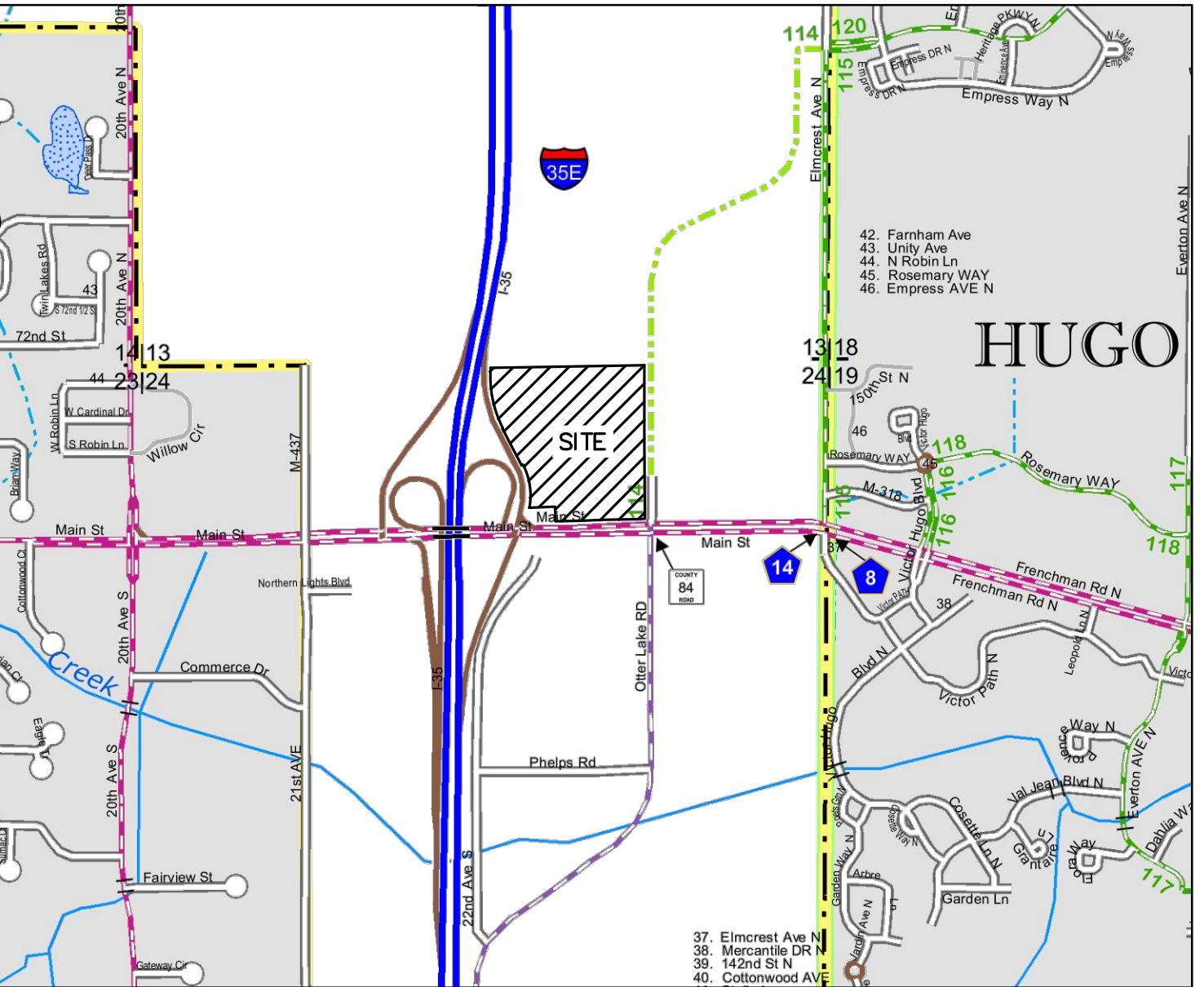
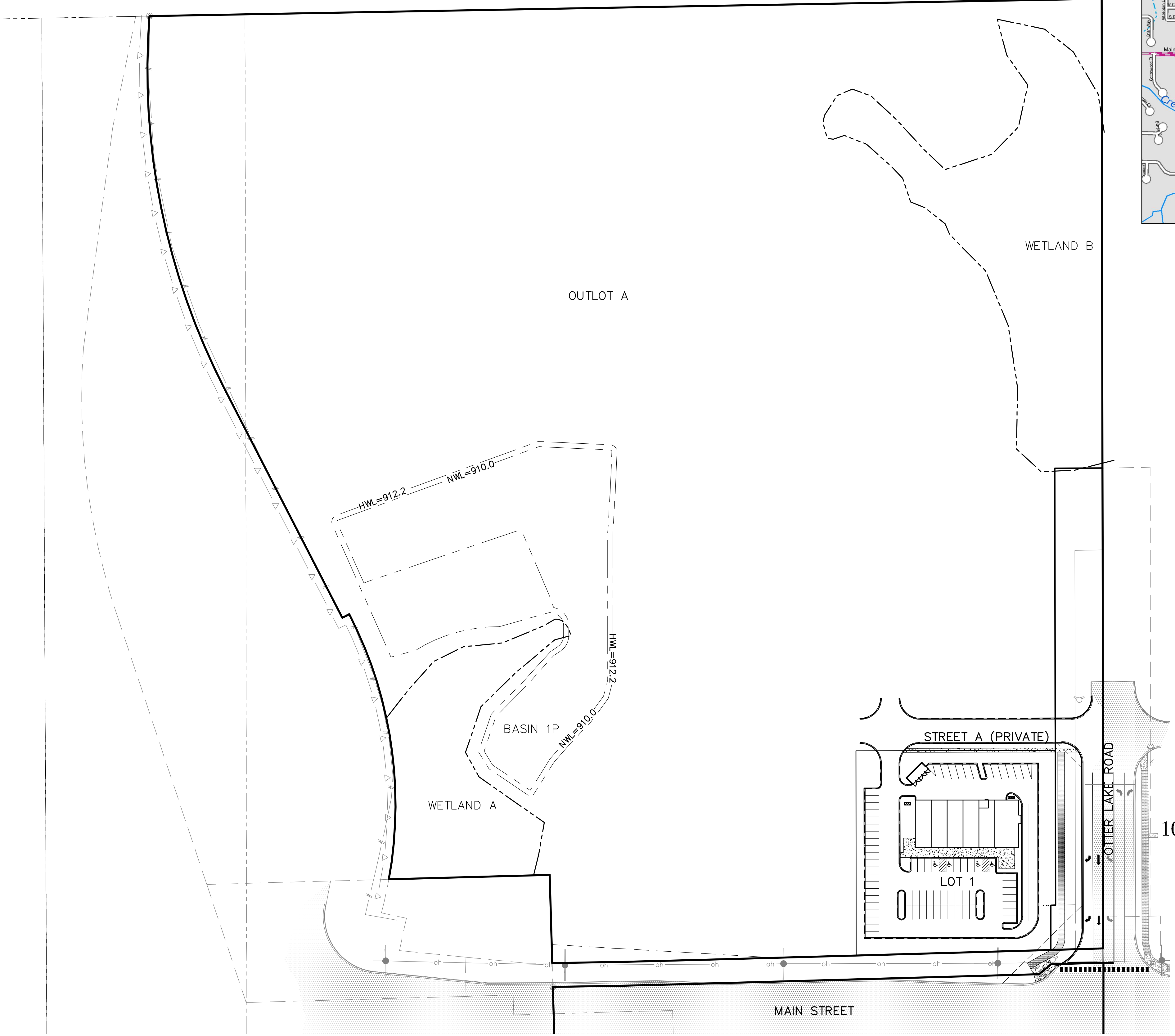


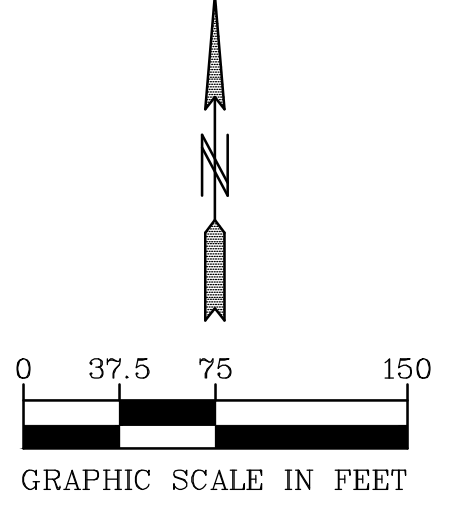
OTTER CROSSING

FINAL UTILITY & CONSTRUCTION PLANS

LINO LAKES, MINNESOTA



LOCATION MAP



- SHEET INDEX**
- 0.1 COVER SHEET
 - 0.2 LEGEND
 - 1.1 EXISTING CONDITIONS
 - 2.1 SITE PLAN
 - 3.1 GRADING, DRAINAGE AND EROSION CONTROL PLAN
 - 3.2 SEEDING PLAN
 - 4.1 GRADING DETAILS
 - 5.1 SANITARY SEWER & WATERMAIN CONSTRUCTION
 - 6.1-6.2 STORM SEWER CONSTRUCTION
 - 7.1 STREET CONSTRUCTION
 - 8.1 TURN LANE CONSTRUCTION
 - 9.1 WETLAND PLAN
 - 10.1-10.4 CITY DETAILS
 - L1. LANDSCAPE PLAN



Know what's below.
Call before you dig.

BENCH MARK
TOP NUT HYDRANT IN N.W.
QUAD. OF OTTER LAKE ROAD
& PRIVATE DRIVE 370 LF
NORTH OF MAIN STREET
EL=920.47

01-ENG-118283-SHEET-COVER

PIONEERengineering
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. Cherni*
Reg. No.: 19860 Date: 12-16-20

Revisions
1. 03-01-2021 Plan Revisions

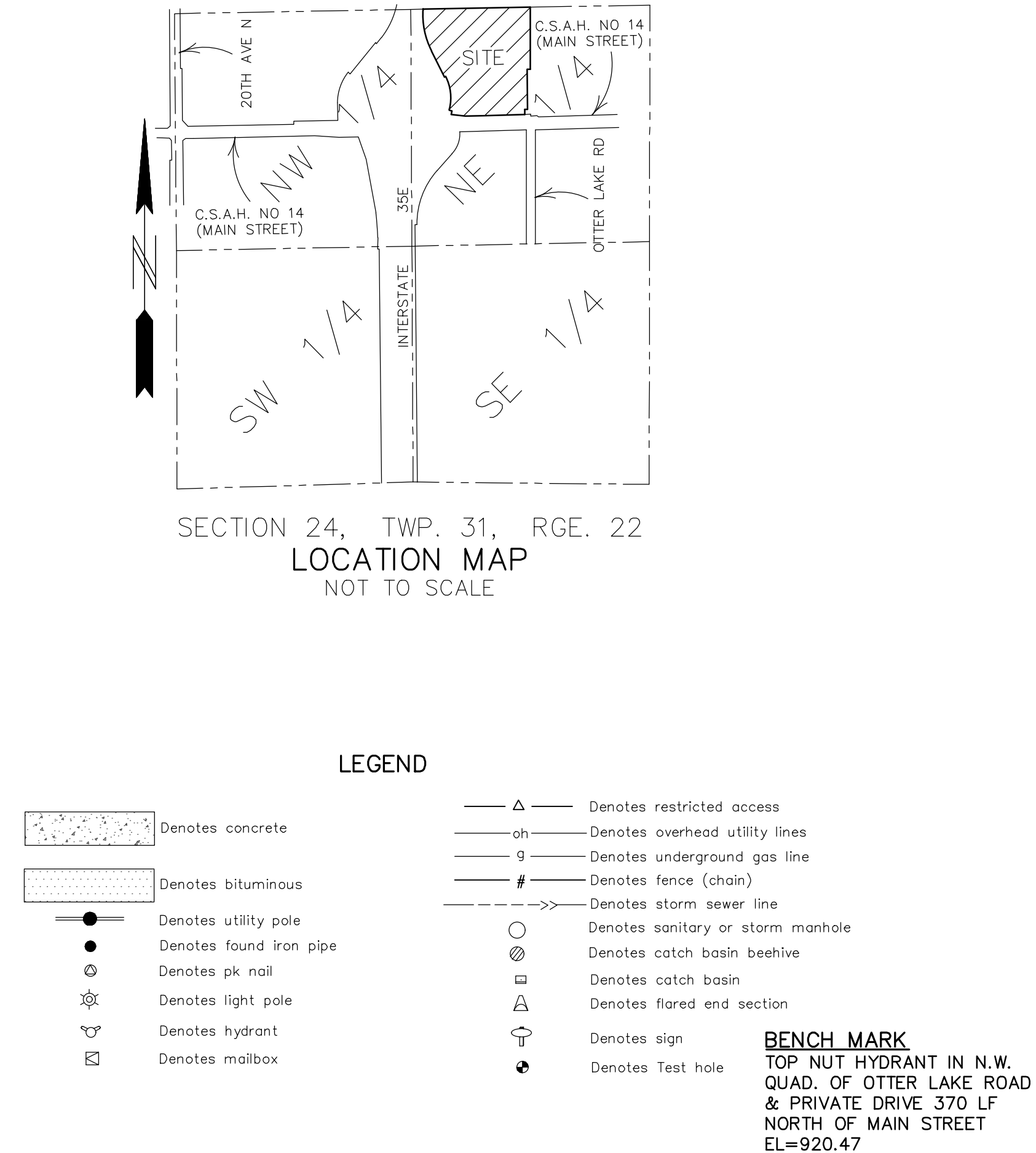
Date: 12-16-20
Designed: PJC
Drawn: MSN

COVER SHEET

TYME PROPERTIES LLC
3435 LABORE ROAD SUITE 150
VADNAIS HEIGHTS, MINNESOTA 55110

OTTER CROSSING
LINO LAKES, MINNESOTA

0.1 OF 17

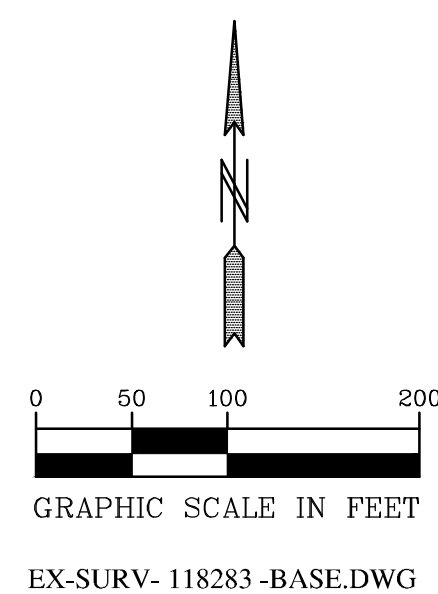


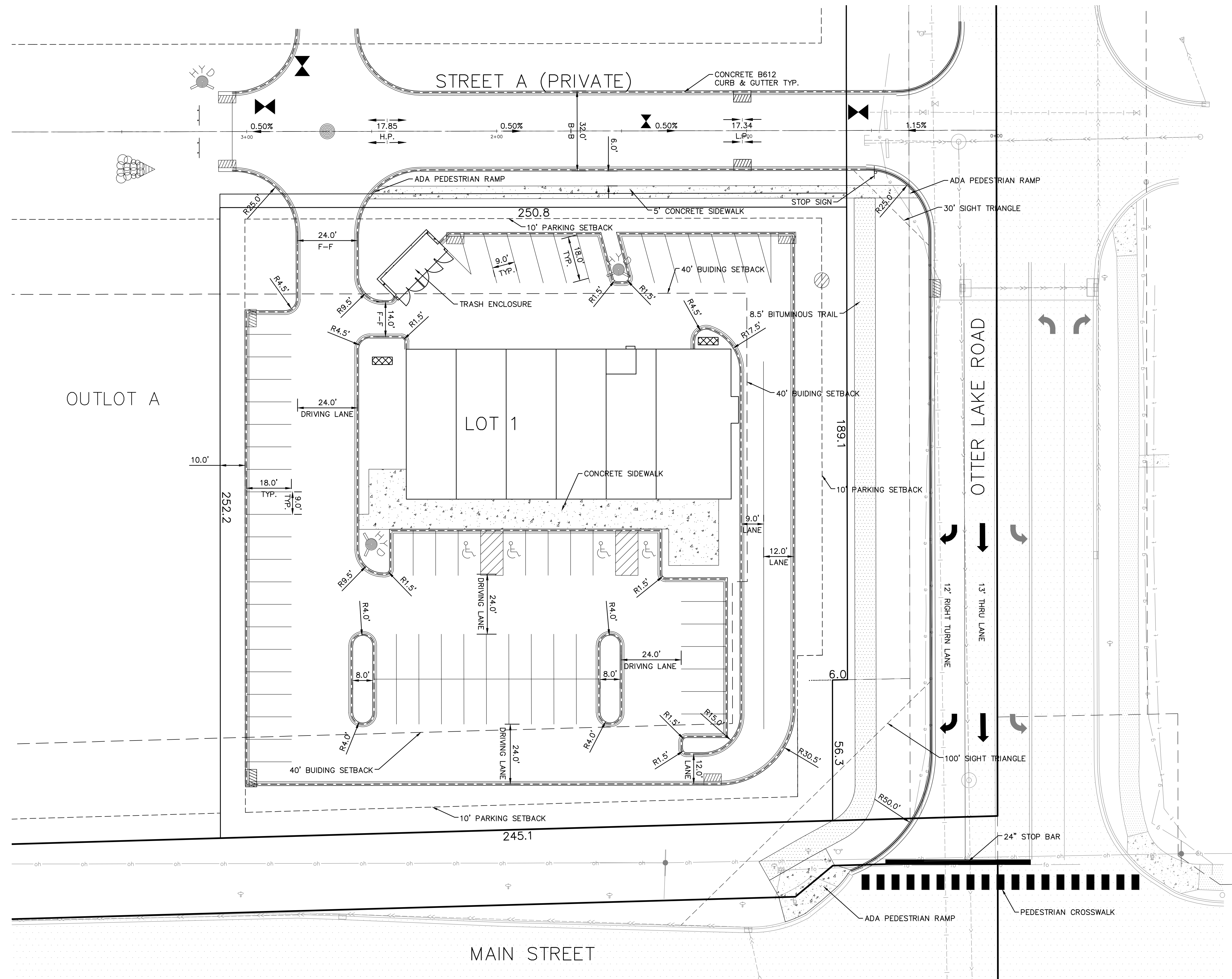
PROPOSED LEGAL FOR PRELIMINARY PLAT PURPOSES ONLY:

That part of the Northwest Quarter of the Northeast Quarter of Section 24, Township 31, Range 22, Anoka County, Minnesota, lying Easterly and Northerly of the following described line: Commencing at the Northwest corner of said Northwest Quarter of the Northeast Quarter; thence on an assumed bearing of North 89 degrees 51 minutes 09 seconds East, along the North line of said Northwest Quarter of the Northeast Quarter a distance of 118.28 feet to the point of beginning of the line to be described; thence South 12 degrees 37 minutes 22 seconds West a distance of 143.13 feet; thence South 8 degrees 22 minutes 35 seconds West a distance of 279.89 feet; thence South along a non-tangential curve, concave to the East having a central angle of 22 degrees 32 minutes, a radius of 866.93 feet and an arc distance of 340.95 feet, the chord of said curve bears South 6 degrees 16 minutes 09 seconds East; thence South 17 degrees 32 minutes 09 seconds East and tangent to last described curve a distance of 357.32 feet; thence North 89 degrees 17 minutes 02 seconds East a distance of 431.60 feet; thence South 0 degrees 42 minutes 58 seconds East a distance of 230.93 feet, to a point on the South line of said Northwest Quarter of Northeast Quarter, distant 690.47 feet West from the Southeast corner of said Northwest Quarter of the Northeast Quarter and said line there terminating, Anoka County, Minnesota.

EXCEPT:

Parcels 10A, and 10B, Anoka County Highway Right-of-Way Plat No. 75.

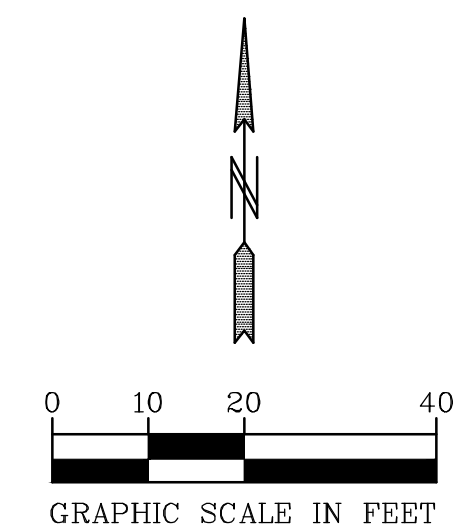




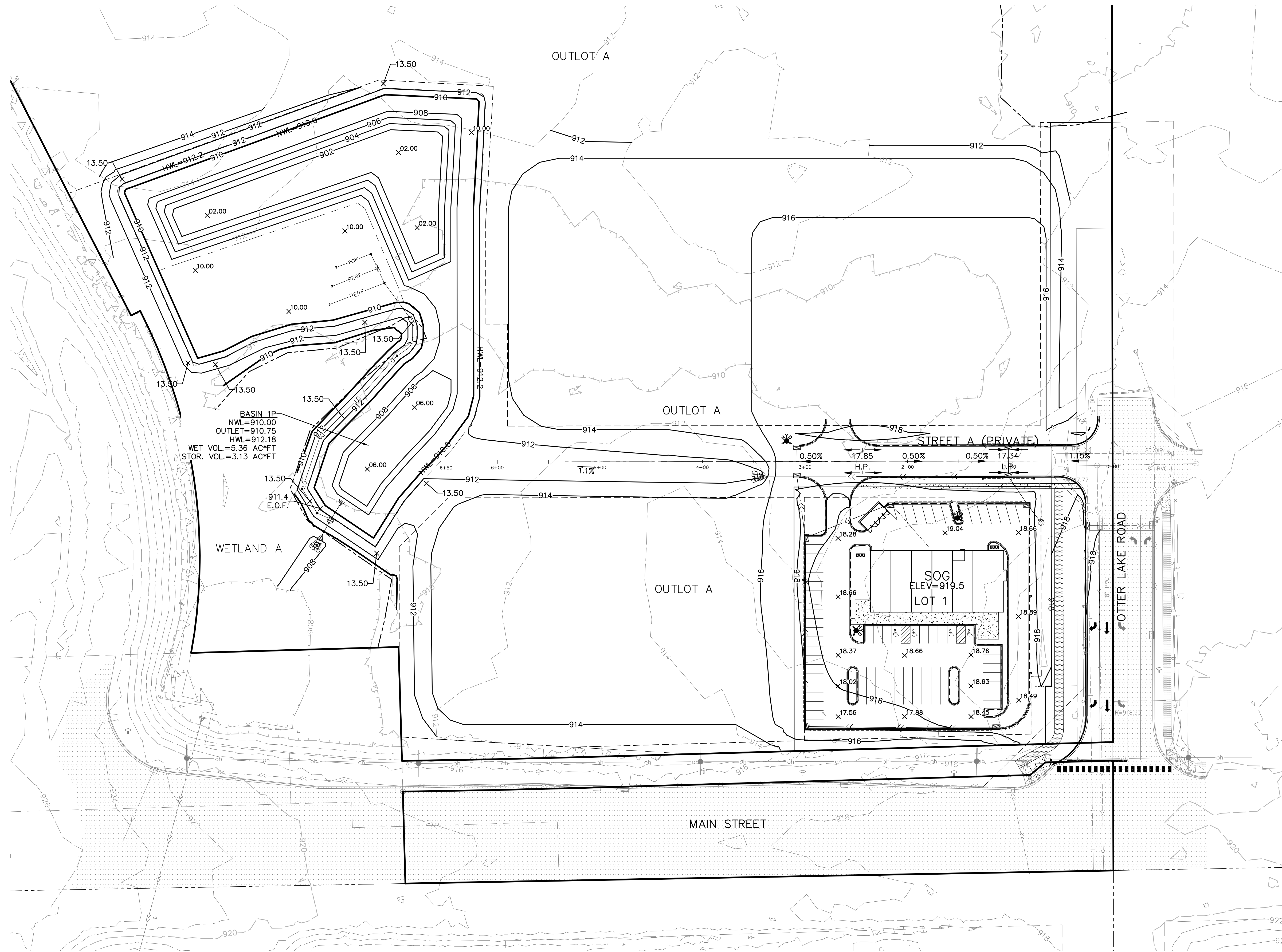
ZONING: GB—GENERAL BUSINESS	
MINIMUM LOT SIZE: 20,000 S.F.	
MINIMUM LOT WIDTH: 100 FT.	
SETBACK REQUIREMENTS	
FROM STREETS	
PRINCIPAL BUILDING—LOCAL STREET	30'
PRINCIPAL BUILDING—COLLECTOR	40'
PARKING LOT/DRIVEWAY	15'

PARKING SUMMARY	
HANDICAP PARKING STALLS	4
STANDARD PARKING STALLS	67
TOTAL PARKING STALLS	71

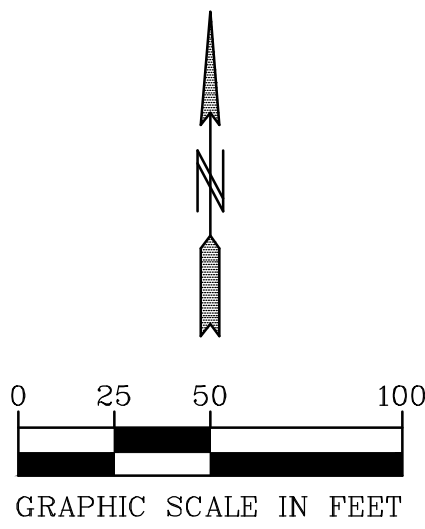
LOT 1 IMPERVIOUS CALCULATION	
MAXIMUM IMPERVIOUS = 75% LOT AREA	
LOT AREA = 1.43 AC	
MAXIMUM IMPERVIOUS = 1.07 AC (1.43 x 0.75)	
TOTAL IMPERVIOUS = 1.05 AC	



BENCH MARK
TOP NUT HYDRANT IN N.W.
QUAD. OF OTTER LAKE ROAD
& PRIVATE DRIVE 370 LF
NORTH OF MAIN STREET
EL=920.47



BUILDING REQUIREMENTS	
LOW OPENING	HWL + 2'
	EOF + 1'



BENCH MARK
TOP NUT HYDRANT IN N.W.
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& PRIVATE DRIVE 370 LF
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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
Reg. No. 19860 Date 12-16-20

Revisions
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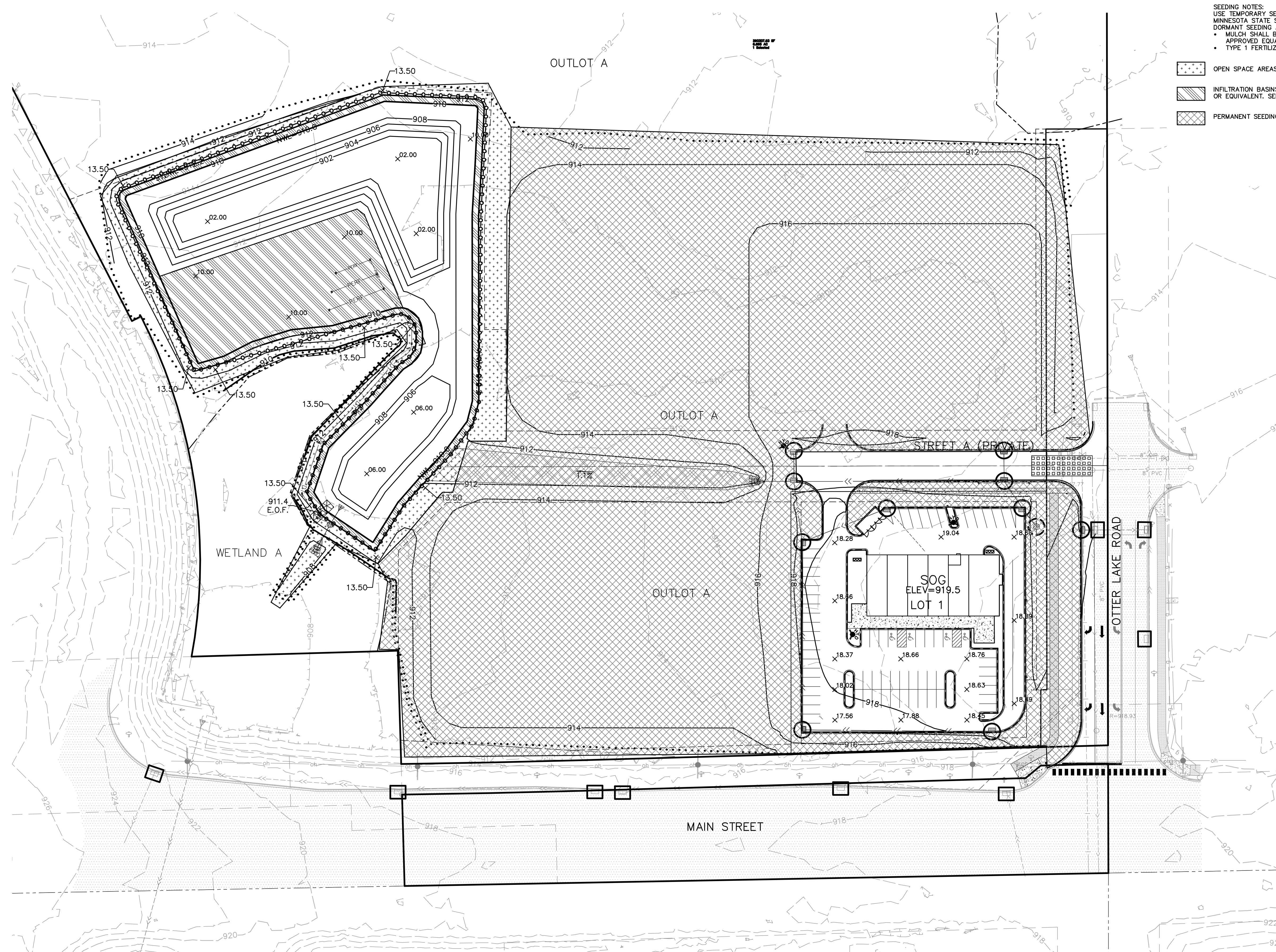
Date 12-16-20
Designed PJC
Drawn MSN

**GRADING, DRAINAGE AND
EROSION CONTROL PLAN**

TYME PROPERTIES LLC
3435 LABORE ROAD SUITE 150
VADNAIS HEIGHTS, MINNESOTA 55110

OTTER CROSSING
LINO LAKES, MINNESOTA

3.1 OF 17

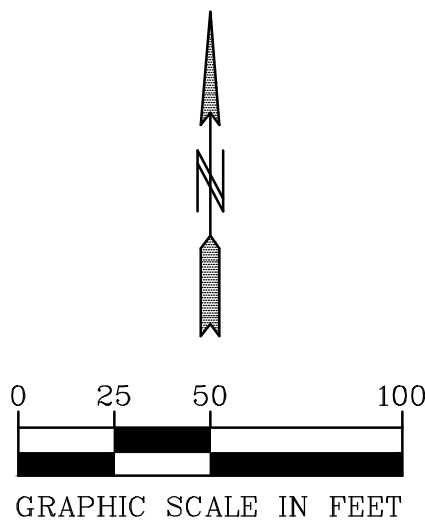


SEEDING NOTES:
USE TEMPORARY SEED MIX 22-111 FOR PONDS AND OPEN SPACE TO STABILIZE OUTSIDE OF NATIVE SEEDING DATES:
MINNESOTA STATE SEED MIXTURE 22-111 @ 40 LBS. PER ACRE OR APPROVED EQUIVALENT DOUBLE SEED RATE FOR DORMANT SEEDING AFTER NOVEMBER 1ST.
• MULCH SHALL BE MNDOT TYPE 1 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED
• TYPE 1 FERTILIZER, 10-10-20 @ 200 LBS. PER ACRE

- OPEN SPACE AREAS TO BE SEEDDED WITH MIX 35-621 (FORMERLY U6) OR EQUIVALENT
- INFILTRATION BASINS AND POND ABOVE NWL BE SEEDDED WITH SEED MIX 33-261 OR EQUIVALENT. SEE GRADING PLANS FOR MORE STORMWATER MANAGEMENT DETAILS
- PERMANENT SEEDING AREAS TO BE SEEDDED WITH MN MIX 25-141

LEGEND

- ROCK CONSTRUCTION ENTRANCE
INSTALL BEFORE START OF GRADING
- PERIMETER EROSION CONTROL FENCE.
INSTALL BEFORE START OF GRADING
- SECONDARY EROSION CONTROL FENCE.
TO BE INSTALLED 48 HOURS AFTER COMPLETION OF GRADING.
- EROSION CONTROL AT BACK OF CURB.
TO BE INSTALLED AFTER COMPLETION OF CURB CONSTRUCTION.
- SUMPED RIP RAP PERMANENT ENERGY DISSIPATER. INSTALL WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
- MNDOT CAT 3 EROSION CONTROL BLANKET.
INSTALL WITHIN 7 DAYS OF GRADING COMPLETION
- STABILIZED EMERGENCY OVERFLOW
- CATCH BASIN INLET PROTECTION
TO BE INSTALLED BEFORE GRADING BEGINS.
- CATCH BASIN INLET PROTECTION
TO BE INSTALLED AFTER 1ST LIFT OF BITUMINOUS.
- CATCH BASIN INLET PROTECTION
TO BE INSTALLED WITH CATCH BASIN GRATE.



BENCH MARK
TOP NUT HYDRANT IN N.W.
QUAD. OF OTTER LAKE ROAD
& PRIVATE DRIVE 370 LF
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Name Paul J. Cherni
Reg. No. 19860 Date 12-16-20

Revisions
1. 03-01-2021 Plan Revisions

Date 12-16-20
Designed PJC
Drawn MSN

SEEDING PLAN

TYME PROPERTIES LLC
3435 LABORE ROAD SUITE 150
VADNAIS HEIGHTS, MINNESOTA 55110

OTTER CROSSING
LINO LAKES, MINNESOTA

3.2 OF 17

GRADING SEQUENCE

1. INSTALL ROCK CONSTRUCTION ENTRANCE
2. INSTALL PERIMETER SEDIMENT CONTROL DEVICES (SILT FENCE).
3. STRIP TOPSOIL, STOCKPILE AND STABILIZE IN BERM FOR FUTURE SPREADING.
4. DIG TEMPORARY SEDIMENT BASIN, BASIN TO BE 1800 CF/ACRE OF AREA STRIPPED. CLEAN TEMP BASIN ONCE 50% FULL.
5. ALL SOILS WILL BE COMPACTED PER SPECIFICATIONS.
6. MAINTAIN DRAINAGE DURING GRADING OPERATION TO TEMPORARY SEDIMENT BASIN.
7. COMPLETE SITE GRADING PER PLAN.
8. RESPREAD TOPSOIL MAINTAIN A MINIMUM OF 4" DEPTH.
9. MAINTAIN DRAINAGE TO TEMP SEDIMENT BASIN UNTIL NEXT PHASE BEGINS.
10. STABILIZE DENUDED AREAS AND STOCKPILES WITHIN TIME FRAME LISTED IN EROSION PREVENTION PRACTICES

GENERAL NOTES

1. THE STORM WATER POLLUTION PREVENTION MANAGER SHALL BE A PERSON TRAINED, KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPs WHO WILL OVER SEE THE IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPs BEFORE AND DURING CONSTRUCTION.
2. CONTRACTOR TO ADHERE TO ALL REQUIREMENTS OF THE MINNESOTA POLLUTION CONTROL AGENCY N.P.D.E.S. PERMIT, INCLUDING THE REQUIREMENT TO MINIMIZE THE AREA DISTURBED BY GRADING AT ANY GIVEN TIME AND TO COMPLETE TURF RESTORATION WITHIN THE TIME REQUIRED BY THE PERMIT AFTER TEMPORARY CEASING GRADING OR COMPLETION OF GRADING.
3. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
4. BMP'S REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.
5. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES. EROSION CONTROLS SUCH AS CHECK DAMS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN THE SPECIFIC AREA, THEY SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.
6. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS THAT MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.
7. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIP LINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.
8. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.
9. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK- BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.
10. TEMPORARY SEED SHALL BE DONE IN ACCORDANCE TO MNDOT 2575 & 3876. CONSISTING OF:
 - MN SEED MIX 22-111 @ 40 LBS. PER ACRE OR APPROVED EQUAL.
 - MULCH SHALL BE MNDOT 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.
 - TYPE 1 FERTILIZER, 10-10-10 @ 200 LBS. PER ACRE
11. PERMANENT TURF RESTORATION SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3876. CONSISTING OF:
 - MN SEED MIX 25-141 AT 59 POUNDS PER ACRE.
 - MULCH SHALL BE MNDOT 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.
 - TYPE 1 FERTILIZER, 10-10-10 @ 200 LBS. PER ACRE.
12. SLOPES AT 3:1 OR STEEPER, AND/OR WHERE INDICATED ON THE PLANS SHALL BE SEEDED AND HAVE AN EROSION CONTROL BLANKET TYPE 3 INSTALLED OR MAY BE HYDROSEEDDED WITH TACKIFIER MULCH.
13. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS.
14. IF BLOWING DUST BECOMES A NUISANCE. THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.
15. WITHIN 7 DAYS OF COMPLETION OF THE SITE GRADING OPERATIONS THE ENTIRE SITE (EXCEPT ROADWAYS) SHALL HAVE BEEN SEEDED AND MULCHED AND SILT FENCE SHALL INSTALLED AROUND ALL PONDS.
16. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
17. THE MINIMIZATION OF SOIL COMPACTION MUST BE USED ON AREAS OUTSIDE OF SPECIFIC COMPACTION REQUIRED AREAS. THESE PRACTICES INCLUDE: PREVENTING HEAVY EQUIPMENT TRAFFIC AND CONSTRUCTION TRAFFIC FROM AREAS, USING PRACTICES TO PREVENT CONCENTRATED FLOW OCCURRING OVER THE SOIL, PROVIDE LIGHT TRACKED EQUIPMENT TO CONSTRUCT AREA TO FINAL GRADE. THE AREAS REQUIRING LOOSE SOIL INCLUDE ALL TOPSOIL PLACEMENT AND INFILTRATION/FILTRATION BASINS.

CONSTRUCTION ACTIVITY REQUIREMENTS

A. EROSION PREVENTION PRACTICES

1. THE CONTRACTOR SHALL IMPLEMENT CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES THAT MINIMIZE EROSION. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS.
2. TEMPORARY STABILIZATION MUST BE INITIATED IMMEDIATELY WHENEVER ANY CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION IF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 7 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.
3. ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF A SURFACE WATER OR ANY STORMWATER CONVEYANCE SYSTEM WHICH IS CONNECTED TO A SURFACE WATER MUST BE STABILIZED WITHIN 7 DAYS. THESE AREAS INCLUDE POND SIDE SLOPES, EXPOSED SOIL AREAS WITH A POSITIVE SLOPE TO A CURB AND GUTTER SYSTEM, STORM SEWER INLET, DRAINAGE DITCH, OR OTHER SYSTEM THAT DISCHARGES TO A SURFACE WATER.
4. THE NORMAL WETTED PERIMETER OF ANY DRAINAGE DITCH MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE TO ANY SURFACE WATER (WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER).
5. PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.

B. SEDIMENT CONTROL PRACTICES

1. SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT ENTERING SURFACE WATERS. DITCHES AND SEDIMENT BASINS REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS. IF DOWN GRADE SYSTEM IS OVERLOADED, ADDITIONAL UPGRADE PRACTICES MUST BE INSTALLED, AND THE SWPPP MUST BE AMENDED. THERE SHALL BE NO UNBROKEN SLOPE LENGTH OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER. SLOPES MAY BE BROKEN WITH SILT FENCE, ROCK CHECK DAMS, COMPOST SNAKES, OR OTHER APPROVED METHODS AND/OR AS SHOWN ON THE EROSION CONTROL PLAN.
2. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON DOWNGRADE PERIMETERS BEFORE UPGRADE LAND DISTURBING ACTIVITIES BEGIN.
3. THE TIMING OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT TERM ACTIVITIES. HOWEVER, THESE PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.
4. CONTRACTOR MUST PROTECT ALL STORM DRAIN INLETS BY APPROPRIATE BMP'S DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.
5. TEMPORARY STOCKPILES MUST HAVE SILT FENCE AROUND THE PERIMETER OF THE BASE OF THE STOCKPILE AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS OR DITCHES.
6. CONTRACTOR MUST INSTALL TEMPORARY (OR PERMANENT) SEDIMENTATION BASINS WHERE TEN OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION AND/OR AS SHOWN ON THE EROSION CONTROL PLAN.

C. DEWATERING AND SURFACE DRAINAGE

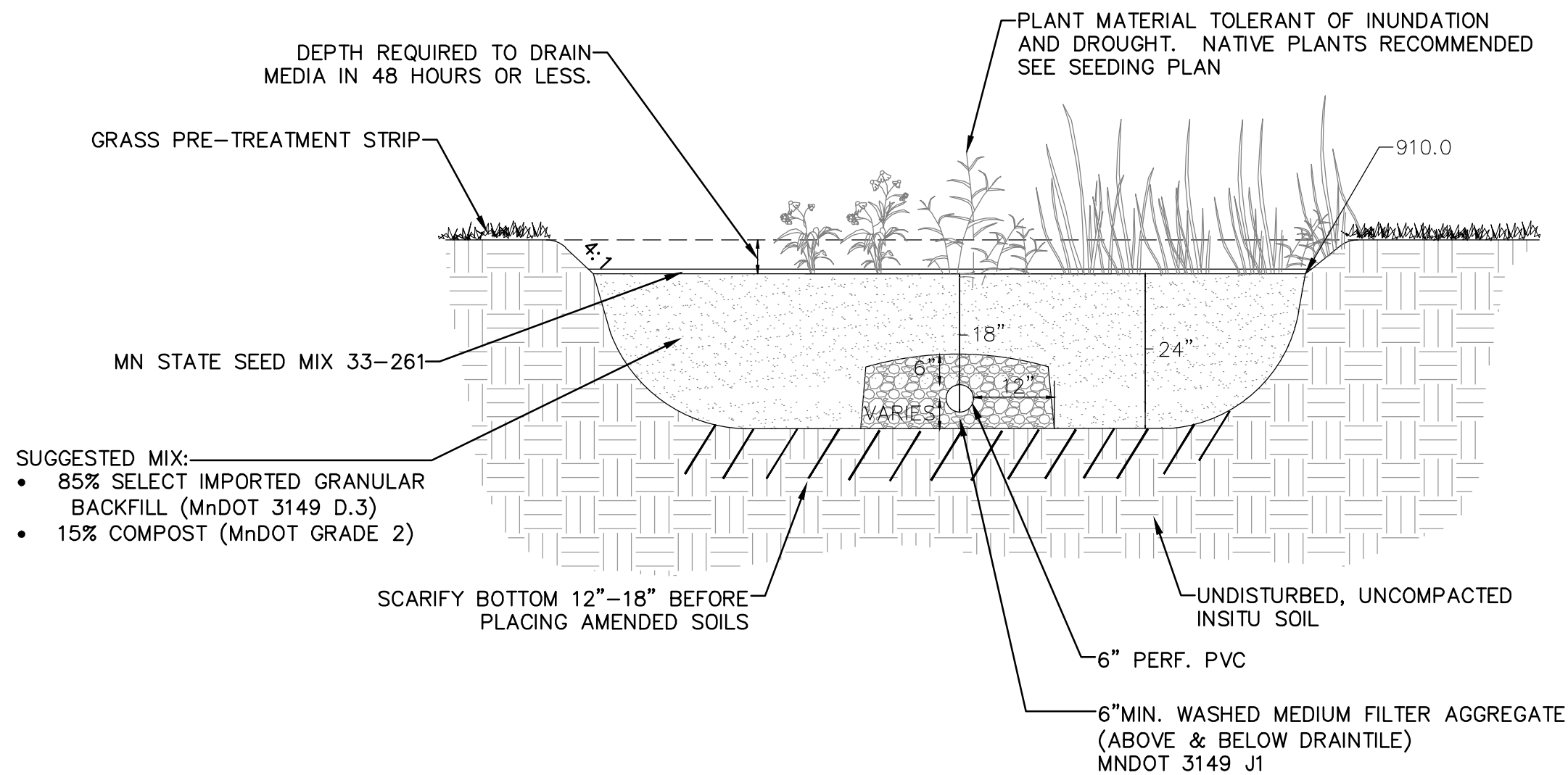
1. DEWATERING OR ANY TYPE OF SURFACE DRAINAGE THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE WATER MUST BE DISCHARGED TO AN APPROVED SEDIMENT BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. IF THE WATER CANNOT BE DISCHARGED TO A BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM LANDOWNERS. THE CONTRACTOR MUST ENSURE THAT DISCHARGE POINTS ARE ADEQUATELY PROTECTED FROM EROSION AND SCOUR. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIP RAP, SAND BAGS, PLASTIC SHEETING, OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES.
2. ALL WATER FROM DEWATERING MUST BE DISCHARGED IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS, EROSION, OR INUNDATION OF WETLANDS CAUSING SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.

D. INSPECTIONS AND MAINTENANCE

1. THE CONTRACTOR MUST APPOINT SOMEONE TO INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF GREATER THAN 0.5 INCHES IN 24 HOURS. ALL INSPECTIONS MUST BE RECORDED IN WRITING AND RETAINED PER M.P.C.A. N.P.D.E.S. REQUIREMENTS. (NOTE: LOCAL JURISDICTION MAY REQUIRE A MORE FREQUENT INTERVAL OF INSPECTION.)
2. ALL NONFUNCTIONAL BMPs MUST BE REPAIRED, REPLACED OR SUPPLEMENTS WITH FUNCTIONAL BMPs BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED. (SEE MPCA NPDES PERMIT IVE.5).

E. POLLUTION PREVENTION MANAGEMENT MEASURES

1. SOLID WASTE MUST BE DISPOSED OF PER M.P.C.A. REQUIREMENTS.
2. HAZARDOUS MATERIALS MUST BE STORED AND DISPOSED OF PER M.P.C.A. REGULATIONS.
3. EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DECREASEING IS ALLOWED ON SITE.



FILTRATION BASIN CROSS SECTION
(TYPICAL SECTION NOT TO SCALE)

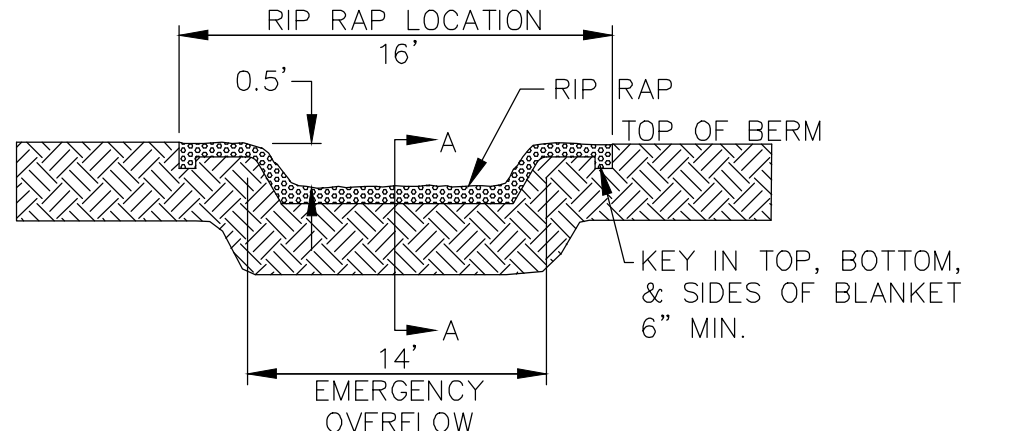
FILTRATION BASIN CONSTRUCTION NOTES

CONSTRUCTION SEQUENCING

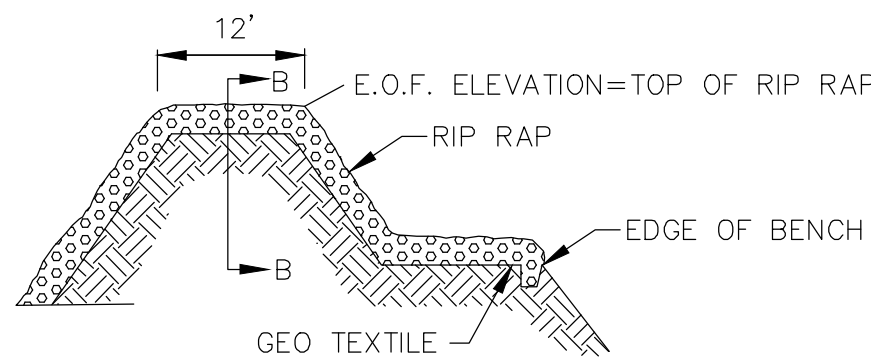
1. INSTALL SILT FENCE AND/OR OTHER APPROPRIATE EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION.
2. ALL DOWN-GRADIENT PERIMETER SEDIMENT CONTROL BMPs MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITY BEGINS.
3. PERFORM CONTINUOUS INSPECTIONS 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

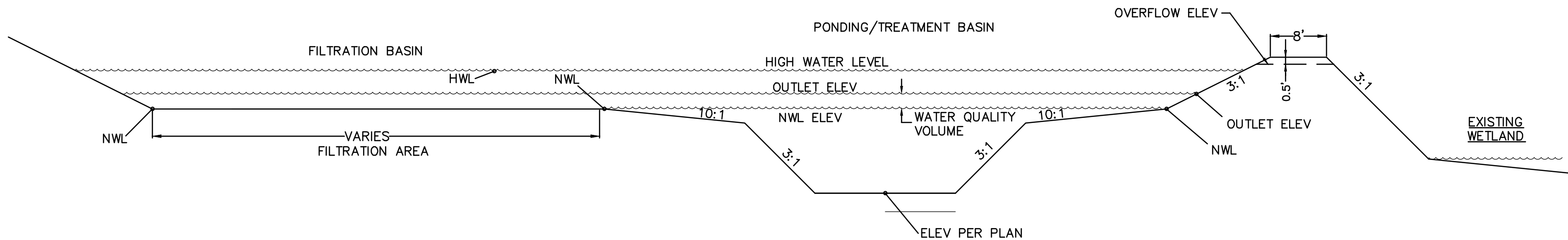
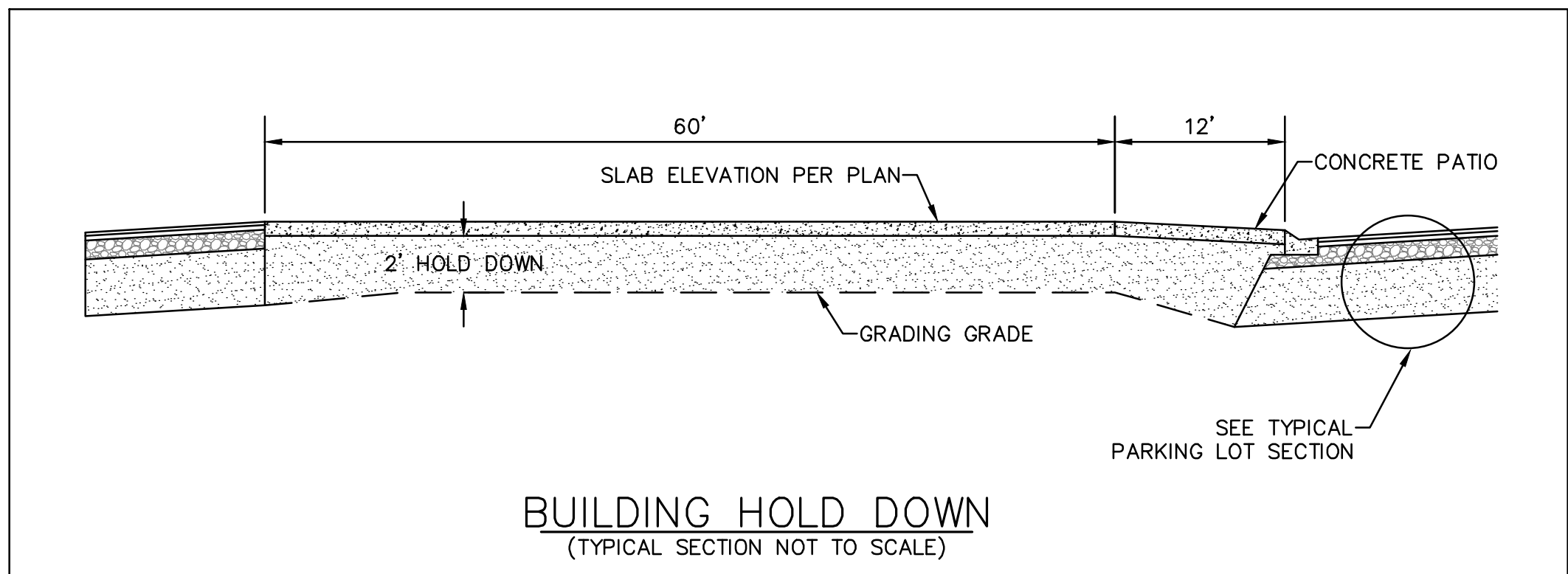
1. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.
2. GRADING OF RETENTION DEVICES SHALL BE ACCOMPLISHED USING LOW-COMPACTION EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS.
3. ALL SUB MATERIALS BELOW THE SPECIFIED BIORETENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.



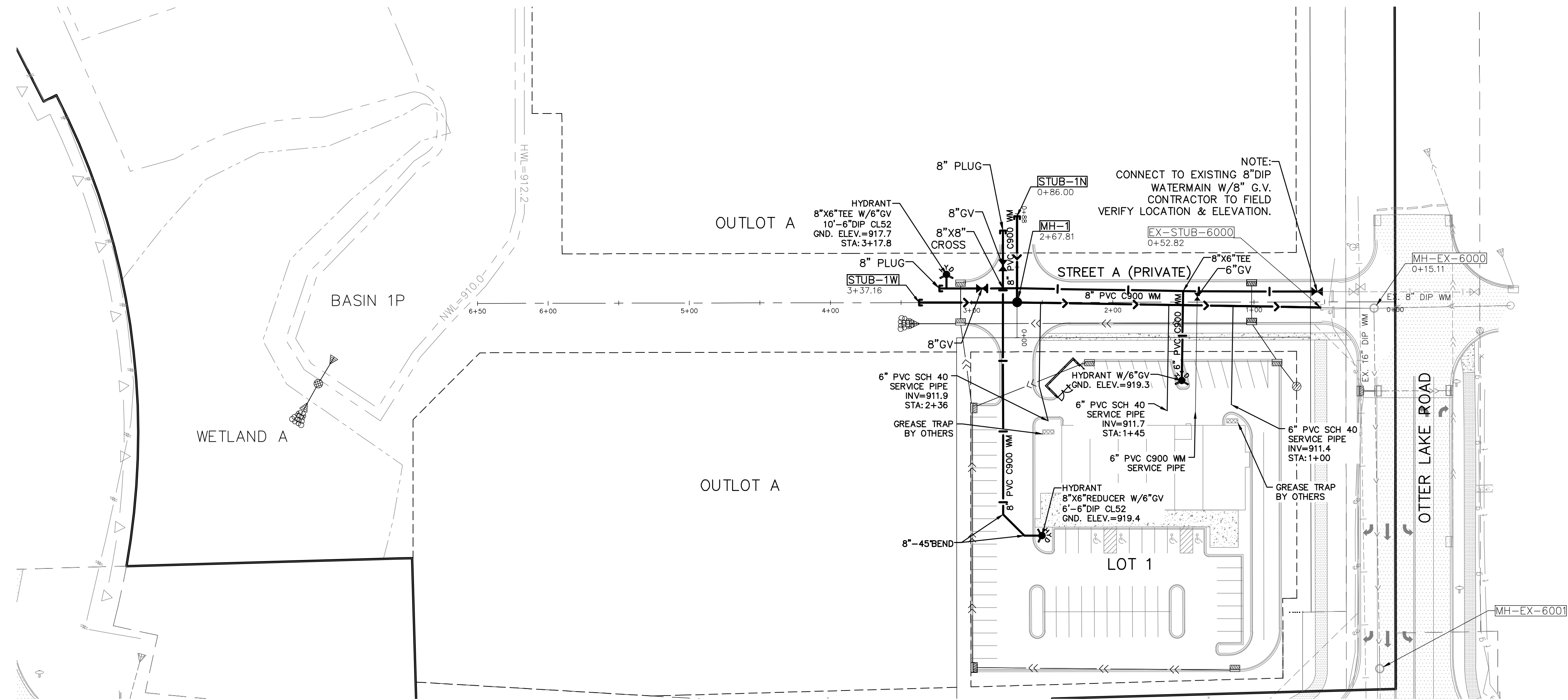
STABILIZED EMERGENCY OVERFLOW DETAIL
SECTION B-B



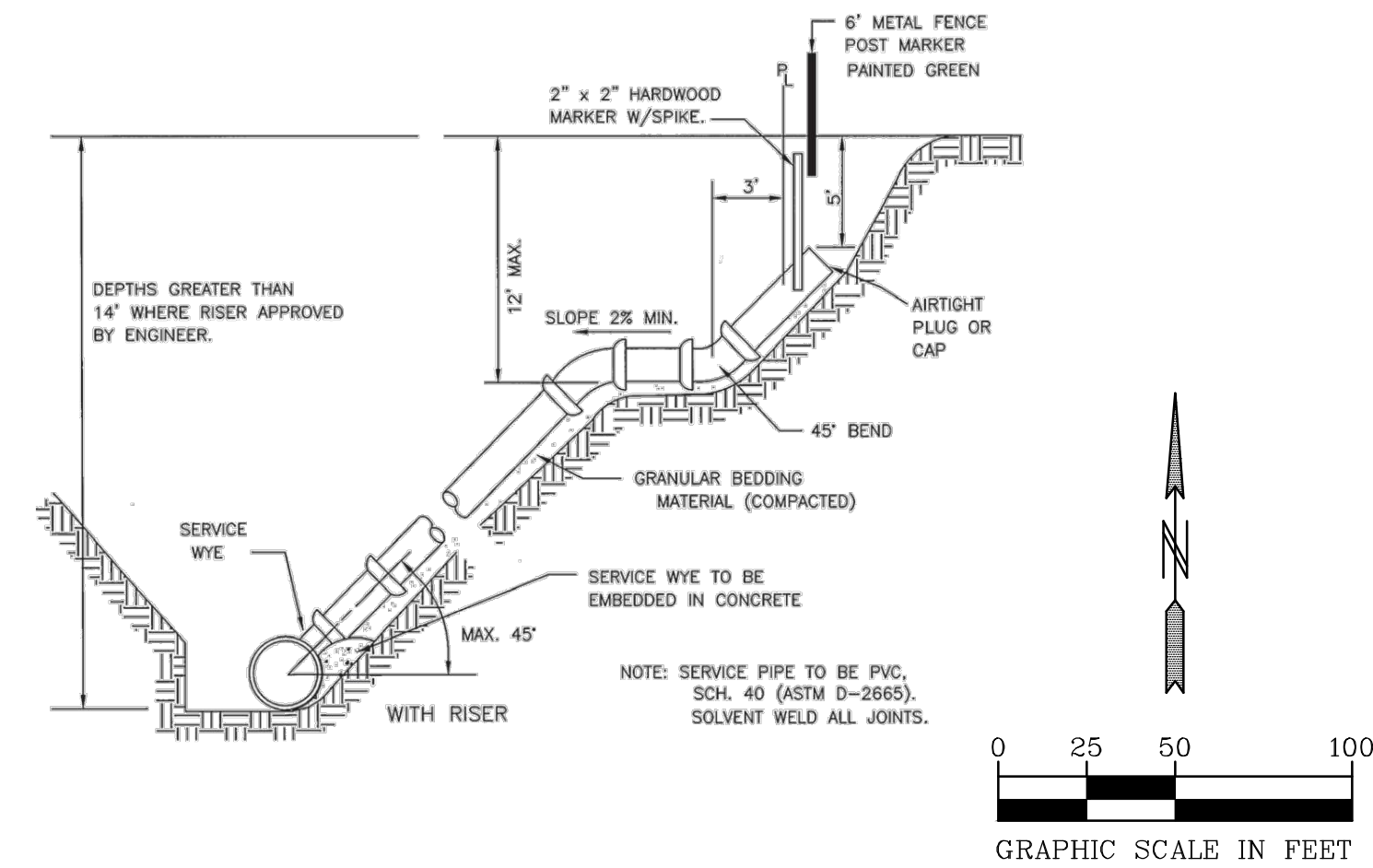
STABILIZED EMERGENCY OVERFLOW DETAIL
SECTION A-A



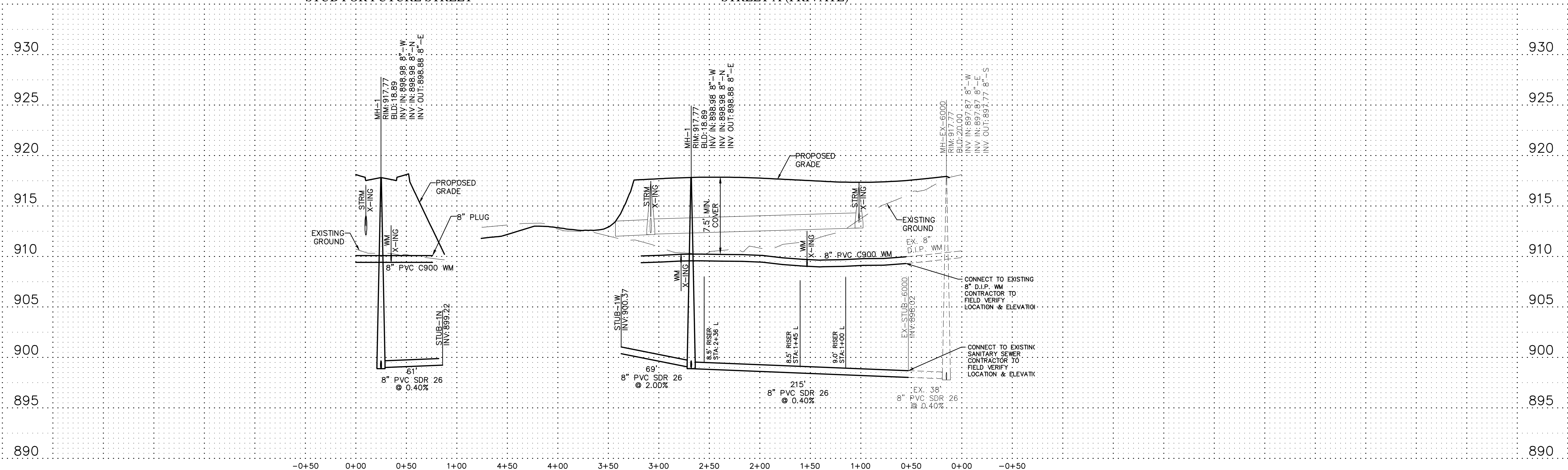
STORM WATER BASIN SECTION
(TYPICAL SECTION NOT TO SCALE)



- 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.
- SERVICE NOTES:**
1. SANITARY SEWER SERVICE WYES ARE STATIONED FROM DOWN STREAM MANHOLES.
 2. SANITARY SEWER INVERTS ARE SHOWN AT THE CURB STOP.



BENCH MARK
TOP NUT HYDRANT IN N.W. QUAD. OF OTTER LAKE ROAD & PRIVATE DRIVE 370 LF NORTH OF MAIN STREET EL=920.47



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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*
Reg. No.: 19860 Date: 12-16-20

Revisions
1. 03-01-2021 Plan Revisions

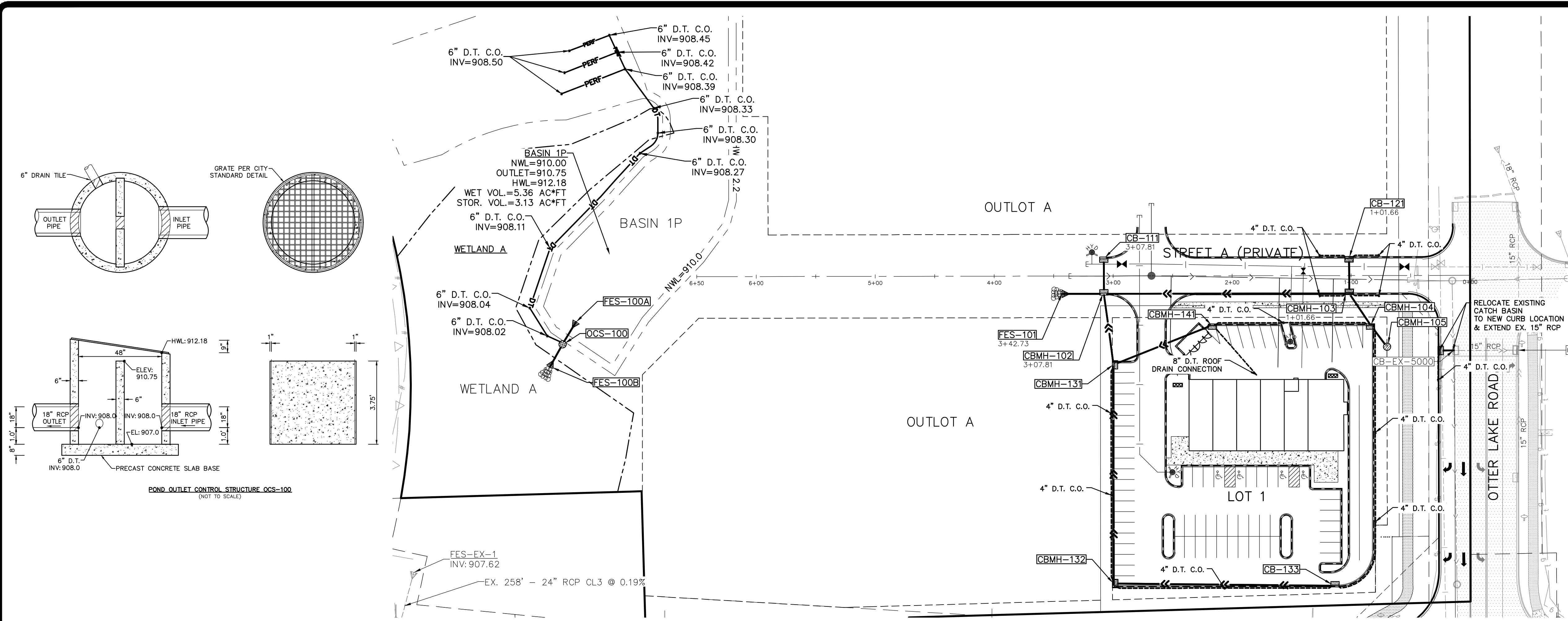
Date: 12-16-20
Designed: PIC
Drawn: MSN

**SANITARY SEWER & WATERMAIN
CONSTRUCTION**

TYME PROPERTIES LLC
3435 LABORE ROAD SUITE 150
VADNAIS HEIGHTS, MINNESOTA 55110

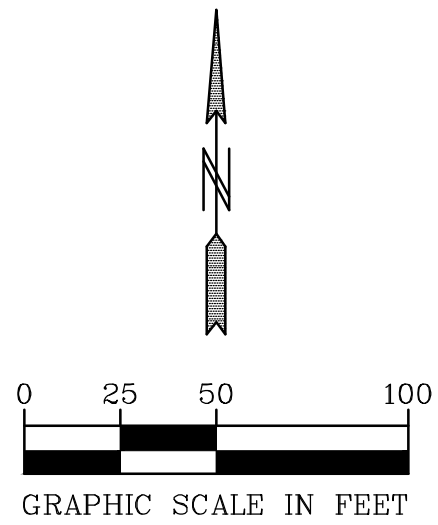
OTTER CROSSING
LINO LAKES, MINNESOTA

5.1 OF 17

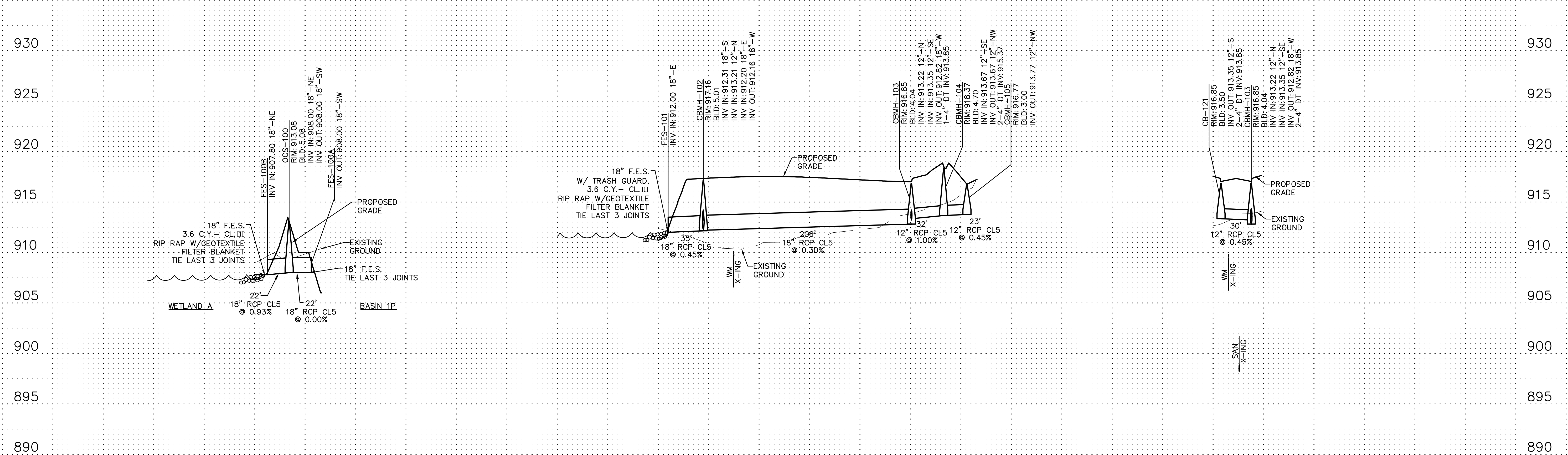


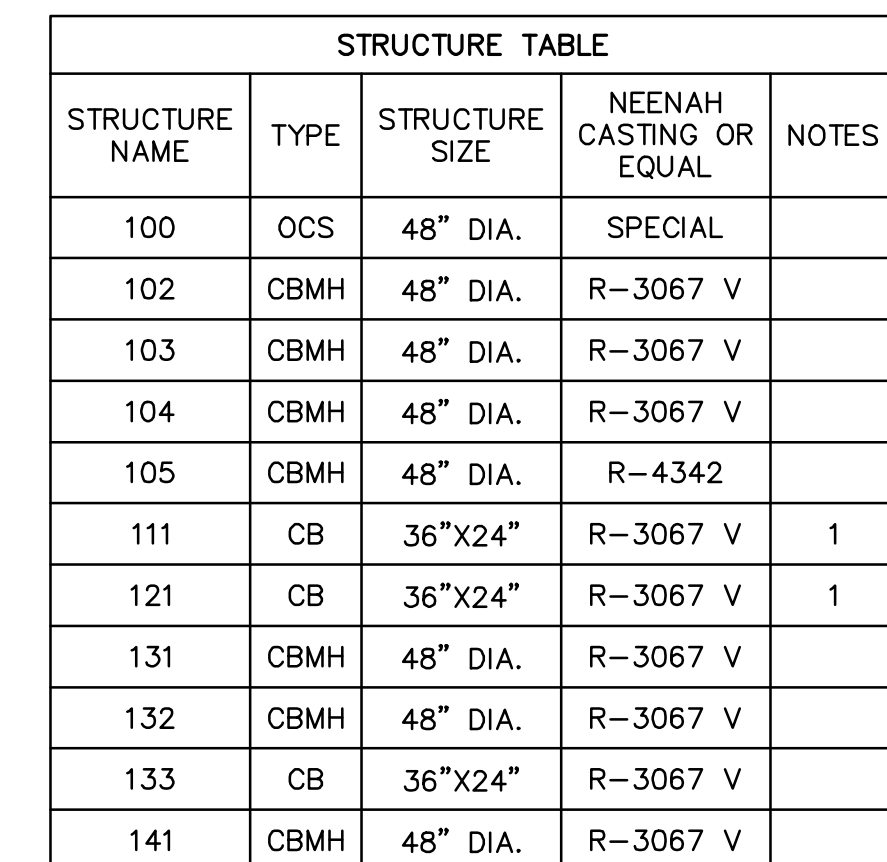
STRUCTURE TABLE				
STRUCTURE NAME	TYPE	STRUCTURE SIZE	NEENAH CASTING OR EQUAL	NOTES
100	OCS	48" DIA.	SPECIAL	
102	CBMH	48" DIA.	R-3067 V	
103	CBMH	48" DIA.	R-3067 V	
104	CBMH	48" DIA.	R-3067 V	
105	CBMH	48" DIA.	R-4342	
111	CB	36"x24"	R-3067 V	1
121	CB	36"x24"	R-3067 V	1
131	CBMH	48" DIA.	R-3067 V	
132	CBMH	48" DIA.	R-3067 V	
133	CB	36"x24"	R-3067 V	
141	CBMH	48" DIA.	R-3067 V	

- STORM STRUCTURE TABLE NOTES:**
1. WATER TIGHT STRUCTURES
 - A. STRUCTURE SHALL HAVE AN INTEGRAL BASE
 - B. PIPE CONNECTION TO STRUCTURE WITH PRESS-SEAL WATER STOP GROUT RING OR APPROVED EQUAL
 - C. PIPE JOINTS WITHIN 10' OF WATERMAIN WILL BE TONGUE AND GROOVE WITH A HAMILTON KENT SUPERSEAL GASKET OR APPROVED EQUAL MEETING ASTM-443
 - D. ALL MH JOINTS WILL BE TONGUE AND GROOVE WITH A HAMILTON KENT SUPERSEAL GASKET OR APPROVED EQUAL MEETING ASTM-443.



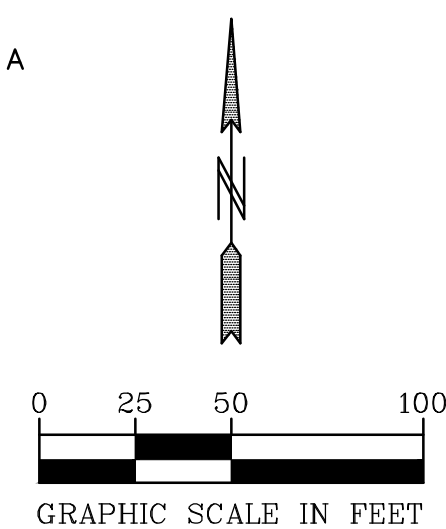
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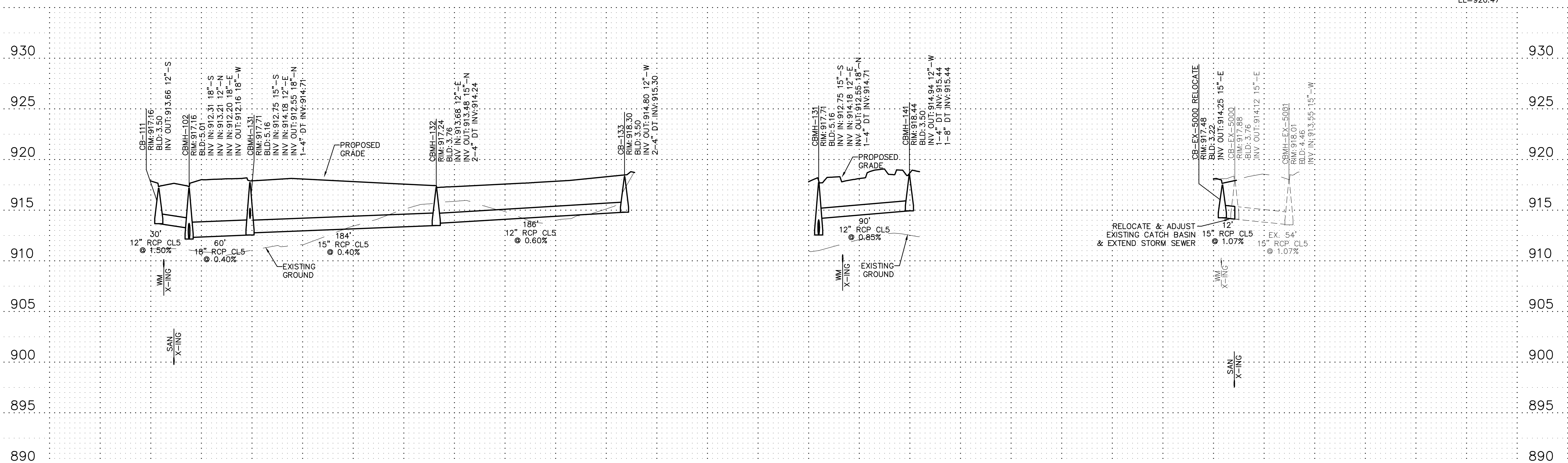


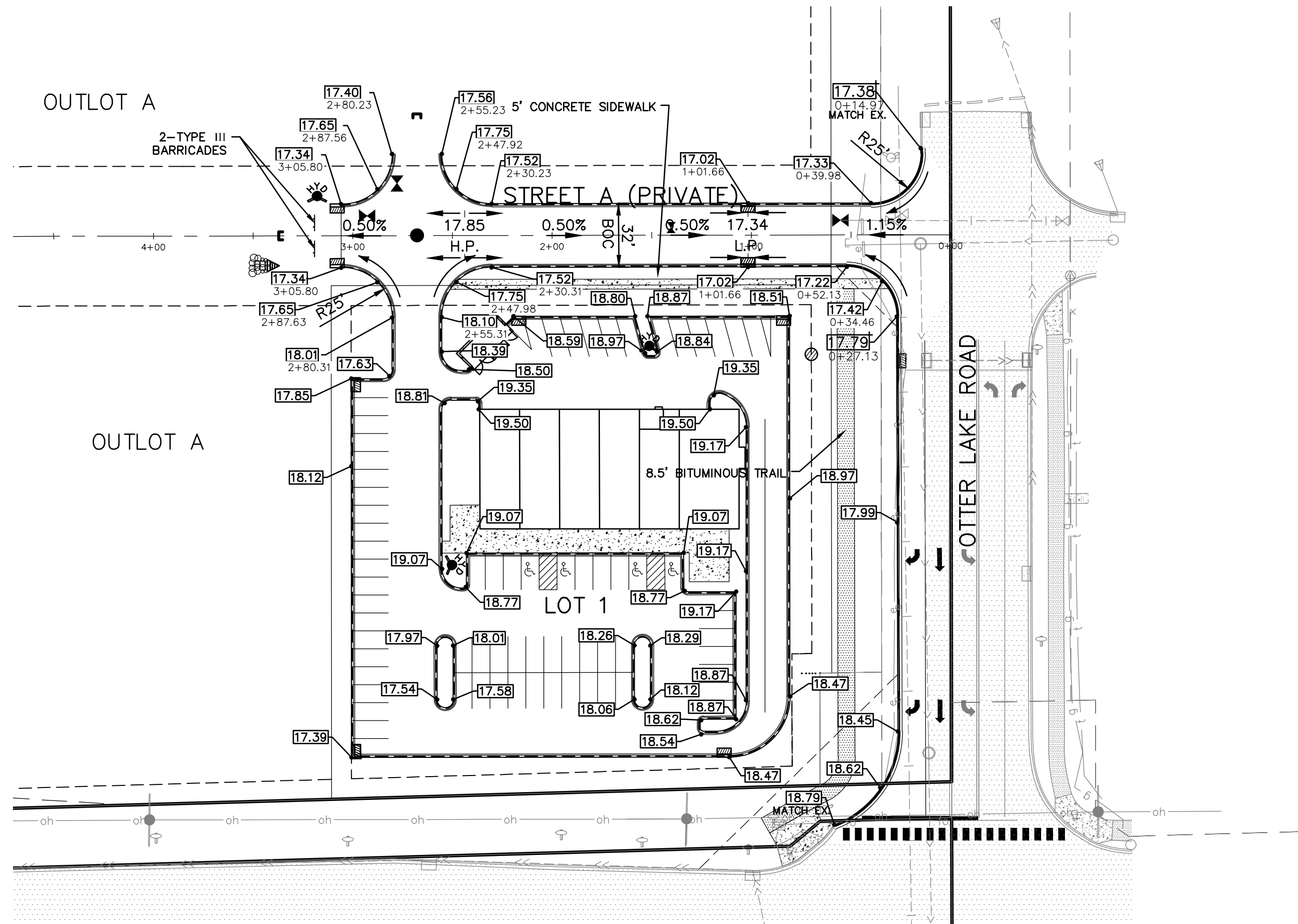
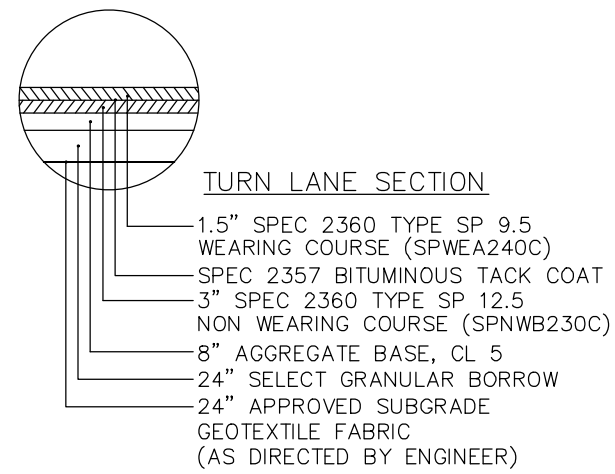
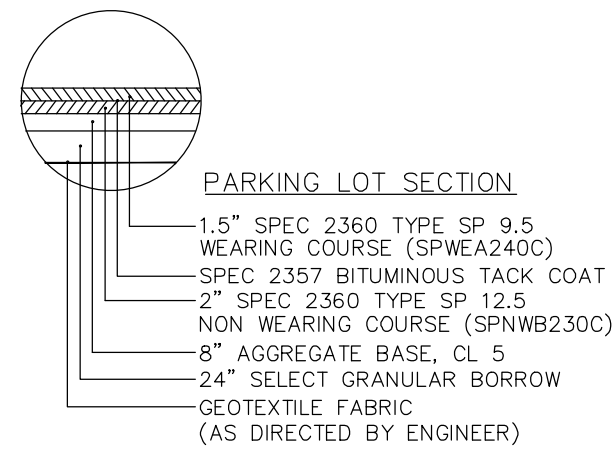
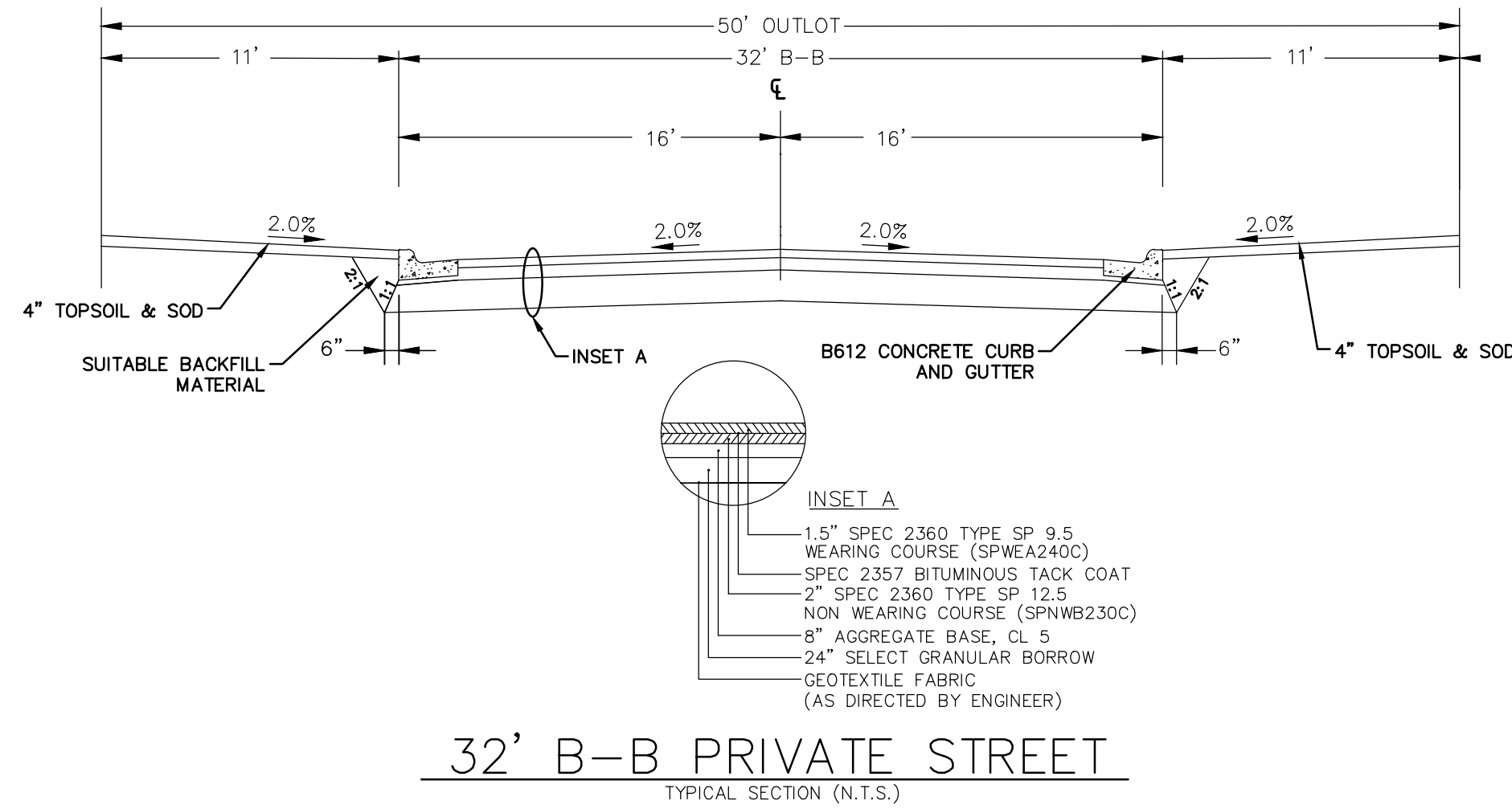
STORM STRUCTURE TABLE NOTES:

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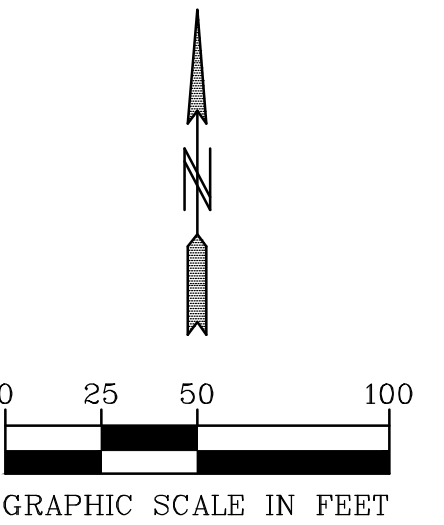


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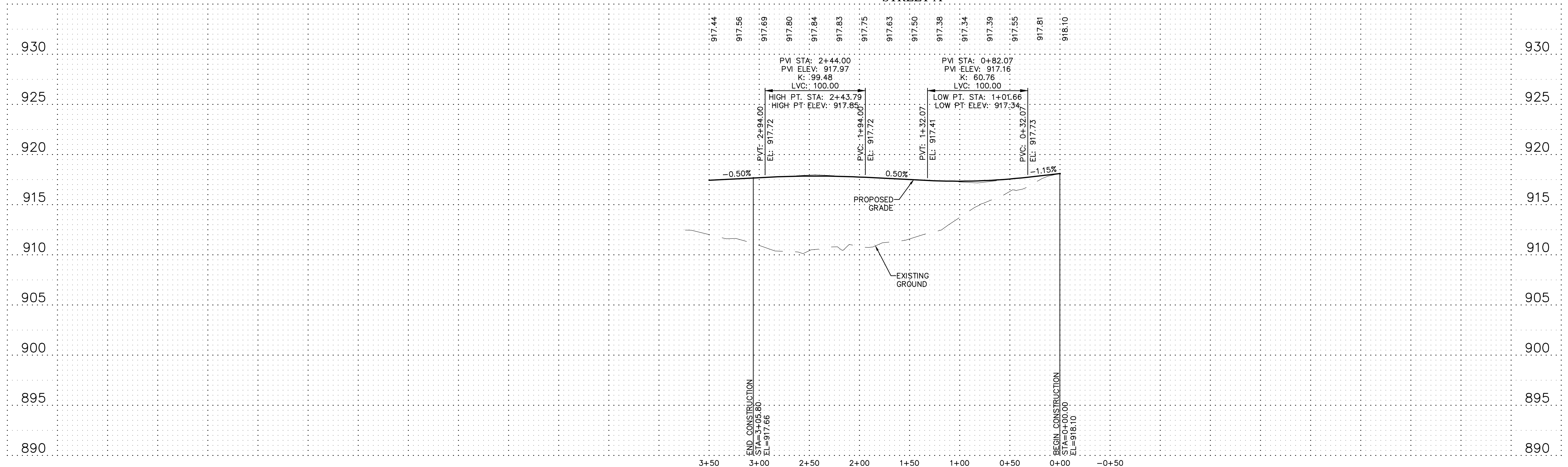


- CURB LEGEND**
- [08.32] = GUTTER LINE ELEVATION FOR B618 & B612 CURB
 - 07.82 = BITUMINOUS ELEVATION
 - ===== B612 CURB & GUTTER
 - ===== B618 CURB & GUTTER
 - ===== BITUMINOUS EDGE



BENCH MARK
TOP NUT HYDRANT IN N.W. QUAD. OF OTTER LAKE ROAD & PRIVATE DRIVE 370 LF NORTH OF MAIN STREET
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STREET A



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Name Paul J. Cherni
Reg. No. 19860 Date 12-16-20

Revisions
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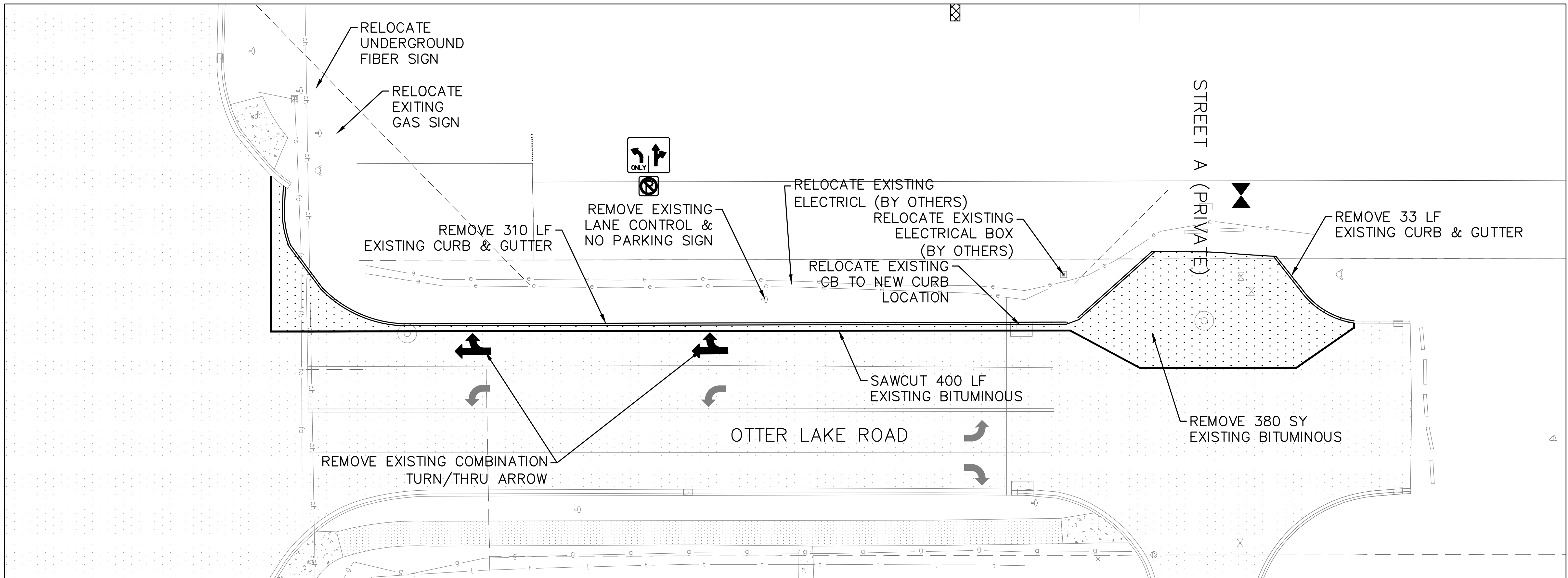
Date 12-16-20
Designed PJC
Drawn MSN

STREET CONSTRUCTION

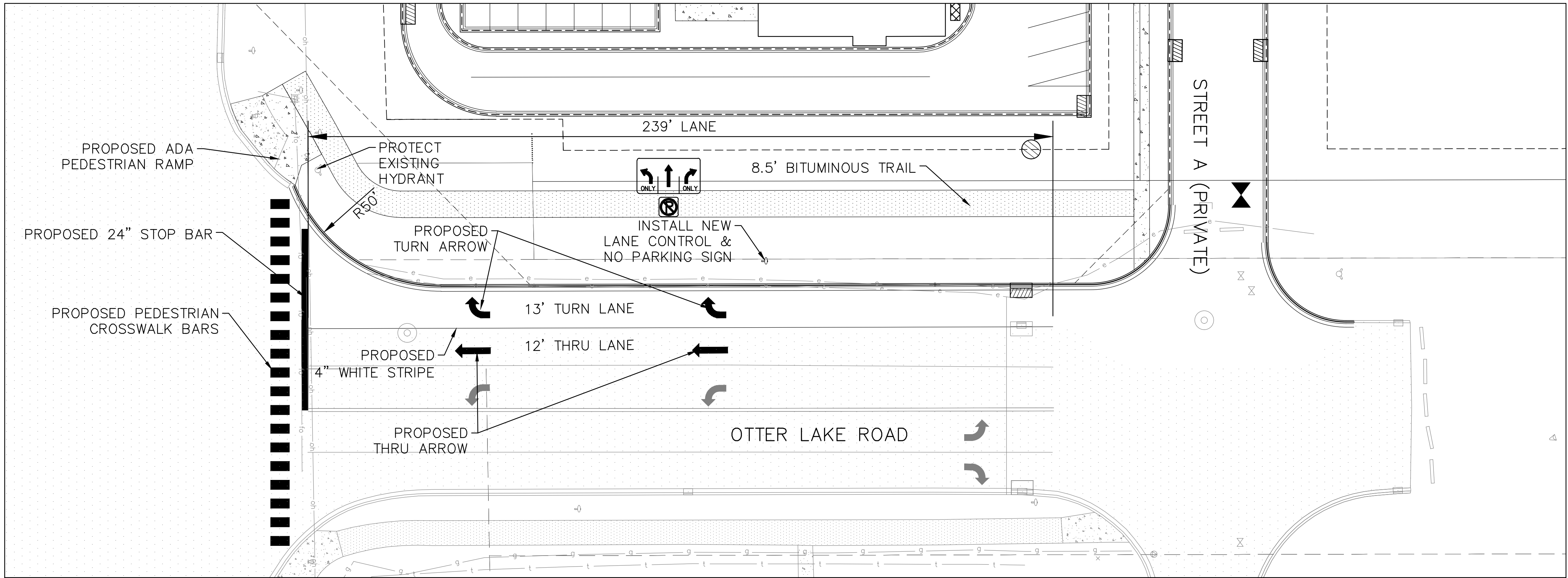
TYME PROPERTIES LLC
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OTTER CROSSING
LINO LAKES, MINNESOTA

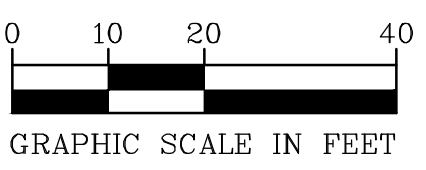
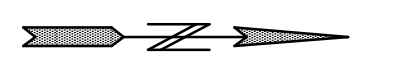
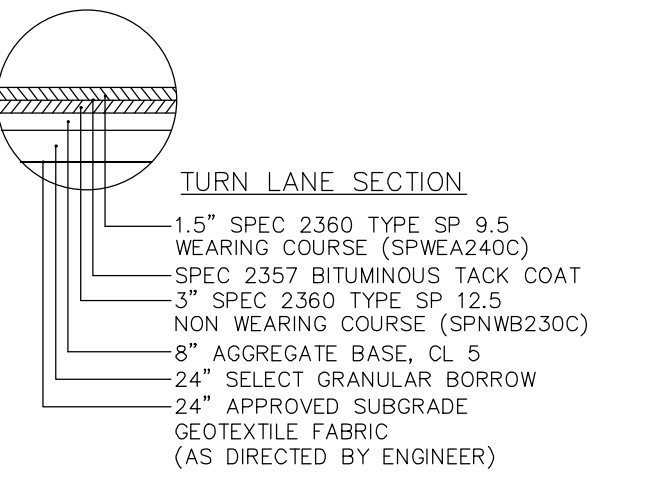
7.1 OF 17



REMOVALS



TURN LANE CONSTRUCTION



BENCH MARK
TOP NUT HYDRANT IN N.W.
QUAD. OF OTTER LAKE ROAD
& PRIVATE DRIVE 370 LF
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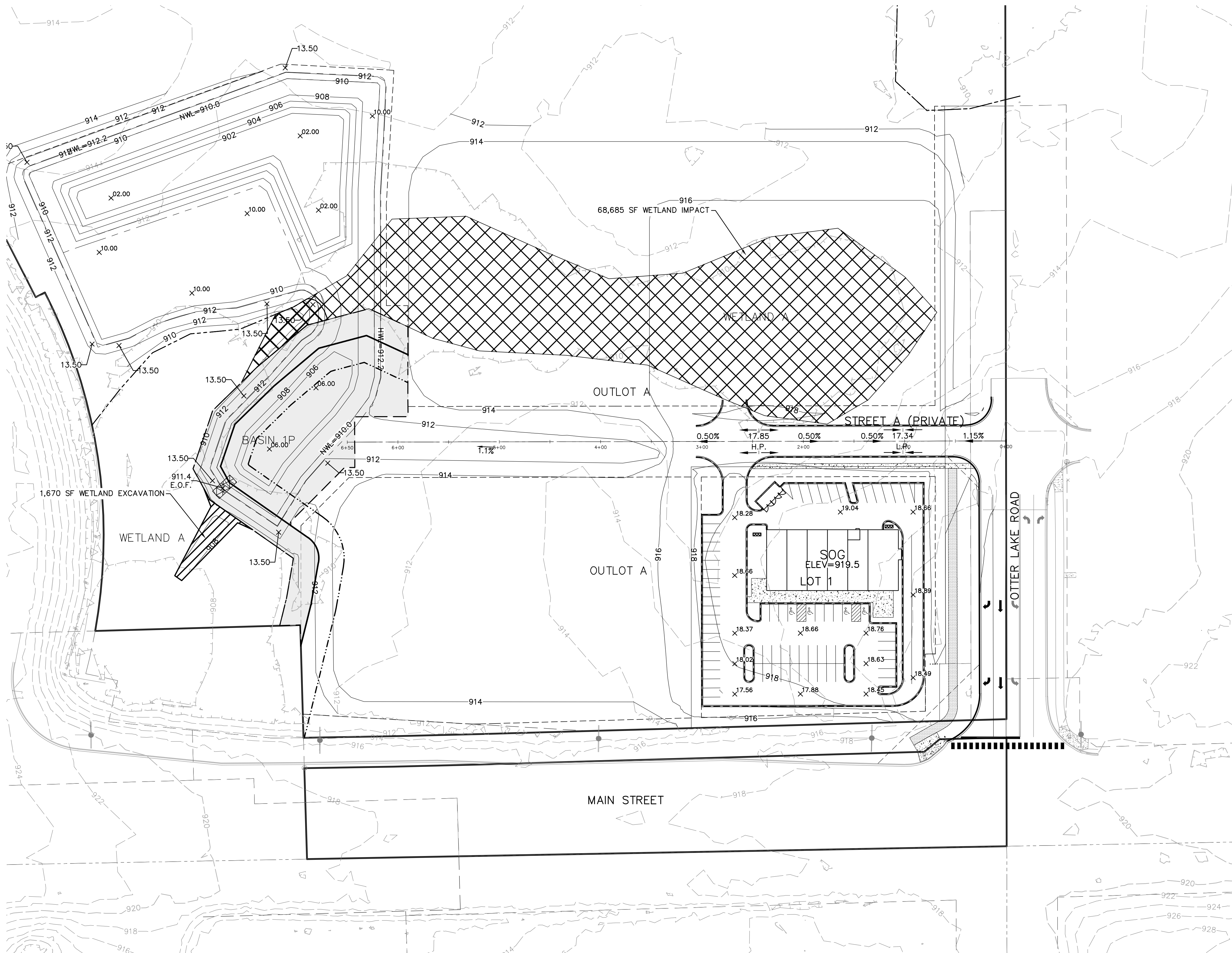
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Name: Paul J. Chernie
Reg. No.: 19860 Date: 12-16-20




Revisions	Date
1. 03-01-2021 Plan Revisions	12-16-20
Designed	PJC
Drawn	MSN

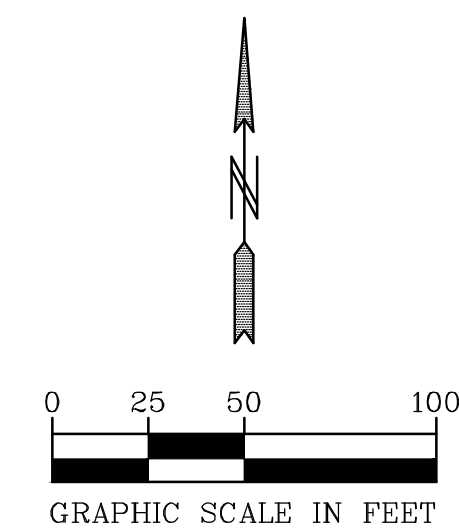
TURN LANE CONSTRUCTION

TYME PROPERTIES LLC
3435 LABORE ROAD SUITE 150
VADNAIS HEIGHTS, MINNESOTA 55110

OTTER CROSSING
LINO LAKES, MINNESOTA



-  WETLAND EXCAVATION (1,670 SF)
-  WETLAND IMPACT (68,685 SF)
-  ADDITIONAL WETLAND IMPACT (1954 SF)
- WETLAND BUFFER MINIMUM REQ'D
- WETLAND BUFFER AVG REQ'D (0.560 AC)



BENCH MARK
TOP NUT HYDRANT IN N.W.
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NORTH OF MAIN STREET
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01-ENG-118283-SHEET-WETLAND

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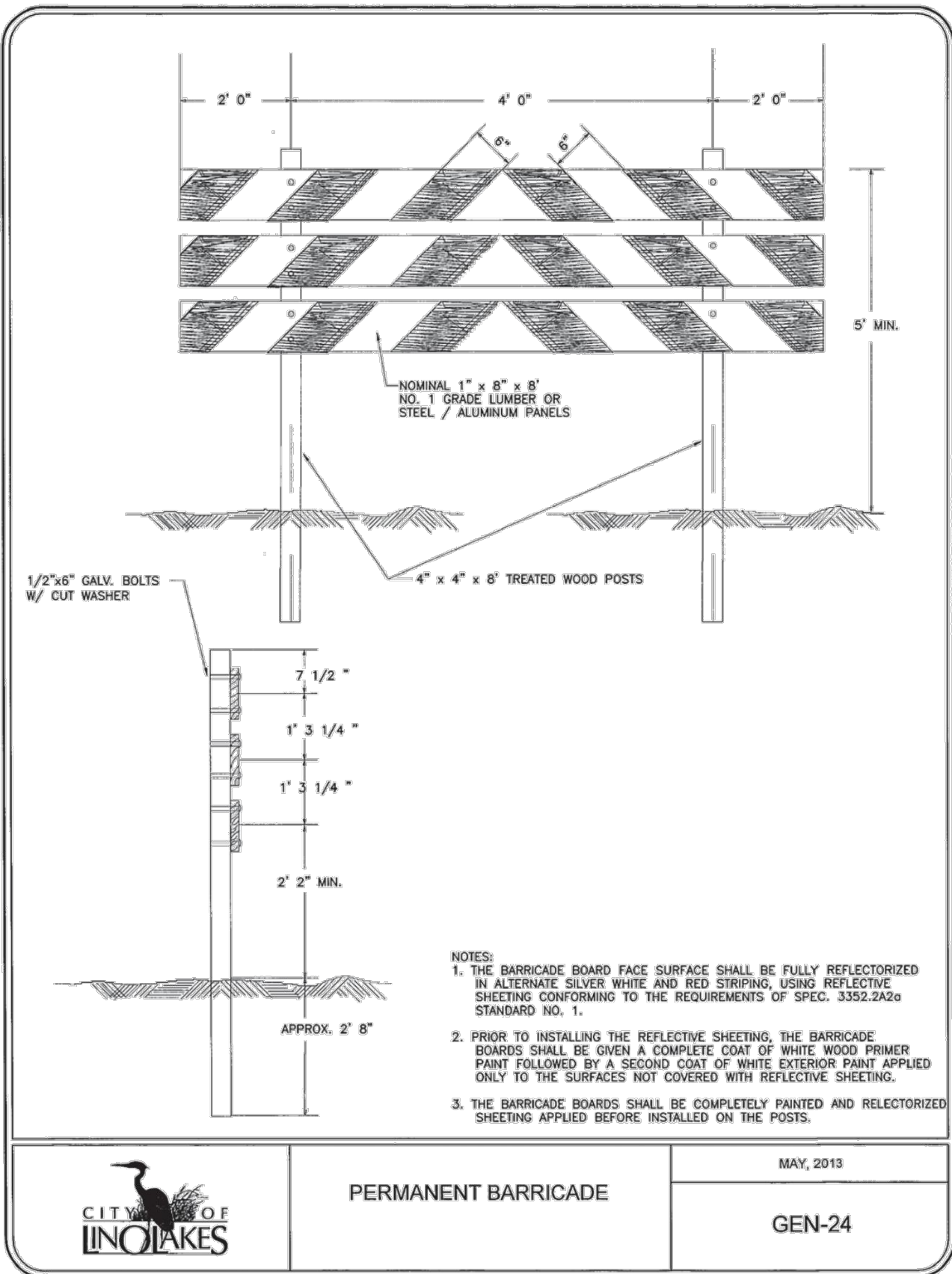
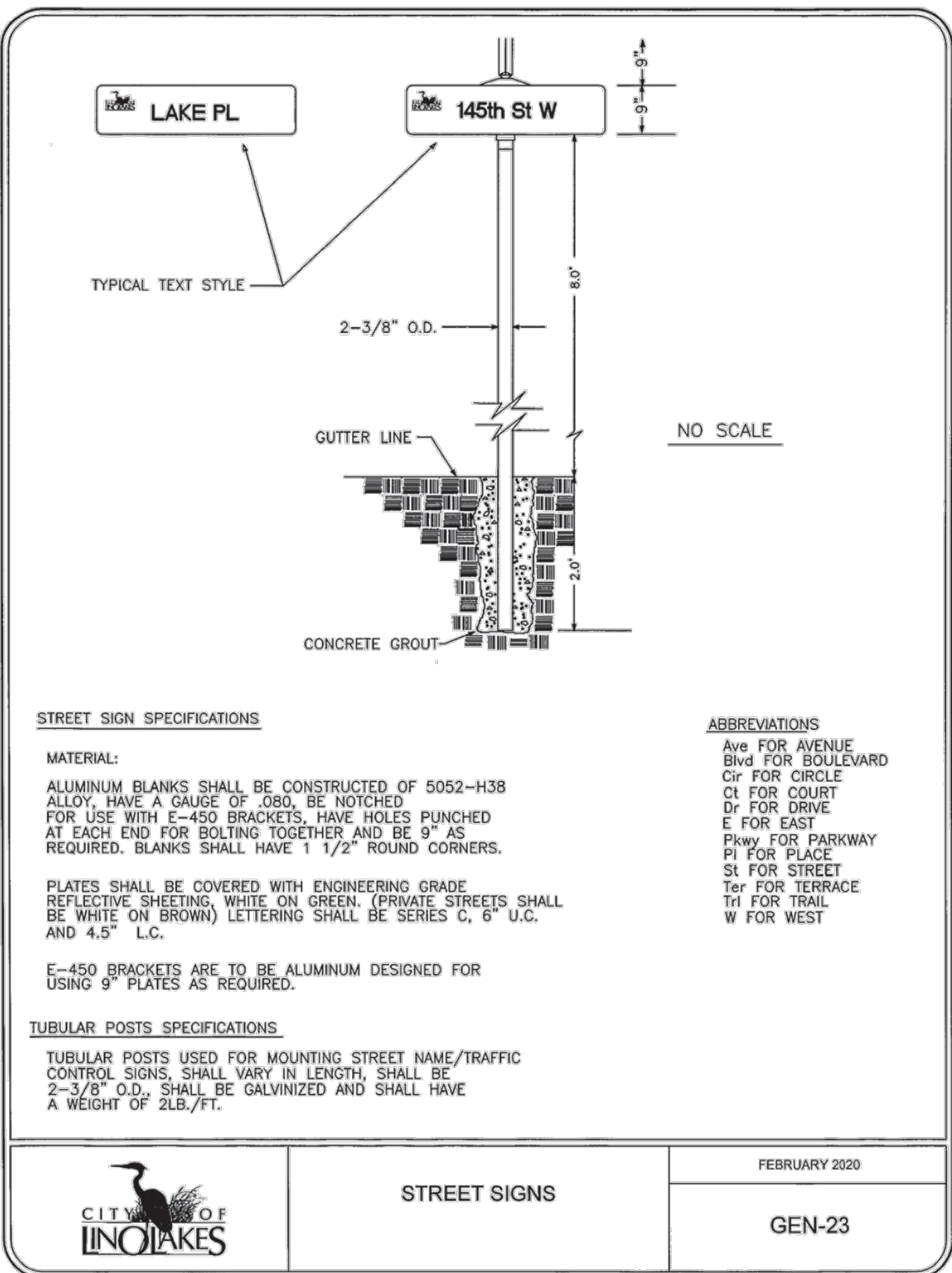
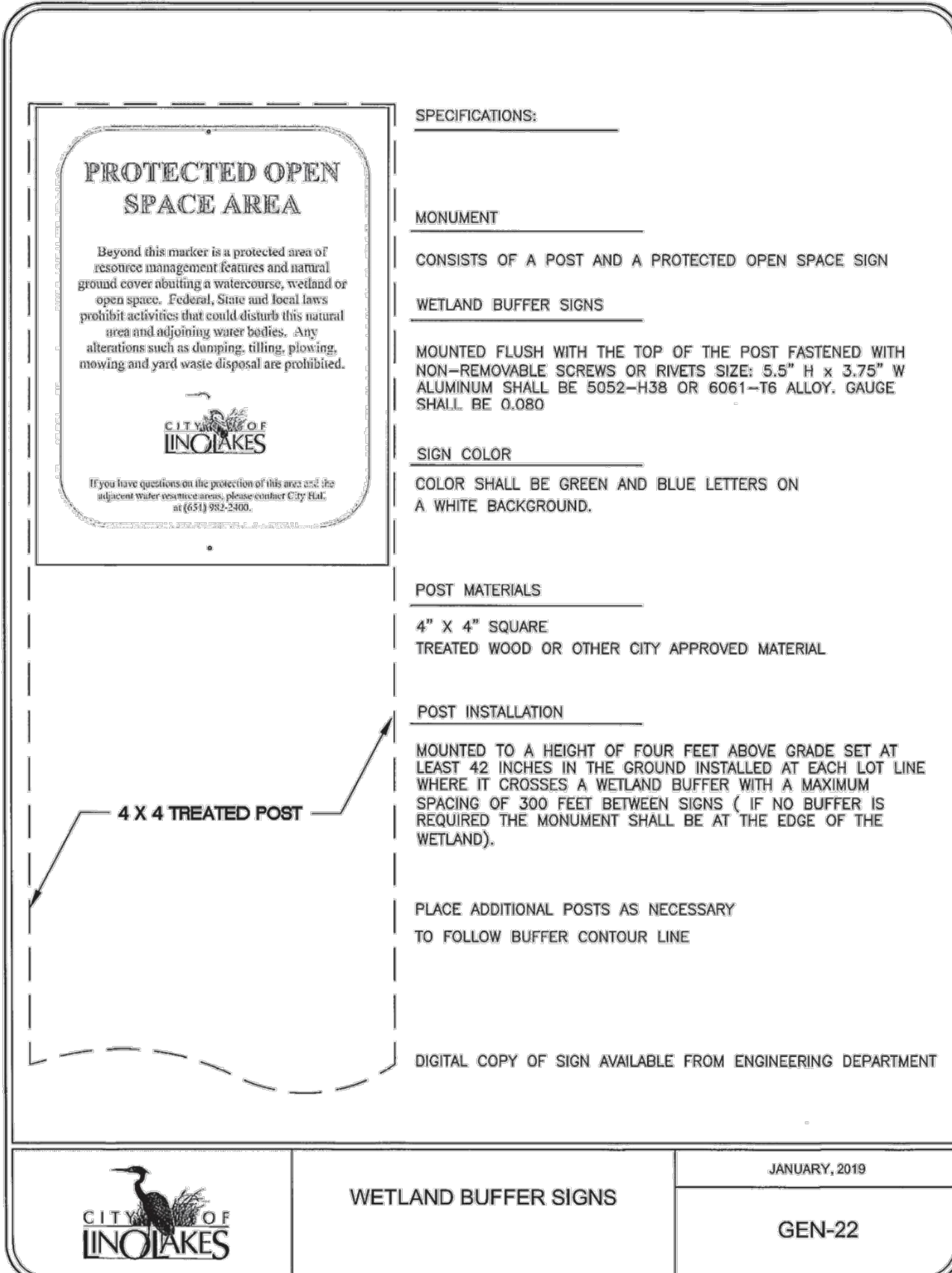
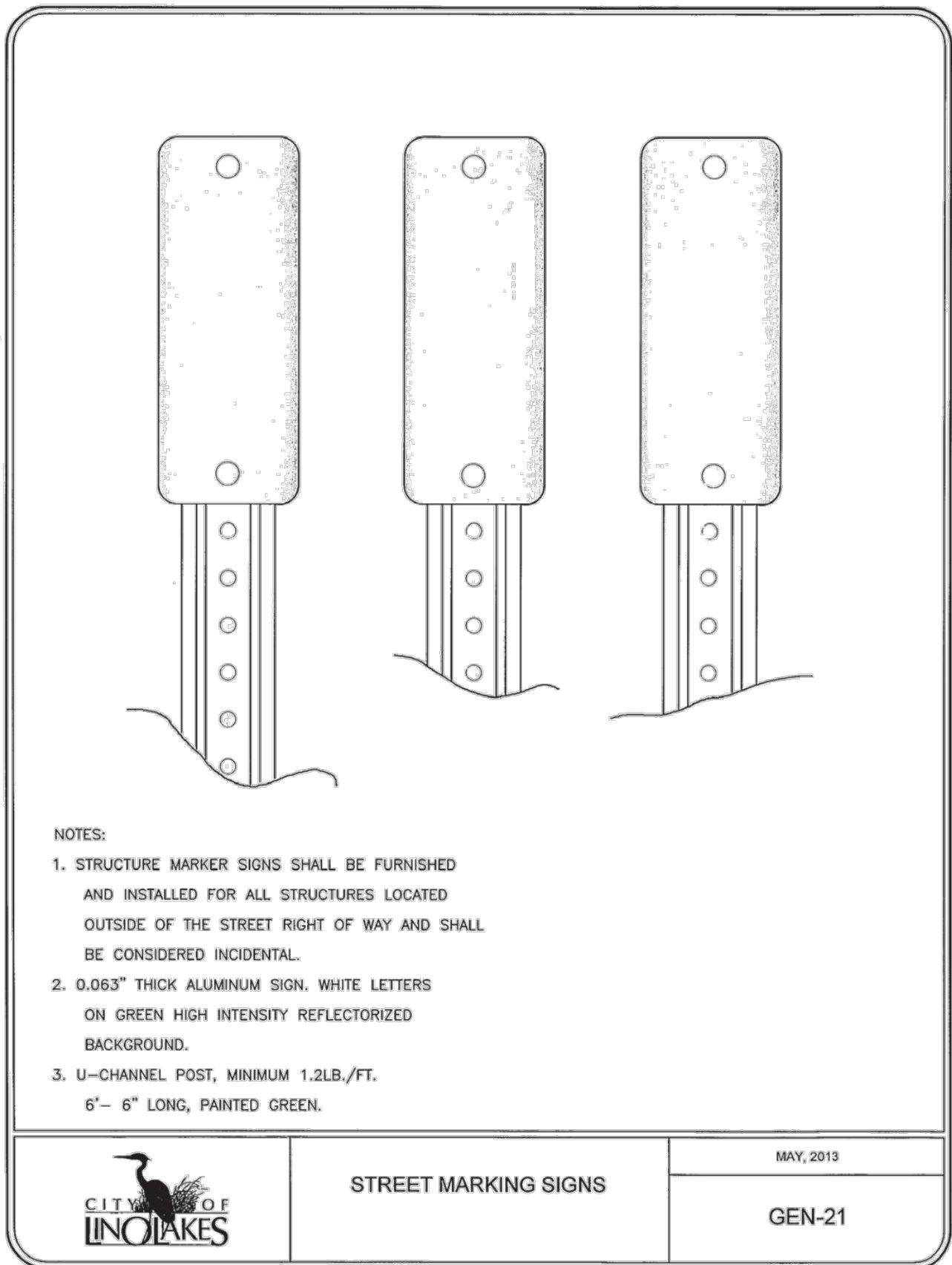
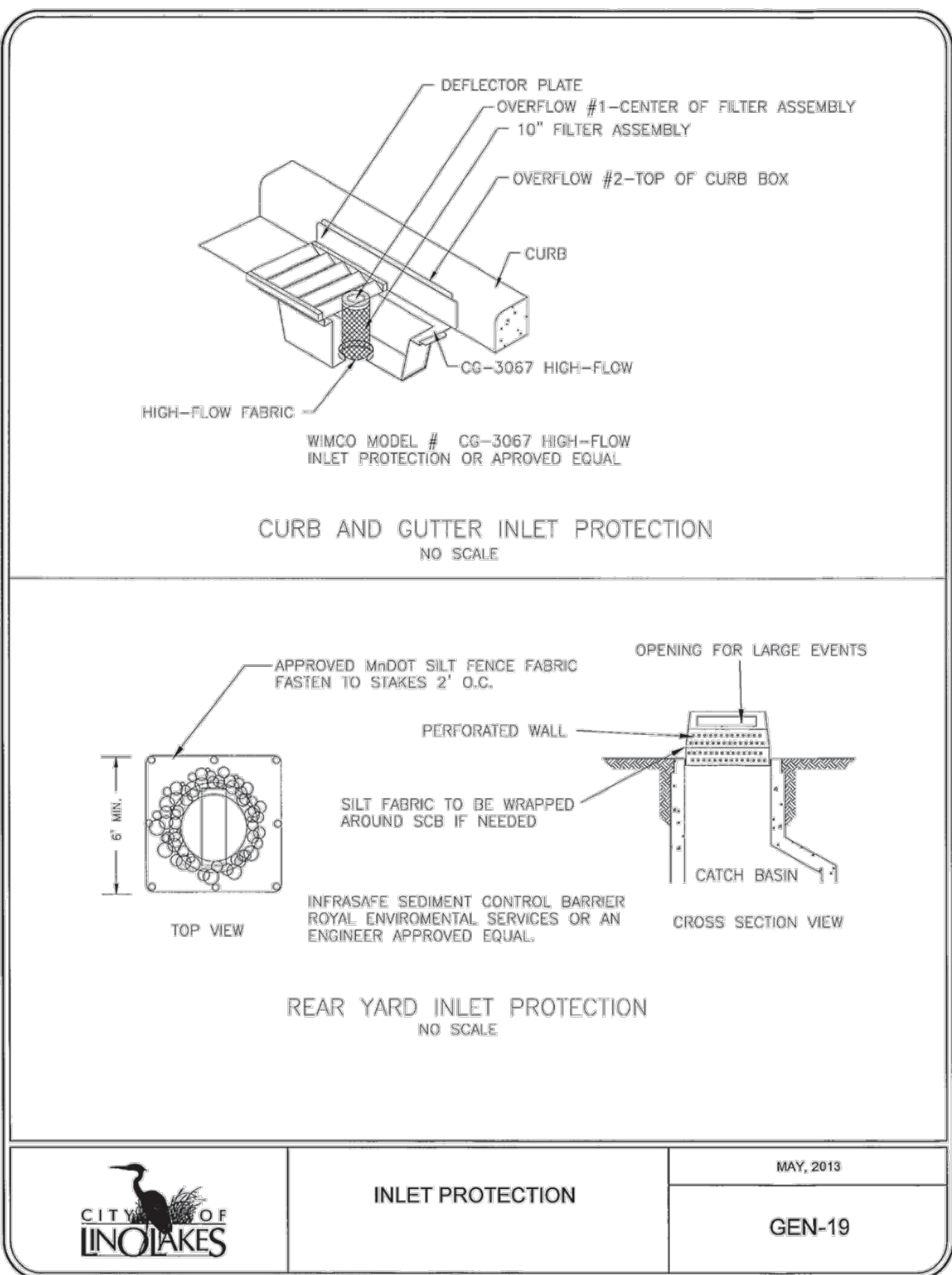
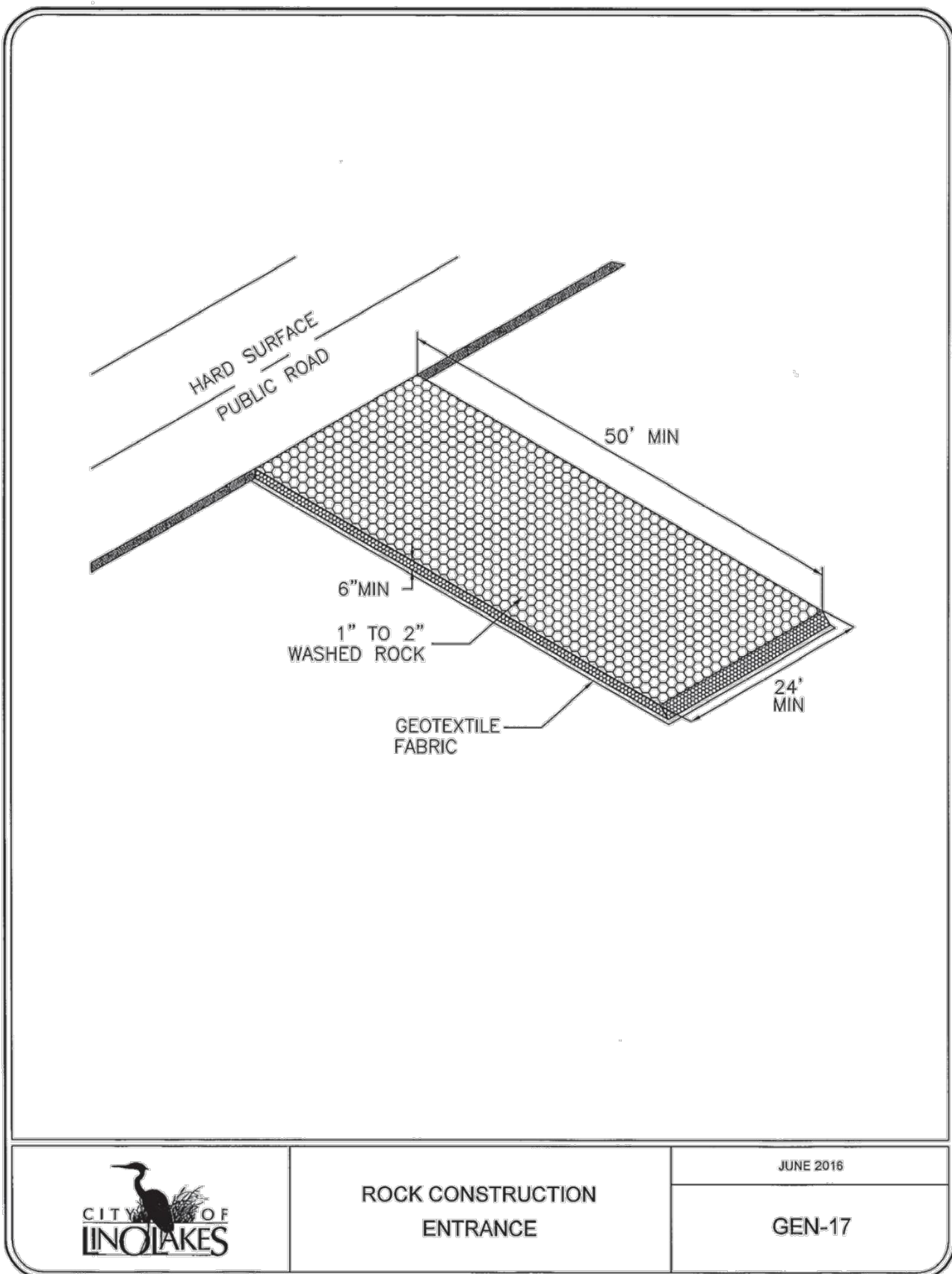
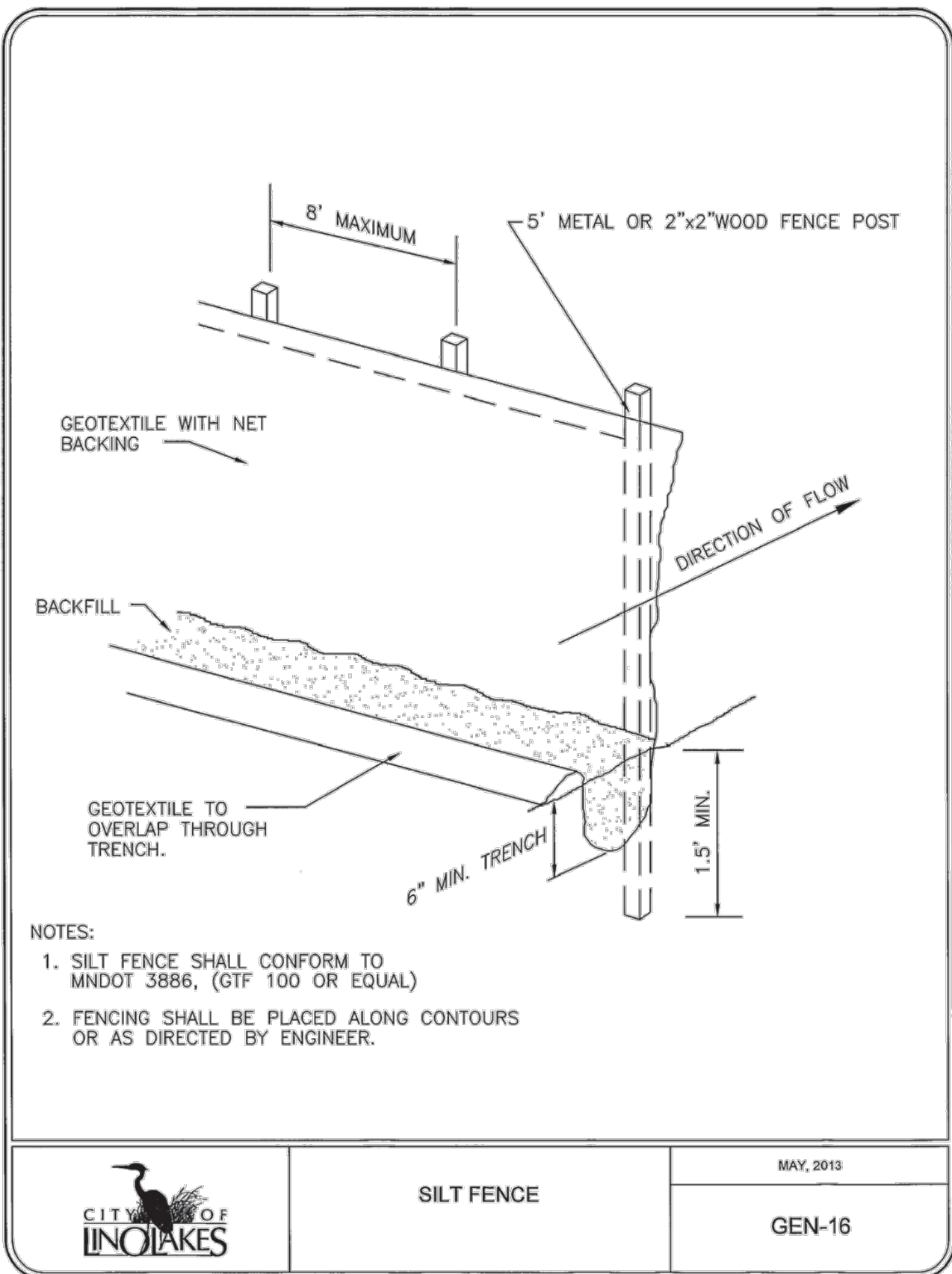
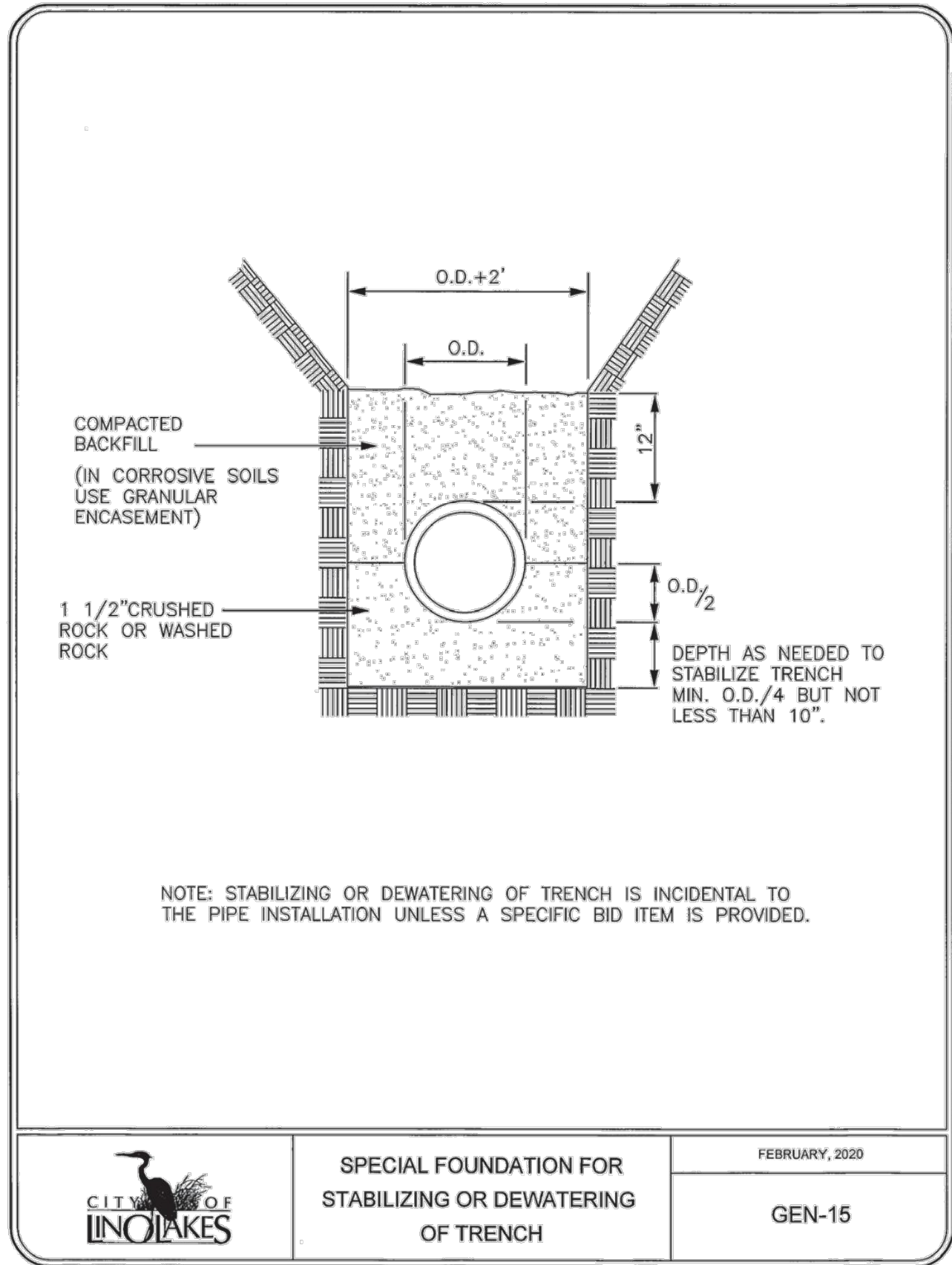
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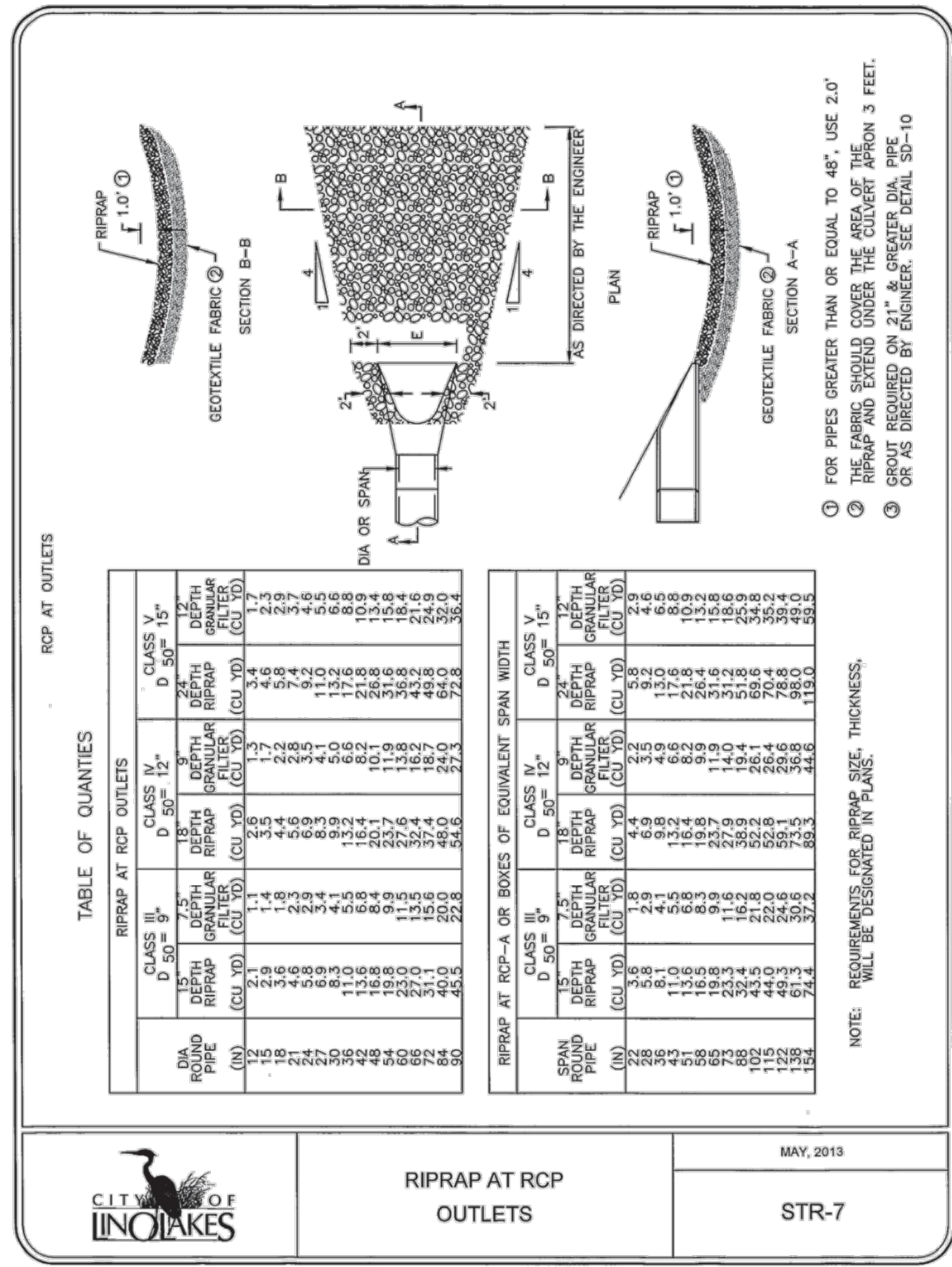
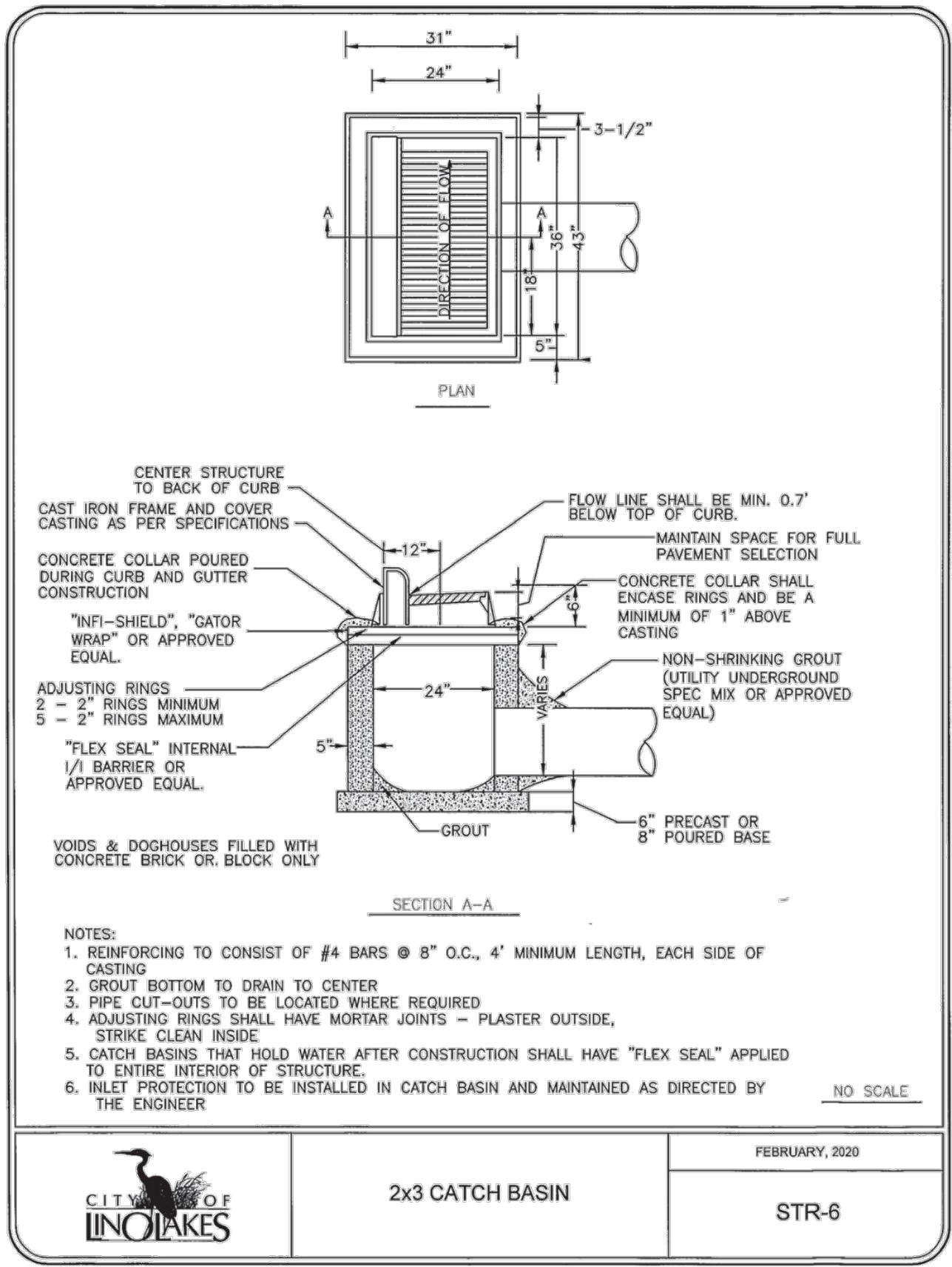
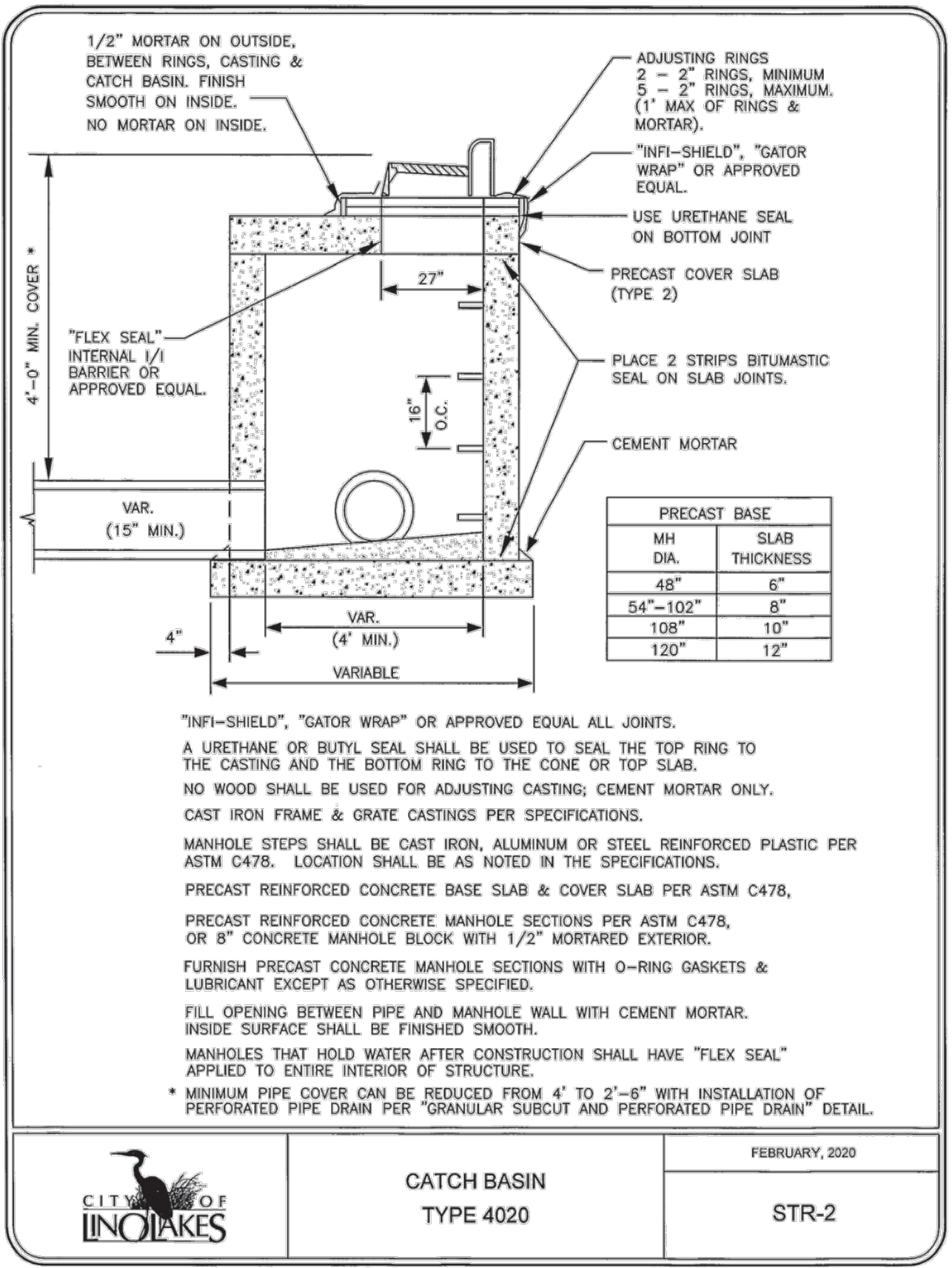
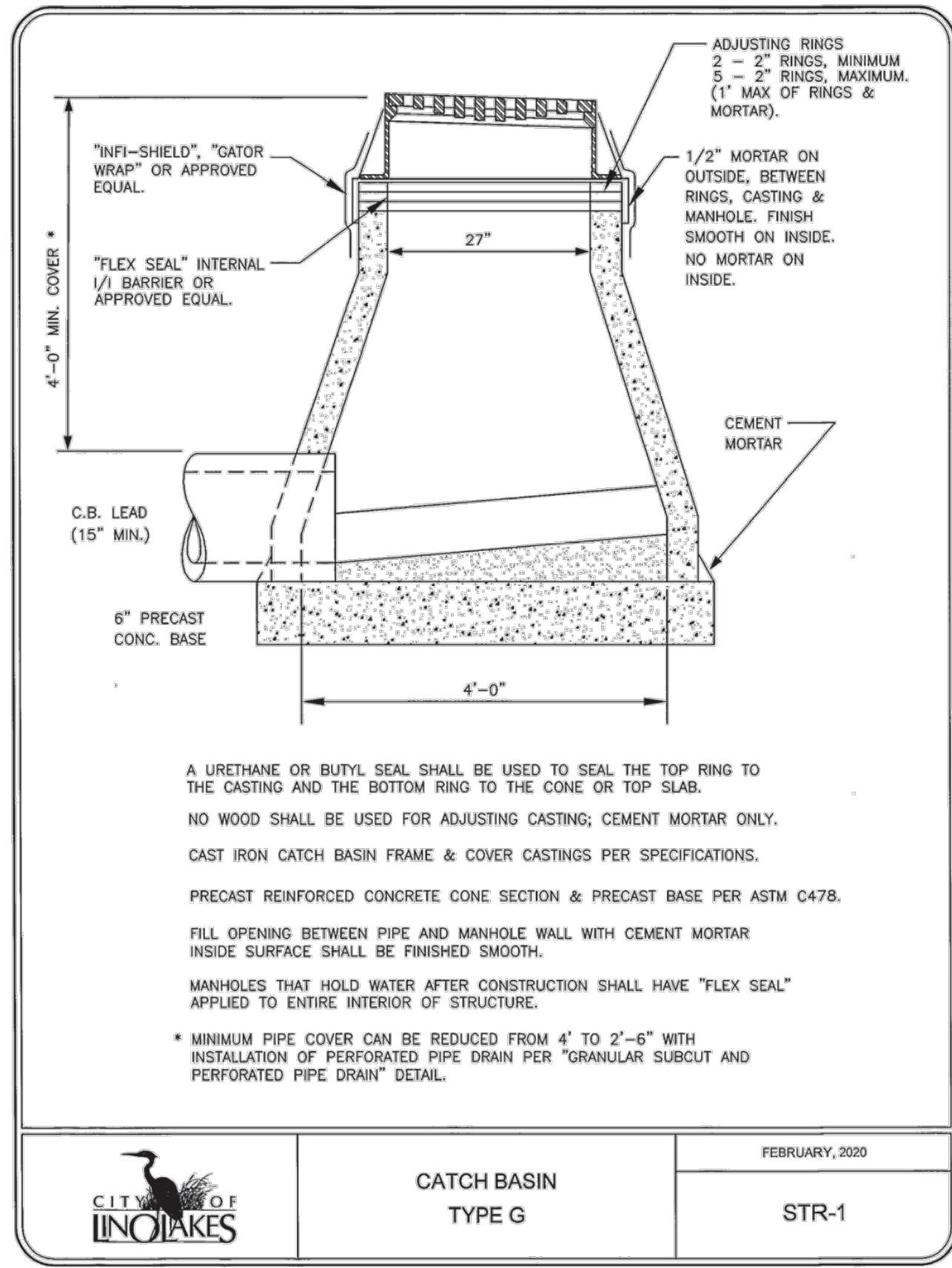
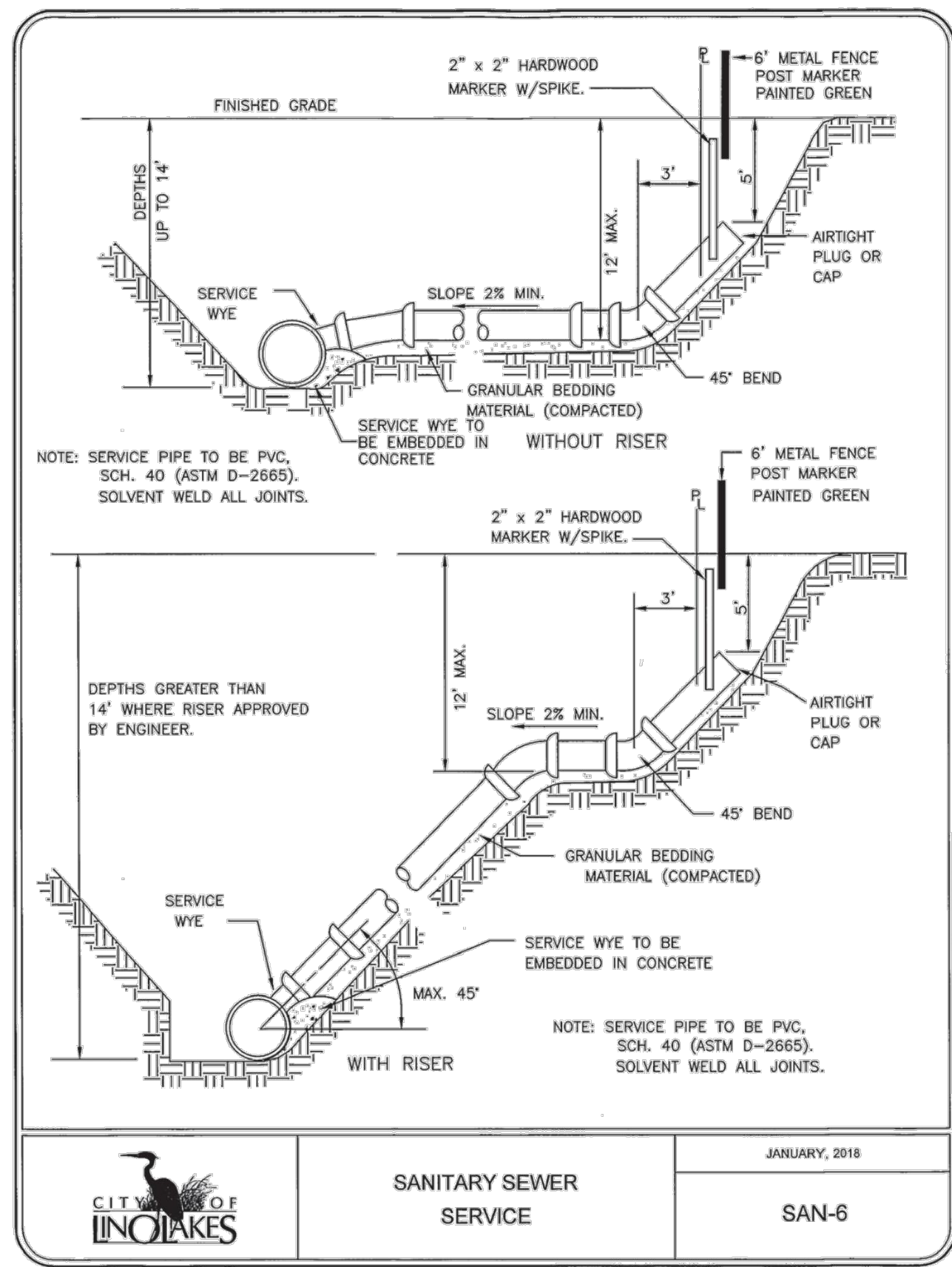
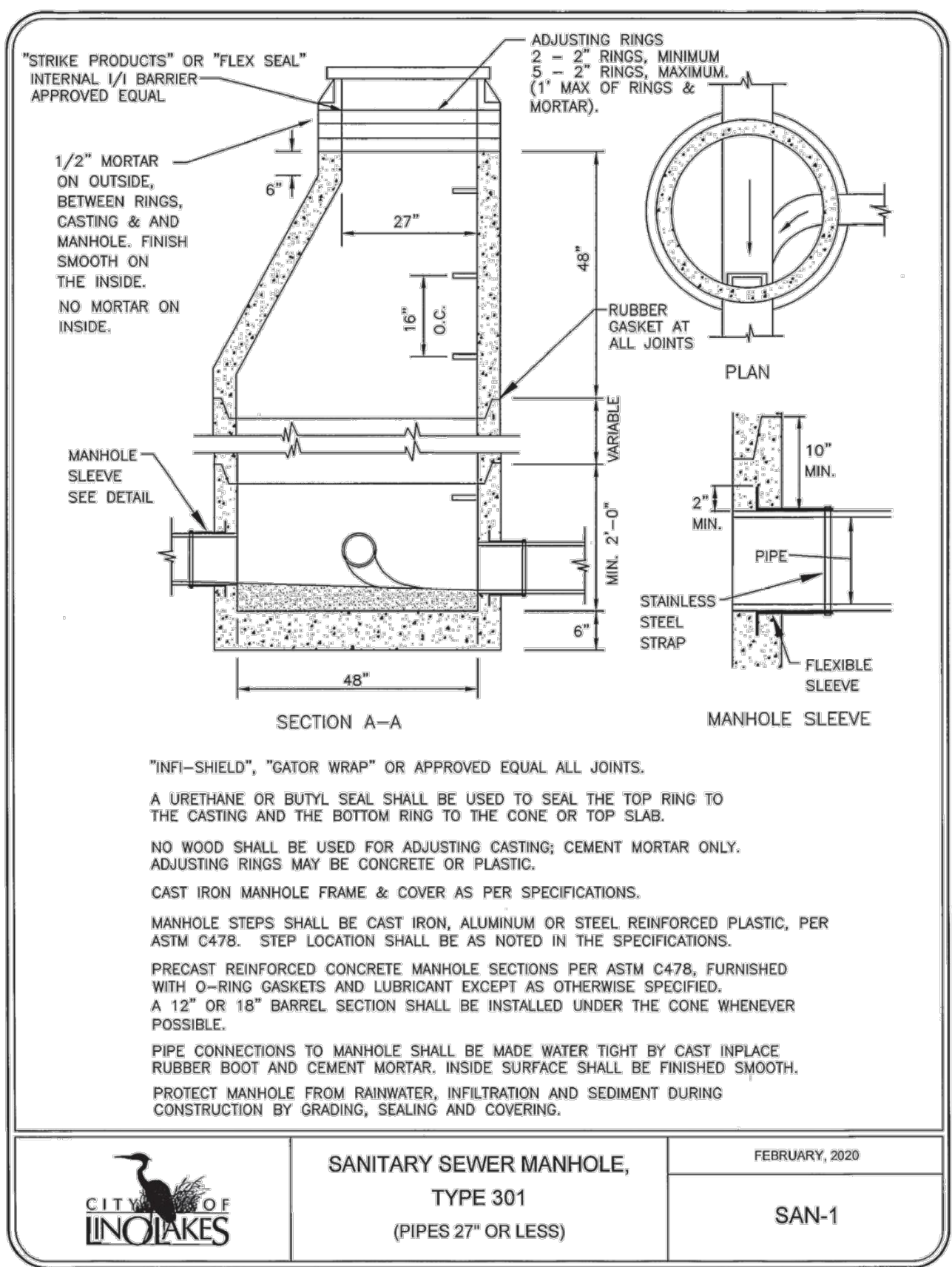
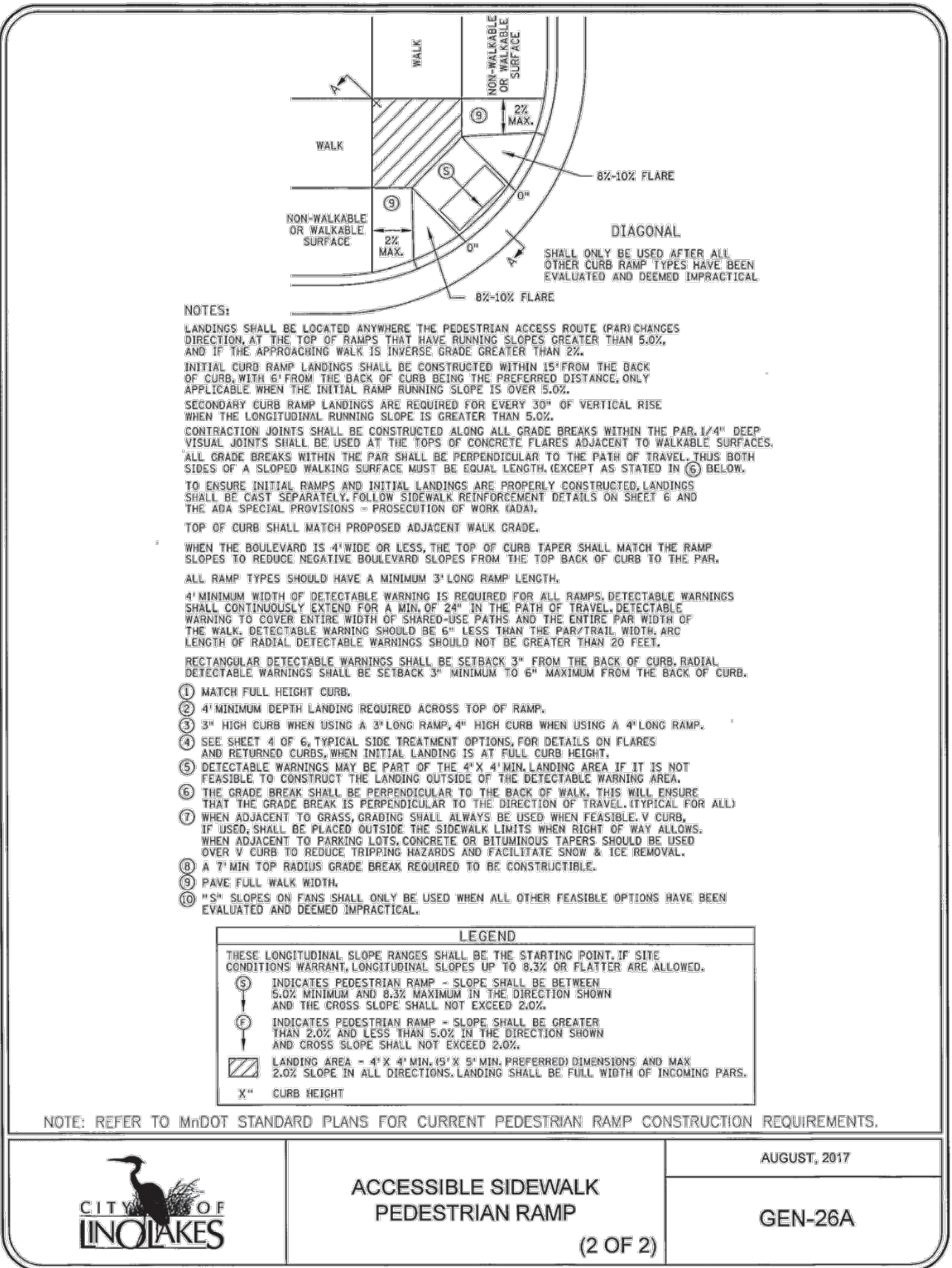
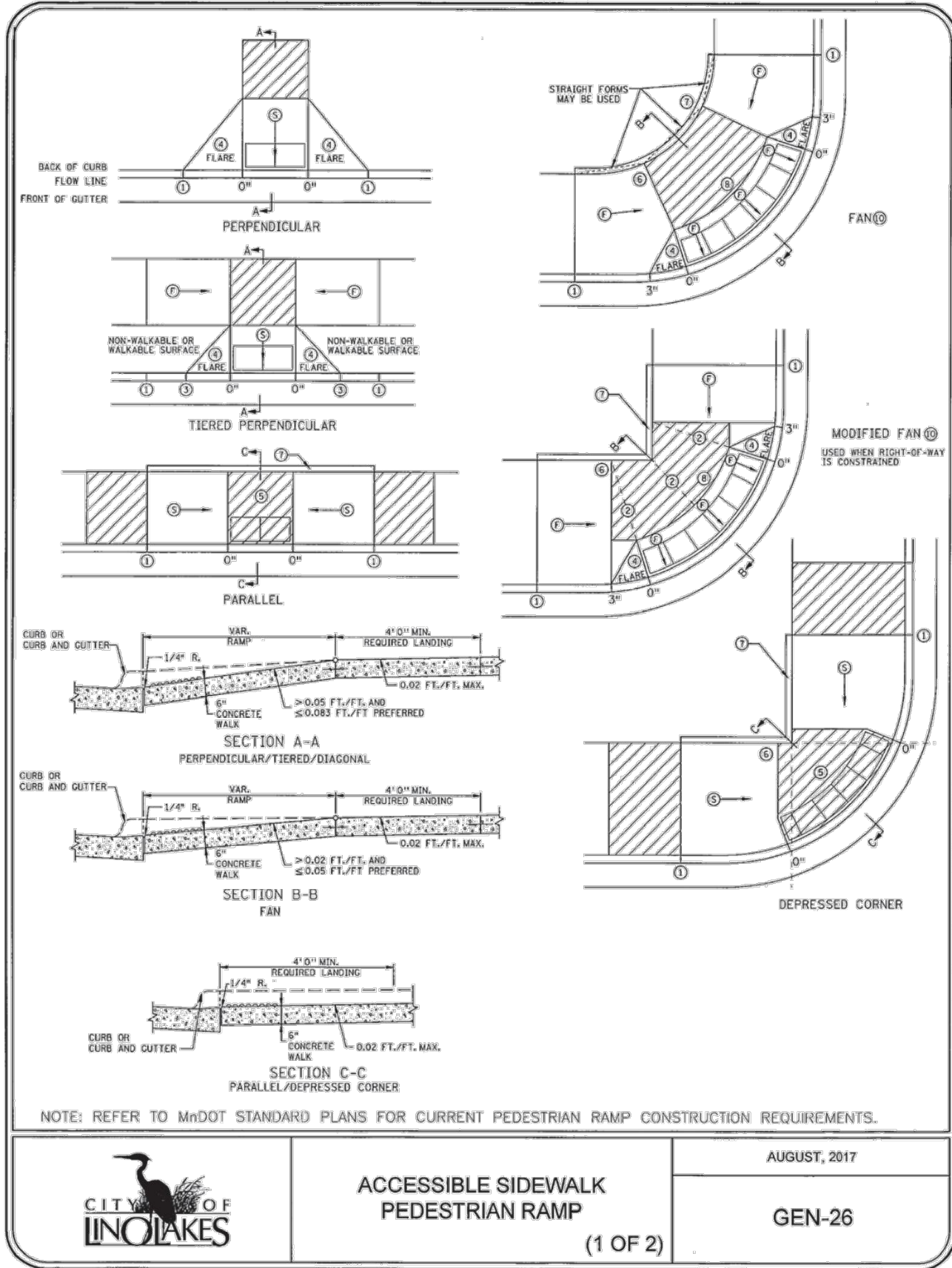
WETLAND PLAN

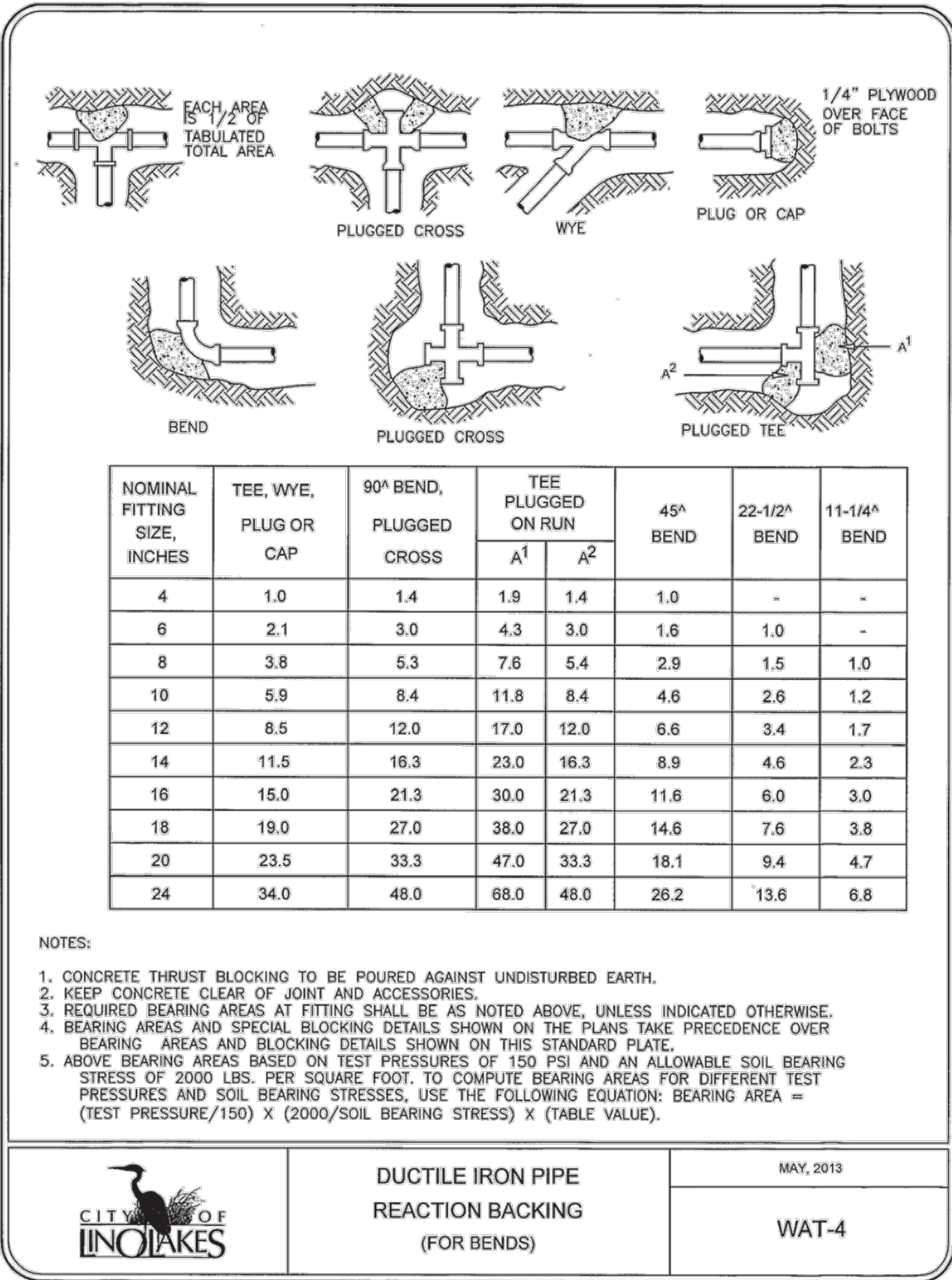
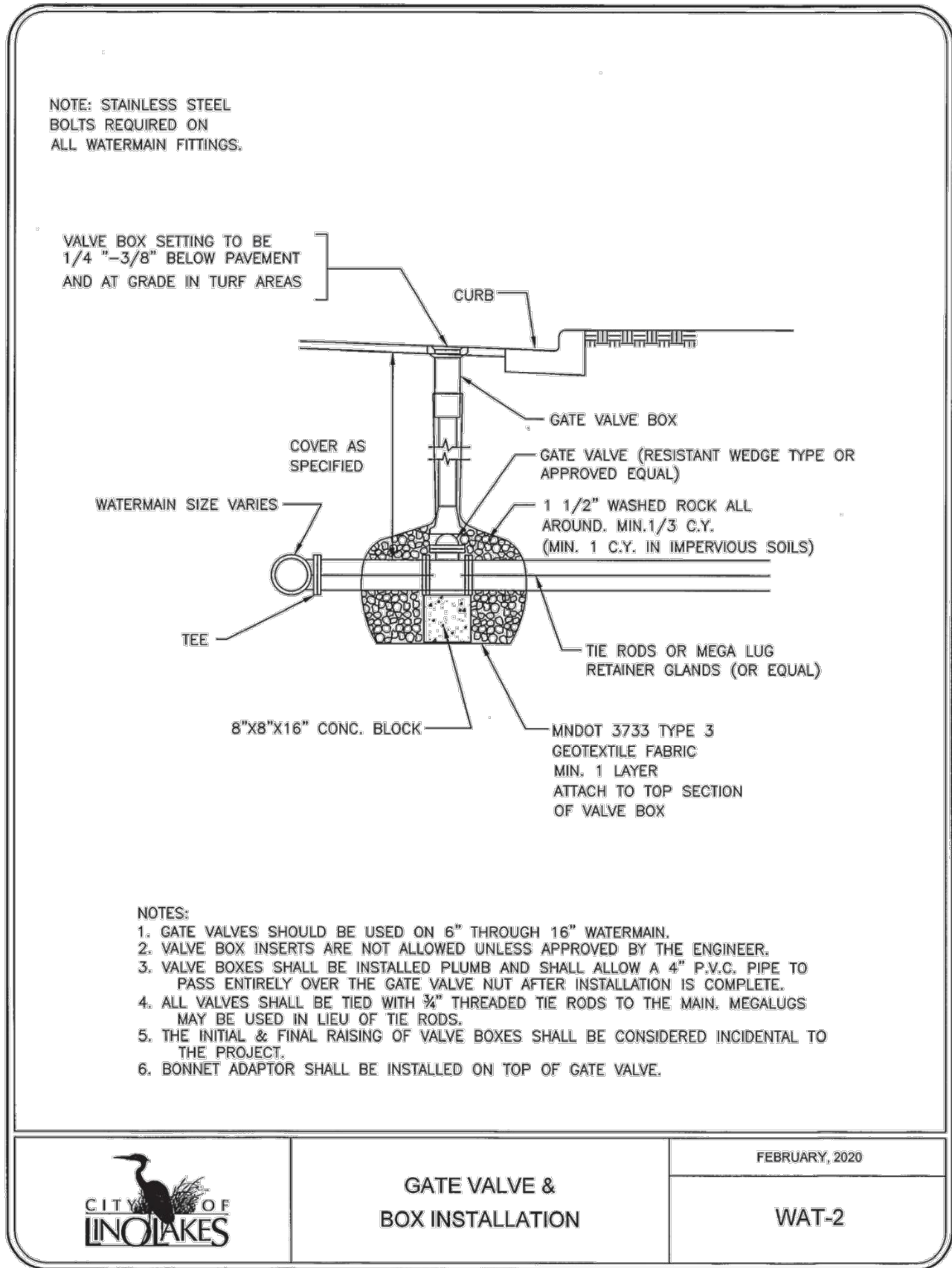
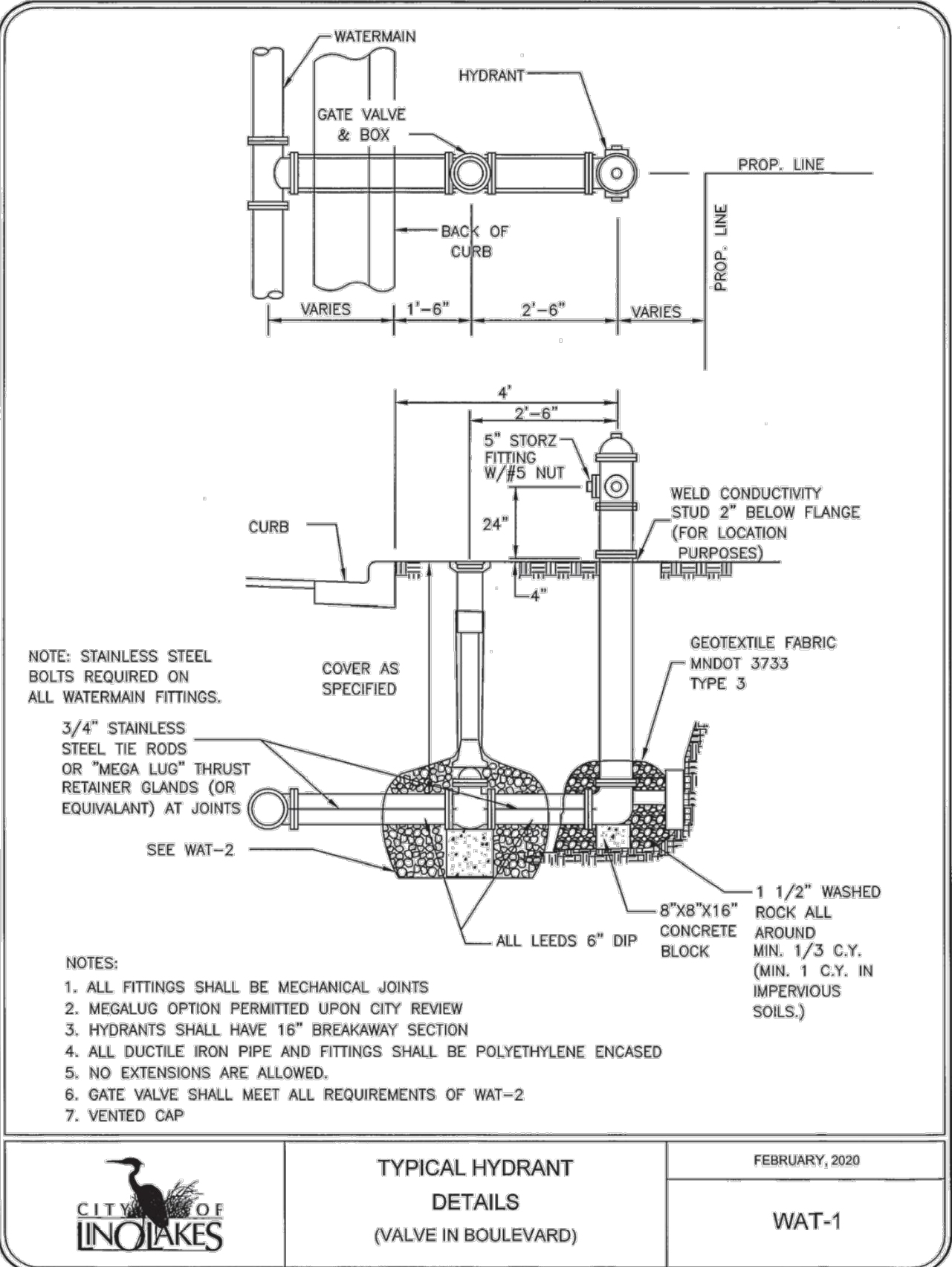
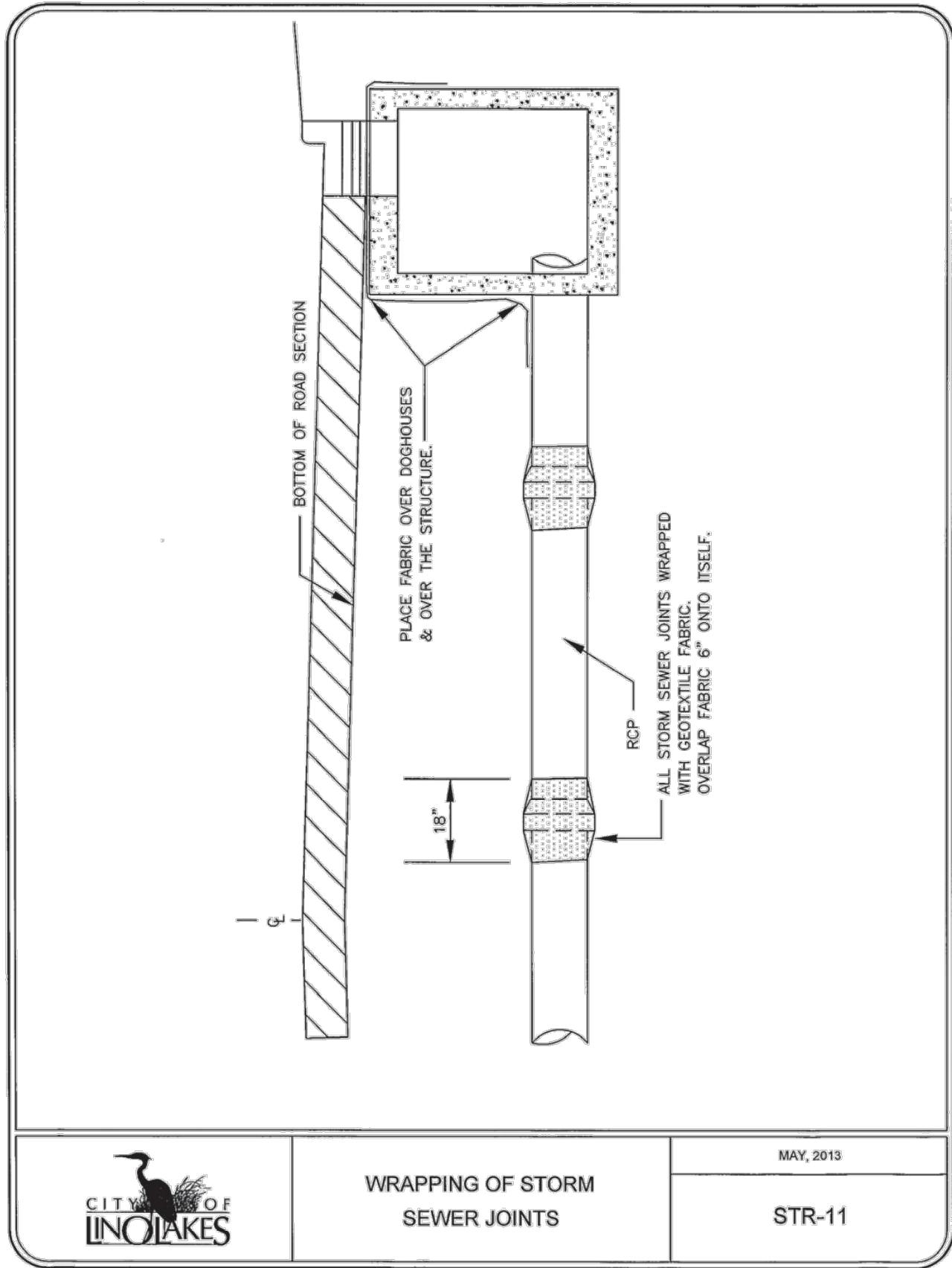
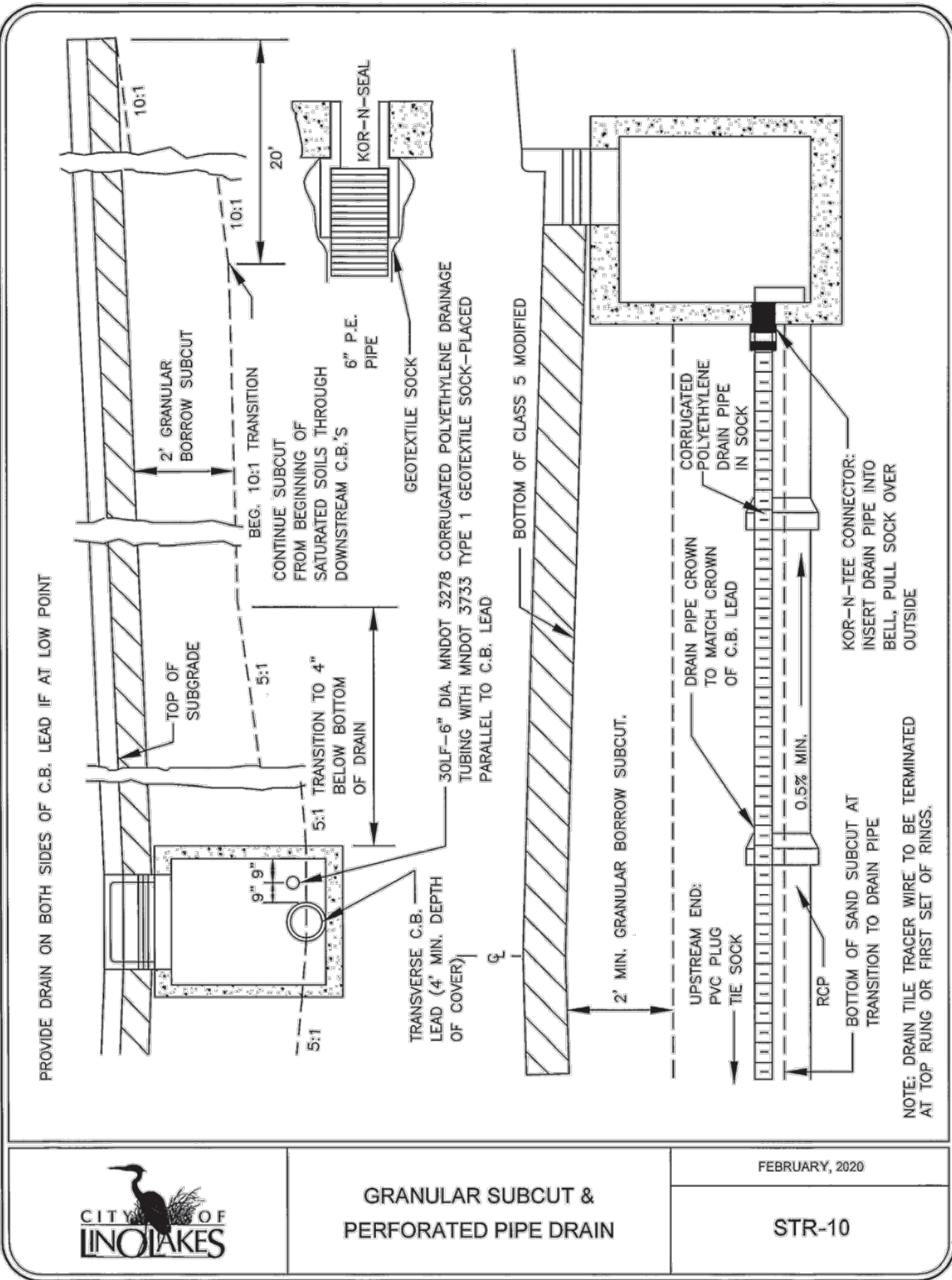
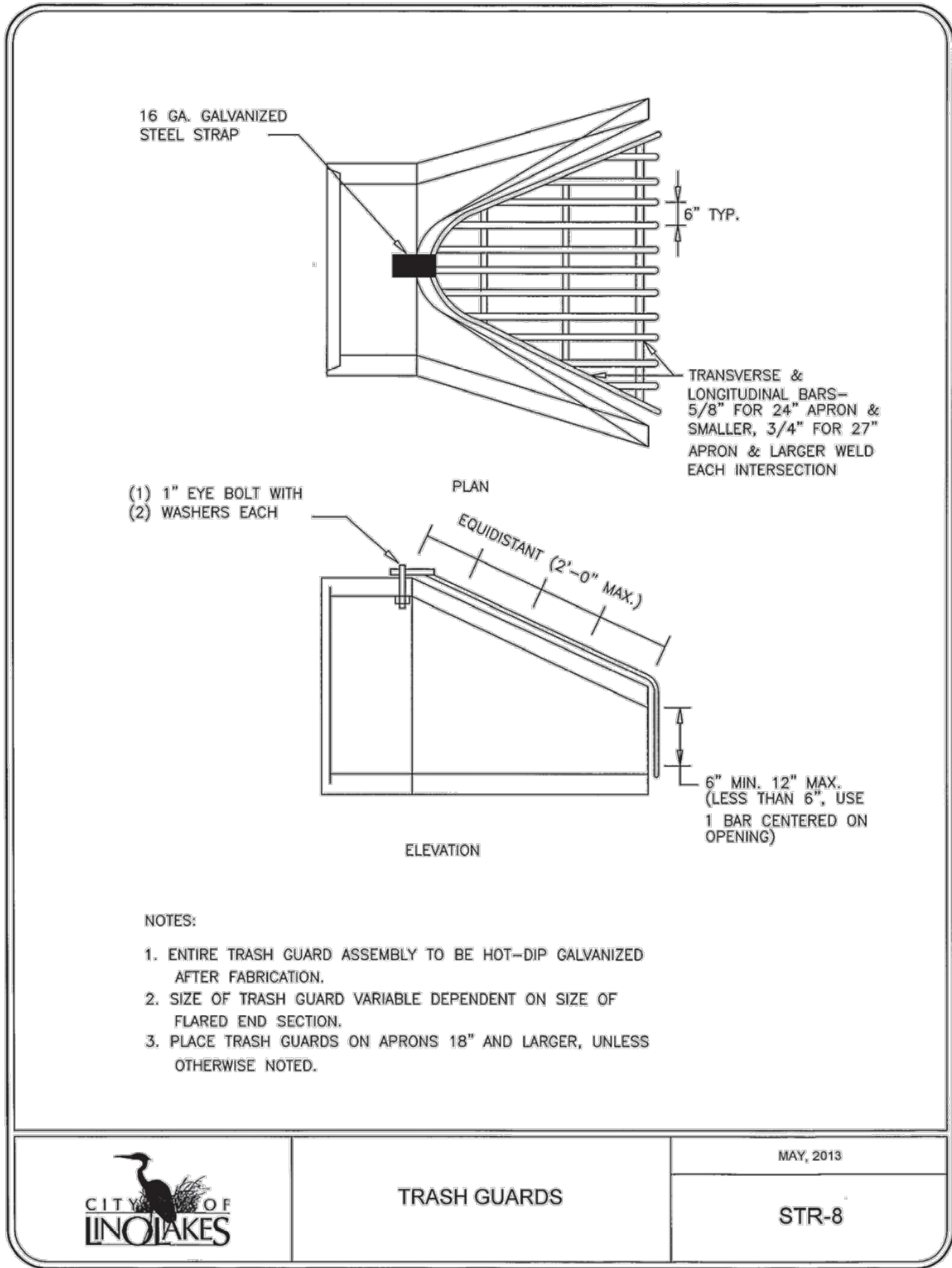
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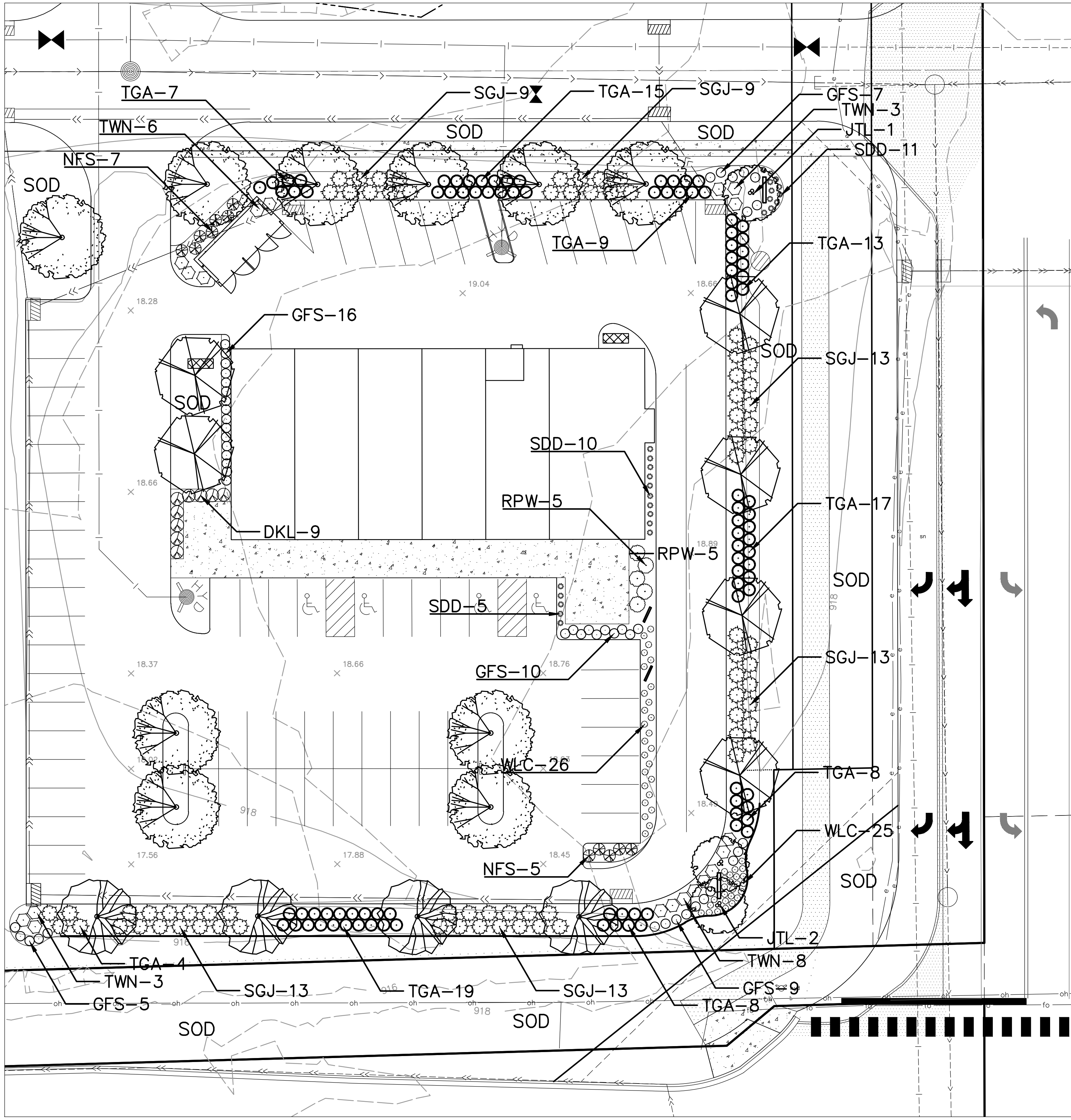
OTTER CROSSING
LINO LAKES, MINNESOTA











CITY LANDSCAPE REQUIREMENTS

40% OF VEHICULAR HARDSCAPE COVERAGE WITH CANOPY.

VEHICULAR HARDSCAPE: APPROX. 34,310 SQ FT
40% REQUIREMENT=13,724 SQ FT
PROPOSED=14,025 SQ FT (13,400 OVERSTORY AND 625 ORNAMENTAL)
26 TREES PROPOSED

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

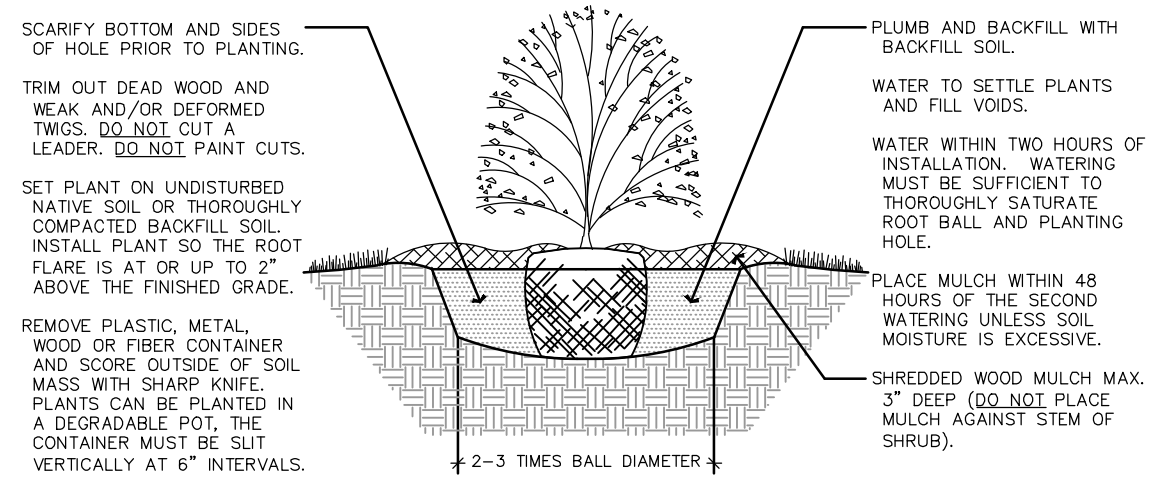
LANDSCAPE NOTES

- 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.

PLANTING SCHEDULE

KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QUANTITY
OVERSTORY TREES			
	THORNLESS HONEYLOCUST/GLEDITSIA TRIACANTHOS VAR INEMIS	2.5" B&B	6
	NORTHWOOD MAPLE/ACER RUBRUM 'NORTHWOOD'	2.5" B&B	10
	SENTRY LINDEN/TILIA AMERICANA 'SENTRY'	2.5" B&B	4
ORNAMENTAL TREES			
JTL	JAPANESE TREE LILAC/SYRINGA RETICULATA	#3 POT	3
SHRUBS			
NFS	NEON FLASH SPIREA/SPIRAEA X BUMALDA 'NEON FLASH'	#3 POT	12
TWN	TINY WINE NINEBARK/PHYSOCARPUS OPULIFOLIUS 'SMPOTW'	#3 POT	20
GFS	GOLDFLAME SPIREA/SPIRAEA X BUMALDA 'GOLDFLAME'	#3 POT	48
DKL	DWARF KOREAN LILAC/SYRINGA MEYERI 'PALABIN'	#3 POT	9
SGJ	SEA GREEN JUNIPER/JUNIPERUS CHINENSIS 'SEA GREEN'	#3 POT	74
TGA	TECHNY GLOBE ARBORVITAE/THUJA OCCIDENTALIS 'TECHNY GLOBE'	#3 POT	96
RPW	RED PRINCE WEIGELA/WEIGELA FLORIDA 'RED PRINCE'	#3 POT	5
PERENNIALS			
SDD	STELLA D'ORO DAYLILY/HEMORCALIS 'STELLA D'ORO'	#1 POT	26
WLC	WALKERS LOW CATMINT/NEPETA X FAASSENII 'WALKERS LOW'	#1 POT	51

SHRUB PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL

