located outside of the Wetland Management Corridor (WMC), it will only require a 1:1 replacement ratio. Since the Otter Crossing South development is located outside of the WMC and the three wetland areas proposed to be impacted are classified as either a Manage 2 wetland (Wetland 4) or a Manage 3 wetland (Wetlands 1 & 2) which equates to the wetlands being considered moderately to severely degraded, a replacement ratio of 1:1 will be required for the impacts to these three wetlands.

The following table breaks down for each wetland impact the impact by type (permanent or temporary), type of wetland being impacted, the amount of each impact, its location within the WMC as well as the replacement ratios and replacement amounts for RCWD and the USACE. Since all three wetlands are likely not waters of the U.S., the USACE will not require mitigation for any of the proposed impacts.

Wetland	Impact Type	Wet. Type	Impact Amount		Located in the WMC	RCWD Rep. Ratio	Replacement Amount		USACE Rep. Ratio	Replacement Amount	
			(sq.ft.)	(ac.)			(sq.ft.)	(ac.)		(sq.ft.)	(ac.)
1	Perm.	1	3,910	0.0898	N	1:1	3,910	0.0898	na	0	0
2	Perm.	1	3,570	0.0820	N	1:1	3,570	0.0820	na	0	0
3	Perm.	2	5,060	0.1162	N	1:1	5,060	0.1162	na	0	0
<b>Totals</b>			<b>12,540</b>	<b>0.2880</b>			<b>12,540</b>	<b>0.2880</b>			

**Avoidance.** Both the CWA and the WCA require that impacts to aquatic resources be avoided if practicable alternatives exist. Clearly describe all on-site measures considered to avoid impacts to aquatic resources and discuss at least two project alternatives that avoid all impacts to aquatic resources on the site. These alternatives may include alternative site plans, alternate sites, and/or not doing the project. Alternatives should be feasible and prudent (see MN Rules 8420.0520 Subp. 2 C). Applicants are encouraged to attach drawings and plans to support their analysis:

In general, a total avoidance alternative would result in the site remaining in its current condition and not being fully utilized for this type of commercial development in the City of Lino Lakes by reducing or eliminating the usability and accessibility of the site. The reduction or elimination of expanding the commercial development of the site would be in conflict with the City's 2040 Comprehensive Plan 2040 Planned Land Use which denotes the site as being planned for commercial development. As less land is available within the city of Lino Lakes and surrounding communities to build this type of commercial development with access to existing city services, the ability to avoid Wetlands 1, 2, and 4 became difficult when faced with meeting the purpose and need of the project as well as having to construct a public road through the development and to provide proper grading across the site for storm water management to be effective.

#### RCWD Rule F 5(a) Avoidance and Minimization

In compliance with RCWD Rule F 5(a), avoidance and minimization alternatives for each individual contiguous wetland impact area must be considered.

#### Wetland 1 Total Wetland Avoidance Build Alternative

Since the part of the development where Wetland 1 is located will need to be lowered from its current elevation to provide positive drainage for runoff in this part of the site, all of Wetland 1 will need to be impacted. Approximately

1-2' of cut is needed in this part of the development for surrounding site grading to allow for positive drainage to the storm water facility that will receive this part of the site's runoff.

An avoidance scenario that was considered to avoid all impact to Wetland 1 involved shifting the entrance road for the two businesses proposed in the NE corner of the site to the south and reducing the number of parking stalls for both businesses. Although this alternative may avoid impacting Wetland 1, because the land to the west of the wetland has already been developed, much of the runoff that once drained to Wetland 1 is now being redirected to a storm water facility instead. In addition to the current site conditions to the West of Wetland 1, by avoiding impacting Wetland 1 but still developing all around it would lead to indirect impacts to this wetland since the surround area will be cut down in elevation, essentially draining the wetland.

Wetland 1 has been either partially (2011-2025) or completely (prior to 2011) farmed through and is a shallow, isolated basin that receives runoff from the surrounding landscape. It is noted that when Aldi was constructed directly west of Wetland 1 in 2025, the parking lot and access road for Aldi was constructed at a lower elevation than the wetland. Now that these areas have been constructed, the amount of water that Wetland 1 is able to receive and hold is being reduced by the change in elevation between it and the parking lot/access road. Reducing a Type 1 wetland's hydrology like what is likely happening with Wetland 1 now will result in an indirect impact to the wetland with a loss of sustainable wetland hydrology. When the site becomes developed around this wetland, the overland flow of water that would have normally drained into it will no longer be directed toward it, but rather to storm water facilities intended to treat runoff prior to discharging into a wetland.

Sequencing flexibility is being requested for the impact to Wetland 1. Because this wetland was entirely farmed through from year to year prior to 2011, and up to half of it presently, it has resulted in its degradation from a vegetative and soils perspective. The applicant is requesting sequencing flexibility for the wetland impact associated with this wetland. Based on the current Wetland Conservation Act rule chapter 8420.0520 Subpart 7a (Sequencing Flexibility) an applicant may request flexibility of the sequencing steps if allowed by the local government unit (LGU). This request is subject to conditions by the LGU that alternatives have been considered and the proposed replacement wetland will provide equal or greater public value than the wetland being impacted.

The current condition of Wetland 1 has been degraded to the point where the proposed mitigation (purchase of wetland banking credits) would result in a certain gain in function and public value. Wetland 1 provides very little function and value as a wetland due to the past farming practices that have been conducted over the years through it. Farming practices have negatively impacted the vegetation of this wetland by eliminating the ability of any non-crop vegetation to establish and persist every year within much of the wetland. When conditions are favored in the spring, this wetland used to be planted through with annual row crops every year and was managed to reduce weedy agricultural vegetation with the use of herbicides. The manipulation of the adjacent upland around this wetland prior to 2011 had also negatively impacted the wetland by continually being planted in agricultural row crops with no buffer between the wetland edge and the row crop area as well as the impact of the Aldi store being constructed directly west of it. MnRAM results classify Wetland 1 as a Manage 3 wetland since it has being farmed through over the years.

#### **Wetland 2 Total Wetland Avoidance Build Alternative**

Since the part of the development where Wetland 2 is located will need to be raised from its current elevation to provide positive drainage for runoff in this part of the site, all of Wetland 2 will need to be impacted. Fill is needed in this part of the development for surrounding site grading to allow for positive drainage to the storm water facility that will receive this part of the site's runoff.

An avoidance scenario that was considered to avoid all impact to Wetland 2 involved reconfiguring the lots and parking areas around Wetland 2 so it wouldn't be impacted. Although this alternative may avoid impacting Wetland 2, the surrounding land would still be developed with runoff that currently supports Wetland 2 being redirected to a storm water facility instead. By avoiding impacting Wetland 2 but still developing all around it would lead to indirect

impacts to this wetland by significantly reducing its watershed and cutting off its ability to maintain adequate wetland hydrology.

Wetland 2 has been completely farmed through over the years and is a shallow, isolated basin that lacks perennial wetland vegetation and receives runoff from the surrounding landscape in agricultural production. When the site becomes developed around this wetland, the overland flow of water that would have normally drained into it will no longer be directed toward it, but rather to storm water facility intended to treat runoff prior to discharging into a wetland.

Sequencing flexibility is being requested for the impact to Wetland 2. Because this wetland has been entirely farmed through from year to year, it has resulted in its degradation from a vegetative and soils perspective. The applicant is requesting sequencing flexibility for the wetland impact associated with this wetland. Based on the current Wetland Conservation Act rule chapter 8420.0520 Subpart 7a (Sequencing Flexibility) an applicant may request flexibility of the sequencing steps if allowed by the local government unit (LGU). This request is subject to conditions by the LGU that alternatives have been considered and the proposed replacement wetland will provide equal or greater public value than the wetland being impacted.

The current condition of Wetland 2 has been degraded to the point where the proposed mitigation (purchase of wetland banking credits) would result in a certain gain in function and public value. Wetland 2 provides very little function and value as a wetland due to the past farming practices that have been conducted over the years through it. Farming practices have negatively impacted the vegetation of this wetland by eliminating the ability of any non-crop vegetation to establish and persist every year. When conditions are favored in the spring, this wetland is entirely planted through with annual row crops every year and is managed to reduce weedy agricultural vegetation with the use of herbicides. The manipulation of the adjacent upland around this wetland had also negatively impacted the wetland by continually being planted in agricultural row crops with no buffer between the wetland edge and the row crop area. MnRAM results classify Wetland 2 as a Manage 3 wetland since it is being farmed through in its entirety still.

The following is a general description of the wetland bank where wetland banking credit will be purchased from to mitigate the impacts associated with this project. This information should adequately demonstrate that the replacement wetland has a higher public function and value than Wetlands 1 and 2, the two farmed wetlands proposed to be impacted for the Otter Crossing South project.

#### **Wetland Bank 1522 (Fairview Farms)**

Wetland mitigation bank 1522 is a wetland bank located in Washington County within Major Watershed 20 and Bank Service Area 7. This wetland bank currently has one type of credit available for sale, Type 3 (Shallow Marsh). Bank 1522 is an established wetland bank that has been managed over the years to be maintained as a wetland bank.

This wetland bank has achieved its goals both vegetatively and hydrologically which has allowed it to be enrolled in the Minnesota wetland banking program. The wetland bank itself will contribute more function and value than the degraded wetlands proposed to be impacted for this project. The wetland bank has a higher vegetative diversity compared to farmed Wetlands 1 and 2. Bank 1522 includes multiple wetland communities unlike the wetlands proposed to be impacted and also provides flood storage, habitat for insects and amphibians, as well as nesting and feeding habitat for birds and other small mammals. The replacement of wetland banking credits from bank 1522 should provide more function and value than the wetland area being impacted for the proposed Otter Crossing South project.

#### **Wetland 4**

Since the part of the development where Wetland 4 is located will have a public road constructed through it, a small portion of the northern extent of Wetland 4 will need to be impacted. The City is requiring a public road be constructed from Otter Lake Road to the west across the site where it will connect in the SW corner of the site to Otter Lake Service Road.

An avoidance scenario that was considered to avoid all impact to Wetland 4 involved shifting the proposed public

road to the north of its current alignment outside of the wetland boundary. Although this alternative may avoid impacting Wetland 4, it would not be allowed by the City. The City's actual preference for this public road is for it to be shifted to the south of its proposed alignment so it lines up straight across from the eastern in/out access of the roundabout. It is being planned in its current alignment to minimize impact to Wetland 4.

#### **No Action Alternative**

The no action alternative would result in a failure to meet the purpose and need of the proposed project. The applicant considers this alternative infeasible since the proposed land use in this part of Lino Lakes is currently zoned for general business development and would not be reasonable for the investment-backed expectations of the applicant or meeting the growing demand for general business in this part of Lino Lakes and the north metro region along Interstate 35E and Main Street. Therefore, the no action alternative is not a viable consideration.

#### **Wetland Impact Reduction or Elimination Over Time**

Practices will be implemented to help reduce or eliminate wetland impacts over time, including implementation of a storm water management plan that reduces or eliminates potential effects of storm water runoff to onsite wetlands as well as offsite water resources.

The City of Lino Lakes will have review jurisdiction over storm water runoff from proposed development at this site. The MPCA has jurisdiction under the State Construction Stormwater NPDES General Permit. Preferred methods to achieve stormwater management requirements will consist of BMPs including detention/treatment ponds.

**Minimization.** Both the CWA and the WCA require that all unavoidable impacts to aquatic resources be minimized to the greatest extent practicable. Discuss all features of the proposed project that have been modified to minimize the impacts to water resources (see MN Rules 8420.0520 Subp. 4):

The Applicant has minimized wetland impacts to the degree possible, given the constraints posed by the location of Wetland 4 in respect the current alignment for the proposed public road and roundabout that will connect to Otter Lake Road. The alignment for this roadway was suggested by the City to be shifted to the south from its proposed location which would result in even more impact to Wetland 4 than what is currently being proposed. Grades for this public road along Wetland 4 will have a maximum 3:1 slope, which results in less wetland impact than if a less steep slope were graded along this area like a 4:1 or 5:1 slope.

BMPs will be implemented during the construction process to help minimize soil and sediment runoff/erosion from the site into Wetland 3 and the remaining area of Wetland 4 not proposed to be impacted. A vegetative buffer will be established around these two wetlands to help improve long-term water quality from the Otter Crossing South development which will result in an increased capture of sediment and nutrient runoff prior to entering into these aquatic resources.

**Off-Site Alternatives.** An off-site alternatives analysis is not required for all permit applications. If you know that your proposal will require an individual permit (standard permit or letter of permission) from the U.S. Army Corps of Engineers, you may be required to provide an off-site alternatives analysis. The alternatives analysis is not required for a complete application but must be provided during the review process in order for the Corps to complete the evaluation of your application and reach a final decision. Applicants with questions about when an off-site alternatives analysis is required should contact their Corps Project Manager.

#### **Additional Information**

##### **Tree Removal**

There will be no tree removal within the wetland areas proposed to be filled for the Otter Crossing South development.

##### **RCWD Wetland Management Corridors**

The subject property is located within the RCWD CWPMP area. The CWPMP depicts a preliminary WMC to the south and east of the site but not within the site itself.

## Special Considerations

As part of the wetland permit application, consultation with the U.S. Fish & Wildlife Service Information for Planning and Consultation (IPaC) was completed. **Appendix H** includes the Technical Assistance letter for 'Otter Crossing South' for specified threatened and endangered species that may occur in the project area (Minnesota-Wisconsin Endangered Species Determination Key) and the list of threatened and endangered species that may occur in the project area or may be affected by the proposed project.

From the U.S. Fish & Wildlife Service Official Species List for the Project site, one proposed endangered mammal, Tricolored Bat (*Perimyotis subflavus*), one experimental bird population (non-essential) species, whooping crane (*Grus americana*), one proposed endangered clam, Salamander Mussel (*Simpsonaias ambigua*), and one proposed threatened insect species, Monarch butterfly (*Danaus plexippus*) were outlined in this letter. No critical habitat for any species is within the site that would be under the USFWS's jurisdiction.

Based on the answers provided in the IPaC interview, the completed d-key came back with a "No affect" (NE) for the Monarch butterfly, Salamander Mussel, and Whooping Crane. No further coordination with the USFWS is necessary for the species that were determined will not be affected by the Action.

A review of the MN DNR's Natural Heritage Information System (NHIS) data for Anoka County was conducted by MNR via a license agreement with the MN DNR. From the review of the database, no rare features were mapped within the site. Within a mile from the site, a historic record from 1989 for Blanding's Turtle (*Emydoidea blandingii*) was documented to the east of the site where development has altered nearly all of the potential habitat for this species in the last 10-15 years. Because of this change in land use for the general area of Otter Crossing South, habitat for Blanding's Turtle has been significantly reduced with limited potential for it to occur on-site.

### BMP's.

Areas of Wetland 3 and Wetland 4 not being impacted will be protected by erosion control fence during the construction phase of the development. All disturbed areas will be seeded and mulched. Slopes over 3:1 will be seeded and blanketed.

### Other Permits or Approvals Required:

- MPCA General Stormwater Permit
- MPCA Sanitary Sewer Extension Permit
- City of Lino Lakes - Preliminary and Final Plat Approval
- City of Lino Lakes Grading Permit
- Anoka County Public Works- Entrance Permit

### Proposed Wetland Mitigation

Wetland mitigation being proposed for permanently impacting all of Wetlands 1 and 2 as well as the northern part of Wetland 4 will involve the purchase of 12,540 sq. ft. (0.2880 ac.) of wetland banking credits from wetland bank 1522. Wetland bank 1522 is located within the same Major Watershed (Mississippi Metro – 20) and Bank Service Area (7) as the Otter Crossing South development as well as also being located within the RCWD Contributing Drainage Area (CWPMP). This action should satisfy any mitigation requirements for the wetland areas being impacted within the Otter Crossing South development.

## Attachment D

### Replacement/Compensatory Mitigation

Complete this part *if* your application involves wetland replacement/compensatory mitigation not associated with the local road wetland replacement program. Applicants should consult Corps mitigation guidelines and WCA rules for requirements.

**Replacement/Compensatory Mitigation via Wetland Banking.** Complete this section if you are proposing to use credits from an existing wetland bank (with an account number in the State wetland banking system) for all or part of your replacement/compensatory mitigation requirements.

Wetland Bank Account #	County	Major Watershed #	Bank Service Area #	Credit Type (if applicable)	Number of Credits
1522	Anoka	20-Mississippi Metro	7	SWC	12,540 sq. ft. (0.2880 ac.)

Applicants should attach documentation indicating that they have contacted the wetland bank account owner and reached at least a tentative agreement to utilize the identified credits for the project. This documentation could be a signed purchase agreement, signed application for withdrawal of credits or some other correspondence indicating an agreement between the applicant and the bank owner. *However, applicants are advised not to enter into a binding agreement to purchase credits until the mitigation plan is approved by the Corps and LGU.*

Currently no wetland banking credits are available within the same minor watershed (Clearwater Creek - 20078) as the Otter Crossing South development. Eleven wetland banks are located in the same major watershed (Mississippi Metro, 20). Of the eleven banks located within the same major watershed as the project area, three of them are either not selling their credits or do not have the amount needed.

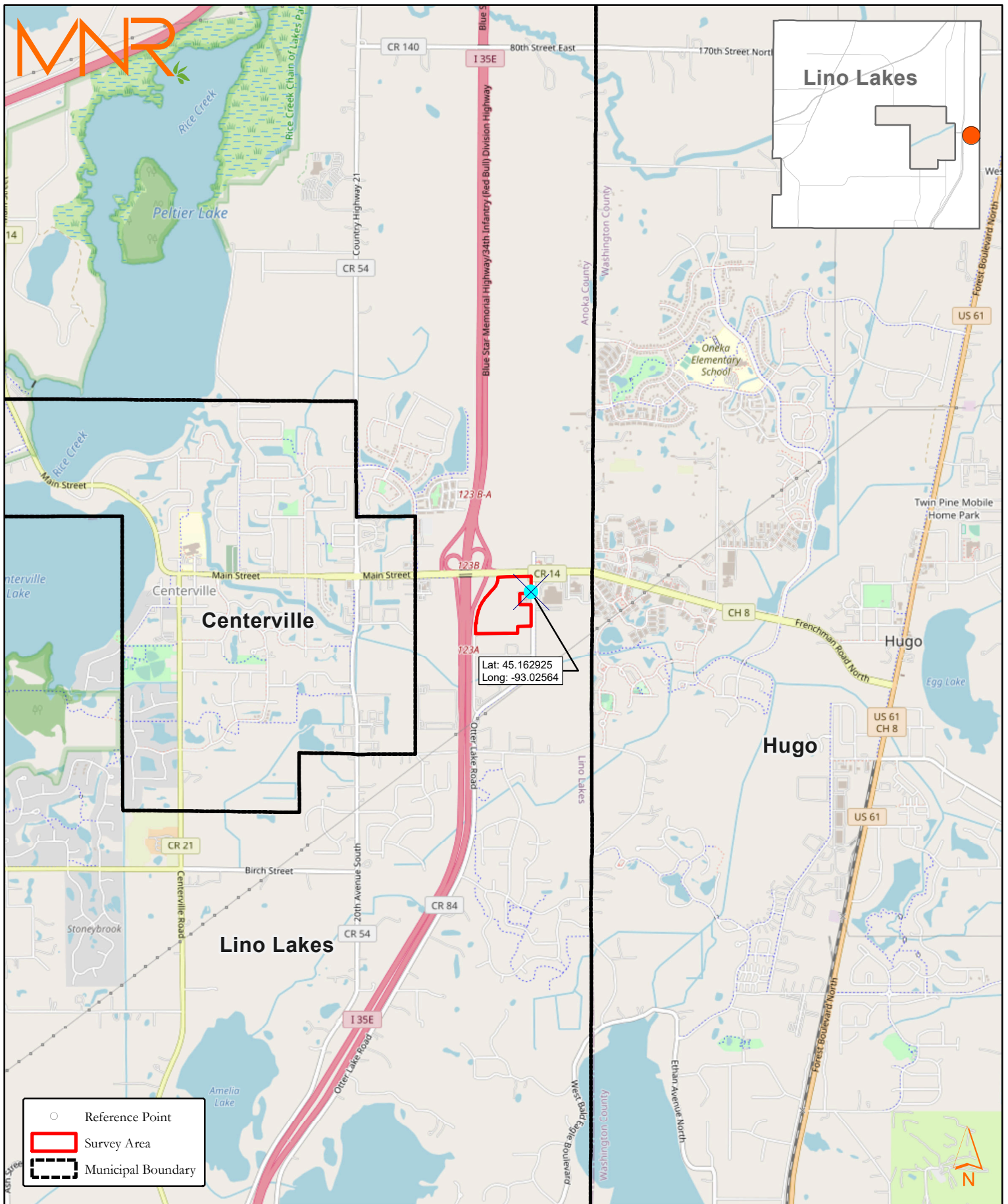
Wetland bank 1522 will be able to provide the needed standard wetland credit for this project. Since the wetland areas proposed to be impacted are either Type 1 or 2 wetlands and are likely not under CORP jurisdiction, the purchase of standard wetland credit will provide adequate replacement for the impacts to Wetlands 1, 2, and 4. The applicant is proposing to purchase the needed wetland banking credits from bank 1522 in order to satisfy the mitigation requirements associated with this proposed development project.

Arrangements have been made with wetland bank 1522 to purchase the needed standard wetland credit for the proposed project following approval of this wetland permit application by the LGU. Based on the amount of standard wetland credit required for the mitigation associated with this project, wetland bank 1522 will be able to provide the total amount of 0.2880 acre of wetland banking credit needed.

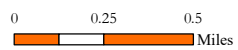
A purchase agreement with wetland bank 1522 will be drafted during the review of this wetland permit application and will be executed following approval of the application by the Rice Creek Watershed District.

Applicant or Representative: Ken Arndt Title: MN Certified Wetland Professional

Signature:  Date: 2-6-26



Source: OpenStreetMap, US Census Bureau, Date: 10/24/2022



**Survey Site Location**  
 Tyme Properties  
 Otter Crossing South (formerly Lino C)  
 Lino Lakes, MN

**Figure 1**



**Delineated Wetlands**  
**Tyme Properties**  
**Otter Crossing South (formerly Lino C)**  
**Lino Lakes, MN**

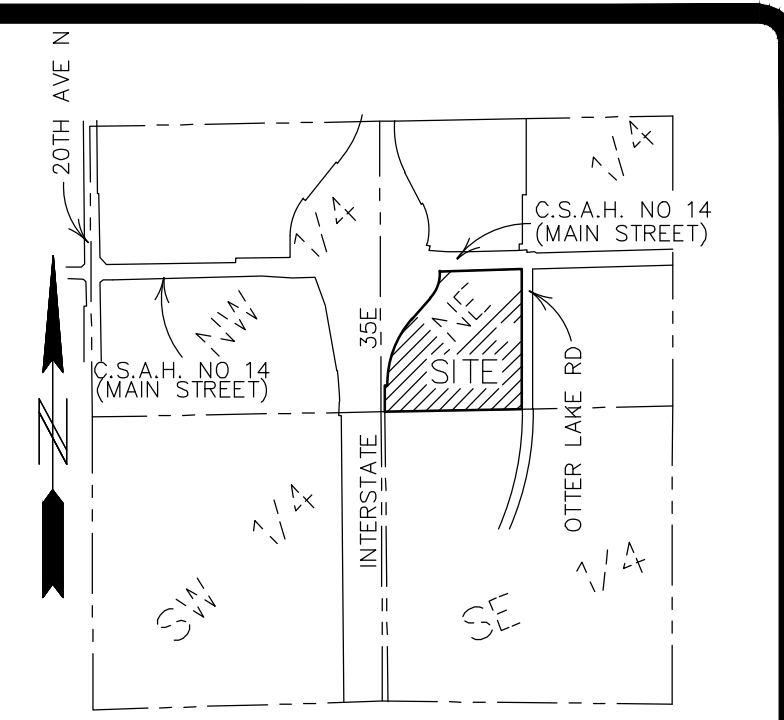
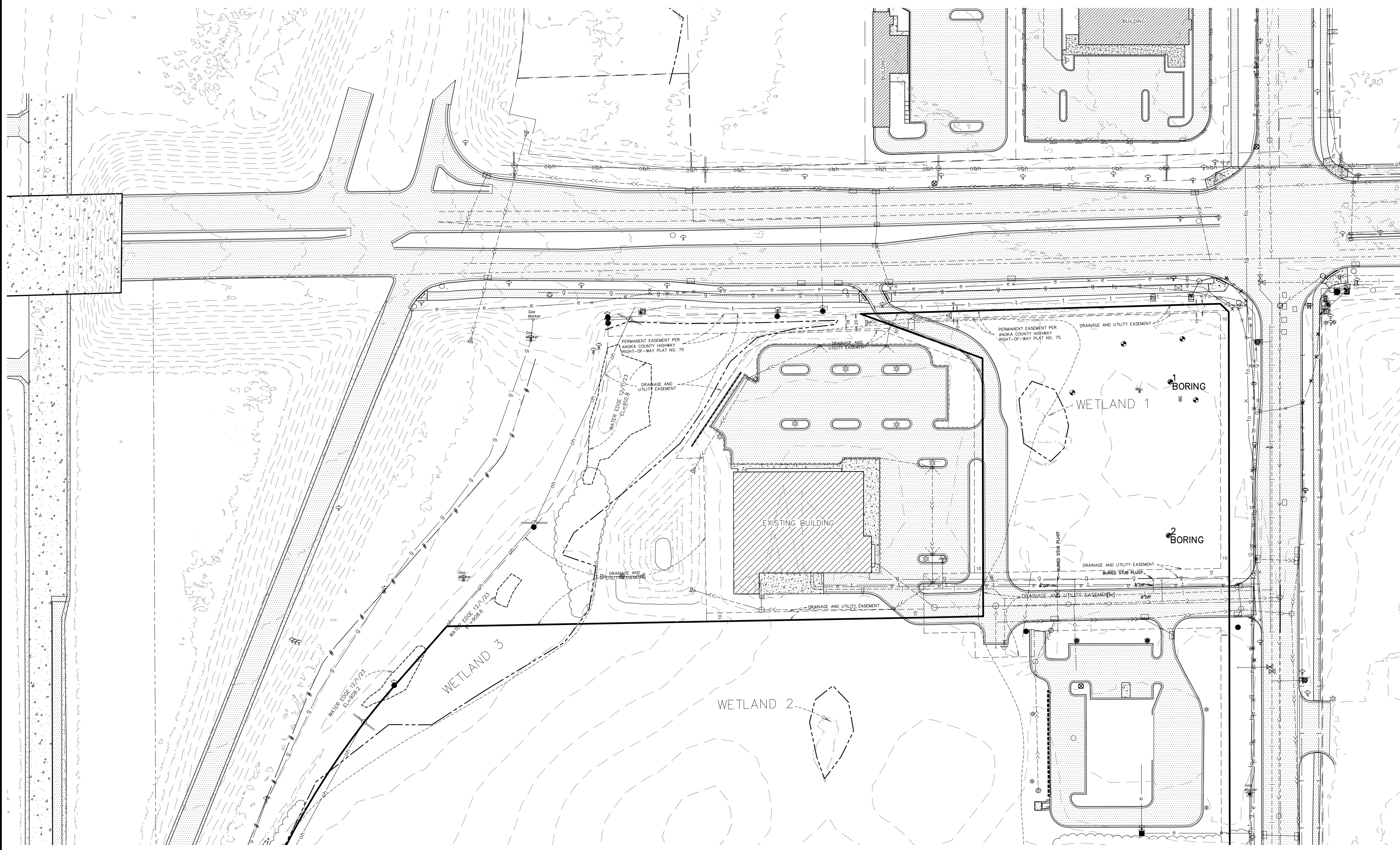
**Figure 2**

Appendix A

Existing Conditions

by

Pioneer Engineering, P.A.

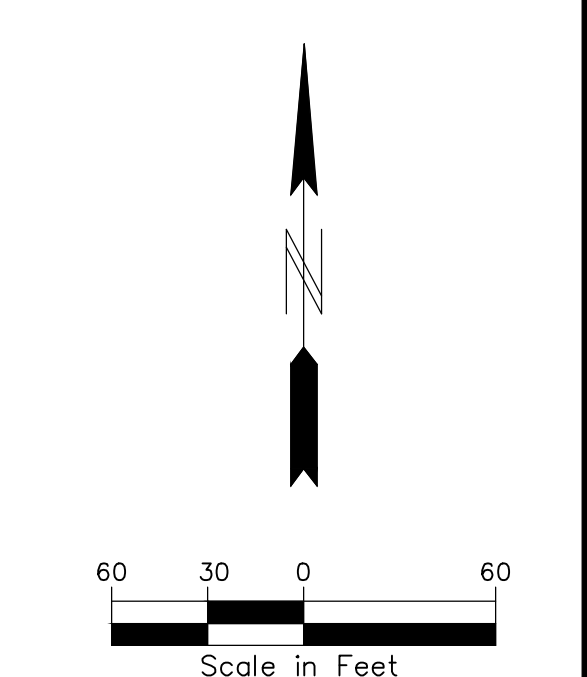


SECTION 24, TWP. 31, RGE. 22  
 ANOKA COUNTY, MINNESOTA  
 LOCATION MAP  
 NO SCALE

- LEGEND**
- Denotes concrete
  - Denotes gravel
  - Denotes bituminous
  - Denotes tree line
  - Denotes storm sewer line
  - Denotes sanitary sewer line
  - Denotes water line
  - Denotes overhead utility lines
  - Denotes underground television line
  - Denotes underground telephone line
  - Denotes underground fiber optic line
  - Denotes underground electric line
  - Denotes underground petroleum lines
  - Denotes underground gas line
  - Denotes fence (barbed wire)
  - Denotes fence (chain link)
  - Denotes 100 year flood level
  - Denotes Fema flood plain boundary
  - Denotes catch basin
  - Denotes catch basin beehive
  - Denotes flared end section
  - Denotes gate valve
  - Denotes hydrant
  - Denotes service
  - Denotes hand hole
  - Denotes manhole other than sanitary or storm
  - Denotes sanitary or storm manhole
  - Denotes utility pole
  - Denotes transformer box
  - Denotes fiber optic box
  - Denotes electric box
  - Denotes light pole
  - Denotes semaphore
  - Denotes telephone box
  - Denotes television box
  - Denotes cast iron monument
  - Denotes found iron pipe
  - Denotes pk nail
  - Denotes mailbox
  - Denotes sign

Appendix A

LEGAL DESCRIPTION FOR PRELIMINARY PURPOSES ONLY  
 OUTLOT A, AND OUTLOT B, OTTER CROSSING SOUTH, according to the recorded plat thereof, Anoka County, Minnesota.



**BENCH MARK**  
 TOP NUT HYDRANT IN N.W. QUAD. OF  
 OTTER LAKE ROAD & PRIVATE DRIVE  
 370 FT. NORTH OF MAIN STREET  
 EL=920.47 NVGD88(DATUM)  
 EX02-SURV-119015-BASE.DWG

**PIONEER engineering**  
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS  
 2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota.  
 Name: Peter J. Hawkinson  
 Reg. No.: 42299 Date: 02/10/2025

Revisions:  
 1. 03-18-2025 City Comments

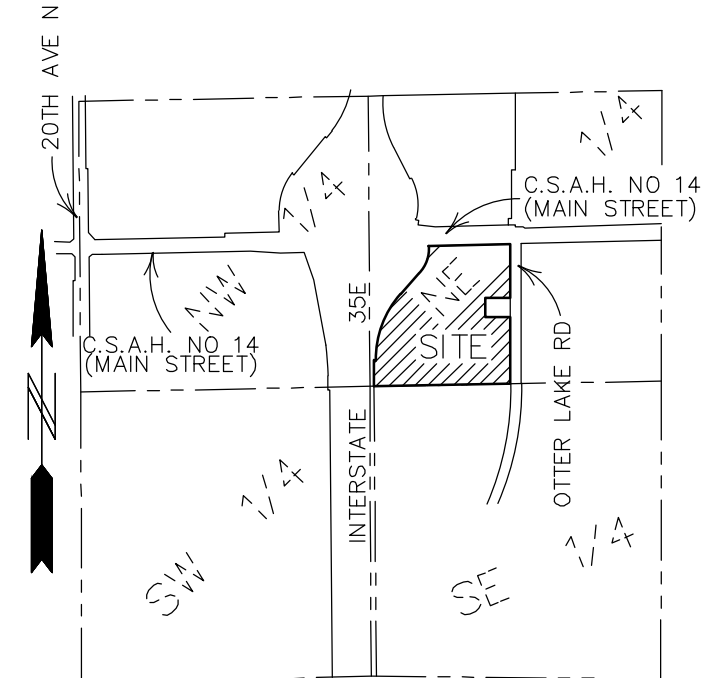
Date: 02-10-2025  
 Designed: PIC  
 Drawn: NJK/JLT

**EXISTING CONDITIONS**

**TYME PROPERTIES**  
 3435 LABORE ROAD SUITE 150  
 VADNAIS HEIGHTS, MN 55110

**OTTER CROSSING SOUTH**  
 LINO LAKES, MINNESOTA

2 OF 7

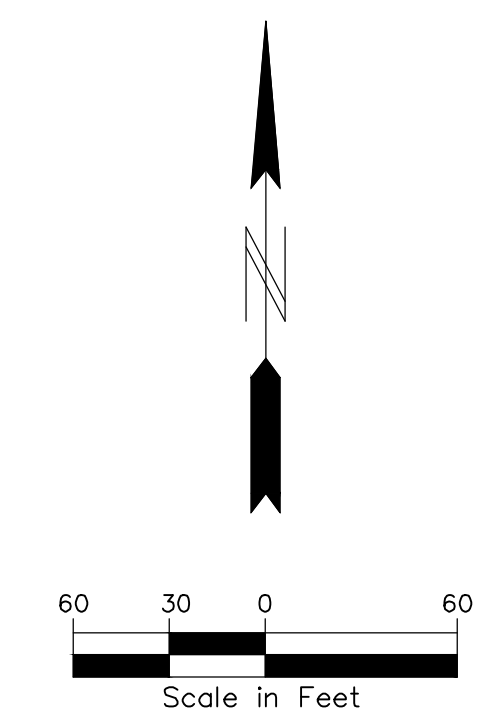


SECTION 24, TWP. 31, RGE. 22  
 ANOKA COUNTY, MINNESOTA  
 LOCATION MAP  
 NO SCALE

Appendix A

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Name: Peter J. Hawkinson  
 Reg. No.: 42299 Date: 02/10/2025

Revisions:  
 1. 03-18-2025 City Comments

Date: 02-10-2025  
 Designed: PIC  
 Drawn: NJK/JLT

EXISTING CONDITIONS

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 3435 LABORE ROAD SUITE 150  
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OTTER CROSSING SOUTH  
 LINO LAKES, MINNESOTA

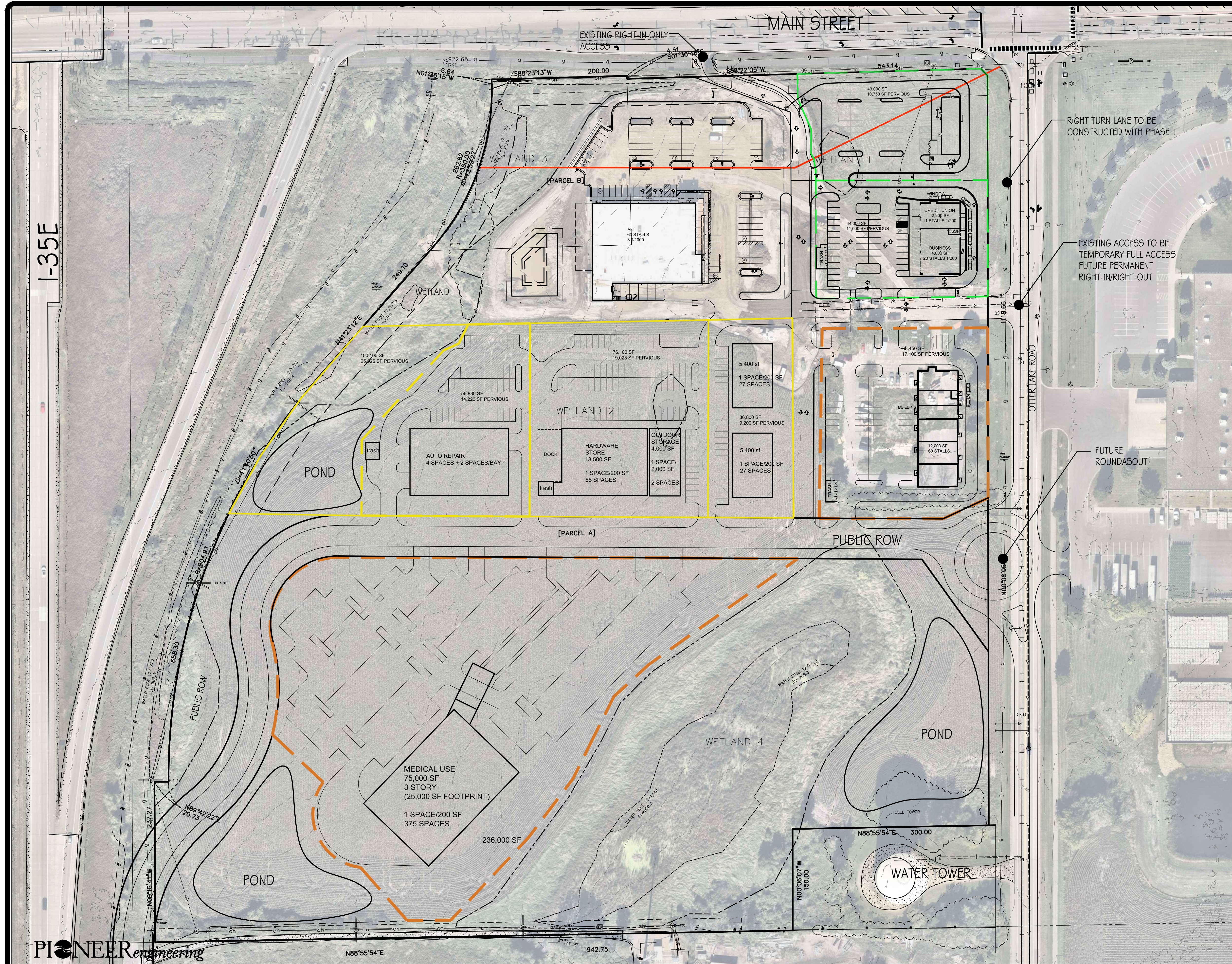
3 OF 7

Appendix B

Concept Plan 33

by

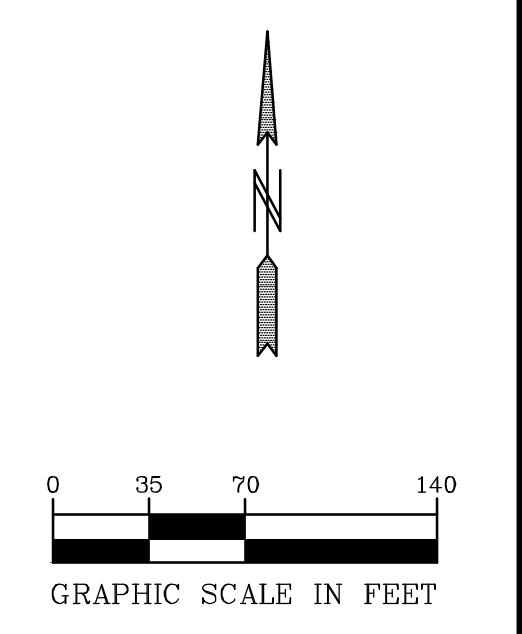
Pioneer Engineering, P.A.



- GENERAL BUSINESS ZONING STANDARDS:
- AREA: 20,000 SF
  - WIDTH: 100'
  - SETBACK FROM MAJOR COLLECTOR OR ARTERIAL: 40'
  - SETBACK FROM LOCAL OR MINOR COLLECTOR: 30'
  - PARKING LOT SETBACK FROM PUBLIC STREET ROW: 15'
  - REAR LOT LINE SETBACK:
    - 30' PRINCIPAL BUILDING
    - 10' PARKING
    - 10' ACCESSORY BUILDING
  - SIDE LOT LINE SETBACK:
    - 10' PRINCIPAL BUILDING, PARKING, AND ACCESSORY BLDG
  - BETWEEN PRINCIPAL BUILDINGS: 1/2 SUM OF THE TWO BUILDINGS
  - MAXIMUM IMPERVIOUS: 75%

Appendix B

- PHASE 2
- PHASE 3
- FUTURE PHASES



2422 Enterprise Drive  
Mendota Heights, MN 55120  
(651) 681-1914  
Fax: 681-9488  
www.pioneereng.com

I hereby certify that this plan 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.  
Name: Jennifer L. Thompson  
Reg. No.: 44763  
Date:

Revisions  
Date: 1-14-2026  
Designed: JLT  
Drawn: JLT

CONCEPT PLAN 33

TYME PROPERTIES  
3435 LABORE ROAD SUITE 150  
VADNAIS HEIGHTS, MN 55110

OTTER CROSSING SOUTH  
LINO LAKES, MINNESOTA

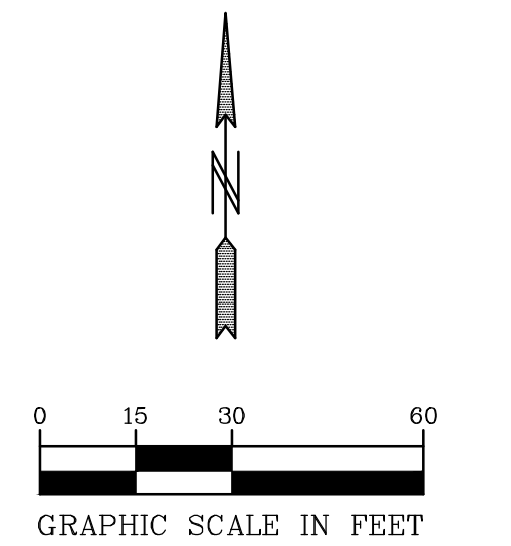
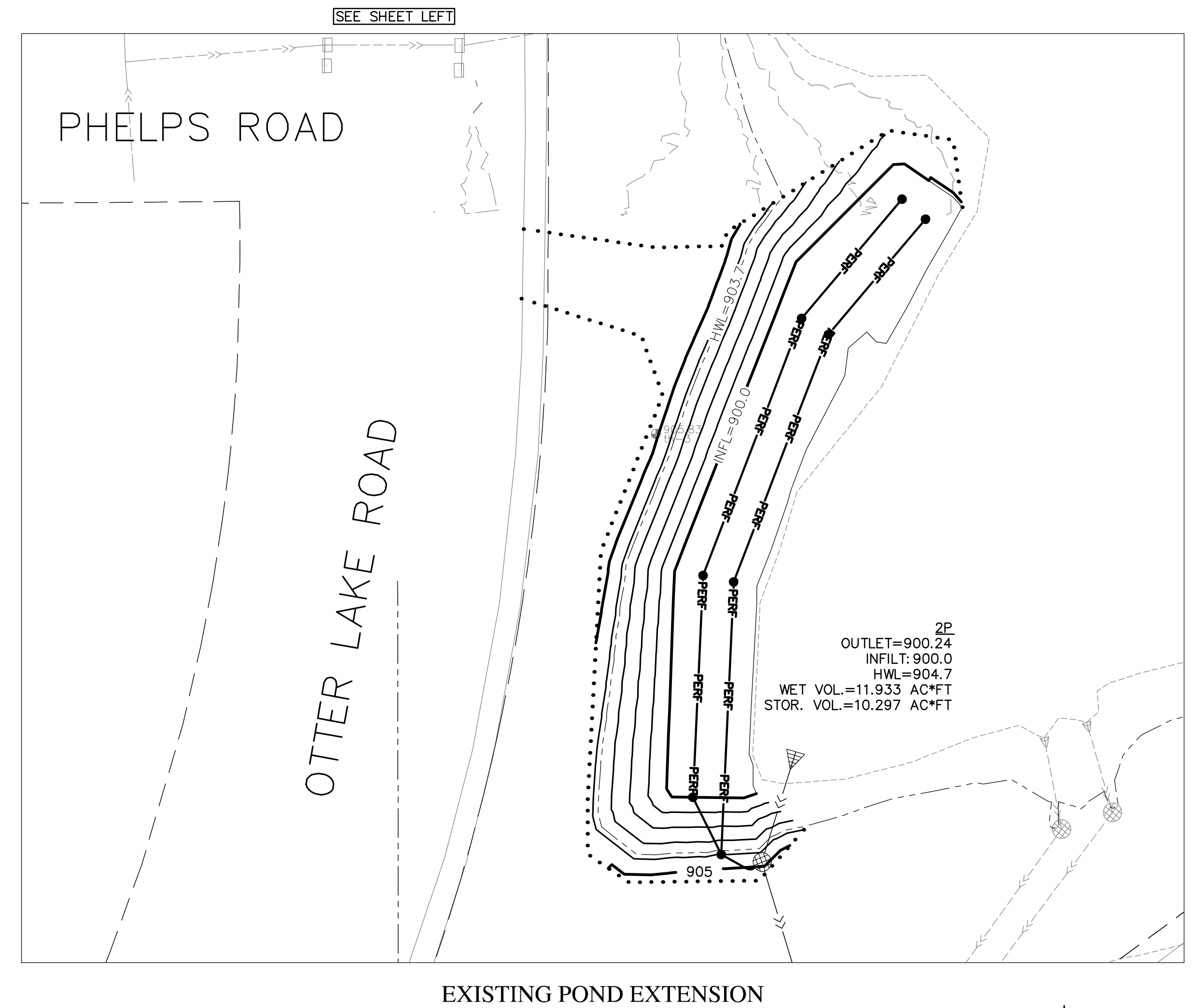
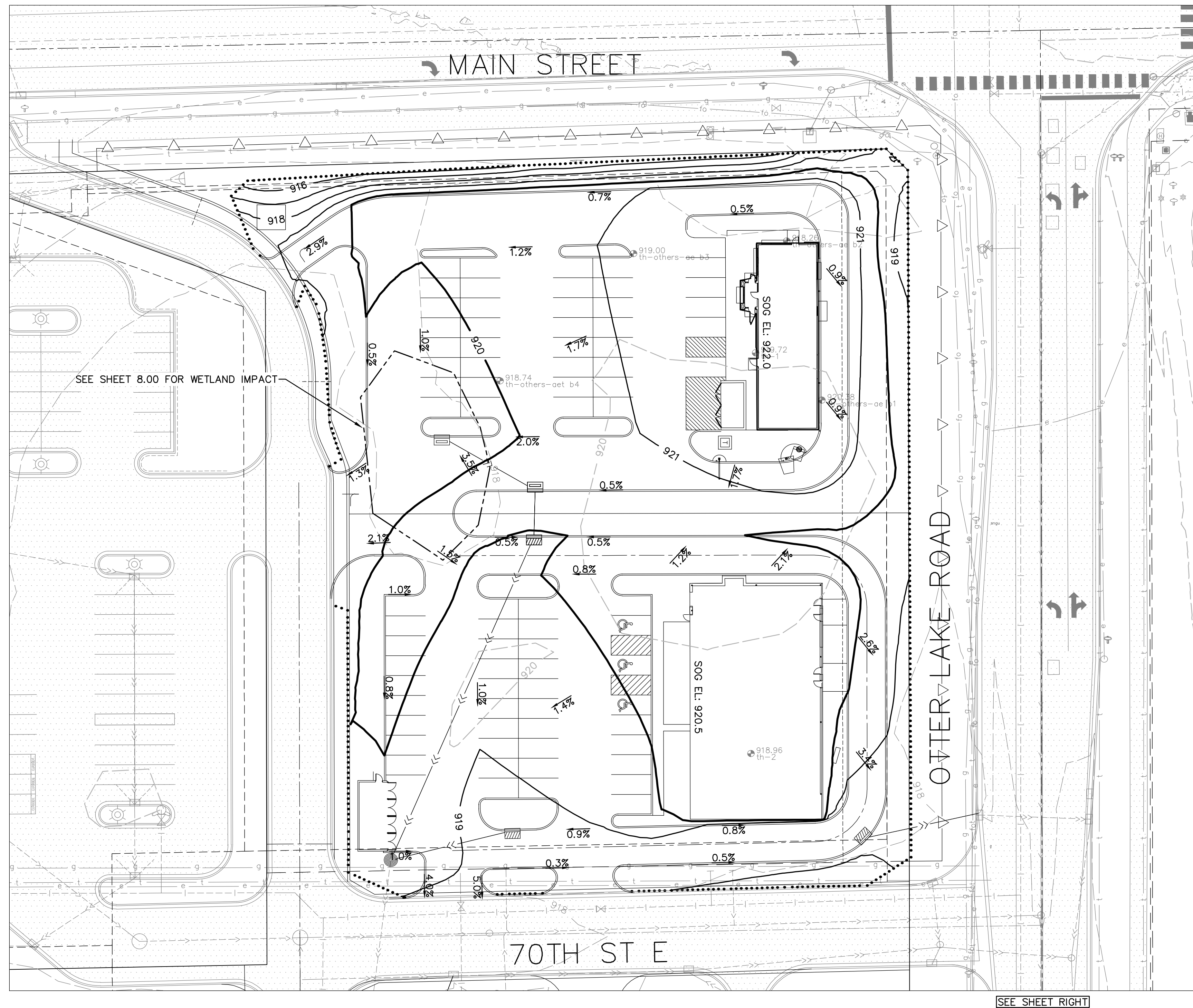
1 OF 1

# Appendix C

## Preliminary Grading Plan

by

Pioneer Engineering, P.A.



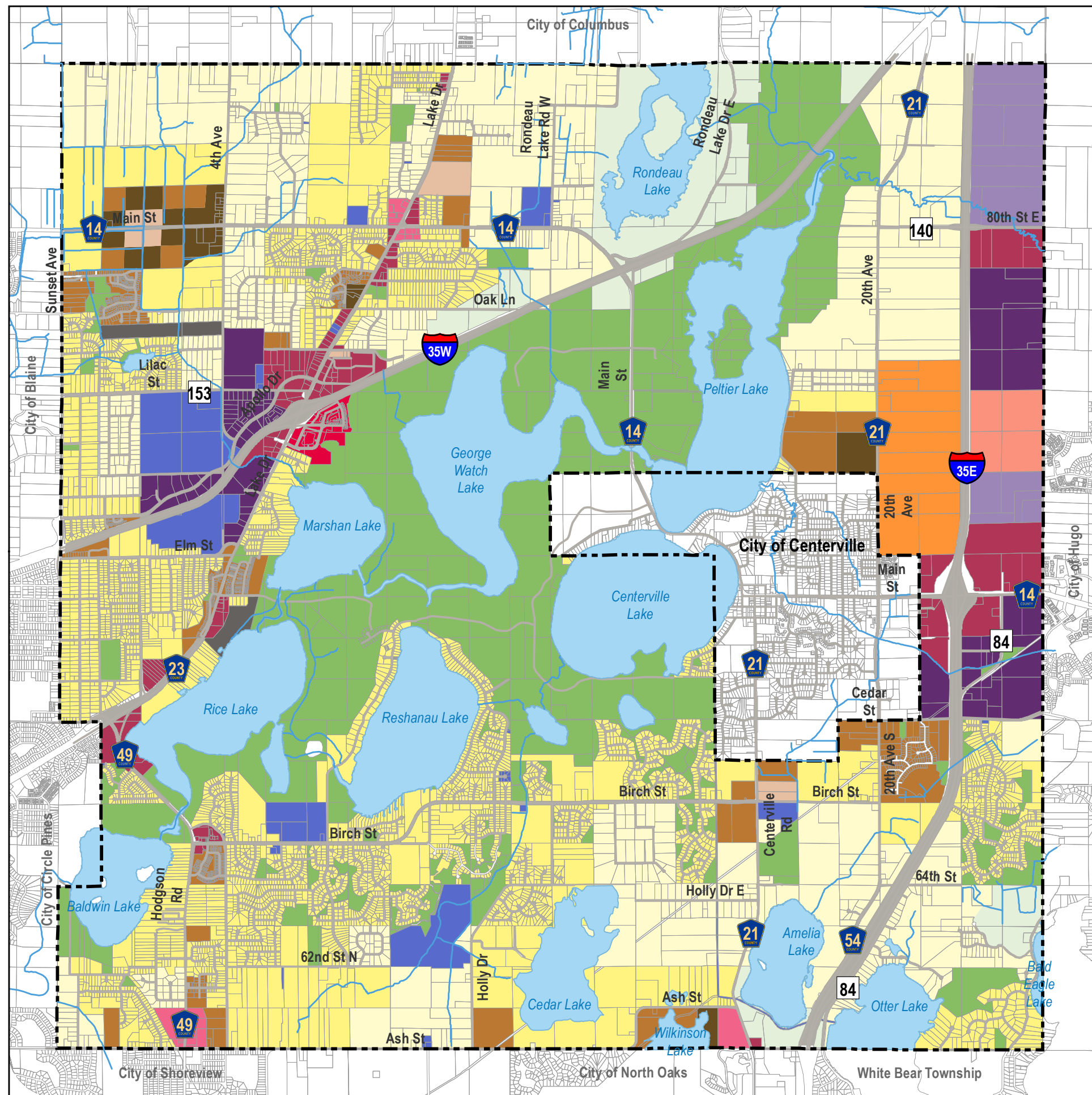
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 370 FT. NORTH OF MAIN STREET  
 EL=920.47 NVGD88(DATUM)  
 02-ENG-119015-SHEET-GRAD

## Appendix D

### City of Lino Lakes 2040 Comprehensive Plan

#### 2040 Future Land Use (Figure 3-2) & 2040 Utility Staging Plan (Figure 3-4)

**Figure 3-2  
2040 Future Land Use**



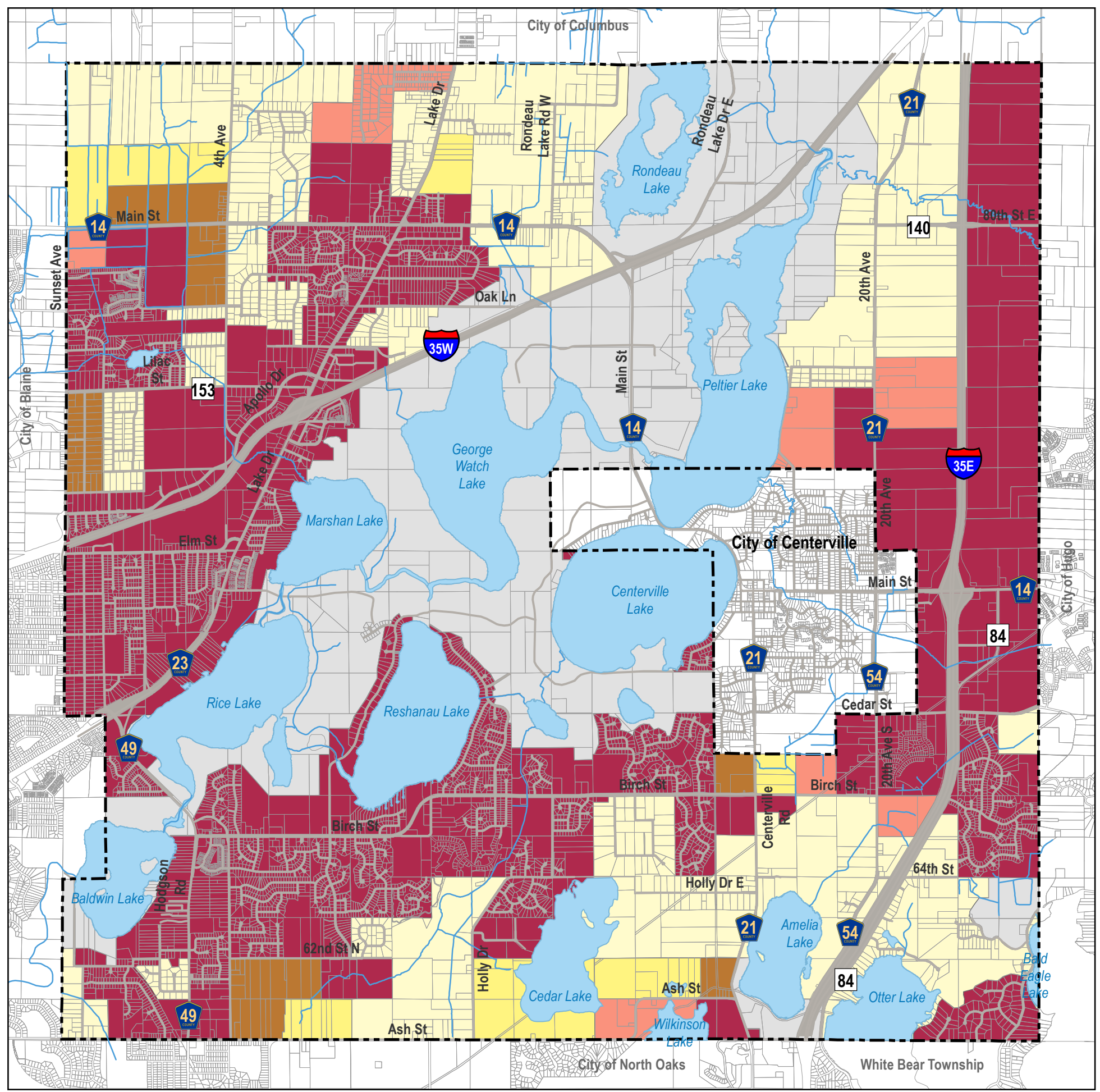
**Legend**

Permanent Rural	Civic and Institutional
Urban Reserve	Parks and Open Space
Low Density Residential	Private Airfield
Low Density Mixed Residential	Right-of-Way
Medium Density Residential	Open Water
High Density Residential	Municipal Boundary
Planned Residential / Commercial	Parcels
Office Residential	Streams
Signature Gateway District	
Commercial	
Town Center	
Business Campus	
Industrial	

**Appendix D**



**Figure 3-4  
2040 Utility Staging Plan**



**Legend**

- Stage 1A Planned Service Area (2018 - 2025)
- Stage 1B Planned Service Area (2025 - 2030)
- Stage 2A Planned Service Area (2030 - 2035)
- Stage 2B Planned Service Area (2035 - 2040)
- Stage 3 Planned Service Area (Post 2040)
- No Service
- Open Water
- Right-of-Way
- Municipal Boundary
- Parcels
- Streams

**Appendix D**



# Appendix E

## Notice of Decision

Lino C (Otter Crossing South)

by

Rice Creek Watershed District

(dated 1-18-23)

## Minnesota Wetland Conservation Act Notice of Decision

<b>Local Government Unit:</b> Rice Creek Watershed District	<b>County:</b> Anoka
<b>Applicant Name:</b> C Lino LLC	<b>Applicant Representative:</b> Paul Schreier
<b>Project Name:</b> Lino C	<b>LGU Project No. (if any):</b> 22-282R
<b>Date Application Received by LGU:</b> 12/08/2022	
<b>Date of LGU Decision:</b> 01/18/2023	
<b>Date this Notice was Sent:</b> 01/18/2023	

**WCA Decision Type - check all that apply**

<input checked="" type="checkbox"/> Wetland Boundary/Type	<input type="checkbox"/> Sequencing	<input type="checkbox"/> Replacement Plan	<input type="checkbox"/> Bank Plan (not credit purchase)
<input type="checkbox"/> No-Loss (8420.0415)	<input type="checkbox"/> Exemption (8420.0420)		
Part: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H		Subpart: <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> 7 <input type="checkbox"/> 8 <input type="checkbox"/> 9	

**Replacement Plan Impacts (replacement plan decisions only)**

Total WCA Wetland Impact Area:
Wetland Replacement Type: <input type="checkbox"/> Project Specific Credits: <input type="checkbox"/> Bank Credits:
Bank Account Number(s):

**Technical Evaluation Panel Findings and Recommendations (attach if any)**

<input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve w/Conditions <input type="checkbox"/> Deny <input type="checkbox"/> No TEP Recommendation A joint application for wetland boundary/type was provided by Midwest Natural Resources, Inc. (MNR) on 12/07/2022. A site visit was attended on 11/10/2022 by representatives from BWSR, RCWD, and MNR. No formal comments were provided.
---

**LGU Decision**

<input checked="" type="checkbox"/> Approved with Conditions (specify below) <sup>1</sup> <input type="checkbox"/> Approved <sup>1</sup> <input type="checkbox"/> Denied List Conditions: The applicant needs to submit a survey of the wetland boundary as well as gps points of the wetland delineation in a form acceptable to the RCWD.
<b>Decision-Maker for this Application:</b> <input checked="" type="checkbox"/> Staff <input type="checkbox"/> Governing Board/Council <input type="checkbox"/> Other:
<b>Decision is valid for:</b> <input checked="" type="checkbox"/> 5 years (default) <input type="checkbox"/> Other (specify):

<sup>1</sup> *Wetland Replacement Plan approval is not valid until BWSR confirms the withdrawal of any required wetland bank credits. For project-specific replacement a financial assurance per MN Rule 8420.0522, Subp. 9 and evidence that all required forms have been recorded on the title of the property on which the replacement wetland is located must be provided to the LGU for the approval to be valid.*

**LGU Findings – Attach document(s) and/or insert narrative providing the basis for the LGU decision<sup>1</sup>.**

<input checked="" type="checkbox"/> Attachment(s) (specify): Figure 5 Delineated Wetlands by MNR, no date (RCWD received 12/08/2022). <input checked="" type="checkbox"/> Summary: The LGU finds the wetland boundaries illustrated in the attached figure titled: Figure 5 Delineated Wetlands by MNR, no date (RCWD received 12/08/2022) accurate and supported by the submitted wetland delineation for the LGU administration of the WCA. This decision is not intended to define boundaries of MN DNR jurisdiction or regulate activities under the jurisdiction of the MN DNR, except to the extent that MN DNR finds the decision consistent with their requirements. The LGU decision is valid for five years. However, the decision will cease to be valid before then, if the Technical Evaluation Panel determines that the wetland boundary or type has changed due to natural or
--

artificial changes to the hydrology, vegetation, or soils of the area. The LGU finds that the wetland typing may need to be reviewed in conjunction with any future project.

Advisory Note:

A Wetland Replacement Plan application must include a statement from the MnDNR, or the applicant's licensed professional, based on MnDNR database review, as to the potential presence of an endangered or threatened species or potential impact to a rare natural community (Minn. Rules 8420.0330, subp. 3.A(5); 8420.0525). Applicants should initiate this review early.

<sup>1</sup> Findings must consider any TEP recommendations.

**Attached Project Documents**

Site Location Map     Project Plan(s)/Descriptions/Reports (specify):

**Appeals of LGU Decisions**

If you wish to appeal this decision, you must provide a written request within 30 calendar days of the date you received the notice. All appeals must be submitted to the Board of Water and Soil Resources Executive Director along with a check payable to BWSR for \$500 *unless* the LGU has adopted a local appeal process as identified below. The check must be sent by mail and the written request to appeal can be submitted by mail or e-mail. The appeal should include a copy of this notice, name and contact information of appellant(s) and their representatives (if applicable), a statement clarifying the intent to appeal and supporting information as to why the decision is in error. Send to:

Appeals & Regulatory Compliance Coordinator  
Minnesota Board of Water & Soils Resources  
520 Lafayette Road North  
St. Paul, MN 55155  
[travis.germundson@state.mn.us](mailto:travis.germundson@state.mn.us)

Does the LGU have a local appeal process applicable to this decision?

Yes<sup>1</sup>         No

<sup>1</sup>If yes, all appeals must first be considered via the local appeals process.

**Local Appeals Submittal Requirements** (LGU must describe how to appeal, submittal requirements, fees, etc. as applicable)

See RCWD Board of Managers Resolution 2019-13 regarding delegated decisions and appeal, available at [www.ricecreek.org](http://www.ricecreek.org) on the Board Agendas, Minutes & Resolutions page.

**Notice Distribution (include name)**

*Required on all notices:*

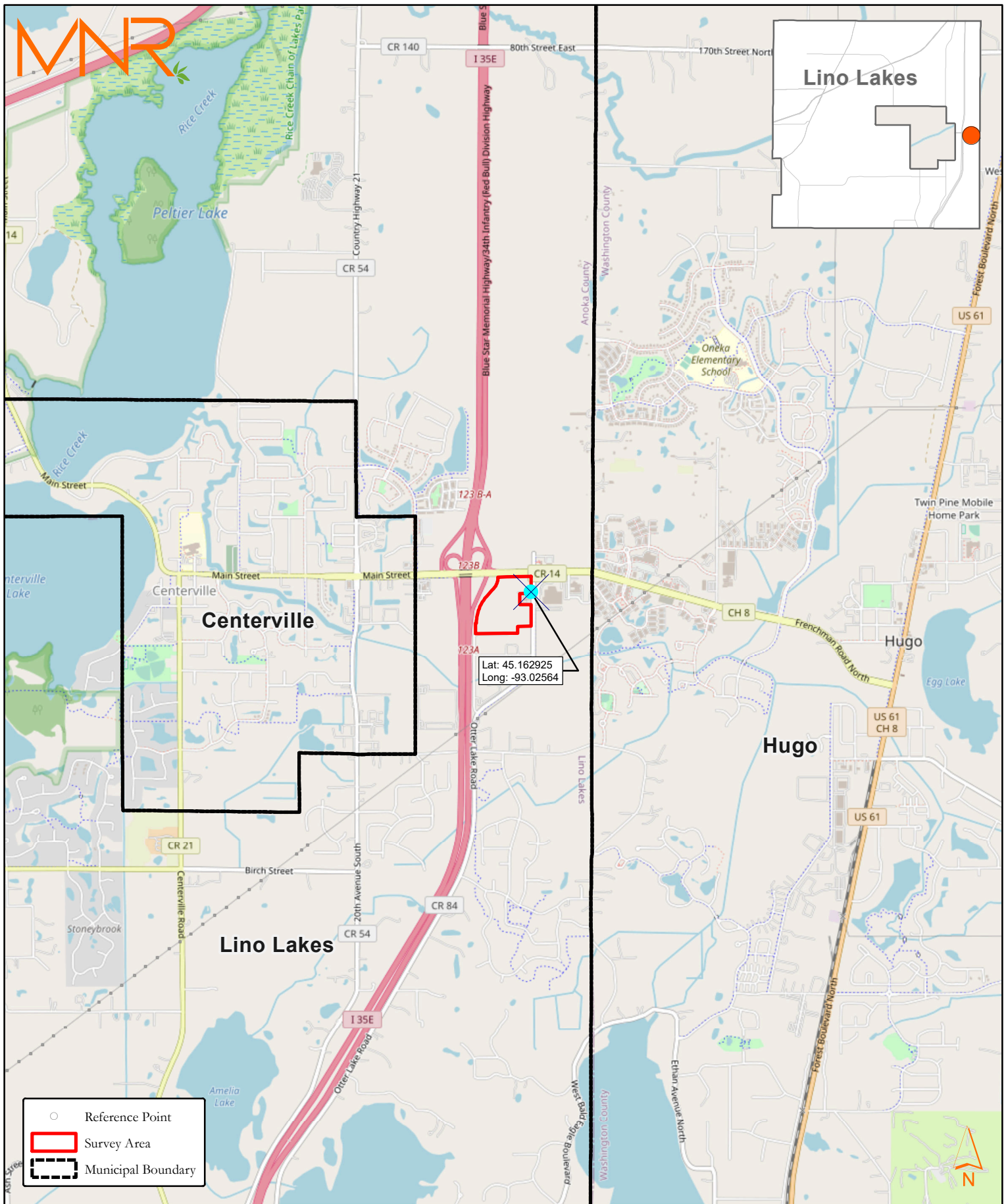
<input checked="" type="checkbox"/> SWCD TEP Member: <b>Becky Wozney</b>	<input checked="" type="checkbox"/> BWSR TEP Member: <b>Ben Meyer</b>
<input type="checkbox"/> LGU TEP Member (if different than LGU contact):	
<input checked="" type="checkbox"/> DNR Representative: <b>Melissa Collins</b>	
<input type="checkbox"/> Watershed District or Watershed Mgmt. Org.:	
<input checked="" type="checkbox"/> Applicant (notice only): <b>Paul Schreier (C Lino, LLC)</b>	
<input checked="" type="checkbox"/> Agent/Consultant (notice only): <b>Ken Arndt (MNR)</b>	

*Optional or As Applicable:*

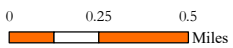
<input type="checkbox"/> Corps of Engineers: <b>TBD</b>
<input type="checkbox"/> BWSR Wetland Mitigation Coordinator (required for bank plan applications only):
<input checked="" type="checkbox"/> Members of the Public (notice only): <b>Andrew Nelson (City of Lino Lakes)</b> <input type="checkbox"/> Other:

<b>Signature:</b> 	<b>Date:</b> 01/18/2023
---	-------------------------

This notice and accompanying application materials may be sent electronically or by mail. The LGU may opt to send a summary of the application to members of the public upon request per 8420.0255, Subp. 3.



Source: OpenStreetMap, US Census Bureau, Date: 10/24/2022



**Survey Site Location**  
**Tyme Properties**  
**Lino C**  
**Lino Lakes, MN**

**Figure 1**



# Appendix F

## MnRAM Management Classification Reports & Site Response Records

**Management Classification Report for 2025-307 Wetland 1**

**Otter Crossing South**

ID: 93

WASHINGTON County  
Mississippi (Metro) Watershed, #20  
Corps Bank Service Area 7

Based on the MnRAM data input from field and office review and using the classification settings as shown below, this wetland is classified as **Manage 3**

Functional rank of this wetland based on MnRAM data	Functional Category	Self-defined classification value settings for this management level
Low	Vegetative Diversity/Integrity	Low
Low	Habitat Structure (wildlife)	Low
Not Applicable	Amphibian Habitat	NA
Not Applicable	Fish Habitat	Low
Not Applicable	Shoreline Protection	NA
Low	Aesthetic/Cultural/Rec/Ed and Habitat	Low/ Low
Exceptional	Stormwater/Urban Sensitivity and Vegetative Diversity	-/ -
Low	Wetland Water Quality and Vegetative Diversity	Low/ Low
Low	Characteristic Hydrology and Vegetative Diversity	Low/ Low
Moderate	Flood/Stormwater Attenuation*	High
Not Applicable	Commercial use*	-
Moderate	Downstream Water Quality*	High

The critical function that caused this wetland to rank as **Manage 3** was **Vegetative Diversity**

Details of the formula for this action are shown below:

**Vegetative Diversity** **NA**

Question	Value	Description
NA	NA	NA

*This report was printed on:* Thursday, February 05, 2026

\* The classification value settings for these functions are not adjustable

# MnRAM: Site Response Record

For Wetland: 2025-307 Wetland 1

Location: 82-031-22-24-001

## Otter Crossing South

### Plant Community: Seasonally Flooded Bas

Cowardin Classification: Circular 39:  
PEMA Type 1

- 4 Listed, rare, special species?
- 5 Rare community or habitat?
- 6 Pre-European-settlement condition?

### Hydrogeomorphology / topography:

7 Depressional/Isolated

8-1 Maximum water depth 0 inches

8-2 % inundated 0%

9 Immediate drainage--local WS 1 acres

10 Estimated size/existing site: (see #66)

11-Upland Soil Hayden sandy loam, 2-6% slopes

11-Wetland Soil Hayden sandy loam, 2-6% slopes

- 12 Outlet for flood control
- 13 Outlet for hydro regime
- 14 Dominant upland land use
- 15 Wetland soil condition
- 16 Vegetation (% cover)
- 17 Emerg. veg flood resistance
- 18 Sediment delivery
- 19 Upland soils (soil group)
- 20 Stormwater runoff
- 21 Subwatershed wetland density
- 22 Channels/sheet flow
- 23 Adjacent buffer width

### Adjacent area management

- 24-A Full
- 24-B Manicured
- 24-C Bare

### Adjacent area diversity/structure

- 25-A Native
- 25-B Mixed
- 25-C Sparse

### Adjacent area slope

- 26-A Gentle
- 26-B Moderate
- 26-C Steep

- 27 Downstream sens./WQ protect.
- 28 Nutrient loading

29 Shoreline wetland?

### Shoreline Wetland

- 30 Rooted veg., % cover
- 31 Wetland in-water width
- 32 Emerg. veg. erosion resistance
- 33 Erosion potential of site
- 34 Upslope veg./bank protection
- 35 Rare wildlife?
- 36 Scarce/Rare/S1/S2 community
- 37 Vegetative cover
- 38 Veg. community interspersed
- 39 Wetland detritus
- 40 Interspersed on landscape
- 41 Wildlife barriers

### Amphibian-breeding potential

- 42 Hydroperiod adequacy
- 43 Fish presence
- 44 Overwintering habitat
- 45 Wildlife species (list)
- 46 Fish habitat quality
- 47 Fish species (list)
- 48 Unique/rare opportunity
- 49 Wetland visibility
- 50 Proximity to population
- 51 Public ownership
- 52 Public access
- 53 Human influence on wetland
- 54 Human influence on viewshed
- 55 Spatial buffer
- 56 Recreational activity potential
- 57 Commercial crop--hydro impact

### Groundwater-specific questions

- 58 Wetland soils Recharge
- 59 Subwatershed land use Recharge
- 60 Wetland size/soil group Discharge
- 61 Wetland hydroperiod Recharge
- 62 Inlet/Outlet configuration Recharge
- 63 Upland topo relief Recharge

### Additional information

- 64 Restoration potential No
- 65 LO affected by restoration
- 66 Existing size
- Restorable size
- Potential new wetland
- 67 Average width of pot. buffer 0 feet
- 68 Ease of potential restoration
- 69 Hydrologic alterations 0
- 70 Potential wetland type 0
- 71 Stormwater sensitivity C
- 72 Additional treatment needs C

Watershed: Mississippi (Metro)

WS# 20 Service Area: 7

For functional ratings, please run the Summary tab report.

This report printed on: 2/5/2026

**Management Classification Report for 2025-307 Wetland 2**

**Otter Crossing South**

ID: 94

WASHINGTON County  
Mississippi (Metro) Watershed, #20  
Corps Bank Service Area 7

Based on the MnRAM data input from field and office review and using the classification settings as shown below, this wetland is classified as **Manage 3**

Functional rank of this wetland based on MnRAM data	Functional Category	Self-defined classification value settings for this management level
Low	Vegetative Diversity/Integrity	Low
Low	Habitat Structure (wildlife)	Low
Not Applicable	Amphibian Habitat	NA
Not Applicable	Fish Habitat	Low
Not Applicable	Shoreline Protection	NA
Low	Aesthetic/Cultural/Rec/Ed and Habitat	Low/ Low
Exceptional	Stormwater/Urban Sensitivity and Vegetative Diversity	-/ -
Low	Wetland Water Quality and Vegetative Diversity	Low/ Low
Low	Characteristic Hydrology and Vegetative Diversity	Low/ Low
Moderate	Flood/Stormwater Attenuation*	High
Not Applicable	Commercial use*	-
Moderate	Downstream Water Quality*	High

The critical function that caused this wetland to rank as **Manage 3** was **Vegetative Diversity**

Details of the formula for this action are shown below:

**Vegetative Diversity** **NA**

Question	Value	Description
NA	NA	NA

*This report was printed on:* Thursday, February 05, 2026

\* The classification value settings for these functions are not adjustable

# MnRAM: Site Response Record

For Wetland: 2025-307 Wetland 2

Location: 82-031-22-24-001

## Otter Crossing South

### Plant Community: Seasonally Flooded Bas

Cowardin Classification: Circular 39:  
PEMA Type 1

- 4 Listed, rare, special species?
- 5 Rare community or habitat?
- 6 Pre-European-settlement condition?

### Hydrogeomorphology / topography:

7 Depressional/Isolated

- 8-1 Maximum water depth 0 inches
- 8-2 % inundated 0%
- 9 Immediate drainage--local WS 1 acres
- 10 Estimated size/existing site: (see #66)

11-Upland Soil Hayden sandy loam, 2-6% slopes

11-Wetland Soil Hayden sandy loam, 2-6% slopes

- 12 Outlet for flood control
- 13 Outlet for hydro regime
- 14 Dominant upland land use
- 15 Wetland soil condition
- 16 Vegetation (% cover)
- 17 Emerg. veg flood resistance
- 18 Sediment delivery
- 19 Upland soils (soil group)
- 20 Stormwater runoff
- 21 Subwatershed wetland density
- 22 Channels/sheet flow
- 23 Adjacent buffer width

### Adjacent area management

- 24-A Full
- 24-B Manicured
- 24-C Bare

### Adjacent area diversity/structure

- 25-A Native
- 25-B Mixed
- 25-C Sparse

### Adjacent area slope

- 26-A Gentle
- 26-B Moderate
- 26-C Steep

- 27 Downstream sens./WQ protect.
- 28 Nutrient loading

29 Shoreline wetland?

### Shoreline Wetland

- 30 Rooted veg., % cover
- 31 Wetland in-water width
- 32 Emerg. veg. erosion resistance
- 33 Erosion potential of site
- 34 Upslope veg./bank protection
- 35 Rare wildlife?
- 36 Scarce/Rare/S1/S2 community
- 37 Vegetative cover
- 38 Veg. community interspersed
- 39 Wetland detritus
- 40 Interspersed on landscape
- 41 Wildlife barriers

### Amphibian-breeding potential

- 42 Hydroperiod adequacy
- 43 Fish presence
- 44 Overwintering habitat
- 45 Wildlife species (list)
- 46 Fish habitat quality
- 47 Fish species (list)
- 48 Unique/rare opportunity
- 49 Wetland visibility
- 50 Proximity to population
- 51 Public ownership
- 52 Public access
- 53 Human influence on wetland
- 54 Human influence on viewshed
- 55 Spatial buffer
- 56 Recreational activity potential
- 57 Commercial crop--hydro impact

### Groundwater-specific questions

- 58 Wetland soils Recharge
- 59 Subwatershed land use Recharge
- 60 Wetland size/soil group Discharge
- 61 Wetland hydroperiod Recharge
- 62 Inlet/Outlet configuration Recharge
- 63 Upland topo relief Recharge

### Additional information

- 64 Restoration potential No
- 65 LO affected by restoration
- 66 Existing size
- Restorable size
- Potential new wetland
- 67 Average width of pot. buffer 0 feet
- 68 Ease of potential restoration
- 69 Hydrologic alterations 0
- 70 Potential wetland type 0
- 71 Stormwater sensitivity C
- 72 Additional treatment needs C

Watershed: Mississippi (Metro)

WS# 20 Service Area: 7

For functional ratings, please run the Summary tab report.

This report printed on: 2/5/2026

**Management Classification Report for 2025-307 Wetland 4**

**Otter Crossing South**

ID: 95

WASHINGTON County  
Mississippi (Metro) Watershed, #20  
Corps Bank Service Area 7

Based on the MnRAM data input from field and office review and using the classification settings as shown below, this wetland is classified as **Manage 2**

Functional rank of this wetland based on MnRAM data	Functional Category	Self-defined classification value settings for this management level
Low	Vegetative Diversity/Integrity	Moderate
Moderate	Habitat Structure (wildlife)	Moderate
Low	Amphibian Habitat	Low
Not Applicable	Fish Habitat	Moderate
Not Applicable	Shoreline Protection	Low
Moderate	Aesthetic/Cultural/Rec/Ed and Habitat	Moderate/ Low
Moderate	Stormwater/Urban Sensitivity and Vegetative Diversity	-/ -
Low	Wetland Water Quality and Vegetative Diversity	-/ -
Low	Characteristic Hydrology and Vegetative Diversity	-/ -
Moderate	Flood/Stormwater Attenuation*	-
Not Applicable	Commercial use*	-
Moderate	Downstream Water Quality*	-

The critical function that caused this wetland to rank as **Manage 2** was **Maintenance of Characteristic Wildlife Habitat Structure**

Details of the formula for this action are shown below:

**Maintenance of Characteristic Wildlife Habitat Str**  $(Q3e*2+Q39+Q37+Q40+Q41+(Q23+Q24+Q25)/3+Q13+Q20)/9$

Question	Value	Description
13	0.5	Outlet: hydrologic regime
20	1	Stormwater runoff
23	0.1	Buffer width
24	0.91	Adjacent area Management
25	0.46	Adjacent area diversity
37	0.5	Vegetation cover interspersion
39	0.5	Detritus
3e	0.1	<No Description Found>

\* The classification value settings for these functions are not adjustable

**Management Classification Report for 2025-307 Wetland 4**

ID: 95

**Otter Crossing South**

WASHINGTON County  
Mississippi (Metro) Watershed, #20  
Corps Bank Service Area 7

40	0.5	Wetland interspersion/landscape
41	0.5	Wildlife barriers

*This report was printed on:* Thursday, February 05, 2026

\* The classification value settings for these functions are not adjustable

# MnRAM: Site Response Record

For Wetland: 2025-307 Wetland 4

Location: 82-031-22-24-001

## Otter Crossing South

### Plant Community: Shallow Marsh

Cowardin Classification: Circular 39:  
PEMC Type 3

- 4 Listed, rare, special species?
- 5 Rare community or habitat?
- 6 Pre-European-settlement condition?

### Hydrogeomorphology / topography:

7 Depressional/Tributary

8-1 Maximum water depth 12 inches

8-2 % inundated 60%

9 Immediate drainage--local WS 7 acres

10 Estimated size/existing site: (see #66)

11-Upland Soil Nessel fine sandy loam, 1-4% slopes

11-Wetland Soil Cathro muck

- 12 Outlet for flood control
- 13 Outlet for hydro regime
- 14 Dominant upland land use
- 15 Wetland soil condition
- 16 Vegetation (% cover)
- 17 Emerg. veg flood resistance
- 18 Sediment delivery
- 19 Upland soils (soil group)
- 20 Stormwater runoff
- 21 Subwatershed wetland density
- 22 Channels/sheet flow

23 Adjacent buffer width

### Adjacent area management

- 24-A Full
- 24-B Manicured
- 24-C Bare

### Adjacent area diversity/structure

- 25-A Native
- 25-B Mixed
- 25-C Sparse

### Adjacent area slope

- 26-A Gentle
- 26-B Moderate
- 26-C Steep

- 27 Downstream sens./WQ protect.
- 28 Nutrient loading

29 Shoreline wetland?

### Shoreline Wetland

- 30 Rooted veg., % cover
- 31 Wetland in-water width
- 32 Emerg. veg. erosion resistance
- 33 Erosion potential of site
- 34 Upslope veg./bank protection
- 35 Rare wildlife?
- 36 Scarce/Rare/S1/S2 community
- 37 Vegetative cover
- 38 Veg. community interspersed
- 39 Wetland detritus
- 40 Interspersed on landscape
- 41 Wildlife barriers

### Amphibian-breeding potential

- 42 Hydroperiod adequacy
- 43 Fish presence
- 44 Overwintering habitat
- 45 Wildlife species (list)
- 46 Fish habitat quality
- 47 Fish species (list)
- 48 Unique/rare opportunity
- 49 Wetland visibility
- 50 Proximity to population
- 51 Public ownership
- 52 Public access
- 53 Human influence on wetland
- 54 Human influence on viewshed
- 55 Spatial buffer
- 56 Recreational activity potential
- 57 Commercial crop--hydro impact

### Groundwater-specific questions

- 58 Wetland soils Discharge
- 59 Subwatershed land use Recharge
- 60 Wetland size/soil group Discharge
- 61 Wetland hydroperiod Recharge
- 62 Inlet/Outlet configuration Discharge
- 63 Upland topo relief Discharge

### Additional information

- 64 Restoration potential No
- 65 LO affected by restoration
- 66 Existing size
- Restorable size
- Potential new wetland
- 67 Average width of pot. buffer 0 feet
- 68 Ease of potential restoration
- 69 Hydrologic alterations 0
- 70 Potential wetland type 0
- 71 Stormwater sensitivity B
- 72 Additional treatment needs C

Watershed: Mississippi (Metro)

WS# 20 Service Area: 7

For functional ratings, please run the Summary tab report.

This report printed on: 2/5/2026

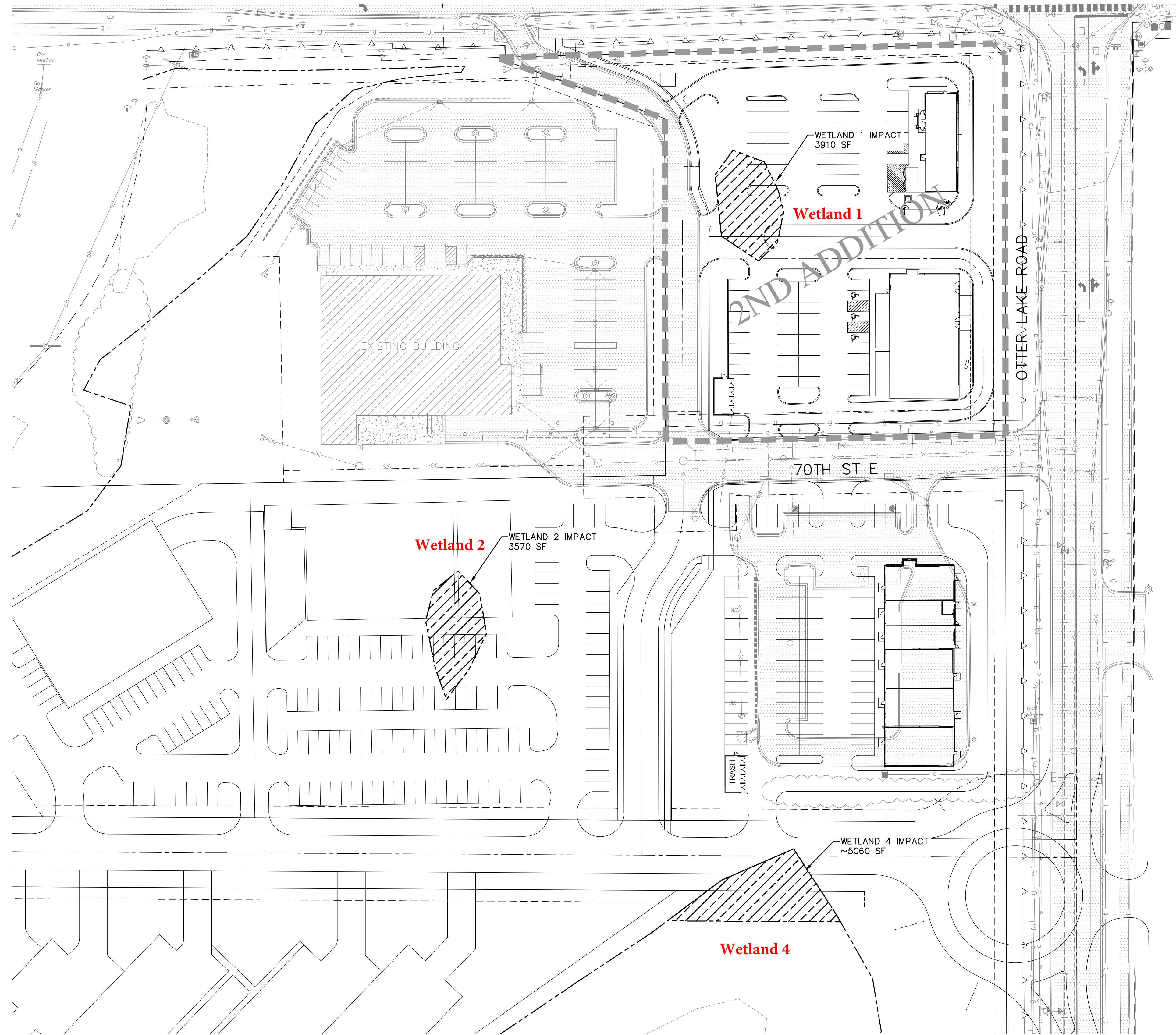
Appendix G

Preliminary Wetland Plan

by

Pioneer Engineering, P.A.

Appendix G



**BENCH MARK**  
 TOP NUT HYDRANT IN N.W. QUAD. OF  
 OTTER LAKE ROAD & PRIVATE DRIVE  
 370 FT. NORTH OF MAIN STREET  
 EL=920.47 NVGD88(DATUM)  
 02-ENG-119015-SHEET-WETL

**PIONEER**engineering  
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com

I hereby certify that this plan 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

Name: *Paul J. Cherm*  
 Paul J. Cherm  
 Reg. No. 19860 Date 02-09-2026

Revisions

Date: 02-09-2026  
 Designed: PIC  
 Drawn: NJK/JLT

PRELIMINARY WETLAND PLAN

**TYME PROPERTIES**  
 3435 LABORE ROAD SUITE 150  
 VADNAIS HEIGHTS, MN 55110

**OTTER CROSSING SOUTH 2ND ADD.**  
 LINO LAKES, MINNESOTA

8.00 OF 19

## Appendix H

### iPac Results



# United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Minnesota-Wisconsin Ecological Services Field Office  
3815 American Blvd East  
Bloomington, MN 55425-1659  
Phone: (952) 858-0793

In Reply Refer To:  
Project Code: 2026-0045325  
Project Name: Otter Crossing South

02/04/2026 17:49:55 UTC

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

## To Whom It May Concern:

This response has been generated by the Information, Planning, and Conservation (IPaC) system to provide information on natural resources that could be affected by your project. The U.S. Fish and Wildlife Service (Service) provides this response under the authority of the Endangered Species Act of 1973 (16 U.S.C. 1531-1543), the Bald and Golden Eagle Protection Act (16 U.S.C. 668-668d), the Migratory Bird Treaty Act (16 U.S.C. 703-712), and the Fish and Wildlife Coordination Act (16 U.S.C. 661 *et seq.*).

### **Threatened and Endangered Species**

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and may be affected by your proposed project. The species list fulfills the requirement for obtaining a Technical Assistance Letter from the U.S. Fish and Wildlife Service under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

### **Consultation Technical Assistance**

Please refer to our [Section 7 website](#) for guidance and technical assistance, including [step-by-step instructions](#) for making effects determinations for each species that might be present and for specific guidance on the following types of projects: projects in developed areas, HUD, CDBG, EDA, USDA Rural Development projects, pipelines, buried utilities, telecommunications, and requests for a Conditional Letter of Map Revision (CLOMR) from FEMA.

We recommend running the project (if it qualifies) through our **Minnesota-Wisconsin Federal Endangered Species Determination Key (Minnesota-Wisconsin ("D-key"))**. A [demonstration video](#) showing how-to access and use the determination key is available. Please note that the Minnesota-Wisconsin D-key is the third option of 3 available d-keys. D-keys are tools to help Federal agencies and other project proponents determine if their proposed action has the potential to adversely affect federally listed species and designated critical habitat. The Minnesota-Wisconsin D-key includes a structured set of questions that assists a project proponent in determining whether a proposed project qualifies for a certain predetermined consultation outcome for all federally listed species found in Minnesota and Wisconsin (except for the northern long-eared bat- see below), which includes determinations of "no effect" or "may affect, not likely to adversely affect." In each case, the Service has compiled and analyzed the best available information on the species' biology and the impacts of certain activities to support these determinations.

If your completed d-key output letter shows a "No Effect" (NE) determination for all listed species, print your IPaC output letter for your files to document your compliance with the Endangered Species Act.

For Federal projects with a "Not Likely to Adversely Affect" (NLAA) determination, our concurrence becomes valid if you do not hear otherwise from us after a 30-day review period, as indicated in your letter.

If your d-key output letter indicates additional coordination with the Minnesota-Wisconsin Ecological Services Field Office is necessary (i.e., you get a "May Affect" determination), you will be provided additional guidance on contacting the Service to continue ESA coordination outside of the key; ESA compliance cannot be concluded using the key for "May Affect" determinations unless otherwise indicated in your output letter.

**Note: Once you obtain your official species list, you are not required to continue in IPaC with d-keys, although in most cases these tools should expedite your review.** If you choose to make an effects determination on your own, you may do so. If the project is a Federal Action, you may want to review our section 7 step-by-step instructions before making your determinations.

### **Using the IPaC Official Species List to Make No Effect and May Affect Determinations for Listed Species**

1. If IPaC returns a result of "There are no listed species found within the vicinity of the project," then project proponents can conclude the proposed activities will have **no effect** on any federally listed species under Service jurisdiction. Concurrence from the Service is not required for **no effect** determinations. No further consultation or coordination is required. Attach this letter to the dated IPaC species list report for your records.
2. If IPaC returns one or more federally listed, proposed, or candidate species as potentially present in the action area of the proposed project – other than bats (see below) – then project proponents must determine if proposed activities will have **no effect** on or **may affect** those species. For assistance in determining if suitable habitat for listed, candidate, or proposed species occurs within your project area or if species may be affected by project activities, you can obtain [Life History Information for Listed and Candidate Species](#) on our office website. If no impacts will occur to a species on the IPaC species list (e.g., there is no habitat present in the project area), the appropriate determination is **no effect**. No further consultation or coordination is required. Attach this letter to the dated IPaC species list report for your records.

3. Should you determine that project activities **may affect** any federally listed, please contact our office for further coordination. Letters with requests for consultation or correspondence about your project should include the Consultation Tracking Number in the header. Electronic submission is preferred.

### **Northern Long-Eared Bats**

Northern long-eared bats occur throughout Minnesota and Wisconsin and the information below may help in determining if your project may affect these species.

Suitable summer habitat for northern long-eared bats consists of a wide variety of forested/wooded habitats where they roost, forage, and travel and may also include some adjacent and interspersed non-forested habitats such as emergent wetlands and adjacent edges of agricultural fields, old fields and pastures. This includes forests and woodlots containing potential roosts (i.e., live trees and/or snags  $\geq 3$  inches dbh for northern long-eared bat that have exfoliating bark, cracks, crevices, and/or hollows), as well as linear features such as fencerows, riparian forests, and other wooded corridors. These wooded areas may be dense or loose aggregates of trees with variable amounts of canopy closure. Individual trees may be considered suitable habitat when they exhibit the characteristics of a potential roost tree and are located within 1,000 feet (305 meters) of forested/wooded habitat. Northern long-eared bats have also been observed roosting in human-made structures, such as buildings, barns, bridges, and bat houses; therefore, these structures should also be considered potential summer habitat and evaluated for use by bats. If your project will impact caves or mines or will involve clearing forest or woodland habitat containing suitable roosting habitat, northern long-eared bats could be affected. For bat activity dates, please review Appendix L in the [Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines](#).

Examples of unsuitable habitat include:

- Individual trees that are greater than 1,000 feet from forested or wooded areas,
- Trees found in highly developed urban areas (e.g., street trees, downtown areas),
- A pure stand of less than 3-inch dbh trees that are not mixed with larger trees, and
- A monoculture stand of shrubby vegetation with no potential roost trees.

If IPaC returns a result that northern long-eared bats are potentially present in the action area of the proposed project, project proponents can conclude the proposed activities **may affect** this species **IF** one or more of the following activities are proposed:

- Clearing or disturbing suitable roosting habitat, as defined above, at any time of year,
- Any activity in or near the entrance to a cave or mine,
- Mining, deep excavation, or underground work within 0.25 miles of a cave or mine,
- Construction of one or more wind turbines, or
- Demolition or reconstruction of human-made structures that are known to be used by bats based on observations of roosting bats, bats emerging at dusk, or guano deposits or stains.

*If none of the above activities are proposed*, project proponents can conclude the proposed activities will have **no effect** on the northern long-eared bat. Concurrence from the Service is not required for **No Effect** determinations. No further consultation or coordination is required. Attach this letter to the dated IPaC

species list report for your records.

*If any of the above activities are proposed*, and the northern long-eared bat appears on the user's species list, the federal project user will be directed to either the northern long-eared bat and tricolored bat range-wide D-key or the Federal Highways Administration, Federal Railways Administration, and Federal Transit Administration Indiana bat/Northern long-eared bat D-key, depending on the type of project and federal agency involvement. Similar to the Minnesota-Wisconsin D-key, these d-keys help to determine if prohibited take might occur and, if not, will generate an automated verification letter. Additional information about available tools can be found on the Service's [northern long-eared bat website](#).

### **Whooping Crane**

Whooping crane is designated as a non-essential experimental population in Wisconsin and consultation under Section 7(a)(2) of the Endangered Species Act is only required if project activities will occur within a National Wildlife Refuge or National Park. If project activities are proposed on lands outside of a National Wildlife Refuge or National Park, then you are not required to consult. For additional information on this designation and consultation requirements, please review "[Establishment of a Nonessential Experimental Population of Whooping Cranes in the Eastern United States](#)."

### **Other Trust Resources and Activities**

*Bald and Golden Eagles* - Although the bald eagle has been removed from the endangered species list, this species and the golden eagle are protected by the Bald and Golden Eagle Act and the Migratory Bird Treaty Act. It is the responsibility of the project proponent to survey the area for any migratory bird nests. If there is an eagle nest on-site while work is on-going, eagles may be disturbed. We recommend avoiding and minimizing disturbance to eagles whenever practicable. If you cannot avoid eagle disturbance, you may seek a [permit](#). A [nest take permit](#) is always required for removal, relocation, or obstruction of an eagle nest. For communication and wind energy projects, please refer to additional guidelines below.

*Migratory Birds* - The Migratory Bird Treaty Act (MBTA) prohibits the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests, except when specifically authorized by the Service. The Service has the responsibility under the MBTA to proactively prevent the mortality of migratory birds whenever possible and we encourage implementation of [recommendations that minimize potential impacts to migratory birds](#). Such measures include clearing forested habitat outside the nesting season (generally March 1 to August 31) or conducting nest surveys prior to clearing to avoid injury to eggs or nestlings.

*Communication Towers* - Construction of new communications towers (including radio, television, cellular, and microwave) creates a potentially significant impact on migratory birds, especially some 350 species of night-migrating birds. However, the Service has developed [voluntary guidelines for minimizing impacts](#).

*Transmission Lines* - Migratory birds, especially large species with long wingspans, heavy bodies, and poor maneuverability can also collide with power lines. In addition, mortality can occur when birds, particularly hawks, eagles, kites, falcons, and owls, attempt to perch on uninsulated or unguarded power poles. To minimize these risks, please refer to [guidelines](#) developed by the Avian Power Line Interaction Committee and the Service. Implementation of these measures is especially important along sections of lines adjacent to wetlands or other areas that support large numbers of raptors and migratory birds.

*Wind Energy* - To minimize impacts to migratory birds and bats, wind energy projects should follow the Service's [Wind Energy Guidelines](#). In addition, please refer to the Service's [Eagle Conservation Plan Guidance](#), which provides guidance for conserving bald and golden eagles in the course of siting, constructing, and operating wind energy facilities.

### **State Department of Natural Resources Coordination**

While it is not required for your Federal section 7 consultation, please note that additional state endangered or threatened species may also have the potential to be impacted. **Please contact the Minnesota or Wisconsin Department of Natural Resources for information on state listed species that may be present in your proposed project area.**

#### *Minnesota*

[Minnesota Department of Natural Resources - Endangered Resources Review Homepage](#)

Email: [Review.NHIS@state.mn.us](mailto:Review.NHIS@state.mn.us)

#### *Wisconsin*

[Wisconsin Department of Natural Resources - Endangered Resources Review Homepage](#)

Email: [DNRERReview@wi.gov](mailto:DNRERReview@wi.gov)

We appreciate your concern for threatened and endangered species. Please feel free to contact our office with questions or for additional information.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

## **OFFICIAL SPECIES LIST**

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

### **Minnesota-Wisconsin Ecological Services Field Office**

3815 American Blvd East

Bloomington, MN 55425-1659

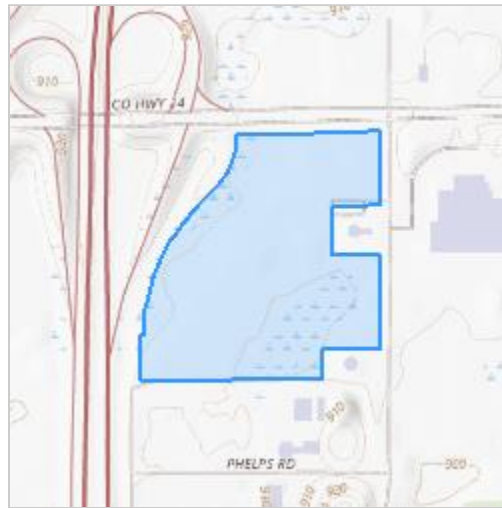
(952) 858-0793

## PROJECT SUMMARY

Project Code: 2026-0045325  
Project Name: Otter Crossing South  
Project Type: New Constr - Above Ground  
Project Description: Otter Crossing South, a commercial development will accommodate a freestanding, quick serve restaurant operation and a multi-tenant retail building in the Northeast corner of the property. The project also will establish two lots to accommodate retail users to the south of the Aldi premises. Construction is to begin in 2026.

### Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@45.16207525,-93.02783781815677,14z>



Counties: Anoka County, Minnesota

## ENDANGERED SPECIES ACT SPECIES

There is a total of 4 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

- 
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

**MAMMALS**

NAME	STATUS
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/10515">https://ecos.fws.gov/ecp/species/10515</a>	Proposed Endangered

**BIRDS**

NAME	STATUS
Whooping Crane <i>Grus americana</i> Population: U.S.A. (AL, AR, CO, FL, GA, ID, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, NM, OH, SC, TN, UT, VA, WI, WV, western half of WY) No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/758">https://ecos.fws.gov/ecp/species/758</a>	Experimental Population, Non- Essential

**CLAMS**

NAME	STATUS
Salamander Mussel <i>Simpsonaias ambigua</i> There is <b>proposed</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/6208">https://ecos.fws.gov/ecp/species/6208</a>	Proposed Endangered

**INSECTS**

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> There is <b>proposed</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a>	Proposed Threatened

**CRITICAL HABITATS**

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

**USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES**

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

# BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act <sup>2</sup> and the Migratory Bird Treaty Act (MBTA) <sup>1</sup>. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

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1. The [Bald and Golden Eagle Protection Act](#) of 1940.
2. The [Migratory Birds Treaty Act](#) of 1918.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are Bald Eagles and/or Golden Eagles in your [project](#) area.

## Measures for Proactively Minimizing Eagle Impacts

For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the [National Bald Eagle Management Guidelines](#). You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#).

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

If disturbance or take of eagles cannot be avoided, an [incidental take permit](#) may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the [Do I Need A Permit Tool](#). For assistance making this determination for golden eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

## Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and Eagles](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
<b>Bald Eagle <i>Haliaeetus leucocephalus</i></b> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. <a href="https://ecos.fws.gov/ecp/species/1626">https://ecos.fws.gov/ecp/species/1626</a>	Breeds Dec 1 to Aug 31

## PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

### Breeding Season (■)

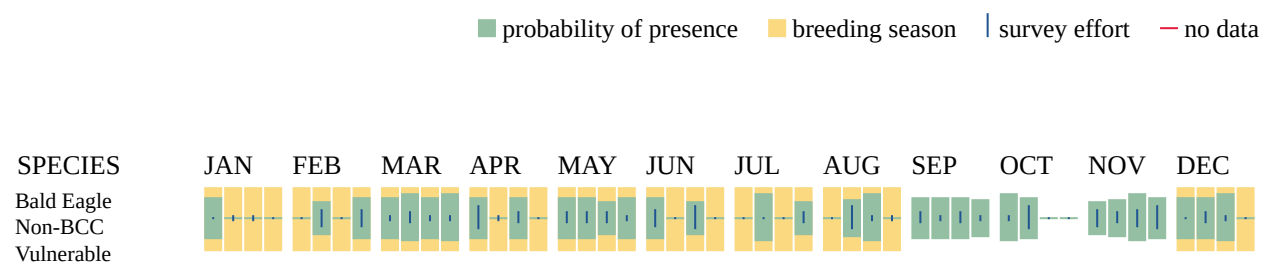
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

### Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

### No Data (—)

A week is marked as having no data if there were no survey events for that week.



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>

- Nationwide avoidance and minimization measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

## MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) <sup>1</sup> prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Golden-plover <i>Pluvialis dominica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/10561">https://ecos.fws.gov/ecp/species/10561</a>	Breeds elsewhere
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. <a href="https://ecos.fws.gov/ecp/species/1626">https://ecos.fws.gov/ecp/species/1626</a>	Breeds Dec 1 to Aug 31
Black Tern <i>Chlidonias niger surinamensis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/3093">https://ecos.fws.gov/ecp/species/3093</a>	Breeds May 15 to Aug 20
Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9399">https://ecos.fws.gov/ecp/species/9399</a>	Breeds May 15 to Oct 10

NAME	BREEDING SEASON
<b>Bobolink <i>Dolichonyx oryzivorus</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9454">https://ecos.fws.gov/ecp/species/9454</a>	Breeds May 20 to Jul 31
<b>Canada Warbler <i>Cardellina canadensis</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9643">https://ecos.fws.gov/ecp/species/9643</a>	Breeds May 20 to Aug 10
<b>Chimney Swift <i>Chaetura pelagica</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9406">https://ecos.fws.gov/ecp/species/9406</a>	Breeds Mar 15 to Aug 25
<b>Golden-winged Warbler <i>Vermivora chrysoptera</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/8745">https://ecos.fws.gov/ecp/species/8745</a>	Breeds May 1 to Jul 20
<b>Grasshopper Sparrow <i>Ammodramus savannarum perpallidus</i></b> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA <a href="https://ecos.fws.gov/ecp/species/8329">https://ecos.fws.gov/ecp/species/8329</a>	Breeds Jun 1 to Aug 20
<b>Lesser Yellowlegs <i>Tringa flavipes</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9679">https://ecos.fws.gov/ecp/species/9679</a>	Breeds elsewhere
<b>Marbled Godwit <i>Limosa fedoa</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9481">https://ecos.fws.gov/ecp/species/9481</a>	Breeds May 1 to Jul 31
<b>Pectoral Sandpiper <i>Calidris melanotos</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9561">https://ecos.fws.gov/ecp/species/9561</a>	Breeds elsewhere
<b>Ruddy Turnstone <i>Arenaria interpres morinella</i></b> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA <a href="https://ecos.fws.gov/ecp/species/10633">https://ecos.fws.gov/ecp/species/10633</a>	Breeds elsewhere
<b>Rusty Blackbird <i>Euphagus carolinus</i></b> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA <a href="https://ecos.fws.gov/ecp/species/9478">https://ecos.fws.gov/ecp/species/9478</a>	Breeds elsewhere

NAME	BREEDING SEASON
Semipalmated Sandpiper <i>Calidris pusilla</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA <a href="https://ecos.fws.gov/ecp/species/9603">https://ecos.fws.gov/ecp/species/9603</a>	Breeds elsewhere
Short-billed Dowitcher <i>Limnodromus griseus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9480">https://ecos.fws.gov/ecp/species/9480</a>	Breeds elsewhere
Western Grebe <i>Aechmophorus occidentalis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/6743">https://ecos.fws.gov/ecp/species/6743</a>	Breeds Jun 1 to Aug 31
Wood Thrush <i>Hylocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9431">https://ecos.fws.gov/ecp/species/9431</a>	Breeds May 10 to Aug 31

## PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

### Breeding Season (■)

Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

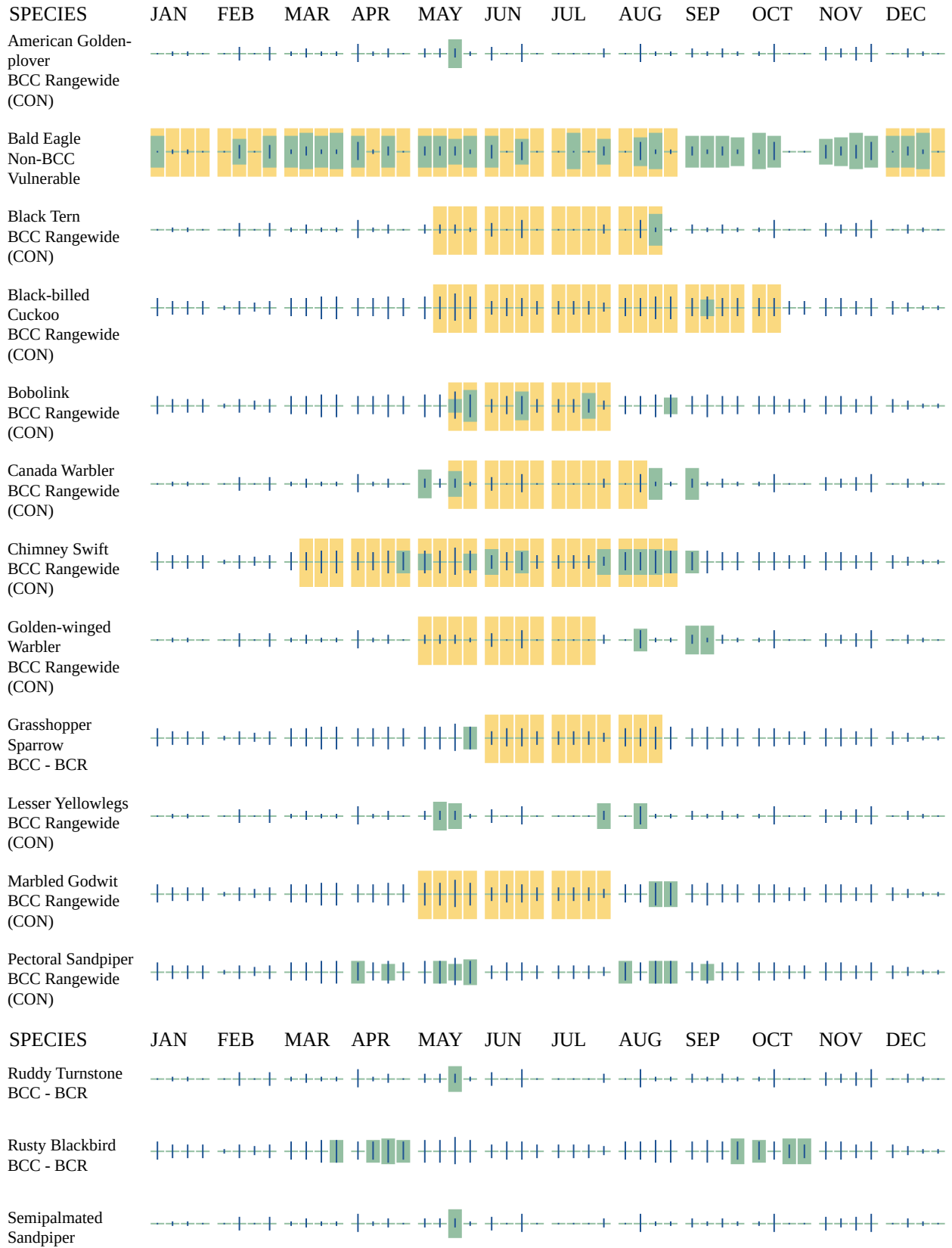
### Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

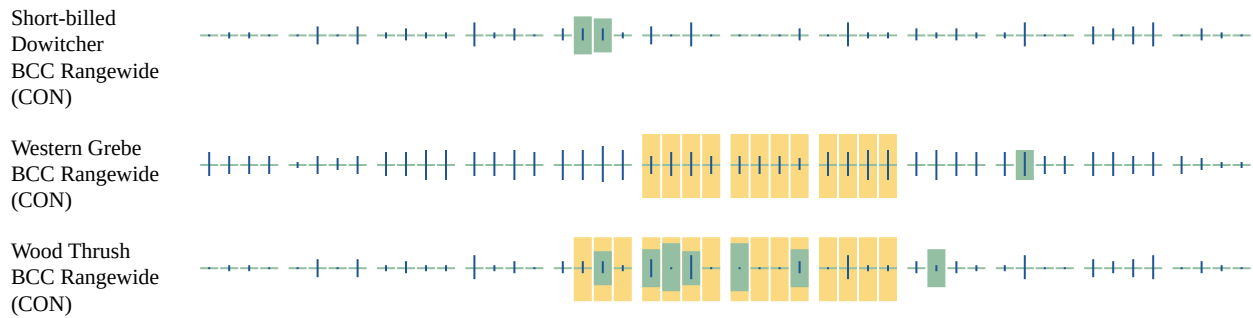
### No Data (—)

A week is marked as having no data if there were no survey events for that week.

■ probability of presence   ■ breeding season   | survey effort   — no data



BCC - BCR



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

## WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

## **IPAC USER CONTACT INFORMATION**

Agency: Private Entity  
Name: Ken Arndt  
Address: 1032 W. 7th St., Suite 150  
City: Saint Paul  
State: MN  
Zip: 55102  
Email: ken.arndt@mnrinc.us  
Phone: 6517880641



# United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Minnesota-Wisconsin Ecological Services Field Office  
3815 American Blvd East  
Bloomington, MN 55425-1659  
Phone: (952) 858-0793

In Reply Refer To:  
Project code: 2026-0045325  
Project Name: Otter Crossing South

02/04/2026 17:54:33 UTC

Subject: Technical Assistance letter for 'Otter Crossing South' for specified threatened and endangered species that may occur in your proposed project location consistent with the Minnesota-Wisconsin Endangered Species Determination Key (Minnesota-Wisconsin DKey).

Dear Ken Arndt:

The U.S. Fish and Wildlife Service (Service) received on **February 04, 2026** your effect determination(s) for the 'Otter Crossing South' (Action) using the Minnesota-Wisconsin DKey within the Service's Information for Planning and Consultation (IPaC) system. The Service developed this system in accordance with the Endangered Species Act of 1973 (ESA) (87 Stat. 884, as amended; 16 U.S.C 1531 et seq.).

Based on your responses to the Service's Minnesota-Wisconsin DKey, you made the following effect determination(s) for the proposed Action:

Species	Listing Status	Determination
Monarch Butterfly ( <i>Danaus plexippus</i> )	Proposed Threatened	No effect
Salamander Mussel ( <i>Simpsonaias ambigua</i> )	Proposed Endangered	No effect
Whooping Crane ( <i>Grus americana</i> )	Experimental Population, Non-Essential	No effect

### **Determination Information**

Thank you for informing the Service of your "No Effect" determination(s). No further coordination is necessary for the species you determined will not be affected by the Action.

### **Additional Information**

**Sufficient project details:** Please provide sufficient project details on your project homepage in IPaC (Define Project, Project Description) to support your conclusions. Failure to disclose important aspects of your project that would influence the outcome of your effects

determinations may negate your determinations and invalidate this letter. If you have site-specific information that leads you to believe a different determination is more appropriate for your project than what the Dkey concludes, you can and should proceed based on the best available information.

**Future project changes:** The Service recommends that you contact the Minnesota-Wisconsin Ecological Services Field Office or re-evaluate the project in IPaC if: 1) the scope or location of the proposed Action is changed; 2) new information reveals that the action may affect federally listed species or federally designated critical habitat in a manner or to an extent not previously considered; 3) the Action is modified in a manner that causes effects to listed species or designated critical habitat; or 4) a new species is listed or critical habitat designated. If any of the above conditions occurs, additional consultation with the Service should take place before project changes are final or resources committed.

### **Species-specific information**

**Bald and Golden Eagles:** Bald eagles, golden eagles, and their nests are protected under the Bald and Golden Eagle Protection Act (54 Stat. 250, as amended, 16 U.S.C. 668a-d) (Eagle Act). The Eagle Act prohibits, except when authorized by an Eagle Act permit, the “taking” of bald and golden eagles and defines “take” as “pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb.” The Eagle Act’s implementing regulations define disturb as “... to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, (1) injury to an eagle, (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior.”

If you observe a bald eagle nest in the vicinity of your proposed project, you should follow the [National Bald Eagle Management Guidelines \(May 2007\)](#). For more information on eagles and conducting activities in the vicinity of an eagle nest, please visit our [regional eagle website](#) or contact Margaret at [Margaret.Martin@fws.gov](mailto:Margaret.Martin@fws.gov). If the Action may affect bald or golden eagles, additional coordination with the Service under the Eagle Act may be required.

### **Additional Species Requiring Review**

In addition to the species described above, the following species or critical habitats may also occur in your project area and are not covered by this conclusion:

- Tricolored Bat *Perimyotis subflavus* Proposed Endangered

**Coordination with the Service is not complete if additional coordination is advised above for any species.**

**Action Description**

You provided to IPaC the following name and description for the subject Action.

**1. Name**

Otter Crossing South

**2. Description**

The following description was provided for the project 'Otter Crossing South':

Otter Crossing South, a commercial development will accommodate a freestanding, quick serve restaurant operation and a multi-tenant retail building in the Northeast corner of the property. The project also will establish two lots to accommodate retail users to the south of the Aldi premises. Construction is to begin in 2026.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@45.16207525,-93.02783781815677,14z>



## QUALIFICATION INTERVIEW

1. This determination key is intended to assist the user in evaluating the effects of their actions on Federally listed species in Minnesota and Wisconsin. It does not cover other prohibited activities under the Endangered Species Act (e.g., for wildlife: import/export, Interstate or foreign commerce, possession of illegally taken wildlife, etc.; for plants: import/export, reduce to possession, malicious destruction on Federal lands, commercial sale, etc.) or other statutes. Additionally, this key DOES NOT cover wind development, purposeful take (e.g., for research or surveys), communication towers that have guy wires or are over 450 feet in height, aerial or other large-scale application of any chemical (such as insecticide or herbicide), and approval of long-term permits or plans (e.g., FERC licenses, HCP's).

Click **YES** to acknowledge that you must consider other prohibitions of the ESA or other statutes outside of this determination key.

*Yes*

2. Is the action being funded, authorized, or carried out by a Federal agency?

*No*

3. Is the action being conducted by or on behalf of a Federally recognized Tribe?

*No*

4. Does the action involve the installation or operation of wind turbines?

*No*

5. Does the action involve purposeful take of a listed animal?

*No*

6. Does the action involve a new communications tower?

*No*

7. Does the activity involve aerial or other large-scale application of ANY chemical, including pesticides (insecticide, herbicide, fungicide, rodenticide, etc)?

*No*

8. Will your action permanently affect local hydrology?

*Yes*

9. Does your project have the potential to impact the riparian zone or indirectly impact a stream/river (e.g., cut and fill; horizontal directional drilling; construction; vegetation removal; pesticide or fertilizer application; discharge; runoff of sediment or pollutants; increase in erosion, etc.)?

**Note:** Consider all potential effects of the action, including those that may happen later in time and outside and downstream of the immediate area involved in the action.

Endangered Species Act regulation defines "effects of the action" to include all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (50 CFR 402.02).

*No*

10. Will your action disturb the ground or existing vegetation?

**Note:** This includes any off-road vehicle access, soil compaction (enough to collapse a rodent burrow), digging, seismic survey, directional drilling, heavy equipment, grading, trenching, placement of fill, pesticide application (herbicide, fungicide), vegetation management (including removal or maintenance using equipment or prescribed fire), cultivation, development, etc.

*Yes*

11. Will your action include spraying insecticides?

*No*

12. Does your action area occur entirely within an already developed area?

**Note:** Already developed areas are already paved, covered by existing structures, manicured lawns, industrial sites, or cultivated cropland, AND do not contain trees that could be roosting habitat. Be aware that listed species may occur in areas with natural, or semi-natural, vegetation immediately adjacent to existing utilities (e.g. roadways, railways) or within utility rights-of-way such as overhead transmission line corridors, and can utilize suitable trees, bridges, or culverts for roosting even in urban dominated landscapes (so these are not considered "already developed areas" for the purposes of this question). If unsure, select NO..

*Yes*

13. Does the action have potential indirect effects to listed species or the habitats they depend on (e.g., water discharge into adjacent habitat or waterbody, changes in groundwater elevation, introduction of an exotic plant species)?

*No*

14. [Semantic] Does the project intersect the Salamander mussel AOI?

**Automatically answered**

*Yes*

15. [Hidden Semantic] Does the action area intersect the monarch butterfly species list area?

**Automatically answered**

*Yes*

## **IPAC USER CONTACT INFORMATION**

Agency: Private Entity  
Name: Ken Arndt  
Address: 1032 W. 7th St., Suite 150  
City: Saint Paul  
State: MN  
Zip: 55102  
Email: ken.arndt@mnrinc.us  
Phone: 6517880641



# United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Minnesota-Wisconsin Ecological Services Field Office  
3815 American Blvd East  
Bloomington, MN 55425-1659  
Phone: (952) 858-0793

In Reply Refer To:  
Project code: 2026-0045325  
Project Name: Otter Crossing South

02/04/2026 18:02:15 UTC

Federal Nexus: no  
Federal Action Agency (if applicable):

**Subject:** Record of project representative’s no effect determination for 'Otter Crossing South'

Dear Ken Arndt:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on February 04, 2026, for 'Otter Crossing South' (here forward, Project). This project has been assigned Project Code 2026-0045325 and all future correspondence should clearly reference this number. **Please carefully review this letter.**

### Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species’ determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project.

Failure to accurately represent or implement the Project as detailed in IPaC or the **Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key (Dkey)**, invalidates this letter. **Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid.**

### Determination for the Northern Long-Eared Bat and/or Tricolored Bat

Based upon your IPaC submission and a standing analysis, your project has reached the following effect determinations:

Species	Listing Status	Determination
Tricolored Bat ( <i>Perimyotis subflavus</i> )	Proposed Endangered	No effect

Federal agencies must consult with U.S. Fish and Wildlife Service under section 7(a)(2) of the Endangered Species Act (ESA) when an action *may affect* a listed species. Tricolored bat is proposed for listing as endangered under the ESA, but not yet listed. For actions that may affect a proposed species, agencies cannot consult, but they can *confer* under the authority of section 7(a)(4) of the ESA. Such conferences can follow the procedures for a consultation and be adopted as such if and when the proposed species is listed. Should the tricolored bat be listed, agencies must review projects that are not yet complete, or projects with ongoing effects within the tricolored bat range that previously received a NE or NLAA determination from the key to confirm that the determination is still accurate.

To make a no effect determination, the full scope of the proposed project implementation (action) should not have any effects (either positive or negative), to a federally listed species or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (See § 402.17).

Under Section 7 of the ESA, if a federal action agency makes a no effect determination, no consultation with the Service is required (ESA §7). If a proposed Federal action may affect a listed species or designated critical habitat, formal consultation is required except when the Service concurs, in writing, that a proposed action "is not likely to adversely affect" listed species or designated critical habitat [50 CFR §402.02, 50 CFR§402.13].

### **Other Species and Critical Habitat that May be Present in the Action Area**

The IPaC-assisted determination key for the northern long-eared bat and tricolored bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Monarch Butterfly *Danaus plexippus* Proposed Threatened
- Salamander Mussel *Simpsonaias ambigua* Proposed Endangered
- Whooping Crane *Grus americana* Experimental Population, Non-Essential

You may coordinate with our Office to determine whether the Action may affect the animal species listed above and, if so, how they may be affected.

### **Next Steps**

If there are no updates on listed species, no further consultation/coordination for this project is required with respect to the species covered by this key. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical

habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional coordination with the Service should take place to ensure compliance with the Act.

If you have any questions regarding this letter or need further assistance, please contact the Minnesota-Wisconsin Ecological Services Field Office and reference Project Code 2026-0045325 associated with this Project.

## Action Description

You provided to IPaC the following name and description for the subject Action.

### 1. Name

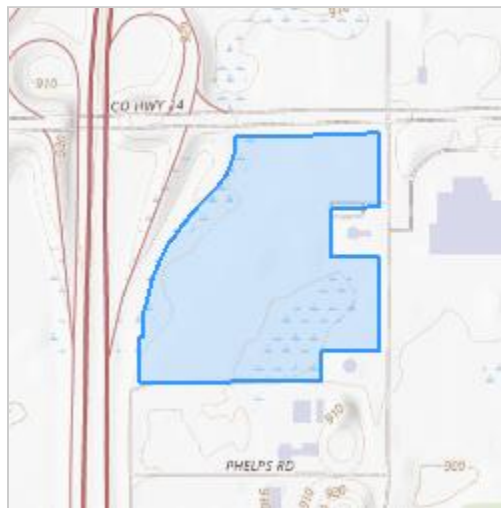
Otter Crossing South

### 2. Description

The following description was provided for the project 'Otter Crossing South':

Otter Crossing South, a commercial development will accommodate a freestanding, quick serve restaurant operation and a multi-tenant retail building in the Northeast corner of the property. The project also will establish two lots to accommodate retail users to the south of the Aldi premises. Construction is to begin in 2026.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@45.16207525,-93.02783781815677,14z>



## DETERMINATION KEY RESULT

Based on the information you provided, you have determined that the Proposed Action will have no effect on the species covered by this determination key. Therefore, no consultation with the U.S. Fish and Wildlife Service pursuant to Section 7(a)(2) of the Endangered Species Act of 1973 (87 Stat. 884, as amended 16 U.S.C. 1531 *et seq.*) is required for those species.

## QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed bats or any other listed species?

**Note:** Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

No

2. Is the action area wholly within Zone 2 of the year-round active area for northern long-eared bat and/or tricolored bat?

**Automatically answered**

No

3. Does the action area intersect Zone 1 of the year-round active area for northern long-eared bat and/or tricolored bat?

**Automatically answered**

No

4. Does any component of the action involve leasing, construction or operation of wind turbines? Answer 'yes' if the activities considered are conducted with the intention of gathering survey information to inform the leasing, construction, or operation of wind turbines.

No

5. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

**Note for projects in Pennsylvania:** Projects requiring authorization under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act would be considered as having a federal nexus. Since the U.S. Army Corps of Engineers (Corps) has issued the Pennsylvania State Programmatic General Permit (PASPGP), which may be verified by the PA Department of Environmental Protection or certain Conservation Districts, the need to receive a Corps authorization to perform the work under the PASPGP serves as a federal nexus. As such, if proposing to use the PASPGP, you would answer 'yes' to this question.

No

6. [Semantic] Is the action area located within 0.5 miles of a known bat hibernaculum or winter roost? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your state wildlife agency.

**Automatically answered**

No

7. Does the action area contain any winter roosts or caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, or tunnels that could provide habitat for hibernating bats?

No

8. Does the action area contain (1) talus or (2) anthropogenic or naturally formed rock shelters or crevices in rocky outcrops, rock faces or cliffs?

No

9. Will the action cause effects to a bridge?

**Note:** Covered bridges should be considered as bridges in this question.

No

10. Will the action result in effects to a culvert or tunnel at any time of year?

No

11. Are trees present within 1000 feet of the action area?

**Note:** If there are trees within the action area that are of a sufficient size to be potential roosts for bats answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

Yes

12. Does the action include the intentional exclusion of bats from a building or building-like structure? **Note:** Exclusion is conducted to deny bats' entry or reentry into a building. To be effective and to avoid harming bats, it should be done according to established standards. If your action includes bat exclusion and you are unsure whether northern long-eared bats or tricolored bats are present, answer "Yes." Answer "No" if there are no signs of bat use in the building/structure. If unsure, contact your local Ecological Services Field Office to help assess whether northern long-eared bats or tricolored bats may be present. Contact a Nuisance Wildlife Control Operator (NWCO) for help in how to exclude bats from a structure safely without causing harm to the bats (to find a NWCO certified in bat standards, search the Internet using the search term "National Wildlife Control Operators Association bats"). Also see the White-Nose Syndrome Response Team's guide for bat control in structures.

No

13. Does the action involve removal, modification, or maintenance of a human-made building-like structure (barn, house, or other building) **known or suspected to contain roosting bats?**

No

14. Will the action cause construction of one or more new roads open to the public?

For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

Yes

15. Will any new road go through any area of contiguous forest that is greater than or equal to 10 acres in total extent?

**Note:** "Contiguous forest" of 10 acres or more may include areas where multiple forest patches are separated by less than 1,000 feet of non-forest if the forested patches, added together, comprise at least 10 acres.

No

16. Will any new road pass between two patches of contiguous forest that are each greater than or equal to 10 acres in extent and are separated by less than 1,000 feet? Bats may cross a road by flying between forest patches that are up to 1,000 feet apart.

**Note:** "Contiguous forest" of 10 acres or more may include areas where multiple forest patches are separated by less than 1,000 feet of non-forested area if the forested patches, added together, comprise at least 10 acres.

No

17. Will the action include or cause any construction or other activity that is reasonably certain to increase average night-time traffic permanently or temporarily on one or more existing roads? **Note:** For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

No

18. Will the action include or cause any construction or other activity that is reasonably certain to increase the number of travel lanes on an existing thoroughfare?

For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

No

19. Will the proposed Action involve the creation of a new water-borne contaminant source (e.g., leachate pond, pits containing chemicals that are not NSF/ANSI 60 compliant)?

**Note:** For information regarding NSF/ANSI 60 please visit <https://www.nsf.org/knowledge-library/nsf-ansi-standard-60-drinking-water-treatment-chemicals-health-effects>

No

20. Will the proposed action involve the creation of a new point source discharge from a facility other than a water treatment plant or storm water system?

*No*

21. Will the action include drilling or blasting?

*No*

22. Will the action involve military training (e.g., smoke operations, obscurant operations, exploding munitions, artillery fire, range use, helicopter or fixed wing aircraft use at night)?

*No*

23. Will the proposed action involve the use of herbicides or pesticides (e.g., fungicides, insecticides, or rodenticides)?

*No*

24. Will the action include or cause activities that are reasonably certain to cause chronic or intense nighttime noise (above current levels of ambient noise in the area) in suitable summer habitat for the northern long-eared bat or tricolored bat during the active season?

Chronic noise is noise that is continuous or occurs repeatedly again and again for a long time. Sources of chronic or intense noise that could cause adverse effects to bats may include, but are not limited to: road traffic; trains; aircraft; industrial activities; gas compressor stations; loud music; crowds; oil and gas extraction; construction; and mining.

**Note:** Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

*No*

25. Does the action include, or is it reasonably certain to cause, the use of permanent or temporary artificial lighting within 1000 feet of suitable northern long-eared bat or tricolored bat roosting habitat?

**Note:** Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

*No*

26. Will the action include tree cutting or other means of knocking down or bringing down trees, tree topping, or tree trimming?

*No*

27. Will the proposed action result in the use of prescribed fire?

**Note:** If the prescribed fire action includes other activities than application of fire (e.g., tree cutting, fire line preparation) please consider impacts from those activities within the previous representative questions in the key. This set of questions only considers impacts from flame and smoke.

No

28. Does the action area intersect the tricolored bat species list area?

**Automatically answered**

Yes

29. Is the action area located within 0.5-mile of radius of an entrance/opening to any known tricolored bat hibernacula or winter roost?

Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your state wildlife agency.

**Automatically answered**

No

30. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

**Automatically answered**

No

31. Has a presence/probable absence bat survey targeting the [tricolored bat and following the Service's Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines](#) been conducted within the project area?

No

32. Is suitable summer habitat for the tricolored bat present within 1000 feet of project activities?

(If unsure, answer ""Yes."" )

**Note:** If there are trees within the action area that may provide potential roosts for tricolored bats (e.g., clusters of leaves in live and dead deciduous trees, Spanish moss (*Tillandsia usneoides*), clusters of dead pine needles of large live pines) answer ""Yes."" For a complete definition of suitable summer habitat for the tricolored bat, please see Appendix A in the [Service's Range-wide Indiana Bat and Northern long-eared Bat Survey Guidelines](#).

No

33. Do you have any documents that you want to include with this submission?

No

# PROJECT QUESTIONNAIRE

## **IPAC USER CONTACT INFORMATION**

Agency: Private Entity  
Name: Ken Arndt  
Address: 1032 W. 7th St., Suite 150  
City: Saint Paul  
State: MN  
Zip: 55102  
Email: ken.arndt@mnrinc.us  
Phone: 6517880641